

13th February 2024

AREA SPECIFIC CONTROLS, CORAL SEA PARK ESTATE, MAROUBRA

The proposed residential flat building at 46 Chester Avenue, Maroubra addresses the site-specific objectives outlined in part 8.1 of Medium Density Residential Ranwick Comprehensive Development Control Plan 2013 as below.

The significant characteristics outlined in the DCP include a balanced combination of dwelling types, the spatial arrangement of community facilities, the mix of cottages, duplexes and blocks of flats, open rear gardens with access to sunlight and privacy. The proposed building ties in with these significant characteristics as it maintains and replants the open rear garden, provides affordable housing within the estate, and contributes to the mix of housing types provided within the estate.

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OBJECTIVE	PROPSAL RESPONSE
<ul style="list-style-type: none"> To ensure new development reflects the scale and massing of existing development in the estate 	Coral Sea Park Estate is characterised by a mix of dwelling types which range from single dwelling houses to multi-unit flat buildings. The proposed dwelling is a 3-storey flat building, which reflects characteristics of the Estate. The adjoining dwelling at 44 Chester Avenue, Maroubra is a 3-Storey flat building exploring similar scale to the proposed dwelling. Chester Avenue has several similar massing and scale multi-unit dwellings, as seen at 47 and 59 Chester Avenue, Maroubra.
<ul style="list-style-type: none"> To ensure new development maintains the characteristics of building setbacks and garden areas prevalent through the Estates 	The proposed development used the neighbouring setbacks as a precedent for the setbacks used on this site, to remain consistent with the characteristics along Chester Avenue. The front, rear and side setbacks are planted out with landscape buffers to preserve the garden areas that are an important characteristic of the Estate.
<ul style="list-style-type: none"> To maintain the planned neighbourhood and garden suburb characteristics of the Estate 	The proposed development maintains the characteristics of the Estate by providing a mix of dwelling sizes in the residential flat building, which can encourage a wide population mix on the one site, while also complementing the significant characteristic of having a mix of housing typologies within the Estate. As mentioned above, the planted out setbacks help to maintain the garden suburb characteristic.

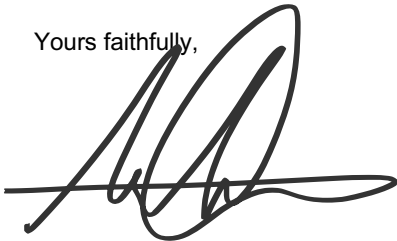
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CONTROLS	PROPSAL RESPONSE
i) Building materials and external finishes are to be consistent with the dominant themes in the Estate	Within the Coral Sea Park Estate you see a wide use of red, brown and blonde face brick façades. The proposed residential flat building uses a brick façade to remain consistent with the neighbouring developments.
ii) Site area and dimensions, particularly width, are of sufficient size to allow and maintain the existing themes of large rear garden areas and open spaces between buildings to continue	The site at 46 Chester Avenue is a narrow site not dissimilar to adjacent sites sizes, however, successfully maintains these existing themes that are carried throughout the Coral Sea Park Estate. The development continues the open space between buildings, by using a 3m side setbacks, and provides a garden space at the rear of the development to allow for privacy between adjoining sites, as seen similarly throughout the Estate.
iii) Sites have a minimum frontage of 20 metres	The development proposed on 46 Chester Avenue has a site frontage of 15.3m, however achieves a 7-unit residential flat building on the site. The proposed

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	for development of more than 2 dwellings	development takes precedent from multiple neighbouring buildings as they have frontages of less than 20m with more than 2 dwellings per site. This is evident as the existing townhouses to the north, at 44 Chester Avenue consist of multiple dwellings on one site with a frontage less than 20m. Supplementry to this, the approved DA/859/2016/b at 48 Chester Avenue consists of 5 x townhouses, with a frontage less than 20m, as well as the approved DA/282/2020/B at 50 Chester Avenue consists of 5 townhouses with a frontage less than 20m.
iv)	Open spaces in front of buildings are not fenced off from the street. Where fencing is proposed it is no more than one metre high	Whilst the control explores the characteristic of no fencing, it is heavily seen throughout the Estate that fences are used, as seen in the neighbouring buildings at 44 and 39 Chester Avenue. The proposed dwelling includes a 2m high fence within the front setback to enclose the Fire Booster Assembly. The location of this Fire Booster Assembly would not be supported if it were to be relocated away from the front setback. Aside from the enclosed Fire Booster Assembly, the proposal still maintains the Estate characterisitcs of open spaces in front of the buildings, by including planting infront of the fence and further shrubs and trees within the front setback.
v)	Front setbacks of development must consider consistency with the surrounding buildings. Front façade design must consider compatibility with the form, massing and articulation of existing development	Coral Sea Park Estate is made up of a mix of single storey dwellings and residential flat buildings. Residential flat buildings throughout the estate have similar form, roof pitch, material finishes and colour as other housing types within the estate. As stated above, a brick façade has been selected to remain consistent with the dominat materials seen within the estate, the setbacks and massing of the proposed development remains within the allowable controls and characteristic seen within the Estate, The proposal is consistent with current characterisitcs within the Estate, however it also remains consistent in scale and massing with the adjacent approved developments at 48 and 50 Chester Avenue.

Yours faithfully,



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