

**CURRENT - RESIDENTIAL HOUSE**

- Current GFA: 170sqm + approx 48sqm Garage (non-GFA)
- Approx FSR: 0.24:1
- Single level house and double garage

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Project / **ST LEONARDS VILLAGE**  
NSW

Drawing / **2 MARSHALL AVE REDEVELOPMENT OPTIONS**

Project No / **221089**

Author / **Author** Scale: @ A3 / **1 : 500**

Drawing No. / **SK20221115-1**

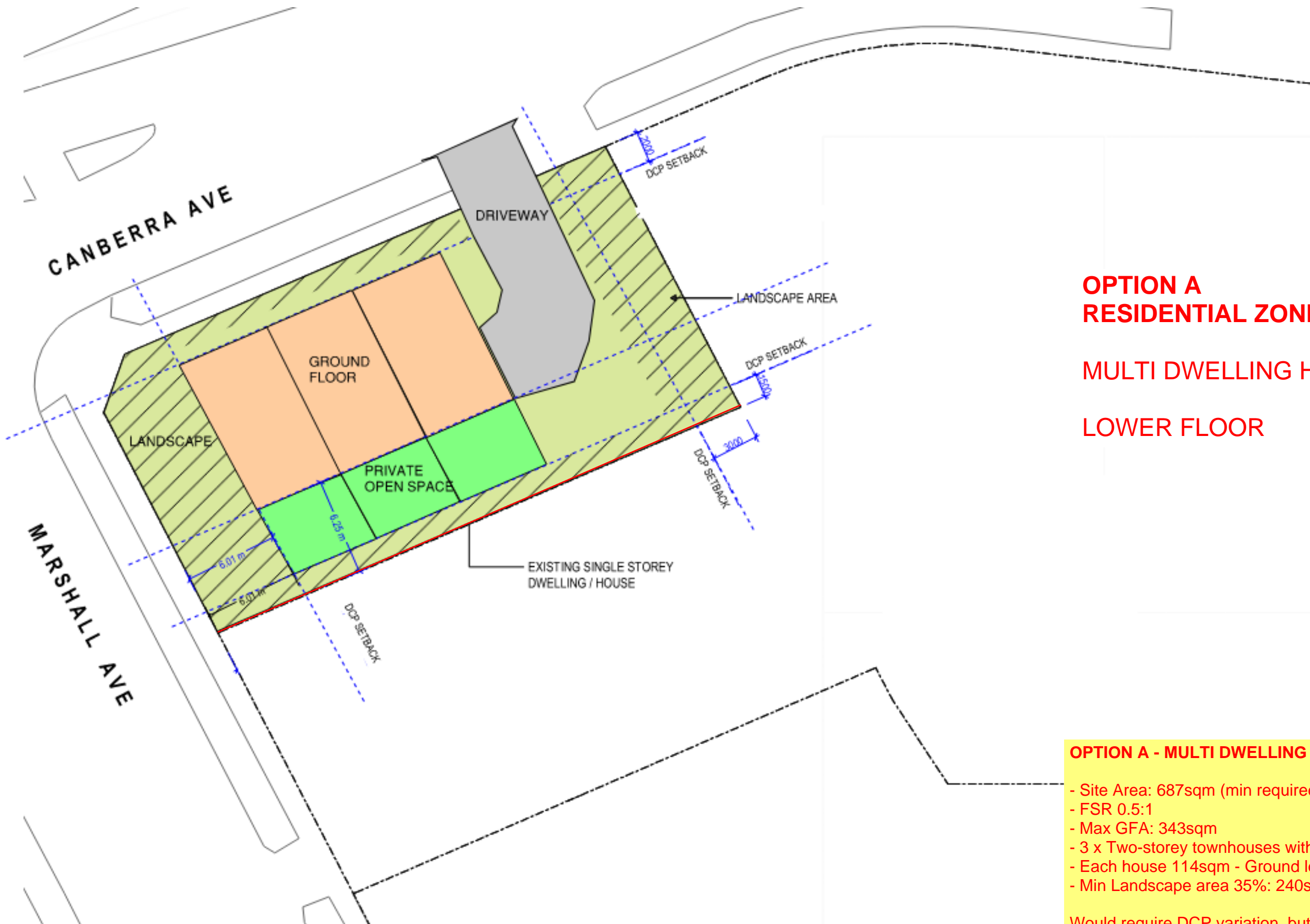
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**OPTION A  
RESIDENTIAL ZONING**

**MULTI DWELLING HOUSING.**

**LOWER FLOOR**

**OPTION A - MULTI DWELLING HOUSING**

- Site Area: 687sqm (min required 1,100sqm under DCP)
- FSR 0.5:1
- Max GFA: 343sqm
- 3 x Two-storey townhouses with undercroft/ basement parking
- Each house 114sqm - Ground level 65sq, Level 1 50sqm
- Min Landscape area 35%: 240sqm - achieved

Would require DCP variation, but site conditions demonstrate that a modest multi-dwelling can be accommodated on merit and with DCP variation

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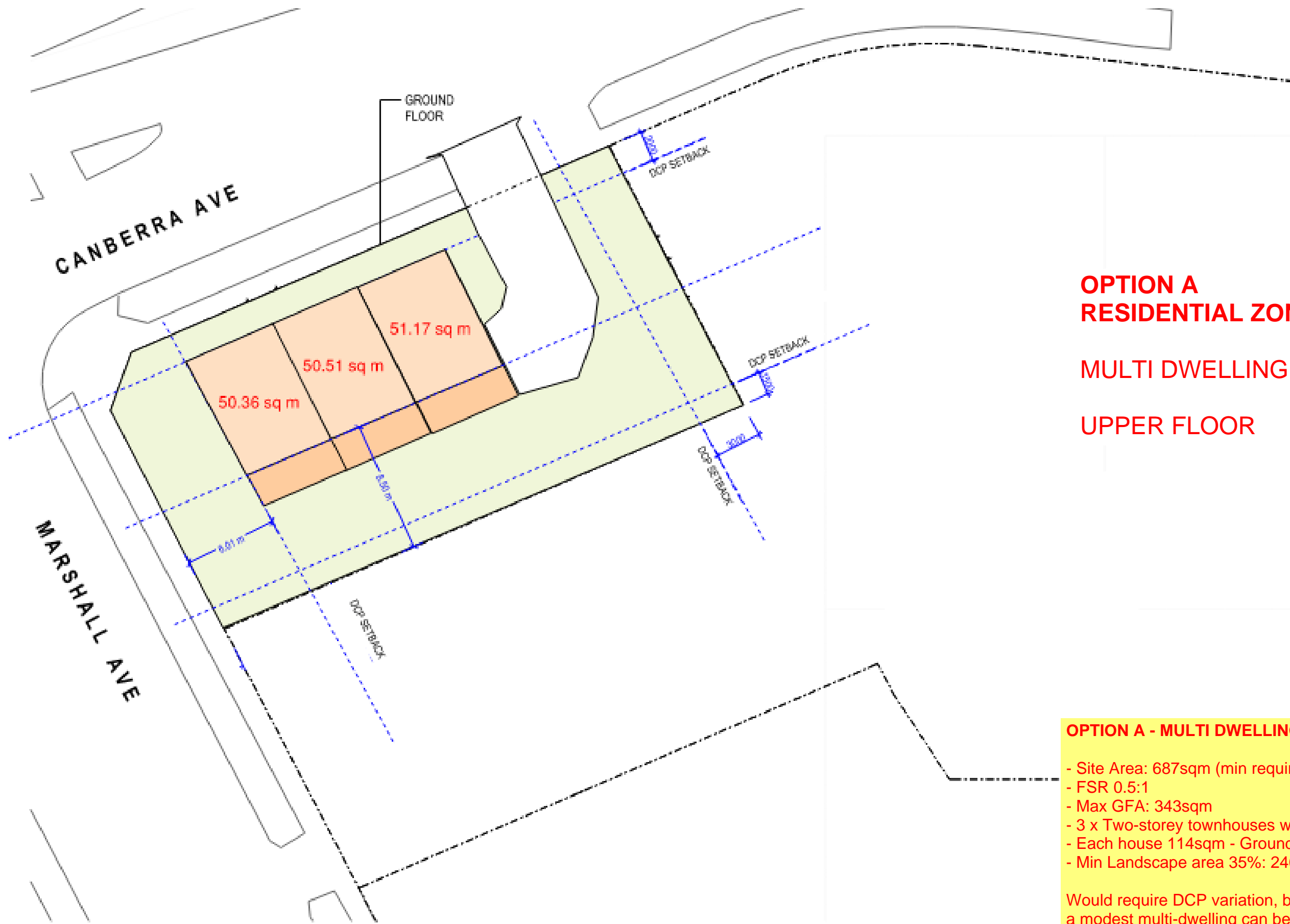


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**OPTION A  
RESIDENTIAL ZONING**

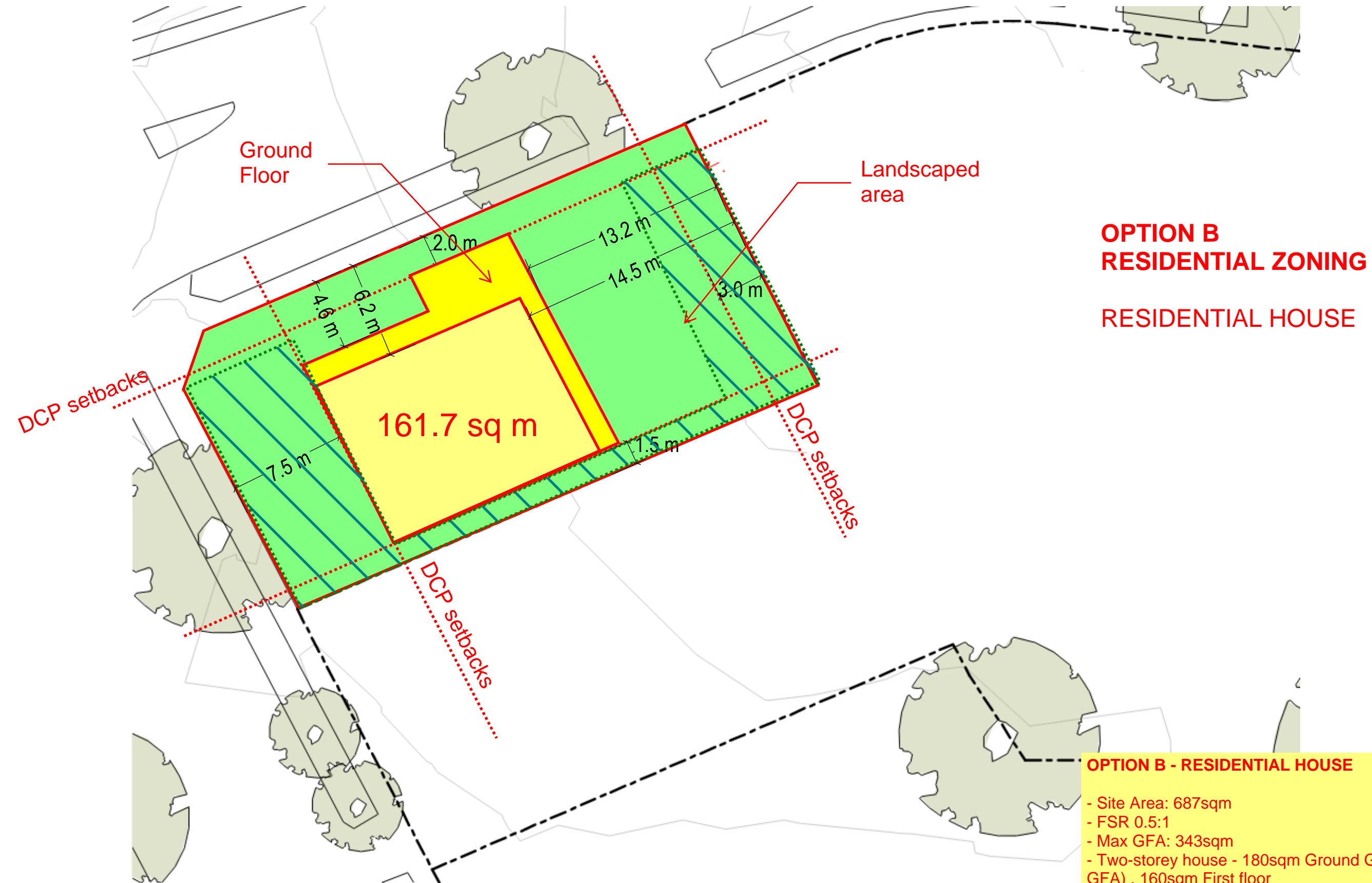
**MULTI DWELLING HOUSING.**

**UPPER FLOOR**

**OPTION A - MULTI DWELLING HOUSING**

- Site Area: 687sqm (min required 1,100sqm under DCP)
- FSR 0.5:1
- Max GFA: 343sqm
- 3 x Two-storey townhouses with undercroft/ basement parking
- Each house 114sqm - Ground level 65sq, Level 1 50sqm
- Min Landscape area 35%: 240sqm - achieved

Would require DCP variation, but site conditions demonstrate that a modest multi-dwelling can be accommodated on merit and with DCP variation



## OPTION B RESIDENTIAL ZONING RESIDENTIAL HOUSE

### OPTION B - RESIDENTIAL HOUSE

- Site Area: 687sqm
- FSR 0.5:1
- Max GFA: 343sqm
- Two-storey house - 180sqm Ground GFA + 40sqm Garage \*(non GFA) , 160sqm First floor
- Min Landscape area 35%: 240sqm - achieved - 240sqm

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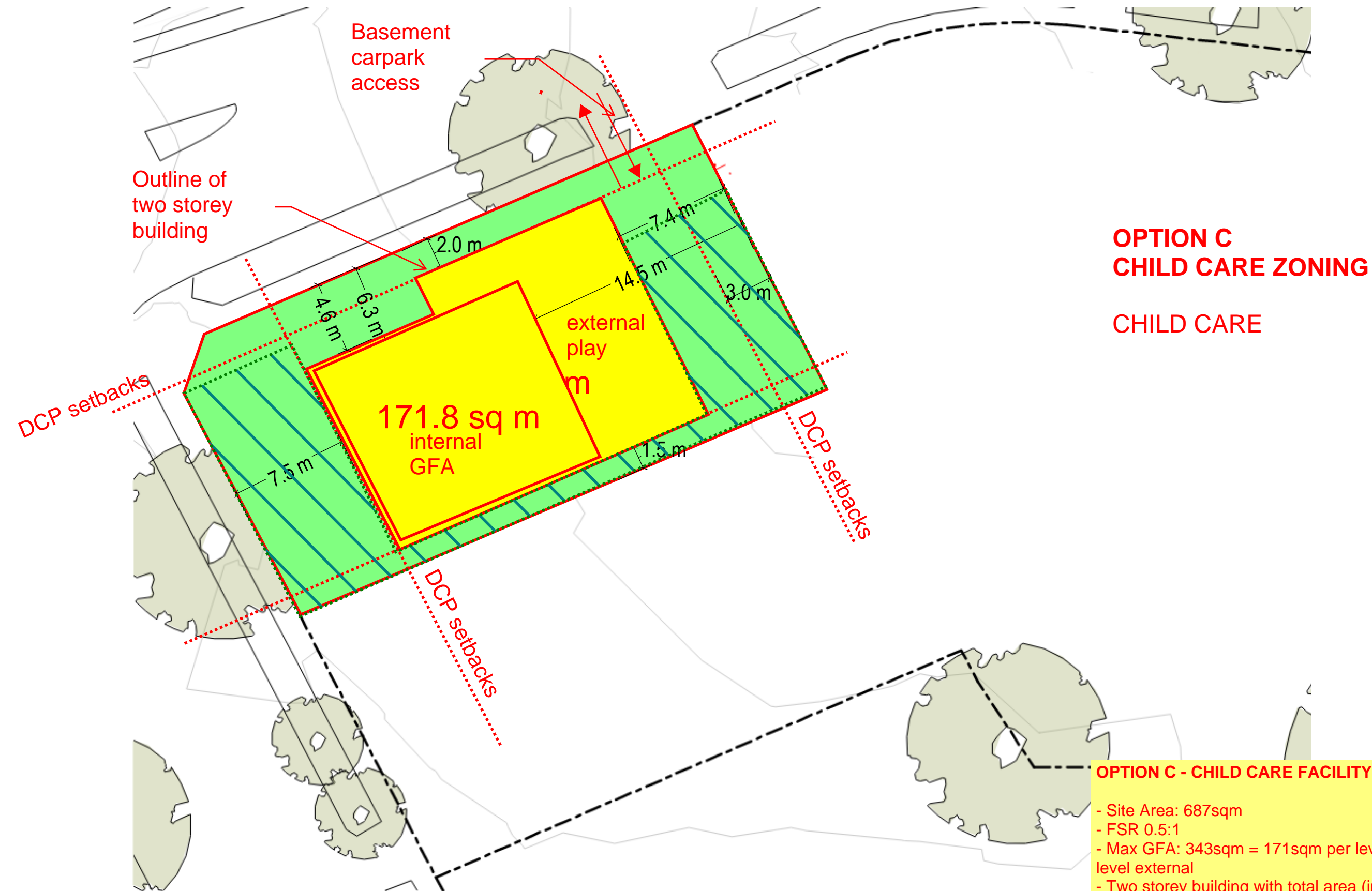
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## OPTION C CHILD CARE ZONING

CHILD CARE

### OPTION C - CHILD CARE FACILITY

- Site Area: 687sqm
- FSR 0.5:1
- Max GFA: 343sqm = 171sqm per level internal, plus 130sqm per level external
- Two storey building with total area (internal and external) approx 12sqm per child \*(rule of thumb)
- Basement carparking - approx 8 spaces

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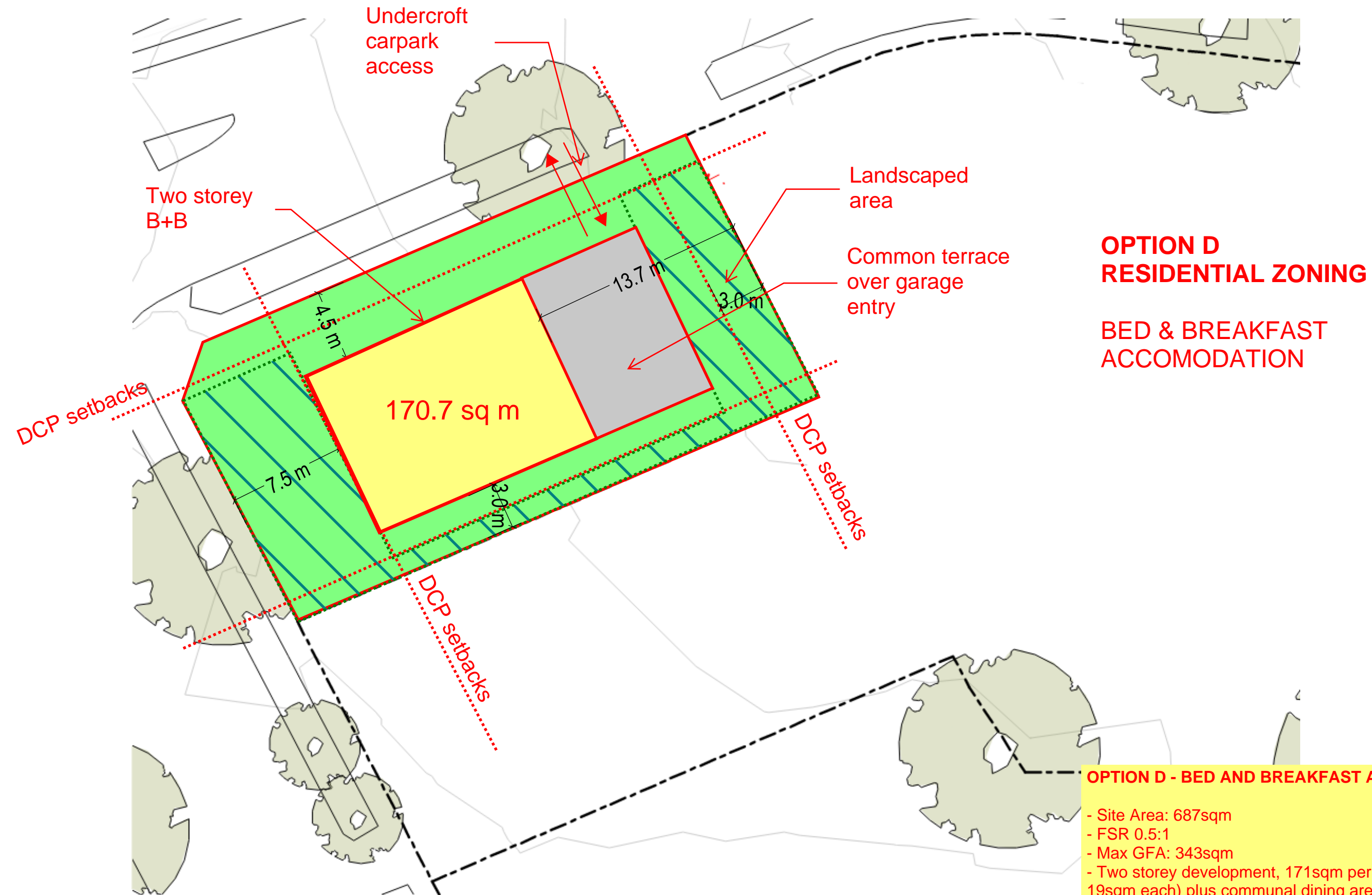
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**OPTION D  
RESIDENTIAL ZONING**

**BED & BREAKFAST  
ACCOMODATION**

**OPTION D - BED AND BREAKFAST ACCOMODATION**

- Site Area: 687sqm
- FSR 0.5:1
- Max GFA: 343sqm
- Two storey development, 171sqm per level, 13 rooms (avg 19sqm each) plus communal dining area
- Min Landscape area 35%: 240sqm - achieved - 240sqm

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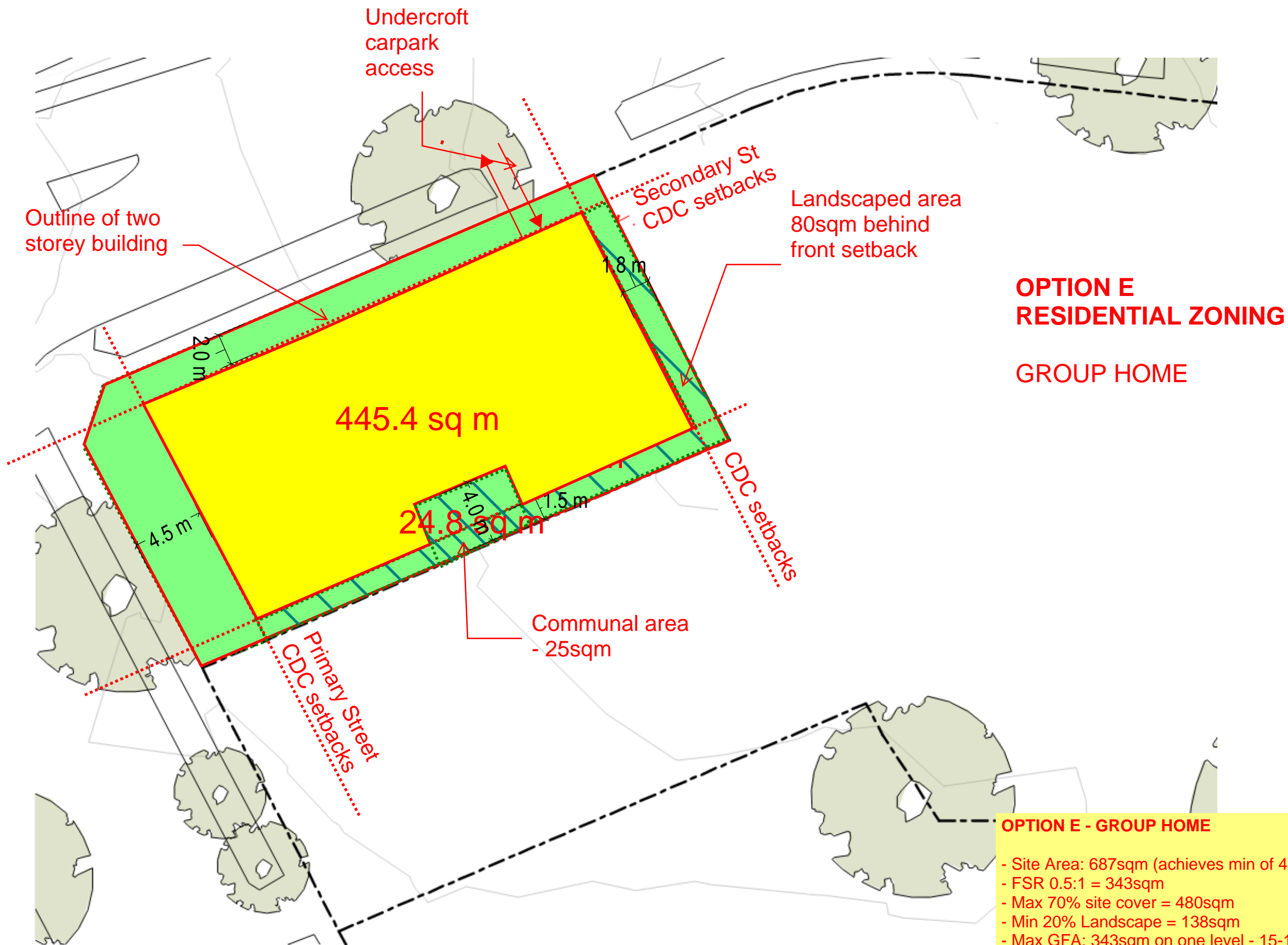
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## OPTION E RESIDENTIAL ZONING GROUP HOME

### OPTION E - GROUP HOME

- Site Area: 687sqm (achieves min of 450sqm)
- FSR 0.5:1 = 343sqm
- Max 70% site cover = 480sqm
- Min 20% Landscape = 138sqm
- Max GFA: 343sqm on one level - 15-18 bedrooms depending on mix.
- Undercroft carparking - 2 spaces

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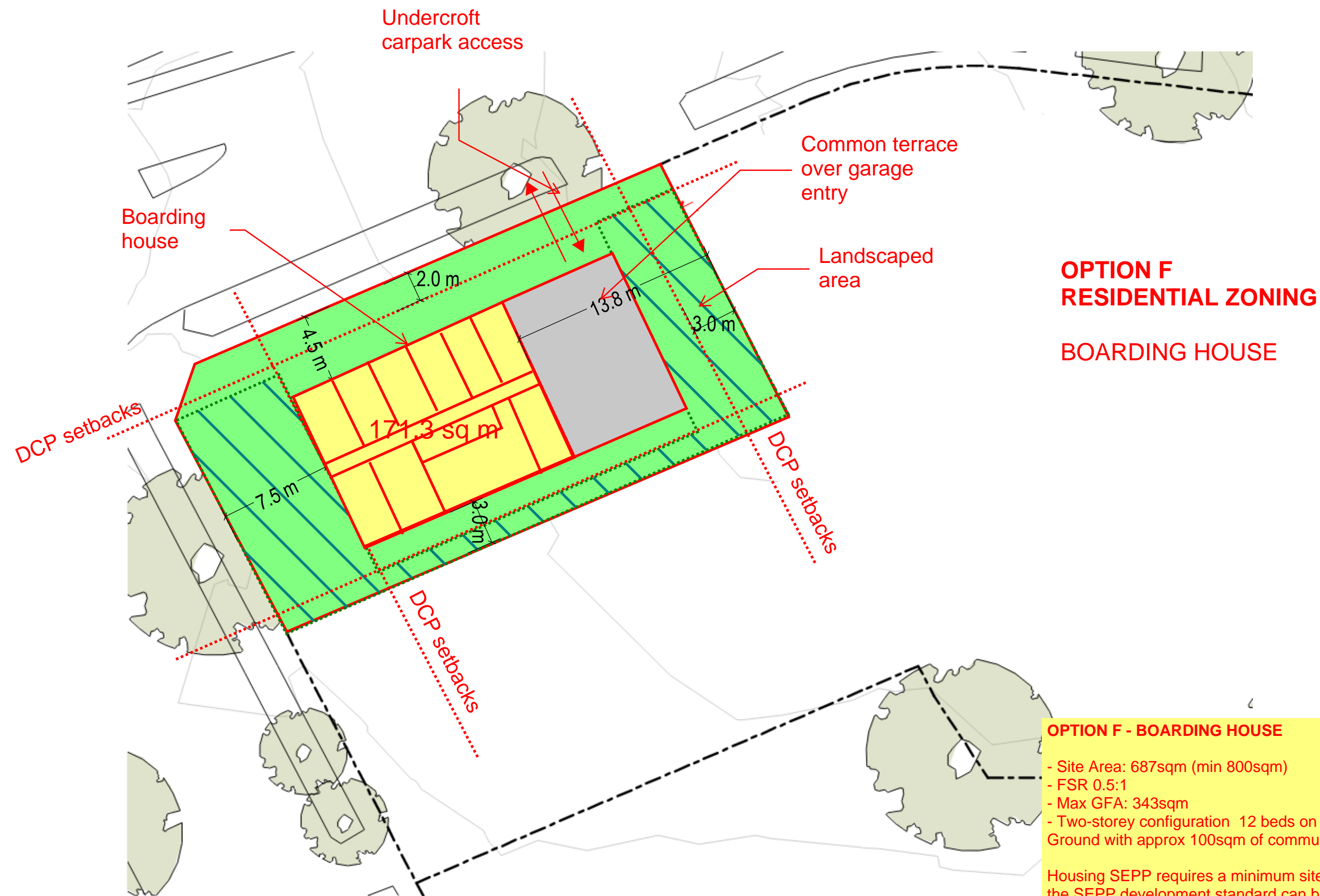
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#### OPTION F - BOARDING HOUSE

- Site Area: 687sqm (min 800sqm)
- FSR 0.5:1
- Max GFA: 343sqm
- Two-storey configuration 12 beds on Level 1, 10 Beds on Ground with approx 100sqm of communal areas,

Housing SEPP requires a minimum site area of 800m<sup>2</sup>. However, the SEPP development standard can be varied on merit under Clause 4.6 and the site conditions demonstrate that a boarding house can be accommodated

Revisions

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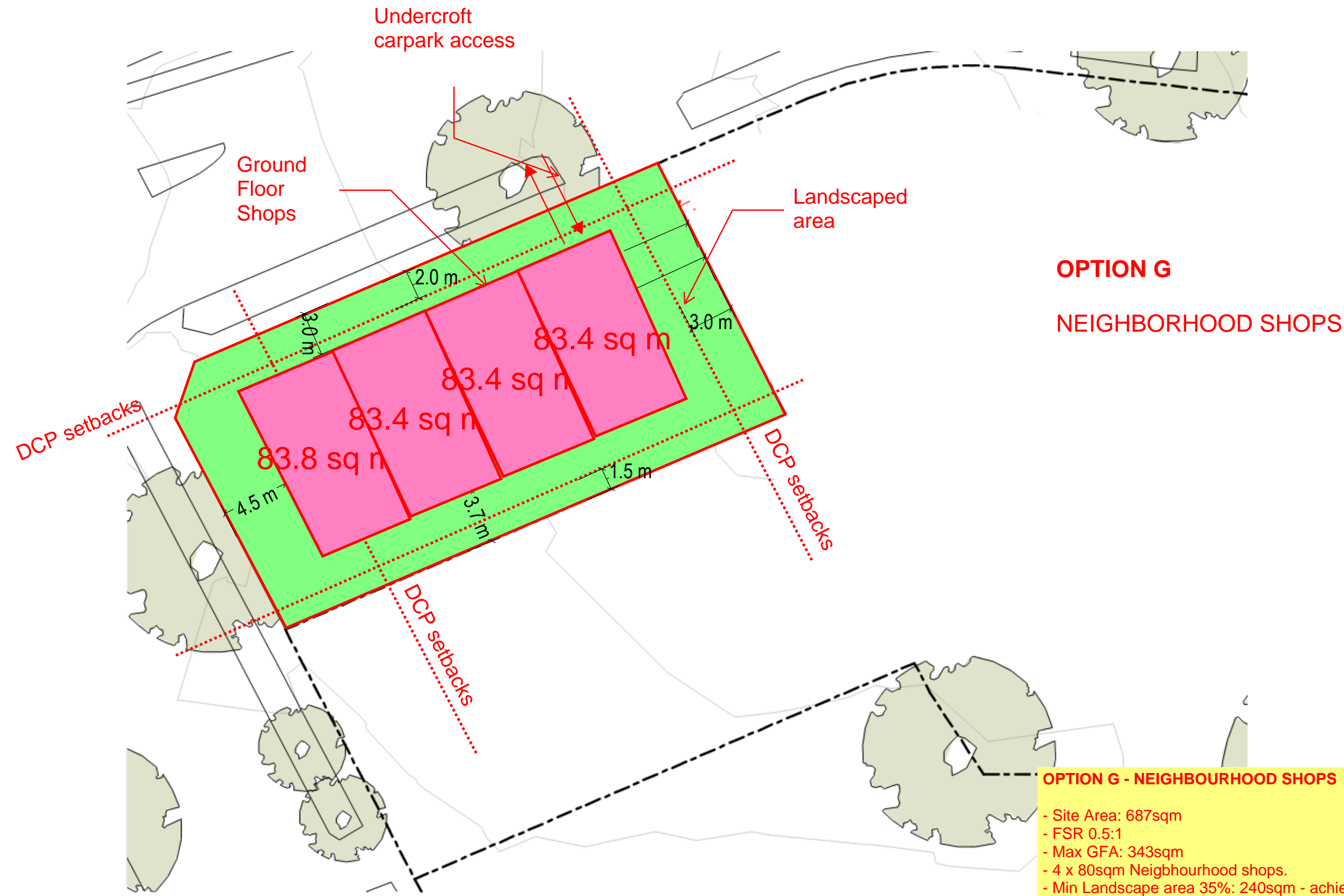
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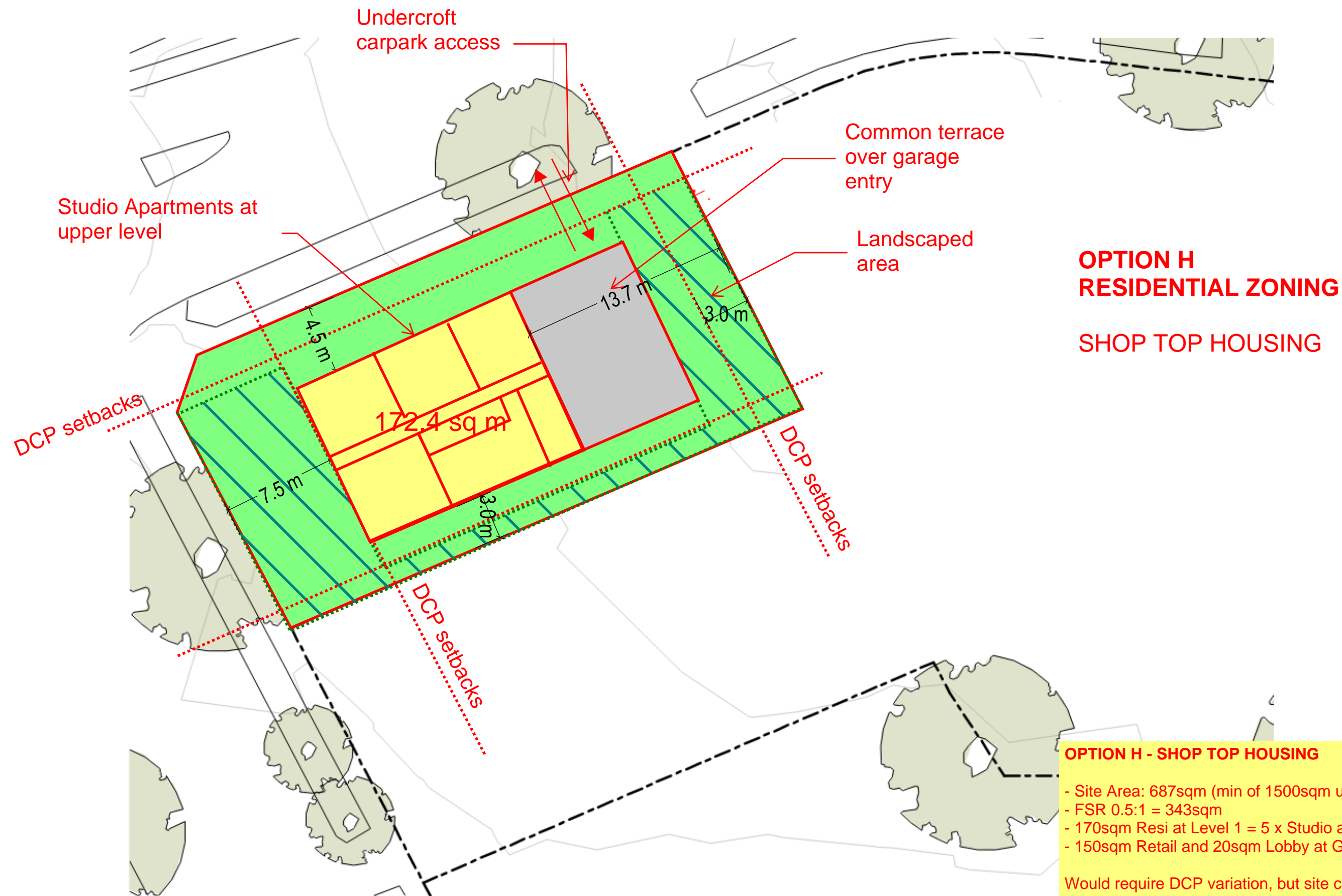
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**OPTION G - NEIGHBOURHOOD SHOPS**

- Site Area: 687sqm
- FSR 0.5:1
- Max GFA: 343sqm
- 4 x 80sqm Neighbourhood shops.
- Min Landscape area 35%: 240sqm - achieved - 240sqm



#### OPTION H - SHOP TOP HOUSING

- Site Area: 687sqm (min of 1500sqm under DCP)
- FSR 0.5:1 = 343sqm
- 170sqm Resi at Level 1 = 5 x Studio apartments
- 150sqm Retail and 20sqm Lobby at Ground level.

Would require DCP variation, but site conditions demonstrate that a modest shop top housing development can be accommodated on merit and with DCP variation

Revisions

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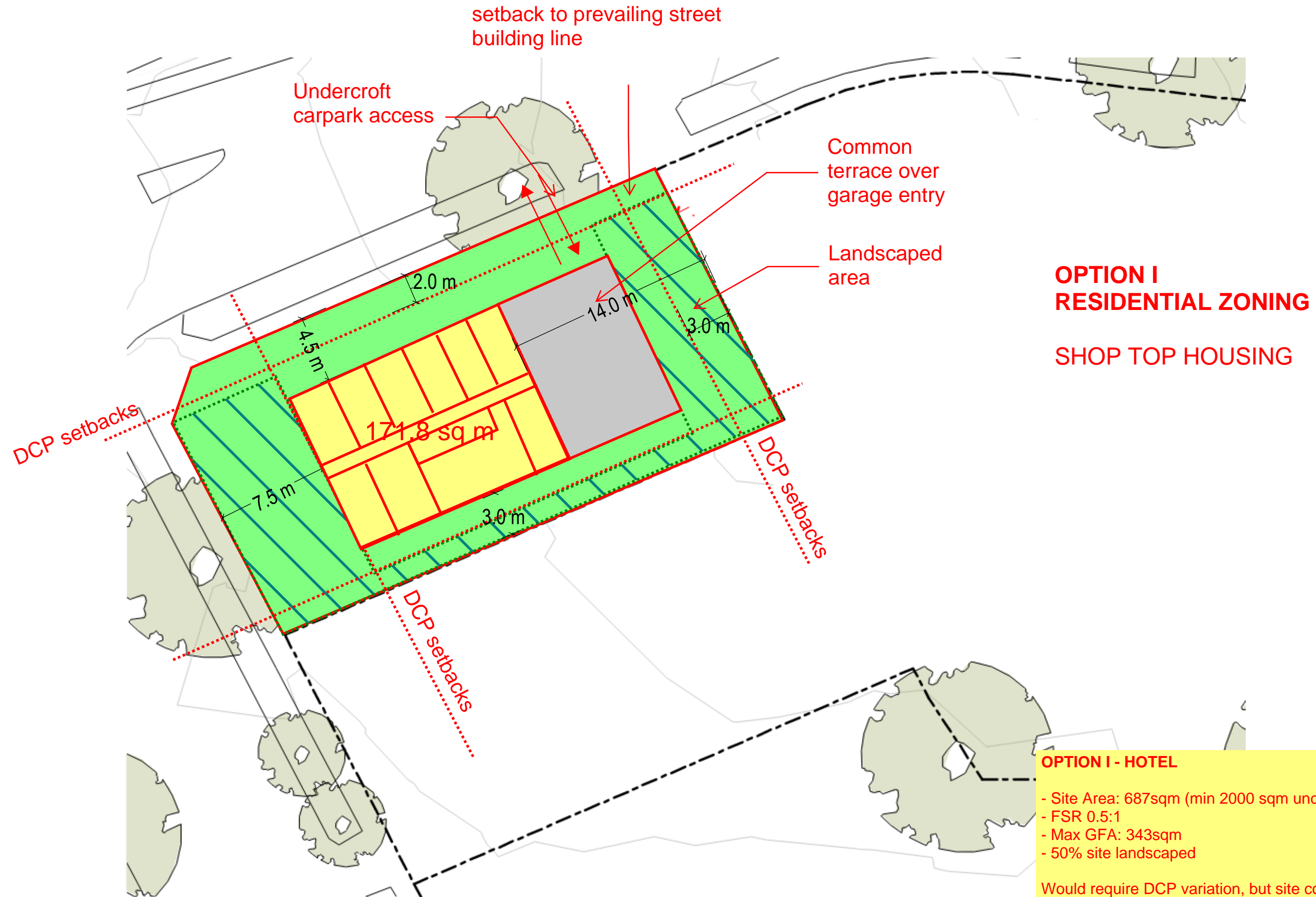
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#### OPTION I - HOTEL

- Site Area: 687sqm (min 2000 sqm under DCP)
- FSR 0.5:1
- Max GFA: 343sqm
- 50% site landscaped

Would require DCP variation, but site conditions demonstrate that a modest hotel development can be accommodated on merit and with DCP variation.

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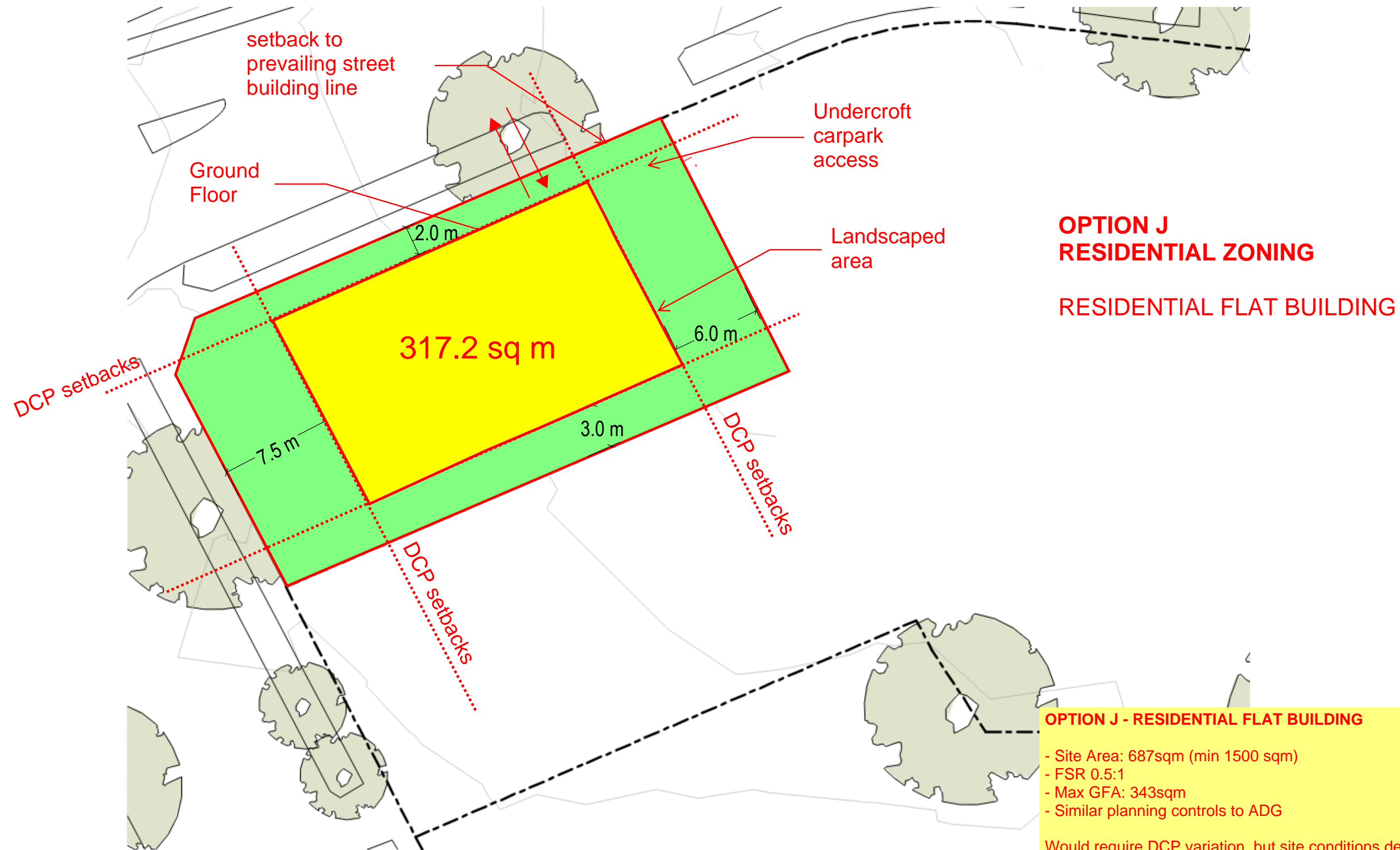
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**OPTION J  
RESIDENTIAL ZONING**

**RESIDENTIAL FLAT BUILDING**

**OPTION J - RESIDENTIAL FLAT BUILDING**

- Site Area: 687sqm (min 1500 sqm)
- FSR 0.5:1
- Max GFA: 343sqm
- Similar planning controls to ADG

Would require DCP variation, but site conditions demonstrate that a modest residential flat building can be accommodated on merit and with DCP variation.

Revisions

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