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PROJECT: 10 LASA ST CABRAMATTA NSW 2166

DEVELOPMENT DATA	Required		Provided (MAP 21)
Zoning	Residential R2		
Site Area	No minimum		2,507.00 sqm
Site Requirement			
Min. width	22.00 m		70.00 m
Min. depth	22.00 m		25.00 sqm
FSR	0.45:1	1,128.15 sqm	1,061.60 sqm
GFA (1F:GF)	0.65:1		
Eaves	7.20 m		
ridges	9.00 m		
Setback (front)			
Front Set Back line	6.00 m		
Secondary set back			
Corner Allotments	3.00 m		
Portico and verandah	5.50 m		
Setback (side&rear)			
only permit basement car parking where the applicant is able to demonstrate that the design achieves positive planning outcomes that otherwise will not be achieved. Max above ground setback to site boundary (0m @ max. 10M)	1.00 m		
common accessway	3.00 m		
first floor wall(<20m)	0.90 m		
first floor wall(>20m)	4.00 m		
Building seperation	8.00 m		

Mix of units	
Total number of units proposed	Minimum required of unit type
3 to 6	1 x 2 bed
7 to 10	1x 1 bed/ 1 x 2 bed
11 or more	10% 1 bed & 10% 2bed

Units per site area (maximum area)	
Allotment width	units/site area 10 unit(s)
	220.00 sqm/1Br 0.00 unit(s) 0.00 sqm
< 28m in width	240.00 sqm/2Br 1.00 unit(s) 240.00 sqm
	260.00 sqm/3Br 8.72 unit(s) 2,267.00 sqm
Allotment width	units/site area 10 unit(s)
	210.00 sqm/1Br 0.00 unit(s) 0.00 sqm
> 28m in width	230.00 sqm/2Br 2.00 unit(s) 460.00 sqm
	250.00 sqm/3Br 8.19 unit(s) 2,047.00 sqm

Access for all residents	
Total number of units	Requirement
0-5 units	1 bed in one unit
6-10 units	1 villa
10 or more units	1 villa/10 units 1 unit(s)

Comments	DEVELOPMENT DATA	Required	Provided	Comments
Medium Density Housing	Car parking rate			
	Dwelling location			
	A - less than 400m from railway station or major bus stop			
	B - greater than 400m from railway station or major bus stop			
	Dwelling size or number of bedrooms	Car spaces per		
		B		
Complied	1-2 bedroom unit or less than 110sqm	1.00		
Complied	3 or more bedroom unit and/or greater than 110sqm	2.00		
	add for visitotrs per dwelling	0.25		
	Driveways(Max. width)	9.00 m		
	Landscaping along driveway			
	width	1.00 m		
	node at every 10m (radius)	1.50 m		
Complied	Vehicular access			
	the first 6m	5.00%		
	Residential driveways up to 20m	25.00%		
	change of grade	12.50%		
	Landscape Area	30.00%		
	Private Open Space (POS)- Minimum		322.60 sqm	
	1 bedroom dwelling	50.00 sqm		
	Small Dwelling	80.00 sqm		
	Medium Dwelling	80-125sqm		
	2 bedroom dwelling	60.00 sqm		
Complied	1 bedroom dwelling	20.00 sqm	4x4m	
	2 bedroom dwelling	50.00 sqm	5x5m	
	3 bedroom dwelling	60.00 sqm	5x6m	
	Min. width	2.50 m		Complied
	Common Open Space			
	>4500sqm	4.00%		Complied
	Building Heights			
	eave	7.20 m		Complied
	Building Heights Envelope			
	ridge	9.00 m		Complied
	flat roof	8.00 m		
Complied	Solar Access			
	Min. 3 hours of sunlight between 9am-3pm on 21 June			Complied



TP GROUP
transpacific group pty limited
37 marion street parramatta nsw 2150
tel: 9633 5986 fax: 9633 3621
email: mail@transpacificgroup.com.au

ABBREVIATION
B BEDROOM
D DINING ROOM
K KITCHEN
L LIVING ROOM
L'D LAUNDRY
S STORE
Ba BATH ROOM

ABBREVIATION
Es ENSUITE
BAL BALCONY
Lin LINEN

NB: UNO. in the contract, Builder to obtain & provide Occupation Certificate at completion

Do not scale drawings. Used figure dimensions only. Verify al dimensions including but not limited to boundary, set out and all site levels prior to commencement of work. Provide certificated of compliance by registered surveyor at completion.

The whole of the works shall be constructed in accordance with the approved DA, CC's conditions, all regulations, requirements of local authorities where the site is located, the requirement of BCA (latest edition) and relevant Australian Standard.

These drawings shall be read in conjunction with other consultants documents (Structural, Hydraulic, Mechanical, Electrical, Basix, Section J, acoustic and Landscape)

Where no structural framing is shown for residential timber framing, comply with AS 1684.

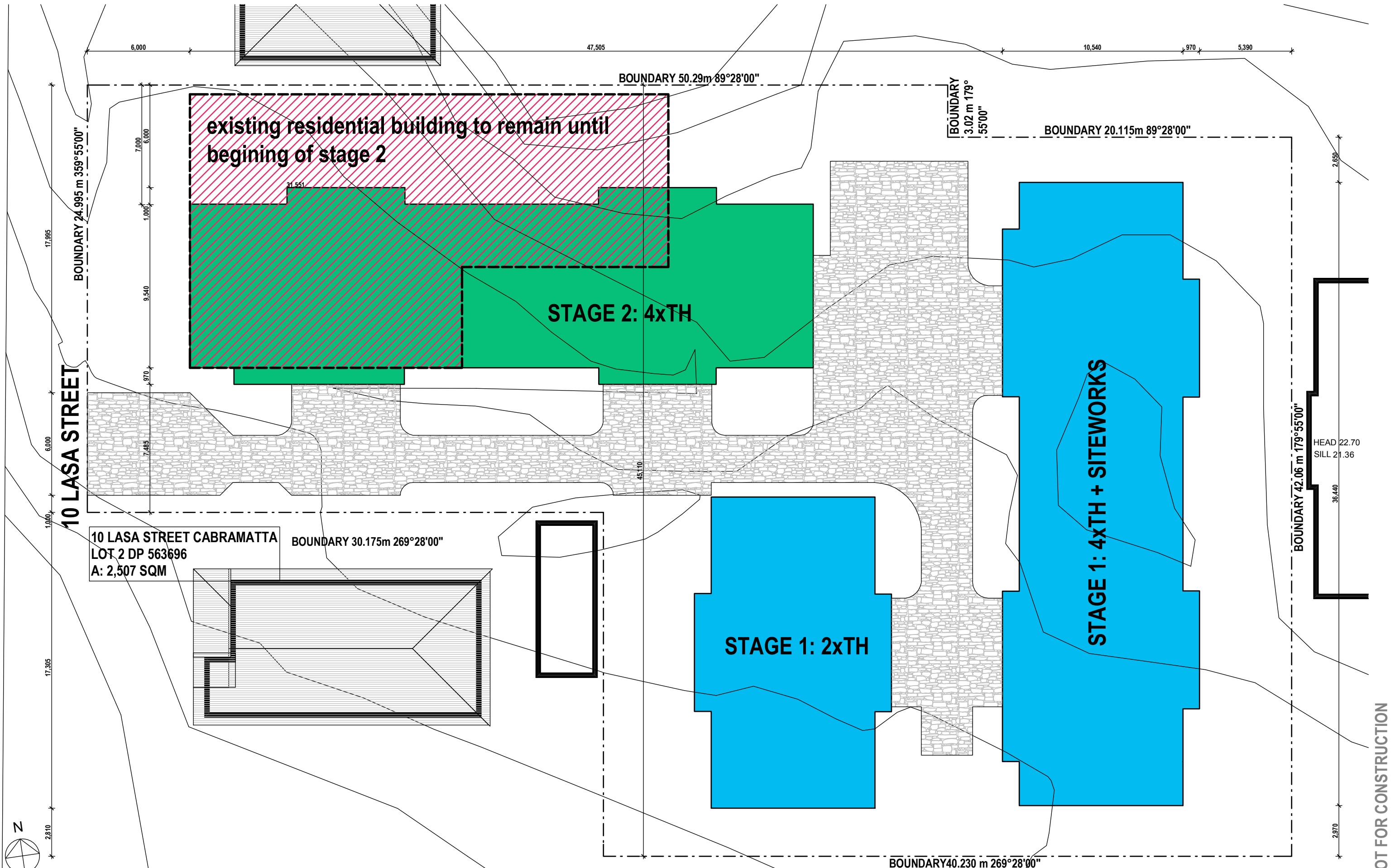
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PROPOSED CONCEPT PLAN FOR REZONING APPLICATION

10 LASA STREET, CABRAMATTA, NSW, 2166
FOR ACON PROJECTS PTY LTD

160505/WD:01/rev: A

MAY'16 1:1, 1:200 @ A3



STAGING PLAN
1:200
Transpacific Group Limited
37 marion street parramatta nsw 2150
tel: 9633 5986 fax: 9633 3621
email: mail@transpacificgroup.com.au

ABBREVIATION		ABBREVIATION	
B	BEDROOM	Es	ENSUITE
D	DINING ROOM	BAL	BALCONY
K	KITCHEN	Lin	LINEN
L	LIVING ROOM		
L'D	LAUNDRY		
S	STORE		
Ba	BATH ROOM		

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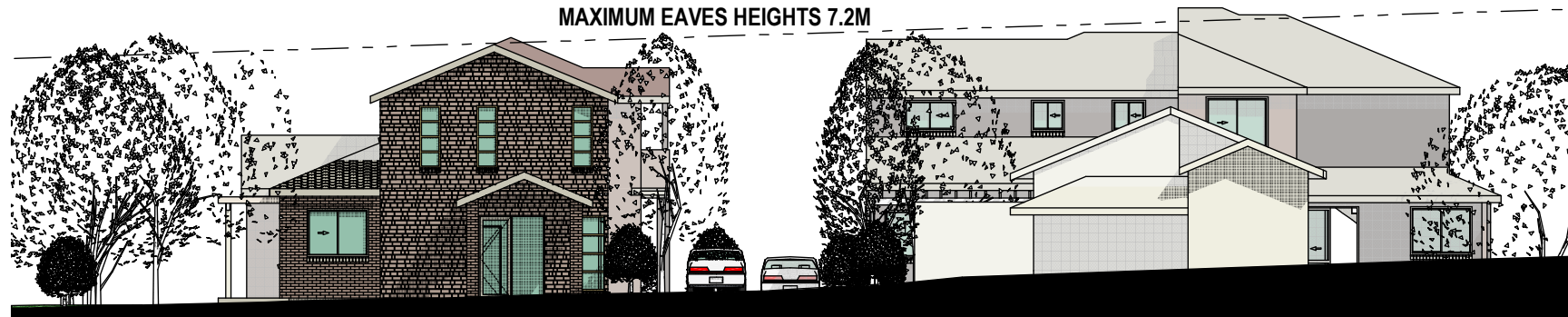
PROPOSED CONCEPT PLAN FOR REZONING APPLICATION
10 LASA STREET, CABRAMATTA, NSW, 2166
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STAGING PLAN
160505/WD:03/rev: A
MAY'16 1:200 @ A3

NOT FOR CONSTRUCTION

MAXIMUM RIDGES HEIGHTS 9M

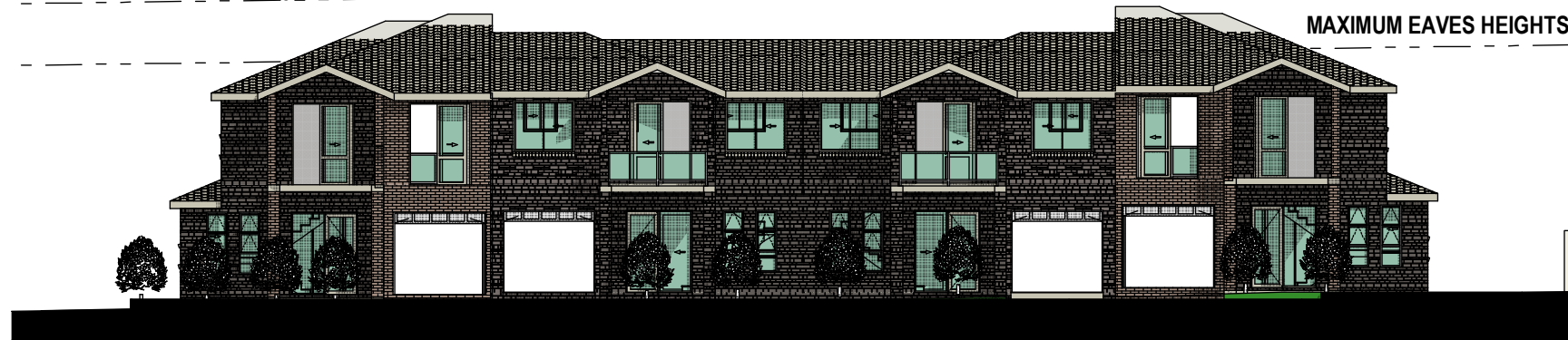
MAXIMUM EAVES HEIGHTS 7.2M



1 West Elevation 1
1:200

MAXIMUM RIDGES HEIGHTS 9M

MAXIMUM EAVES HEIGHTS 7.2M



2 West Elevation 2
1:200

MAXIMUM RIDGES HEIGHTS 9M

MAXIMUM EAVES HEIGHTS 7.2M



3 East Elevation 2
1:200



MAXIMUM RIDGES HEIGHTS 9M

MAXIMUM EAVES HEIGHTS 7.2M



4 South Elevation 2
1:200

ABBREVIATION

B BEDROOM
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10 LASA STREET, CABRAMATTA, NSW, 2166
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ELEVATIONS

160505/WD:04/rev: A

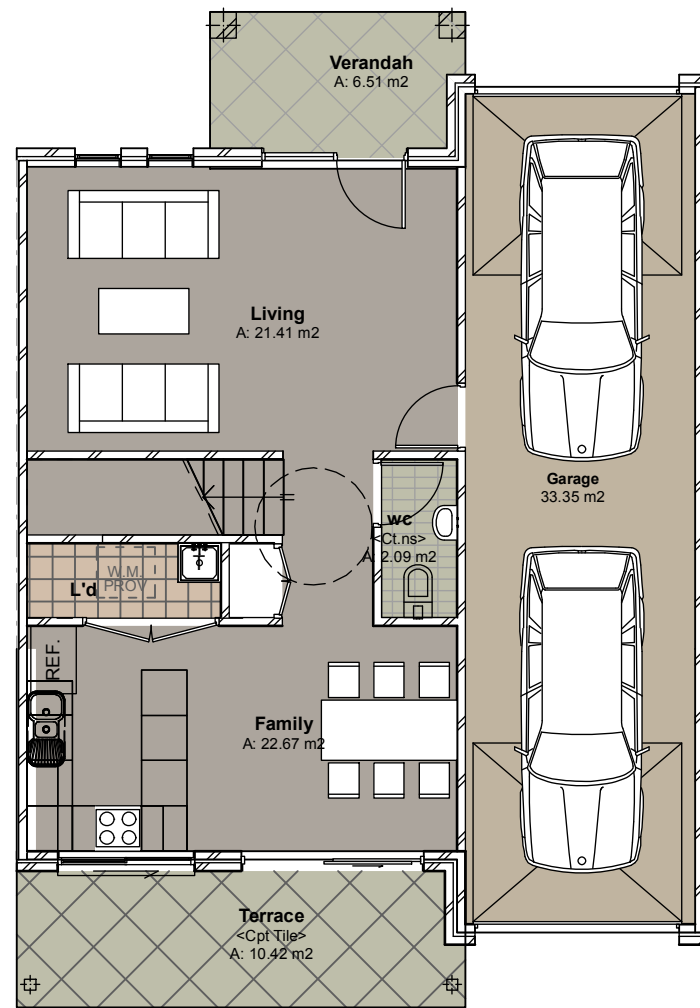
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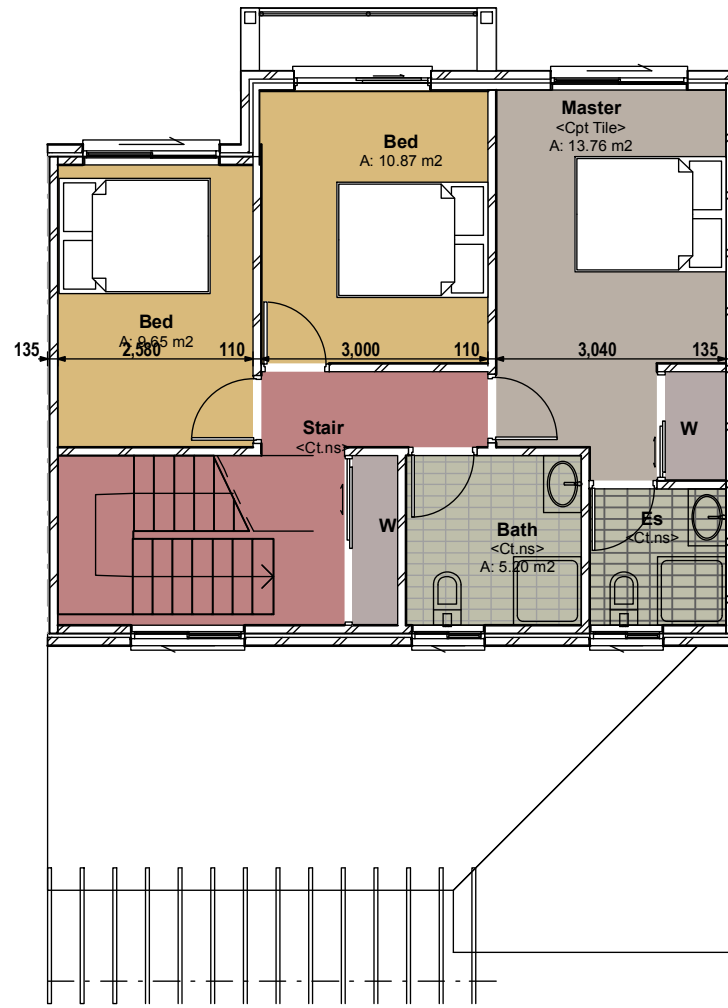
MAXIMUM EAVES HEIGHTS 7.2M



Section A1
1:150



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

ABBREVIATION

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D DINING ROOM
K KITCHEN
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TYPICAL UNIT PLAN

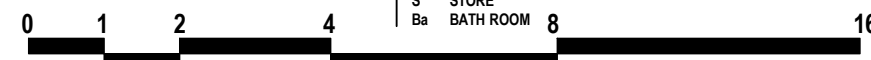
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NOT FOR CONSTRUCTION



transpacific
group pty limited
37 marion street parramatta nsw 2150
tel: 9633 5986 fax: 9633 3621
email: mail@transpacificgroup.com.au



nominated architect: VUONG TRAN (NSW REG: 5488 | QLD REG: 4015)

A.21.6.16 REZONING APPLICATION

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