



## 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

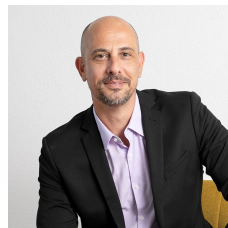
\* Ideal location within a minutes walk to Dapto High School and a few minutes drive to Dapto CBD, Medical Facilities and Westfield.

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

\* Planning Details:

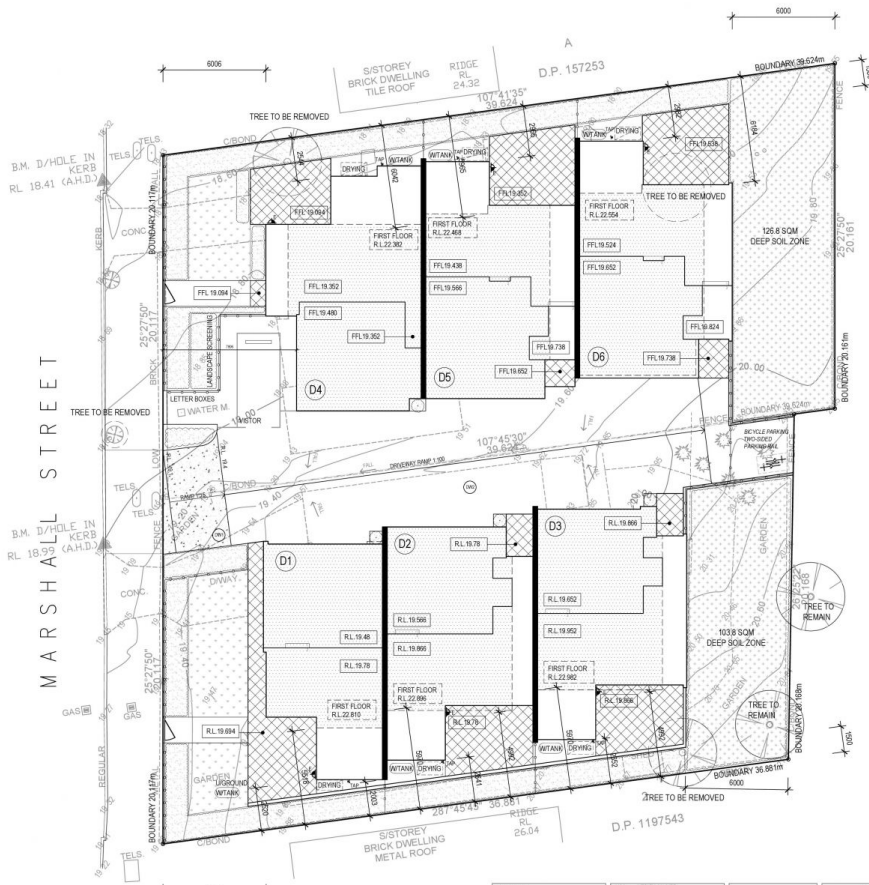
[For full version visit the website](https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/dapto/commercial/development/8045008)

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



**Mark Marinelli**  
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SITE PLAN  
SCALE 1:200

**LEGEND**

	BRICKWORK
	CONCRETE FLOOR WALL
	TILED FLOOR
	FENCE
	MAILBOX
	DRIVEWAY

**VERIFY ON SITE**

CL	CLADDING
GL	GLASSING
FR	FLOORING
FW	FLOORING
HT	HEIGHT
PT	PAVING
TL	TOWER



**CONSTRUCTION NOTE:** ALL WORK TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (B.C.A.) AND ALL APPLICABLE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

**SITE PLAN**

87 - 89 Marshall Street  
Dapto NSW 2530

**RD**  
RECREATIVE DESIGN

**CALCULATIONS**

<b>SITE</b>	1529 SQM
<b>DWELLING 1</b>	
GROUND FLOOR	80 SQM
FIRST FLOOR (INCL. STAIR VOID)	68 SQM
GARAGE/VOID	36/4 SQM
<b>SUB TOTALS</b>	148.40 SQM
<b>TOTAL</b>	108 SQM
<b>DWELLINGS 2 AND 3</b>	
GROUND FLOOR	93 SQM
FIRST FLOOR (INCL. STAIR VOID)	76 SQM
GARAGE/VOID	36/4 SQM
<b>SUB TOTAL</b>	166.40 SQM
<b>TOTAL</b>	126 SQM
<b>DWELLING 4</b>	
GROUND FLOOR	99 SQM
FIRST FLOOR (INCL. STAIR VOID)	76 SQM
GARAGE/VOID	36/4 SQM
<b>SUB TOTAL</b>	175.40 SQM
<b>TOTAL</b>	135 SQM
<b>DWELLINGS 5 AND 6</b>	
GROUND FLOOR	100 SQM
FIRST FLOOR (INCL. STAIR VOID)	71 SQM
GARAGE/VOID	36/4 SQM
<b>SUB TOTAL</b>	177.40 SQM
<b>TOTAL</b>	131 SQM
<b>FSR TOTALS</b>	
UNITS 1-3	360 SQM
UNITS 4-6	397 SQM
<b>TOTAL</b>	757 SQM
<b>ALLOWABLE</b>	1529.0 SQM
<b>FSR</b>	0.49 : 1
<b>ALLOWABLE</b>	0.5 : 1
<b>LANDSCAPING</b>	
30% REQUIRED OF SITE (1529SQM)	458.1 SQM
LANDSCAPING / TURF	228.3 SQM
(EXCLUDING LAND DRYING TURFED AREAS)	
DEEP SOIL ZONE	229 SQM
(REQUIRED 50% OF THE LANDSCAPING)	114.5 SQM
<b>LANDSCAPING TOTAL</b>	458.3 SQM

**LEGEND**

	GROUND FLOOR
	FIRST FLOOR
	DEEP SOIL ZONE
	PRIVATE OPEN SPACE
	LANDSCAPING/TURF
	DRIVEWAY ENTRY



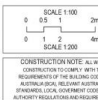
FIRST FLOOR PLAN  
D1, D2 AND D3  
SCALE 1:100

**LEGEND**

	BRICKWORK
	CONCRETE FLOOR WALL
	TILED FLOOR
	FENCE
	MAILBOX
	DRIVEWAY

**VERIFY ON SITE**

CL	CLADDING
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**GROUND FLOOR PLAN**

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Dapto NSW 2530

**RD**  
RECREATIVE DESIGN