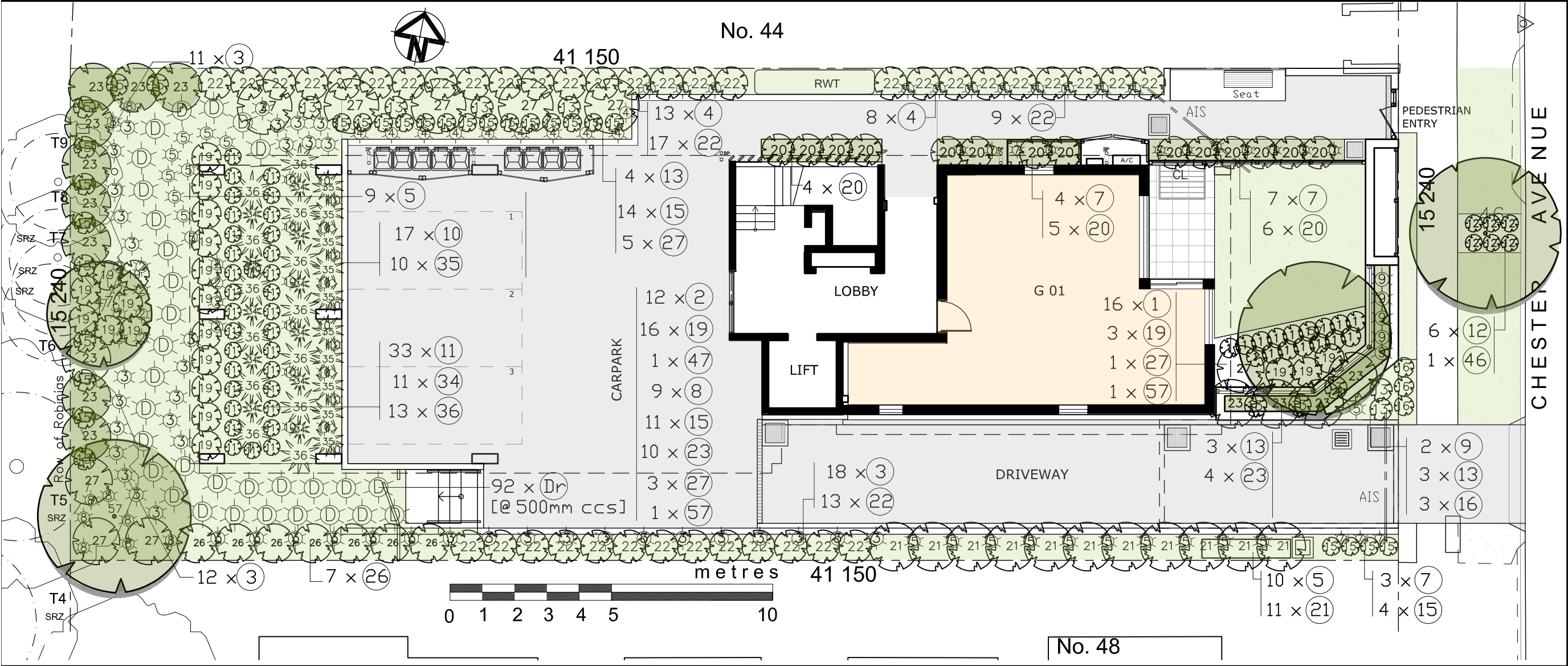


NOTIFICATION PLANS  
RESIDENTIAL FLAT BUILDING

46 CHESTER AVENUE, MAROUBRA

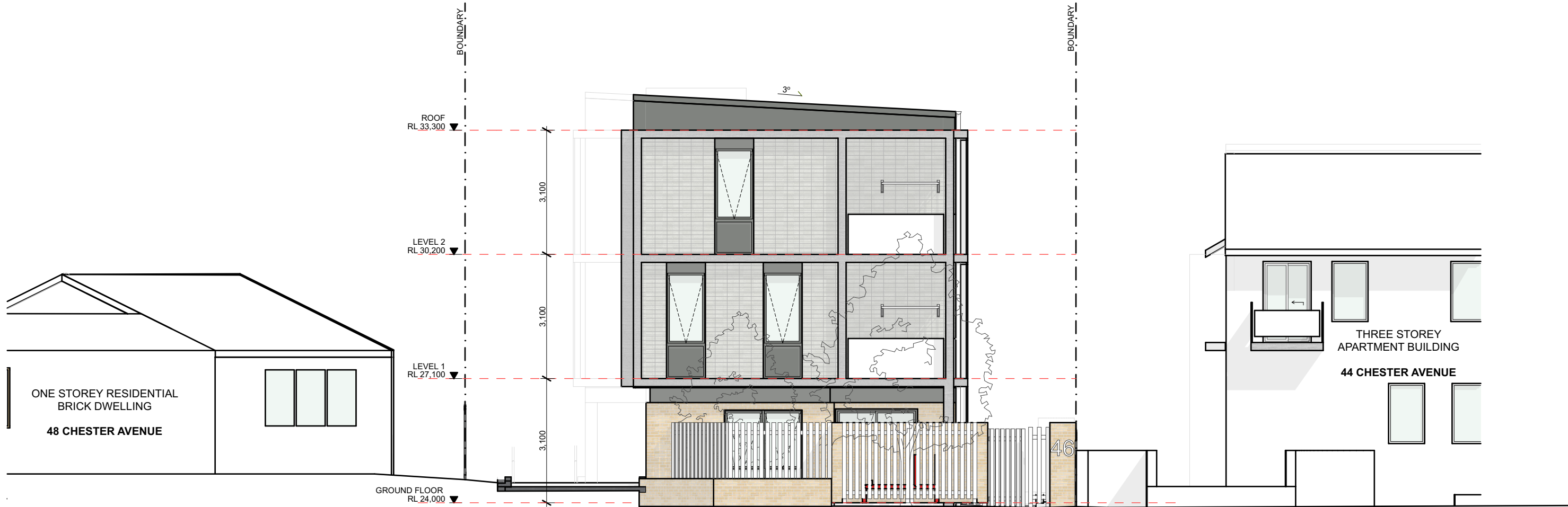






PROPOSED PLANT SCHEDULE

| Code                                    | Botanical Name                    | Common Name                      | Approx mature height, spread | Pot size | Quantity |
|---|-----------------------------------|----------------------------------|------------------------------|----------|----------|
| GROUND COVERS, NATIVE GRASSES, CLIMBERS |                                   |                                  |                              |          |          |
| 1                                       | Actinotus helianthii              | * Flannel Flower                 | .9 x .9                      | 150mm    | 13       |
| 2                                       | Viola hederacea                   | Native Violet                    | .2 x .8                      | 150mm    | 12       |
| 3                                       | Baeckia imbricata                 | * Heath Myrtle                   | .6 x .6                      | 150mm    | 32       |
| 4                                       | Dichondra 'Silverfalls'           | Silverfalls                      | .6 x .5                      | 150mm    | 18       |
| 5                                       | Billardiera scandens              | * Appleberry                     | .3 x 1                       | 150mm    | 19       |
| 7                                       | Helichrysum apiculatum            | Yellow Buttons                   | .7 x .5                      | 150mm    | 14       |
| 8                                       | Dianella revoluta                 | * Blueberry Lily                 | .5 x 1                       | 150mm    | 9        |
| 9                                       | Hibbertia fasciculata             | * Guinea Flower                  | .3 x 1m                      | 150mm    | 2        |
| 10                                      | Clivia miniata                    | Natal Plum                       | .6 x .6                      | 150mm    | 17       |
| 11                                      | Aspidistra elatior                | Cast-iron Plant                  | .6 x .8                      | 150mm    | 33       |
| 12                                      | Westringia 'mundi'                | Dwarf Westringia                 | .5 x .9                      | 150mm    | 6        |
| 13                                      | Bauera rubioides                  | * River Dog Rose                 | .8 x .8                      | 150mm    | 10       |
| 15                                      | Lomandra longifolia               | * Mat Rush                       | .8 x .9                      | 150mm    | 29       |
| 16                                      | Lomandra tanika                   | Dwarf Lomandra                   | .7 x .5                      | 150mm    | 8        |
| * Endemic species                       |                                   |                                  |                              |          |          |
| SHRUBS                                  |                                   |                                  |                              |          |          |
| 19                                      | Philotheca australicum            | * Pink Wax Flower                | .9 x .7                      | 200mm    | 16       |
| 20                                      | Callistemon 'Great Balls of Fire' | Bottlebrush [hedge]              | 1.3x.7                       | 300mm    | 13       |
| 21                                      | Leptospermum laevigatum           | Tea Tree [hedge]                 | 2.2x 1m                      | 300mm    | 11       |
| 22                                      | Syzygium 'Resilience'             | Lilly Pilly [hedge]              | 1.8x.6m                      | 300mm    | 40       |
| 23                                      | Persoonia lanceolata              | * Geebung                        | 3 x 2m                       | 200mm    | 14       |
| 26                                      | Leptospermum trinervium           | * Flakey Barked Tea Tree [hedge] | 2.2x 1m                      | 200mm    | 7        |
| 27                                      | Acacia suaveolens                 | * Sweet Wattle                   | 2.5x1.5m                     | 200mm    | 8        |
| 34                                      | Strelitzia reginae                | Bird of Paradise                 | 1.2 x1m                      | 200mm    | 11       |
| 35                                      | Cordyline stricta                 | * Erect Palm Lily                | 1.2x1.2m                     | 200mm    | 10       |
| 36                                      | Rhapis excelsa                    | Lady Palm                        | 3 x2.2m                      | 300mm    | 13       |
| TREES                                   |                                   |                                  |                              |          |          |
| 46                                      | Cupaniopsis anacardioides         | Tuckeroo                         | 8 x 5m                       | 75 litre | 1        |
| 47                                      | Lagerstroemia 'Sioux'             | * Crepe Myrtle                   | 4 x 3m                       | 75 litre | 1        |
| 57                                      | Banksia integrifolia              | * Coast Banksia                  | 10 x 6m                      | 75 litre | 2        |
| * Endemic species                       |                                   |                                  |                              |          |          |

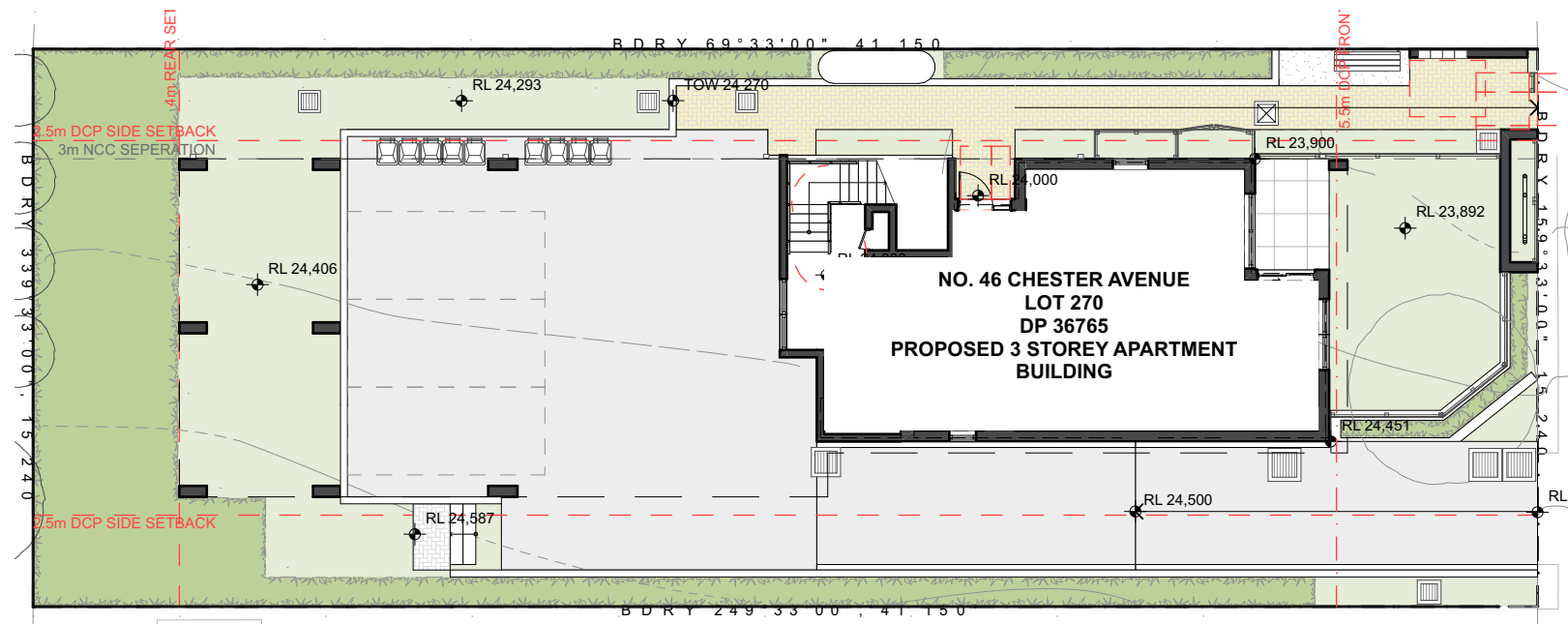


46 CHESTER AVENUE

EAST STREET ELEVATION  
Scale 1:100

| COMPLIANCE TABLE      |  |  |                                    |                |
|-----------------------|--|--|------------------------------------|----------------|
|                       | CONTROL                                      | REQUIRED   | PROPOSED                           | COMPLIES       |
| FRONT SETBACK         | RANDWICK DCP 2013                            | Prevailing setback (5m) but no less than 3m  | 5.5m                               | COMPLIES       |
| SIDE SETBACK          | RANDWICK DCP 2013                            | Minimum 2.5m based on site frontage width. Greater setbacks to be provided where possible. | 3.0m                               | COMPLIES       |
| SIDE SETBACK          | ADG  | 6m (habitable)<br>3m (non-habitable)   | 3.0m                               | NON-COMPLIANCE |
| REAR SETBACK          | RANDWICK DCP 2013                            | 15% of LOT DEPTH (6.2m)  | 4m                                 | NON-COMPLIANCE |
| HEIGHT                | RANDWICK LEP 2012                            | 9.5m   | 10.35m                             | COMPLIES       |
| HEIGHT                | HOUSING SEPP (S.42(1)(b))                    | Not exceeding the greater of 11m or the maximum LEP height limit                           | 10.35m                             | COMPLIES       |
| FSR                   | DCP  | 0.75:1   | 0.75                               | COMPLIES       |
| FSR                   | HOUSING SEPP (S.42(1)(c))                    | Not exceeding the greater of 0.65:1 or the maximum FSR permitted under the LEP             | 0.75                               | COMPLIES       |
| LANDSCAPED AREA       | RANDWICK DCP 2013                            | 50% OF THE SITE AREA = 314m <sup>2</sup>   | 253.89m <sup>2</sup>               | NON-COMPLIANCE |
| DEEP SOIL             | ADG  | 7% OF THE SITE AREA (44m2)   | 114.4m2 (18% of the site area)     | COMPLIES       |
| COMMUNAL OPEN SPACE   | ADG  | 25% OF THE SITE AREA (157m2)   | N/A                                | NON-COMPLIANCE |
| SOLAR ACCESS          | ADG  | 2 hours solar access to living rooms and private open space areas in at least 70% of units | 5 OF 7                             | COMPLIES       |
| NATURAL VENTILATION   | ADG  | 60% OF APARTMENTS  | 7 OF 7                             | COMPLIES       |
| MINIMUM INTERNAL AREA | ADG  | As per the ADG<br>STUDIO 35m2<br>1 BEDROOM 50m2<br>2 BEDROOM 70m2<br>3 BEDROOM 90m2        | 1 BEDROOM 50m2<br>2 BEDROOM 70m2   | COMPLIES       |
| PARKING               | HOUSING SEPP (S.42(1)(e)) - accessible area) | 1 BED - 0.4 SPACES<br>2 BED - 0.5 SPACES<br>3 BED - 1 SPACE<br>VISITOR - 0 SPACES          | 3 SPACES PROVIDED                  | COMPLIES       |
| WASTE MANAGEMENT      | RANDWICK DCP 2013                            | WASTE - 1 x 240L/2 DWELLINGS<br>RECYCLING - 1 x 240L/2 DWELLINGS                           | 3 x WASTE BINS, 3 x RECYCLING BINS | COMPLIES       |

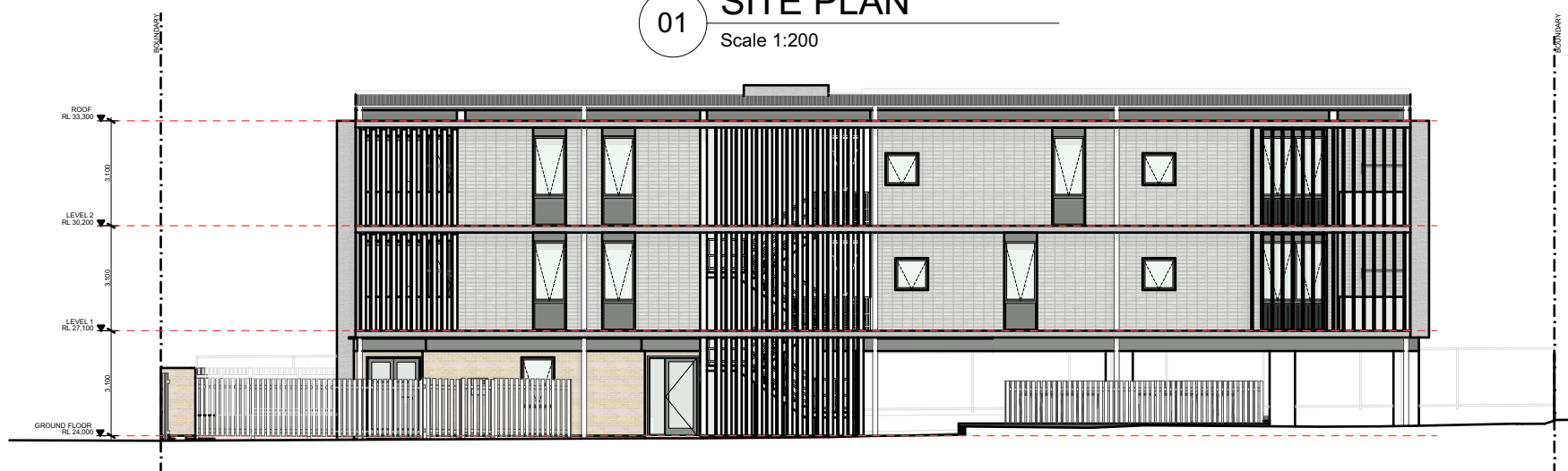
|                       |                     |
|-----------------------|---------------------|
| LOT No. & DP          | LOT 270, DP 36765   |
| SITE AREA             | 627.1m <sup>2</sup> |
| GFA MAXIMUM ALLOWABLE | 470.325             |
| GFA PROVIDED          | 469.43              |



01

## SITE PLAN

Scale 1:200



02

## NORTH ELEVATION

Scale 1:200



03

## EAST ELEVATION

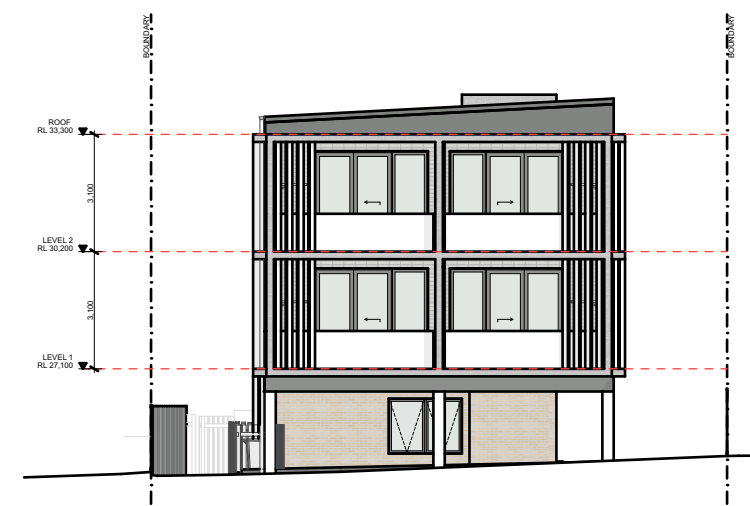
Scale 1:200



04

## SOUTH ELEVATION

Scale 1:200



05

## WEST ELEVATION

Scale 1:200



Homes NSW  
Locked Bag 5022  
Parramatta NSW 2124  
Ph: 1800 738 718 (voicemail)  
www.nsw.gov.au/homes-nsw

INTEGRATED  
DESIGN  
GROUP  
ARCHITECTURAL MASTERPLANNING INTERIORS

## NOTIFICATION - ELEVATIONS

46 CHESTER AVENUE, MAROUBRA for HOMES NSW

All drawings are not for construction and are subject to further design development, consultant input, council and legislative requirements.  
© Integrated Design Group P/L ABN 84 115 006 329 | Nominated architects | Simon Thorne reg. no. 7093 | Andrew Elia reg. no. 7928 | Joshua Andren reg. no. 8878 |

REV:

A

DATE:

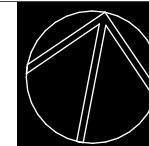
13/3/2024

PROJECT NO:

BGZ93

SHEET:

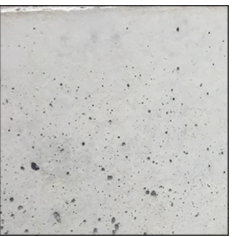
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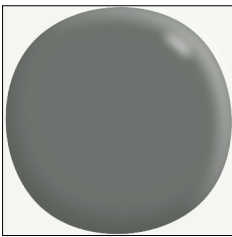




BW-1 AUSTRAL MASONRY BLOCK IN ALABASTER OR SIMILAR



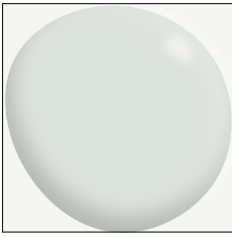
CF-1 OFF FORM CONCRETE FRAME



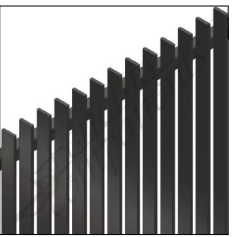
PF-1 DULUX WINDSPRAY



FB-1 AUSTRAL MINERAL SAND BRICK OR SIMILAR



PF-2 DULUX DOVER WHITE

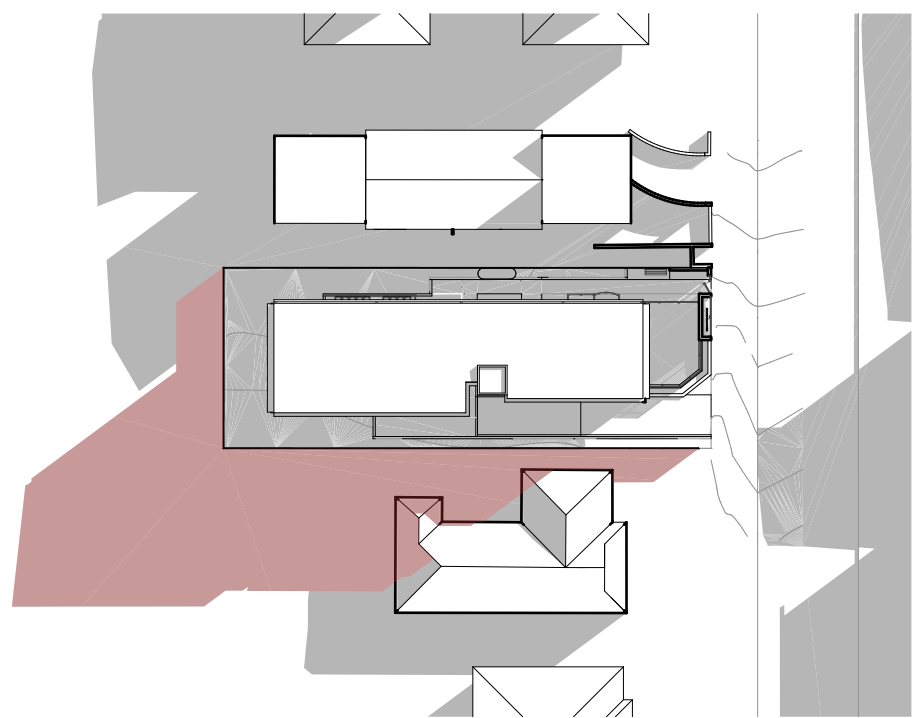


F-1 WINDSPRAY PALISADE FENCE

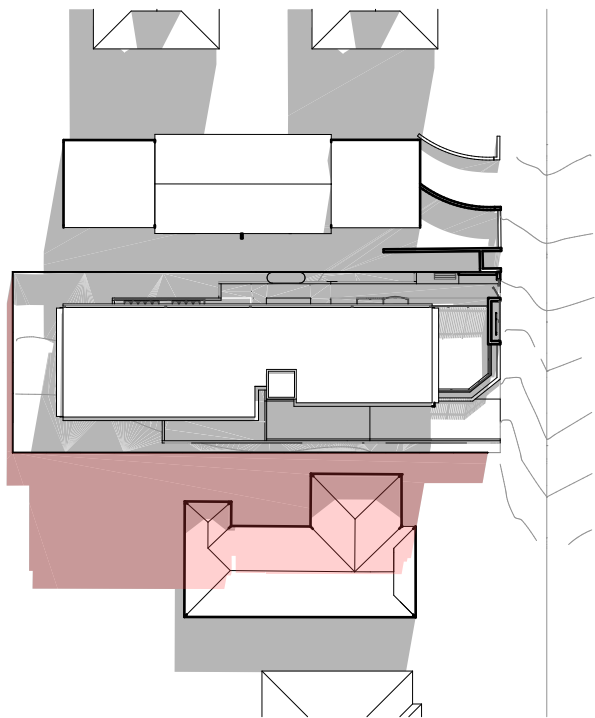


L-1 WHITE VERTICAL LOUVRES

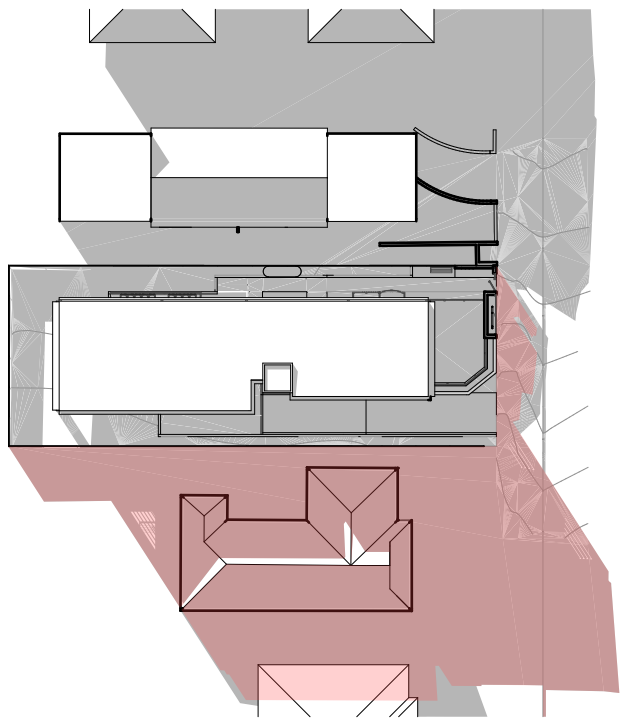




01 9am 21 JUNE SHADOW DIAGRAM



02 12pm 21 JUNE SHADOW DIAGRAM



03 3pm 21 JUNE SHADOW DIAGRAM

LEGEND

- INDICATES SHADOW CAST BY PROPOSED DEVELOPMENT
- INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES