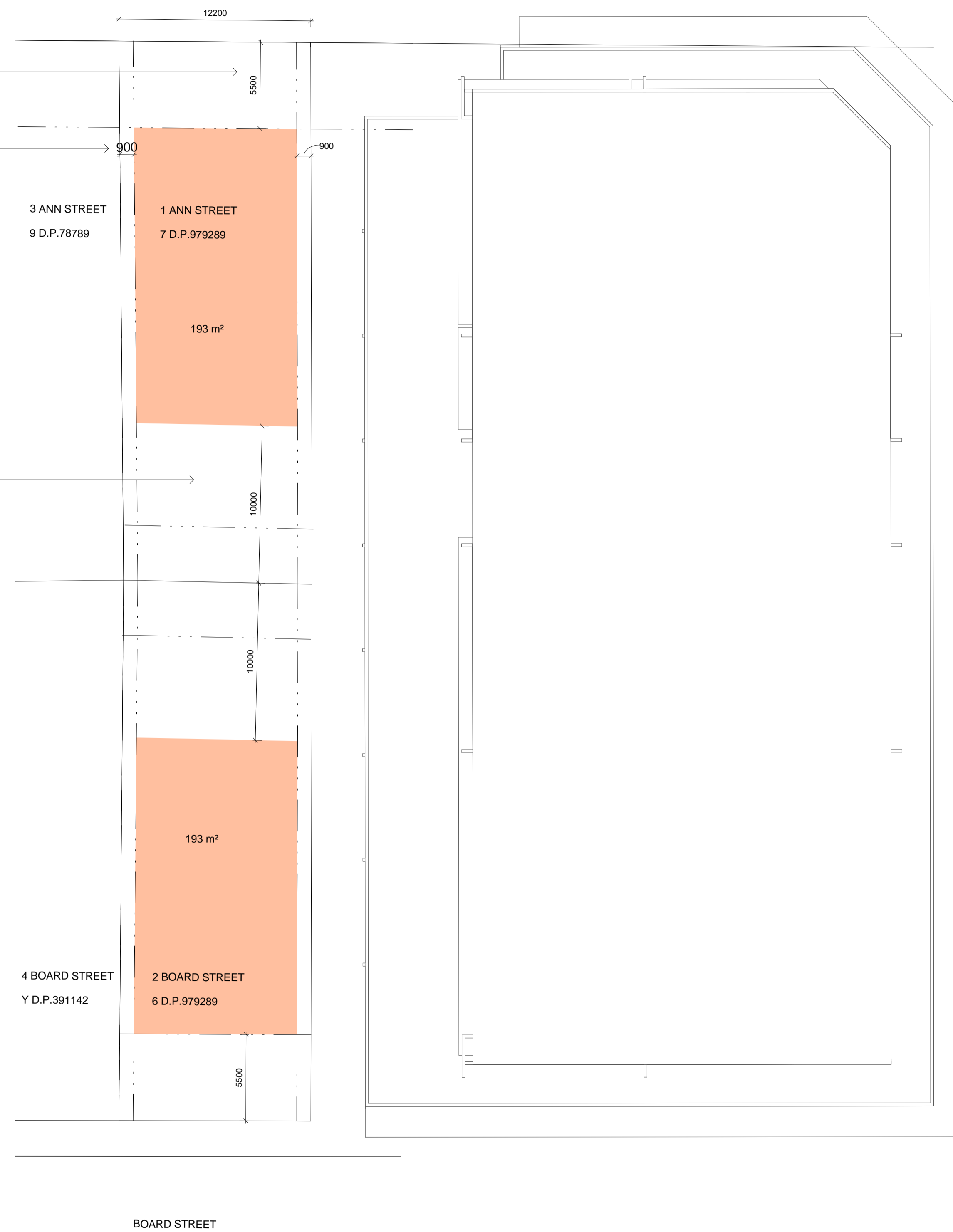


ANN STREET

MINIMUM FRONT SETBACK 5.5 - 6m
REFER TO AUBURN DCP 2010
DETACHED DWELLINGS AND DUAL OCCUPANCIES 2.3.1 D1

MINIMUM SIDE SETBACK 900mm
REFER TO AUBURN DCP 2010
DETACHED DWELLINGS AND DUAL OCCUPANCIES 2.3.2 D1 AND D2

MINIMUM REAR SETBACK 10m
REFER TO AUBURN DCP 2010
DETACHED DWELLINGS AND DUAL OCCUPANCIES 2.3.3 D1



Block Number	DP	Street Frontage*	Height Max	Zoning	FSR = S2	Site Area m²	Maximum GFA m² Permitted	GFA m² Achieved
1	7 D.P. 979289	12.2m Ann	P2 = 18m	R4 = High Density Residential	1.7	415.405	706.19	386
2	6 D.P. 979289	12.2m Board	P2 = 18m	R4 = High Density Residential	1.7	414.054	703.89	386
TOTAL						829.459	1410.08	772

NB: LOT AREAS TO BE CONFIRMED BY SURVEYOR

Level	GFA m² 1 Ann	GFA m² 2 Board
L00	193	193
L01	193	193
TOTAL	386**	386**

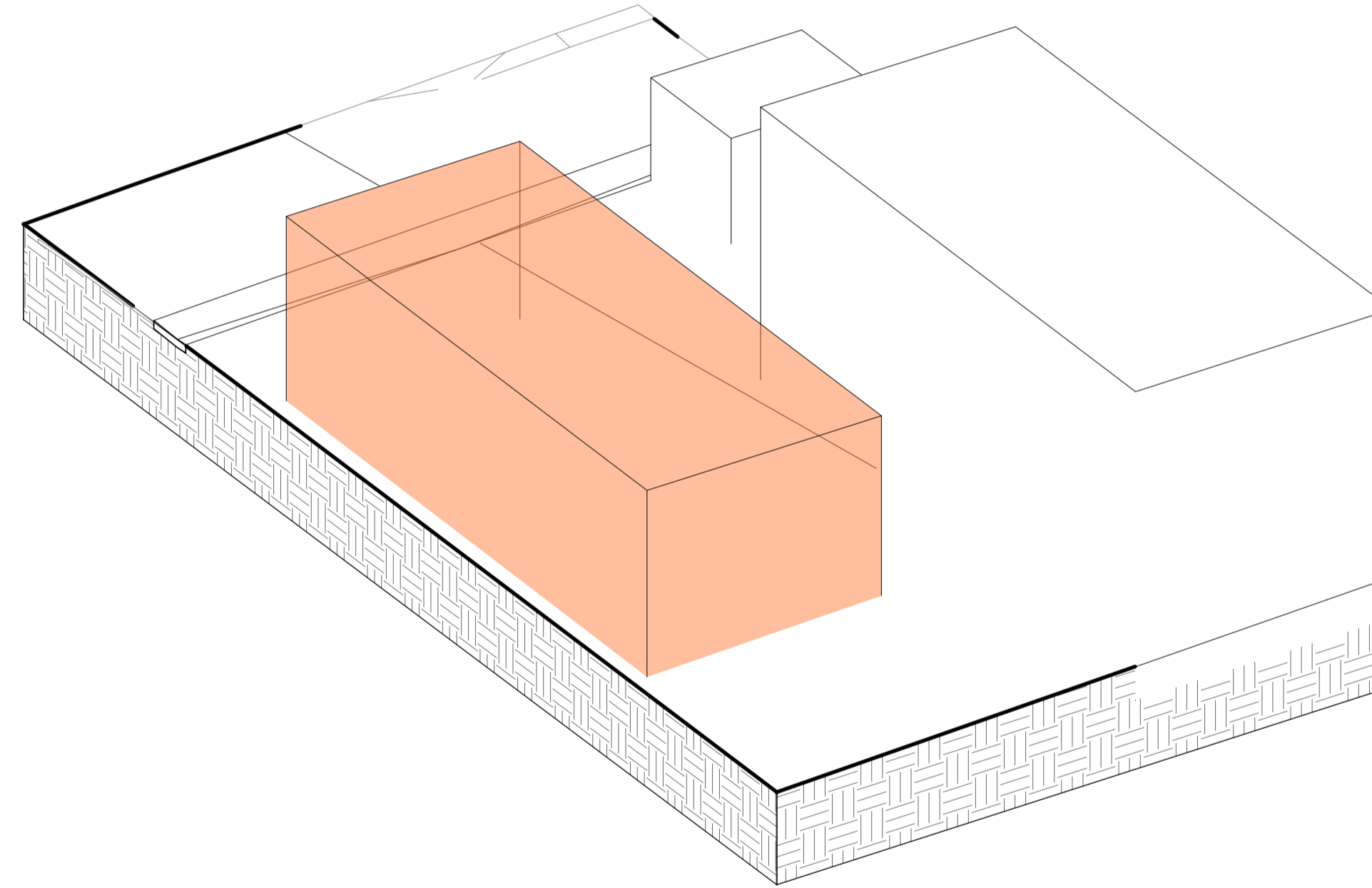
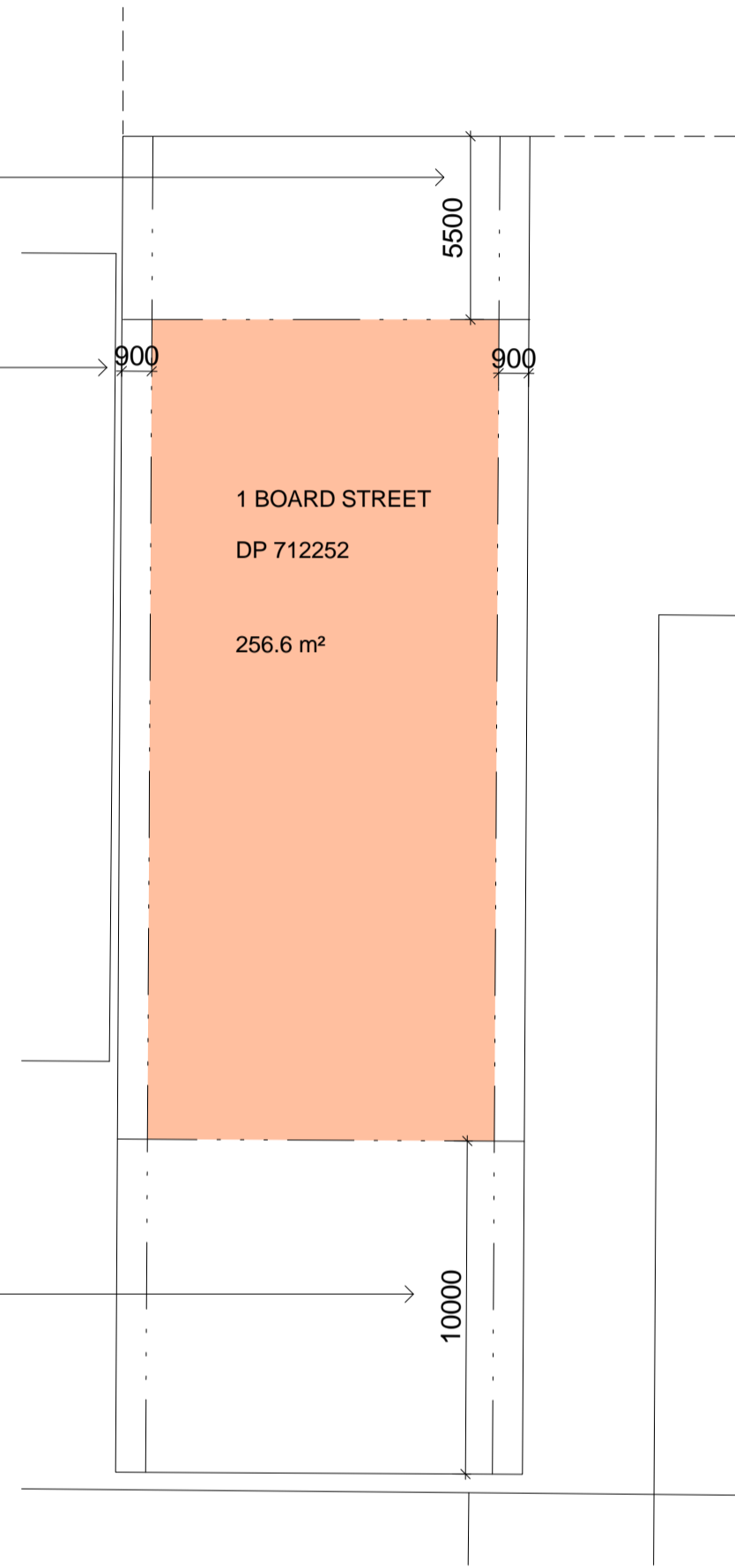
- * MINIMUM STREET FRONTAGE FOR RESIDENTIAL FLAT BUILDINGS IS 26m
- AUBURN DCP 2010 RESIDENTIAL FLAT BUILDINGS 2.1 D1
- MINIMUM STREET FRONTAGE FOR DETACHED DWELLINGS AND DUAL OCCUPANCIES IS 15m
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- ** AREA INCLUDES FOR 3 x 6 m GARAGE WITHIN GROUND LEVEL FOOTPRINT
- NB: ATTIC AREA NOT FOR HABITABLE USE
- REFER TO AUBURN DCP 2010 DETACHED DWELLINGS AND DUAL OCCUPANCIES 2.3.4 D3
- DETACHED DWELLINGS AND DUAL OCCUPANCIES SHALL BE A MAXIMUM OF TWO (2) STOREYS
IN HEIGHT ABOVE THE GROUND LEVEL (EXISTING)
- REFER TO AUBURN DCP 2010 DETACHED DWELLINGS AND DUAL OCCUPANCIES 2.3.4 D1

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						Axilarchitects																												

MINIMUM FRONT SETBACK 5.5 - 6m
REFER TO AUBURN DCP 2010
DETACHED DWELLINGS AND DUAL OCCUPANCIES 2.3.1 D1

MINIMUM SIDE SETBACK 900mm
REFER TO AUBURN DCP 2010
DETACHED DWELLINGS AND DUAL OCCUPANCIES 2.3.2 D1 AND D2

MINIMUM REAR SETBACK 10m
REFER TO AUBURN DCP 2010
DETACHED DWELLINGS AND DUAL OCCUPANCIES 2.3.3 D1



Level	GFA m² 1 Board
L00	256.6
L01	256.6
TOTAL	513.2**

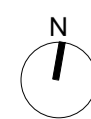
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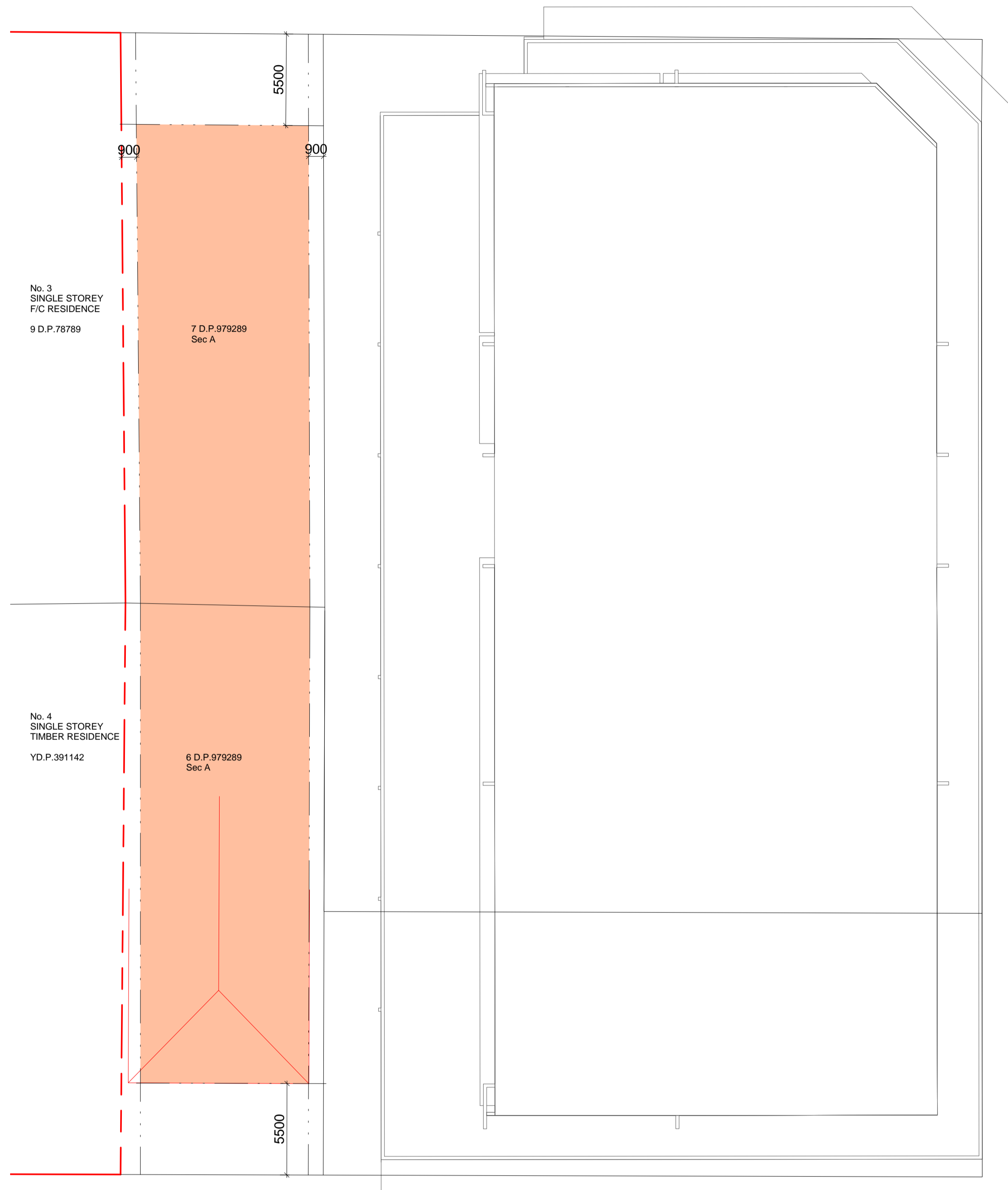
** AREA INCLUDES FOR 3 x 6 m GARAGE WITHIN GROUND LEVEL FOOTPRINT

NB: ATTIC AREA NOT FOR HABITABLE USE
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	A	ISSUED FOR INFORMATION		14/09/16																



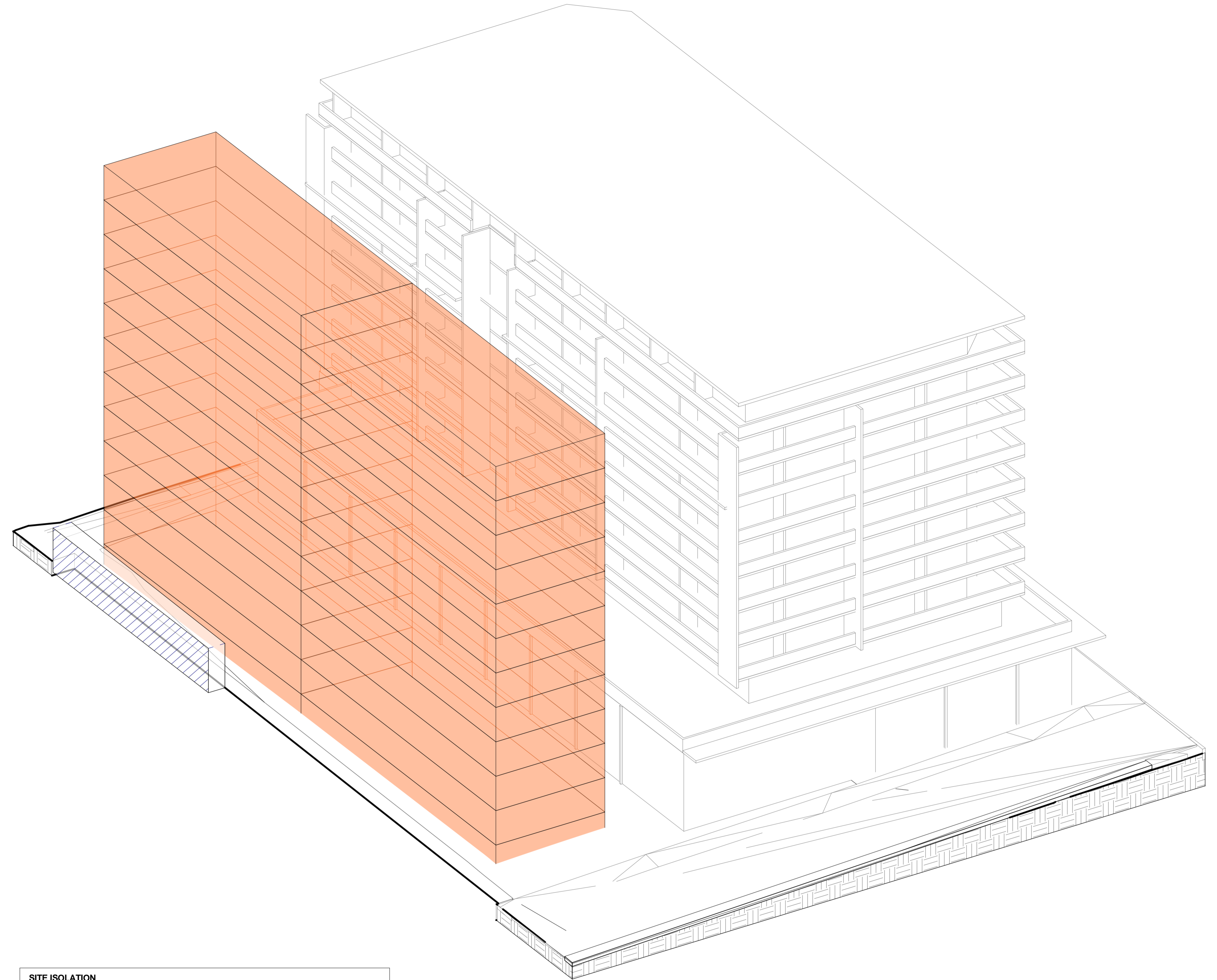
ANN STREET



MINIMUM SIDE SETBACK 900mm
REFER TO AUBURN DCP 2010
DETACHED DWELLINGS AND DUAL OCCUPANCIES 2.3.2 D1 AND D2

MINIMUM FRONT SETBACK 5.5 - 6m
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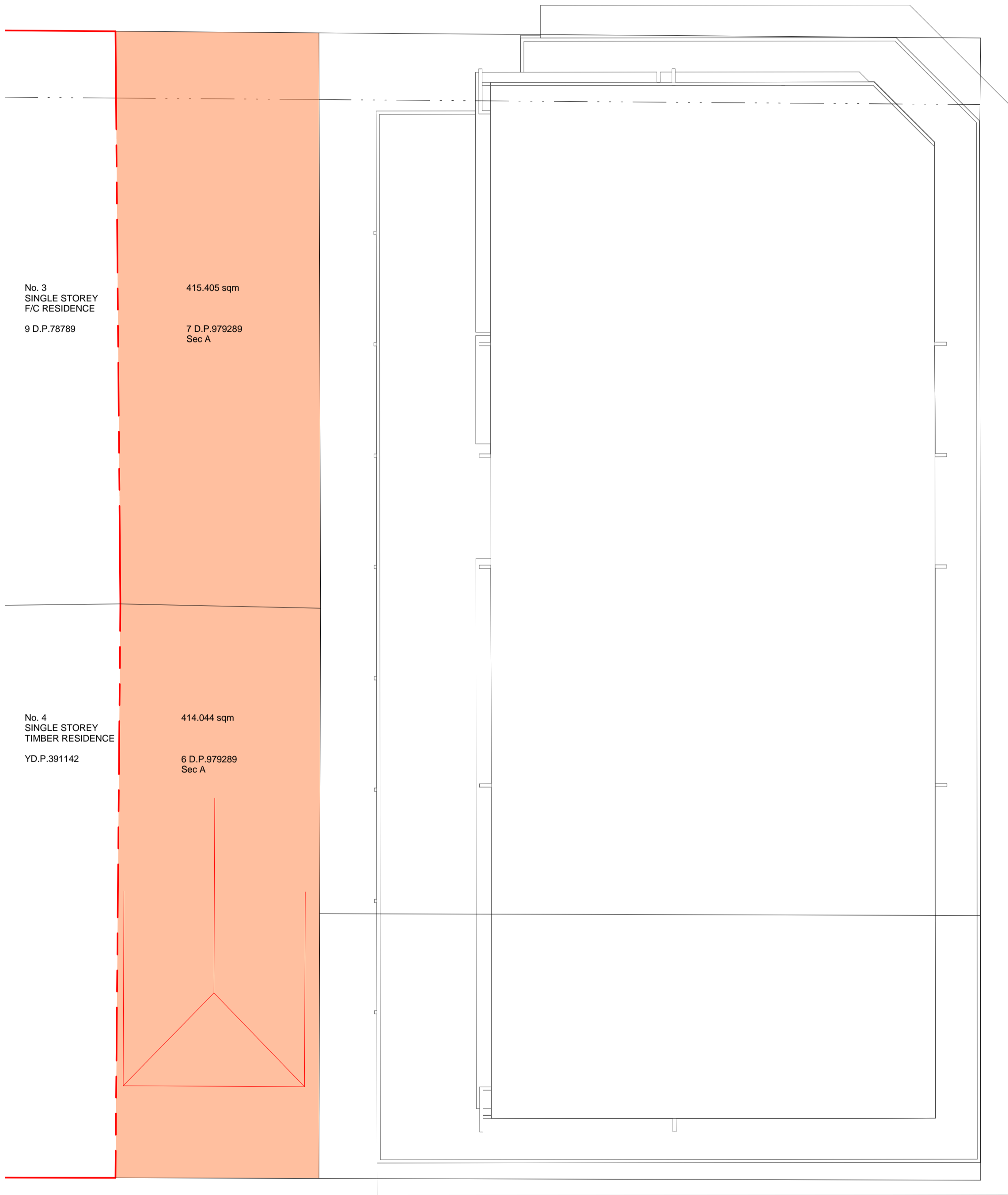


SITE ISOLATION		
DP	FLOOR AREA*	11 STOREYS GFA SQM
7 D.P. 979289	296.5	3261.5
6 D.P. 979289	291.8	3209.8
TOTAL		6471.3

NB: LOT AREAS TO BE CONFIRMED BY SURVEYOR
* FLOOR AREA WITH SET BACKS APPLIED

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	<p>0 1 2 5 10 15m</p>											

ANN STREET

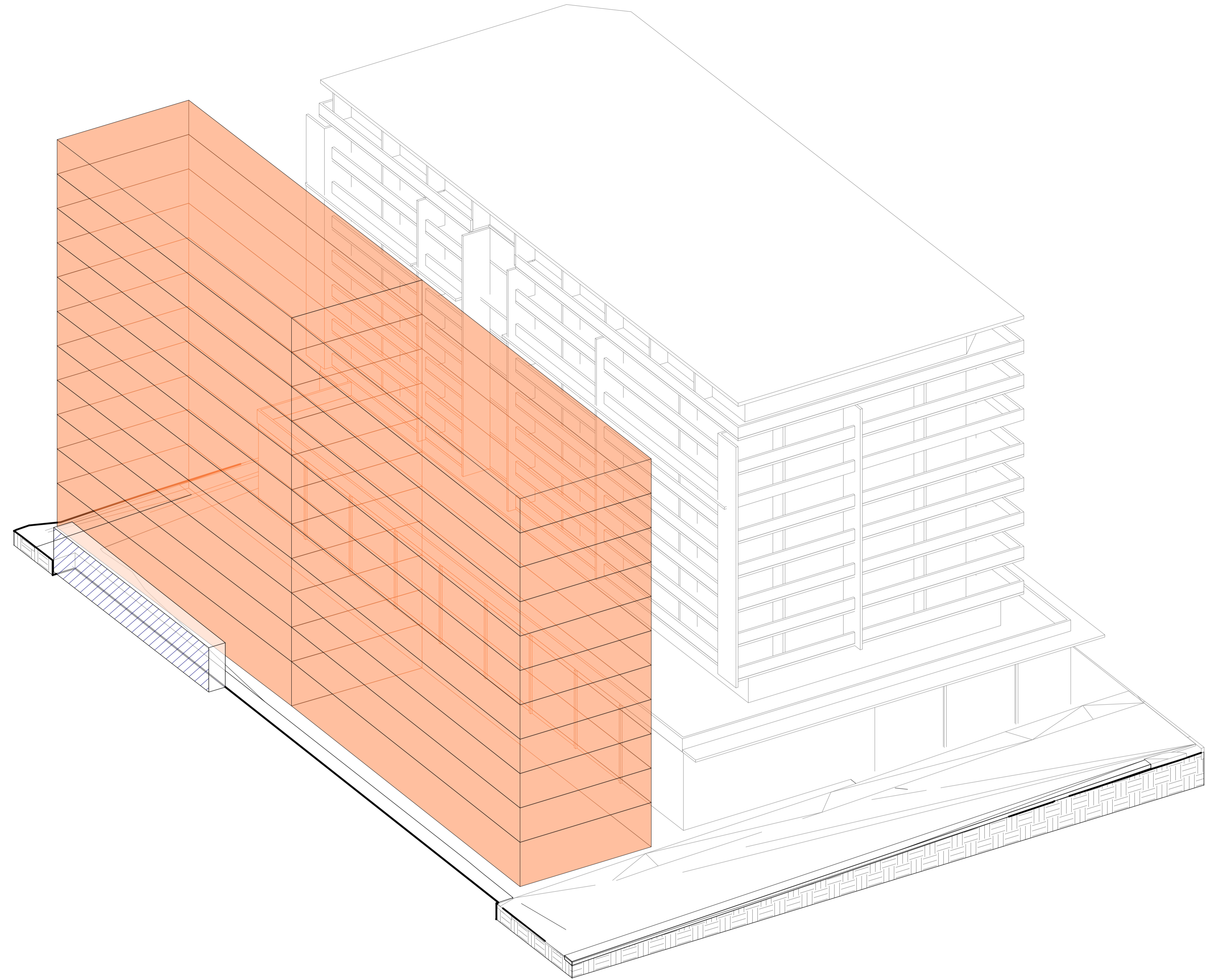


No. 3
SINGLE STOREY
F/C RESIDENCE
9 D.P. 78789

415.405 sqm
7 D.P. 979289
Sec A

No. 4
SINGLE STOREY
TIMBER RESIDENCE
Y.D.P. 391142

414.044 sqm
6 D.P. 979289
Sec A



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- AUBURN DCP 2010 DETACHED DWELLINGS AND DUAL OCCUPANCIES 2.1 D1 AND D2

SITE ISOLATION		
DP	SQM	11 STOREYS GFA SQM
7 D.P. 979289	415.5	4569.5
6 D.P. 979289	414	4554.5
TOTAL		9124

NB: LOT AREAS TO BE CONFIRMED BY SURVEYOR

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Dwg No: A-0205				Revision: A																														
Status: PRELIMINARY																																		
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