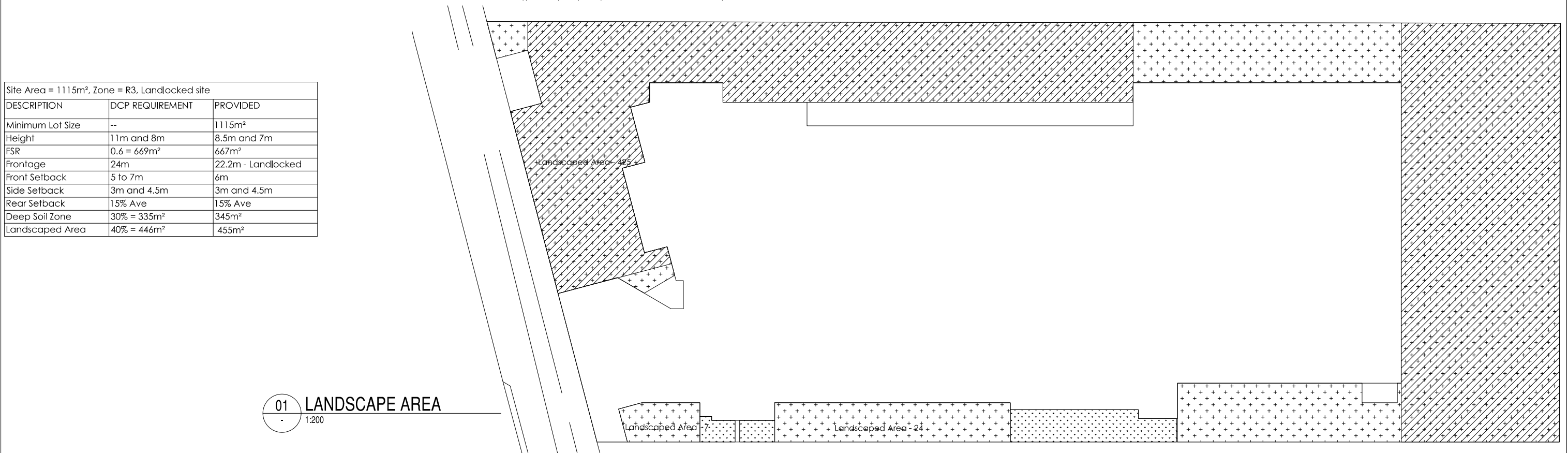



Site Area = 1115m², Zone = R3, Landlocked site		
DESCRIPTION	DCP REQUIREMENT	PROVIDED
Minimum Lot Size	--	1115m²
Height	11m and 8m	8.5m and 7m
FSR	0.6 = 669m²	667m²
Frontage	24m	22.2m - Landlocked
Front Setback	5 to 7m	6m
Side Setback	3m and 4.5m	3m and 4.5m
Rear Setback	15% Ave	15% Ave
Deep Soil Zone	30% = 335m²	345m²
Landscaped Area	40% = 446m²	455m²



ALL WORKS TO FULLY COMPLY WITH BCA AND RELEVANT AUSTRALIAN STANDARDS	DATE	REV	COMMENT	CONSULTANTS:  66 Oatlands Street Wentworthville NSW 2145 Tel : 02 9863 8096 / 0403 005 376	CLIENT: MAYOORAN THANABALASINGHAM 1 Binalong Rd, Pendle Hill		PROPOSED DEVELOPMENT AT 427 WENTWORTH AV, TOONGABBIE		
	11.06.20	DA1	ISSUED FOR COUNCIL COMMENTS		PROJECT NO.: 20226		TITLE: LANDSCAPE AND DEEP SOIL CALCULATIONS		
	27.09.21	A	COUNCIL COMMENTS		DRAWN: TS	CHECKED: KC			
ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ON-SITE AND OR OFF-SITE FABRICATION. FIGURED DIMENSION TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF TCS ARCHITECTS. REPRODUCTION IN WHOLE OR PART OF THESE DRAWINGS WITHOUT WRITTEN CONSENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.	06.12.21	DA2	REISSUED FOR COUNCIL BASED DISCUSSION		STAGE / STATUS: DA		SCALE: AS SHOWN @ A3	DRAWING NO.: A13	REV: DA2