



87-89 Marshall Street Dapto NSW

* Total 1532 sqm adjoining sites ready for development

* DA Approved 6 townhouses (3 bed / 2 bath / 2 car) or option to modify the scope for 8 units of 2 bed / 2 bath / 1 car STCA

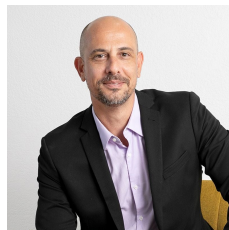
* Ideal location within a minutes walk to Dapto High School and a few minutes drive to Dapto CBD, Medical Facilities and Westfield.

* Close to on / off ramps heading North to Wollongong and South to Shellharbour and South Coast

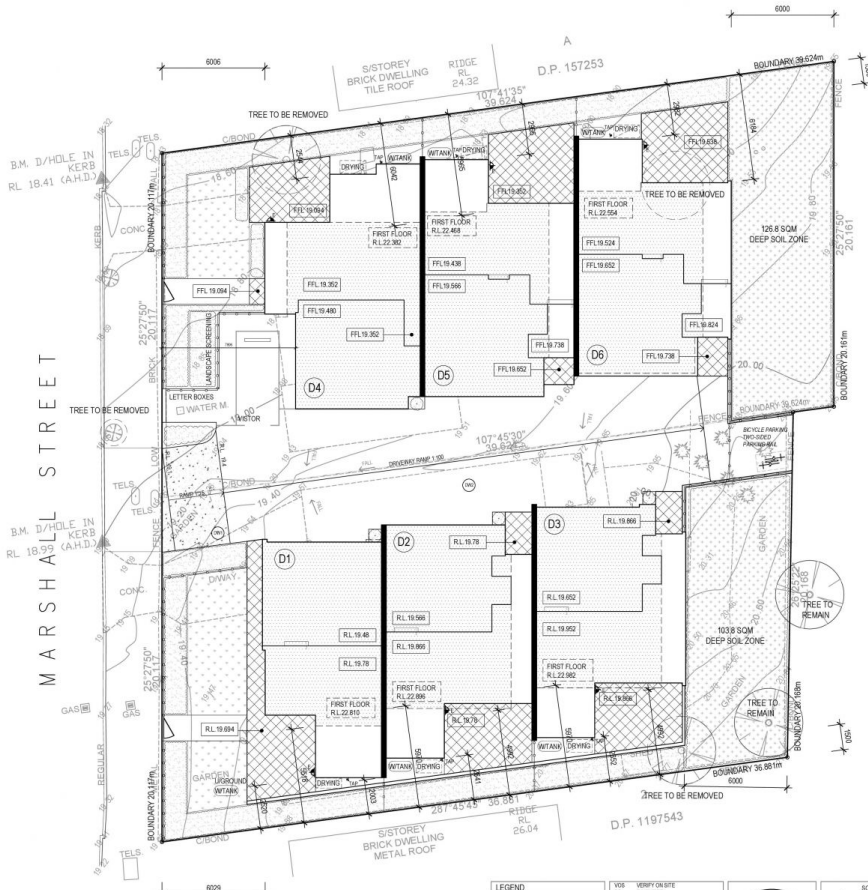
* Planning Details:

[For full version visit the website](https://www.whkcommercial.com.au)

Type : Development
Price : \$1,895,000
Land Size : 1532 sqm
View : <https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/dapto/commercial/development/8045008>



Mark Marinelli
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CALCULATIONS	
SITE	1529 SQM
DWELLING 1	
GROUND FLOOR	80 SQM
FIRST FLOOR (INCL STAIR VOID)	68 SQM
GARAGE/VOID	364 SQM
SUB TOTALS	484 40 SQM
TOTAL	108 SQM
DWELLINGS 2 AND 3	
GROUND FLOOR	93 SQM
FIRST FLOOR (INCL STAIR VOID)	73 SQM
GARAGE/VOID	364 SQM
SUB TOTAL	166 40 SQM
TOTAL	126 SQM
DWELLING 4	
GROUND FLOOR	99 SQM
FIRST FLOOR (INCL STAIR VOID)	76 SQM
GARAGE / VOID	364 SQM
SUB TOTAL	175 40 SQM
TOTAL	135 SQM
DWELLINGS 5 AND 6	
GROUND FLOOR	100 SQM
FIRST FLOOR (INCL STAIR VOID)	71 SQM
GARAGE/VOID	364 SQM
SUB TOTAL	177 40 SQM
TOTAL	131 SQM
FSR TOTALS	
UNITS 1-3	360 SQM
UNITS 4-6	397 SQM
TOTAL	757 SQM
ALLOWABLE	1529.0 SQM
FSR ALLOWABLE	0.49 : 1
0.5 : 1	
LANDSCAPING	
30% REQUIRED OF SITE (1529SQM)	458.1 SQM
LANDSCAPING / TURF (EXCLUDING HAND DRYING TURPED AREAS)	229.3 SQM
DEEP SOIL ZONE (REQUIRED 50% OF THE LANDSCAPING 229.05 SQM)	229 SQM
LANDSCAPING TOTAL	458.3 SQM

LEGEND	
GROUND FLOOR	[Pattern]
FIRST FLOOR	[Pattern]
DEEP SOIL ZONE	[Pattern]
PRIVATE OPEN SPACE	[Pattern]
LANDSCAPING TURF	[Pattern]
DRIVEWAY ENTRY	[Pattern]

SITE PLAN
SCALE 1:200

SITE PLAN 87 - 89 Marshall Street
Dapto NSW 2530

RD RECREATIVE DESIGN

21001 DA 05

PROJECT NO. 21001 DA 05

DATE 11/05/2024

SCALE 1:200

CONSTRUCTION NOTE: ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (LOCAL GOVERNMENT CODES AND AUTHORITY REGULATIONS) AS REQUIREMENTS.

NOTE: THESE DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (LOCAL GOVERNMENT CODES AND AUTHORITY REGULATIONS) AS REQUIREMENTS.

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FIRST FLOOR PLAN
D1, D2 AND D3
SCALE 1:100

GROUND FLOOR PLAN 87 - 89 Marshall Street
Dapto NSW 2530

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