

# RESIDENTIAL FLAT BUILDING

46 CHESTER AVENUE, MAROUBRA for HOMES NSW

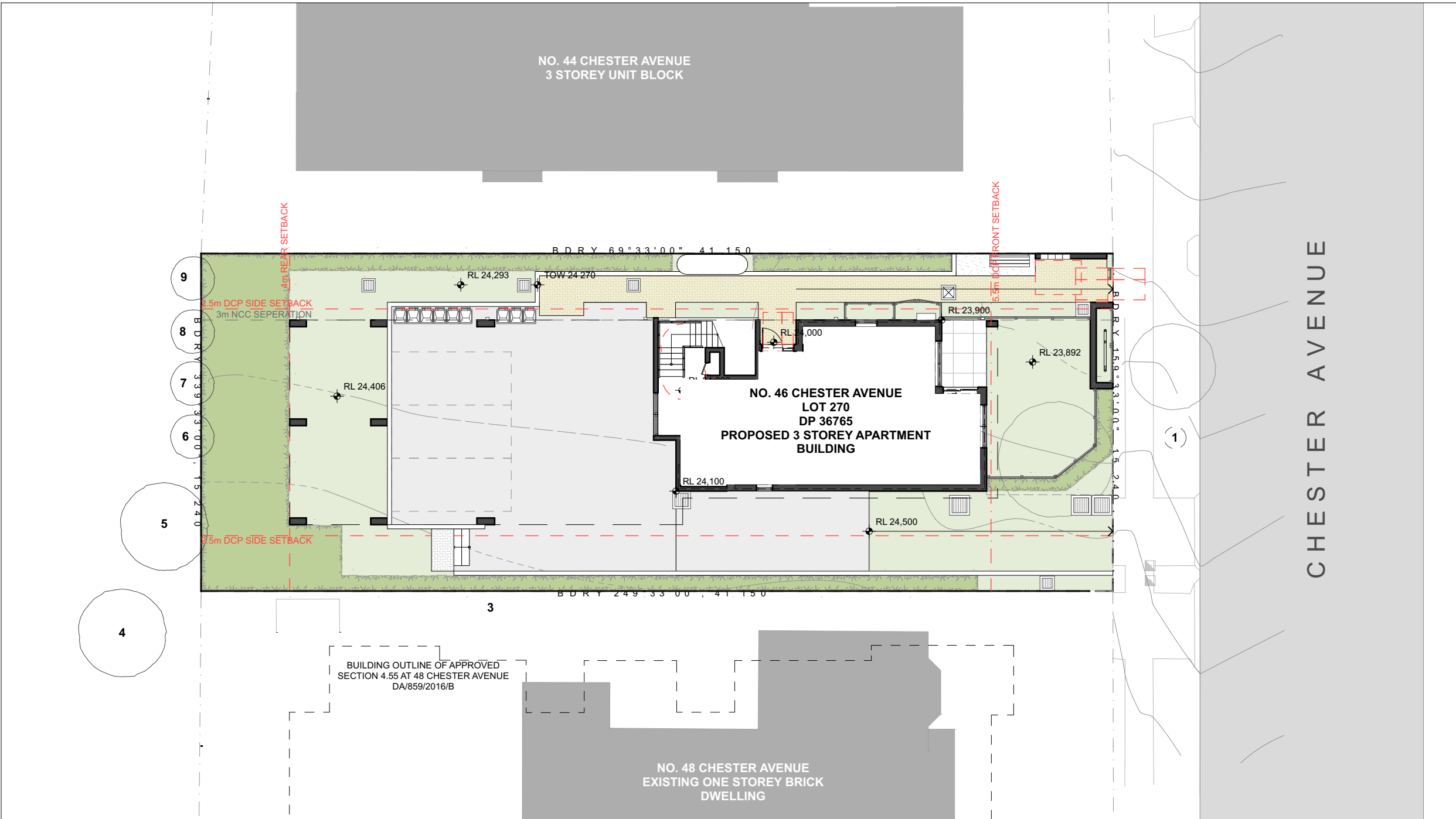
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JOB REFERENCE	NO293
LOCALITY/SUBURB	MAROUBRA
STREET ADDRESS	46 CHESTER AVENUE
LOT No. & DP	LOT 270, DP 36765
SITE AREA	627.1m <sup>2</sup>
GFA MAXIMUM ALLOWABLE	170.325
GFA PROVIDED	169.43

COMPLIANCE TABLE	CONTROL	REQUIRED	PROPOSED	COMPLIES
FRONT SETBACK	RANDWICK DCP 2013	Permitted 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) 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	9.95m	COMPLIES
HEIGHT	HOUSING SEPP (S-421)(1B)	Not exceeding the greater of 11m or the maximum LEP height limit	9.95m	COMPLIES
FSR	DCP	0.75:1	0.75	COMPLIES
FSR	HOUSING SEPP (S-421)(1C)	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 (44m <sup>2</sup> )	114.4m <sup>2</sup> (18% of the site area)	COMPLIES
COMMUNAL OPEN SPACE	ADG	25% OF THE SITE AREA (157m <sup>2</sup> )	N/A	NON-COMPLIANCE
SOLAR ACCESS		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 STUDIO 35m <sup>2</sup> 1 BEDROOM 50m <sup>2</sup> 2 BEDROOM 70m <sup>2</sup> 3 BEDROOM 90m <sup>2</sup>	1 BEDROOM 50m <sup>2</sup> 2 BEDROOM 70m <sup>2</sup>	COMPLIES
PARKING	HOUSING SEPP (S-421)(1A)) - accessible area)	1 BED - 0.4 SPACES 2 BED - 0.5 SPACES 3 BED - 1 SPACE VISITOR - 0 SPACES	3 SPACES PROVIDED	COMPLIES
WASTE MANAGEMENT	RANDWICK DCP 2013	WASTE - 1 x 240L2 DWELLINGS RECYCLING - 1 x 240L2 DWELLINGS	3 x WASTE BINS, 3 x RECYCLING BINS	COMPLIES

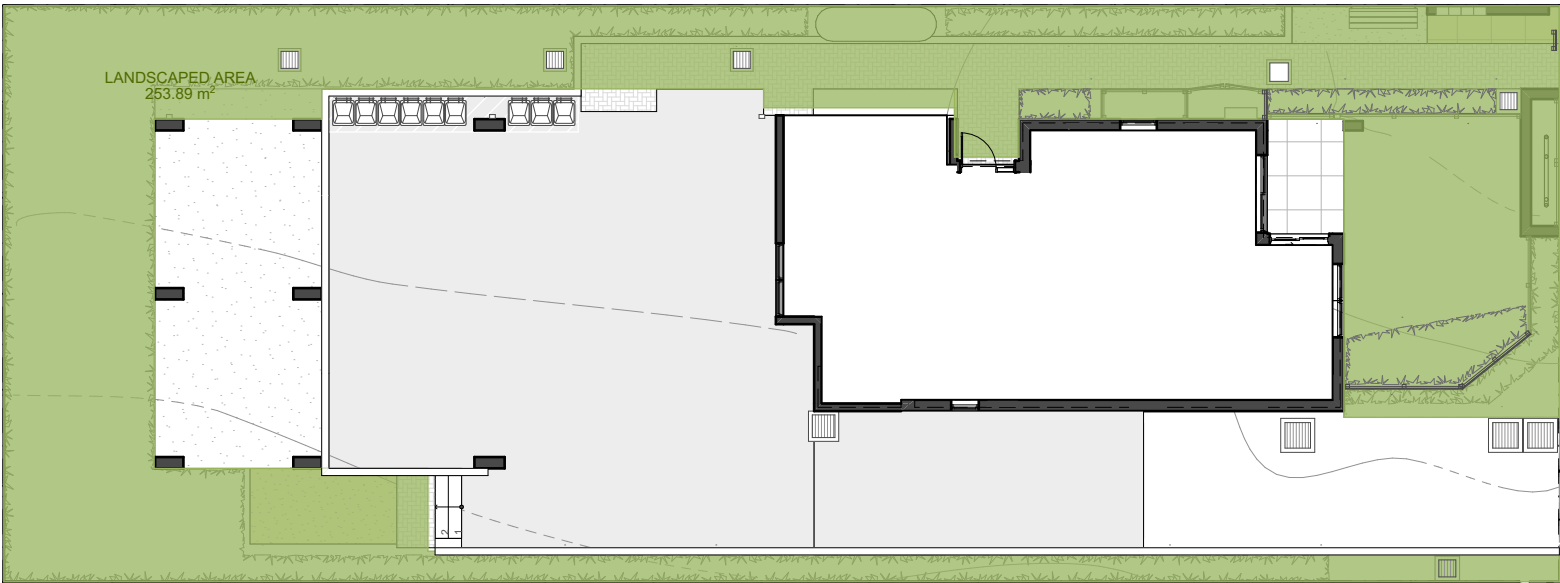
<b>BASIX commitments:</b>	
Shower head rating	3 star
Toilet rating	4 star
Kitchen taps	4 star
Bathroom taps	4 star
Alternate water	5,000L rainwater tank (min.) & 310m <sup>2</sup> roof area connected
Alternate water connections	WCs, 1 external tap
HWS	Electric instantaneous
Cooling – living / bedroom	AC / Ceiling fans
Heating – living / bedroom	AC / Nil
LED lights	Throughout
Bath fan	Ducted, manual on/off
Kitchen range hood	Ducted, manual on/off
Laundry fan	Ducted, manual on/off
Hot plates / oven	Electric / electric
Solar PV	18kW (min.)
Outdoor clothesline	Yes

<b>Thermal Efficiency summary:</b>	
Roof	Medium (SA >0.475<0.70) & R1.3 anticon blanket
Ceiling insulation	R4.0 (2 <sup>nd</sup> floor only)
External wall insulation	R2.5 and vapour permeable sarking
Internal wall insulation	R2.5 (internal walls shared with common area, bathroom)
Floor insulation	R2.3 to underside of floors with open subfloor (1 <sup>st</sup> floor)
Infiltration	Draught stoppers & foam seals on all external doors.
Downlights	Draught stoppers on all exhaust fans.
Window / glass door type	Downlights to be IC-F rated to permit coverage with insulation.
Ceiling fans	Double glazed clear sliding w/aluminium frame U=4.10 & SHGC=0.52 (+or: 5%) Double glazed clear hinged w/aluminium frame U=4.10 & SHGC=0.47 (+or: 5%) All bedrooms and living areas (1200mm minimum)

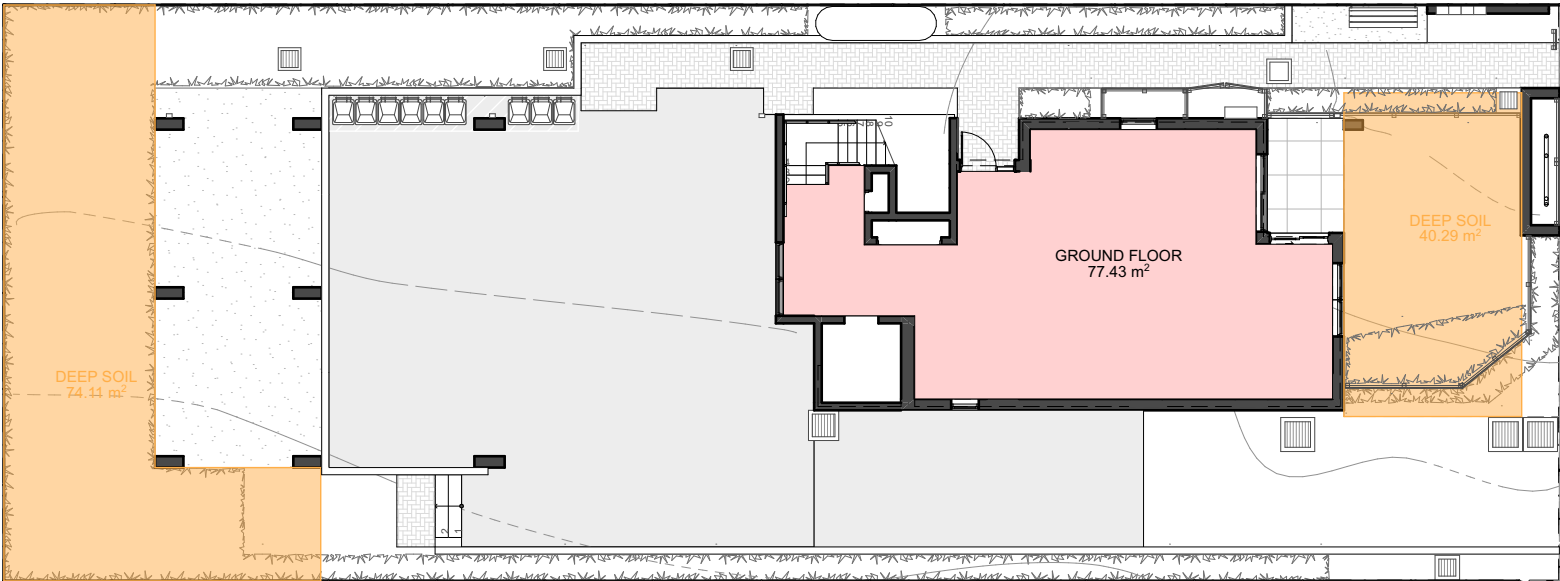




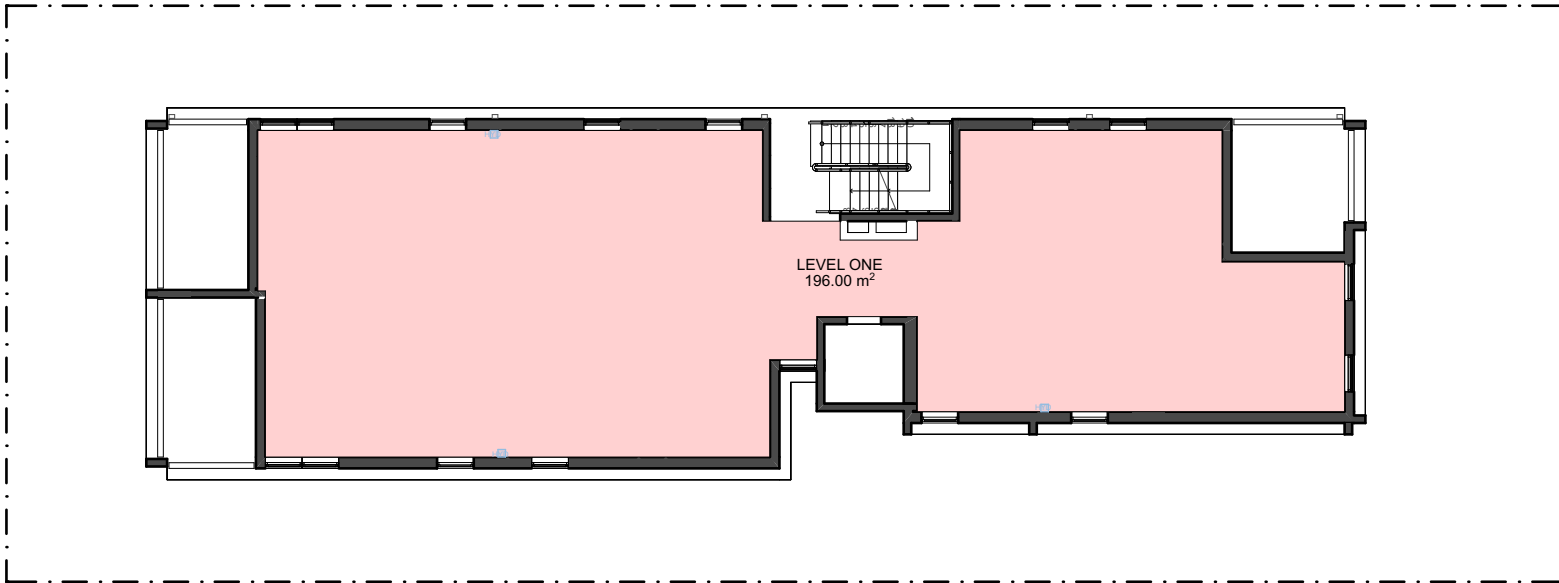
AREA SCHEDULE				
LEVEL	GFA (m <sup>2</sup> )	1B	2B	3B
GROUND FLOOR	77.43	1		
LEVEL 1	196.00	2	1	
LEVEL 2	196.00	2	1	
SUB TOTALS	469.43	5	2	
FSR	0.75			
SITE	627.10			7
LANDSCAPE AREAS				
	REQUIRED	TOTAL	% of site	
TOTAL LANDSCAPE AREA	313.55	253.89	40%	NON-COMPLIANT
DEEP SOIL	43.89	114.40	18%	COMPLIES
CARPARKING	NO.	HOUSING SEPP ACC.		REQUIRED
1B UNITS	5	0.40		2.00
2B UNITS	2	0.50		1.00
3B UNITS		1.00		0.00
TOTAL	7			
VISITORS				
TOTAL CARS REQUIRED				3.00
TOTAL CARS PROVIDED				3
1. SEPP 65 2015 refers to RMS Guide to Traffic Generating Developments				
2. SEPP Housing, Accessible Site				
3. Proposed visitor rated based on Traffic Engineering Report				
SEPP 65				
	NO. OF UNITS		%	
SUNLIGHT	5		71%	
VENTILATION	7		100%	



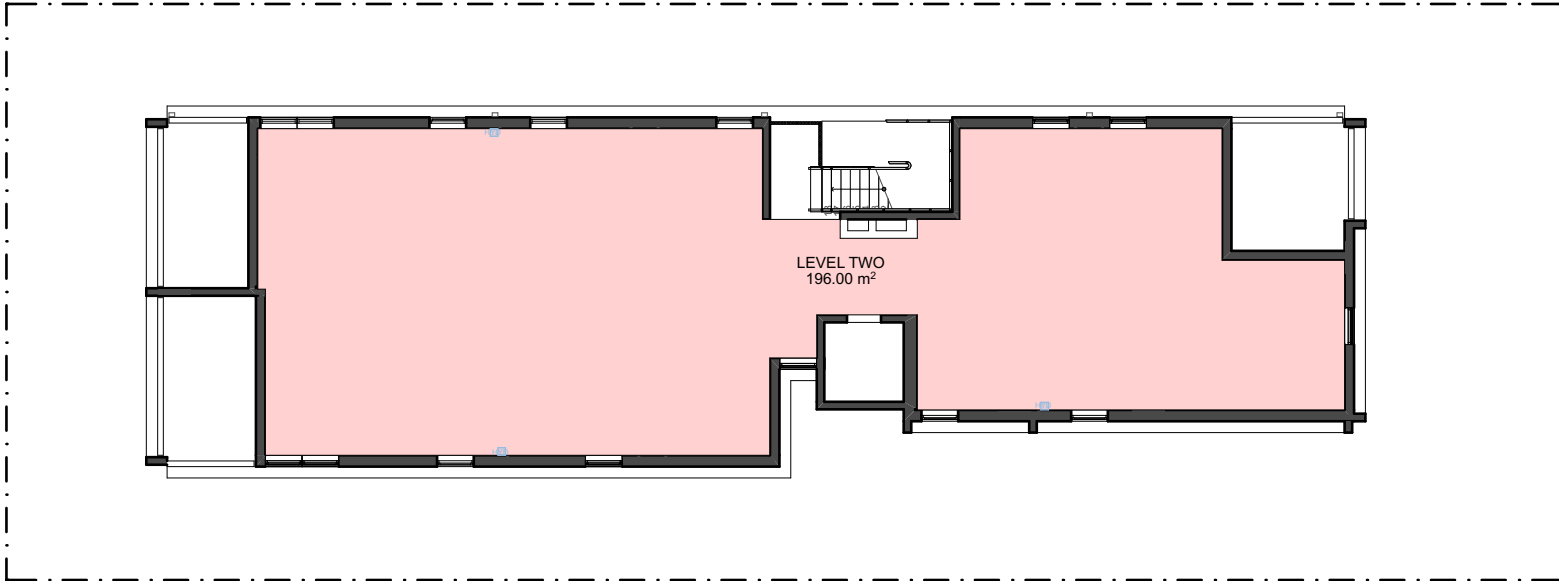
01 LANDSCAPED AREA  
Scale 1:200



02 FSR & DEEP SOIL  
Scale 1:200

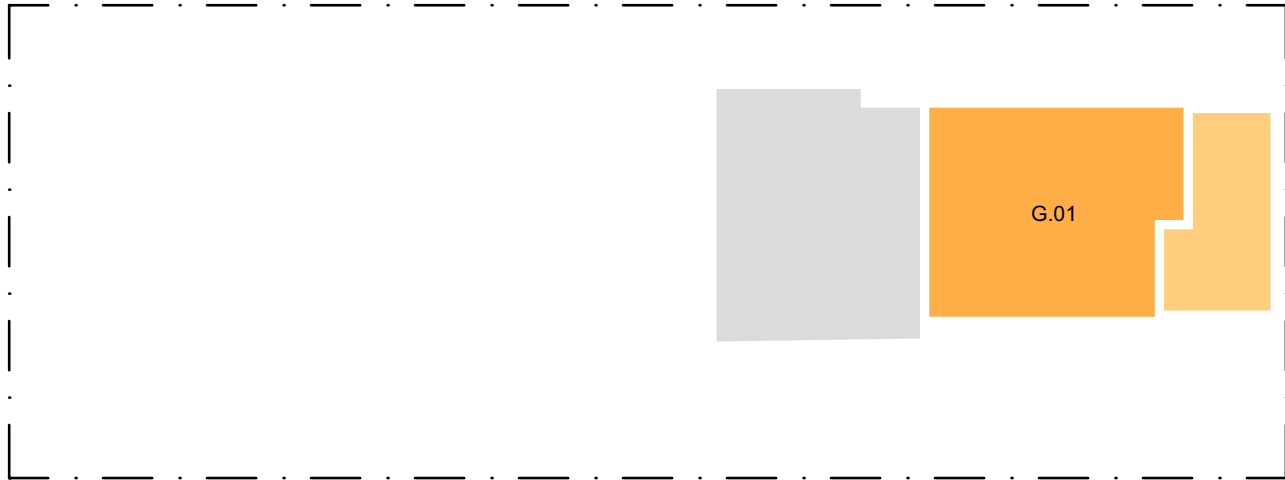


03 L1 FSR  
Scale 1:200

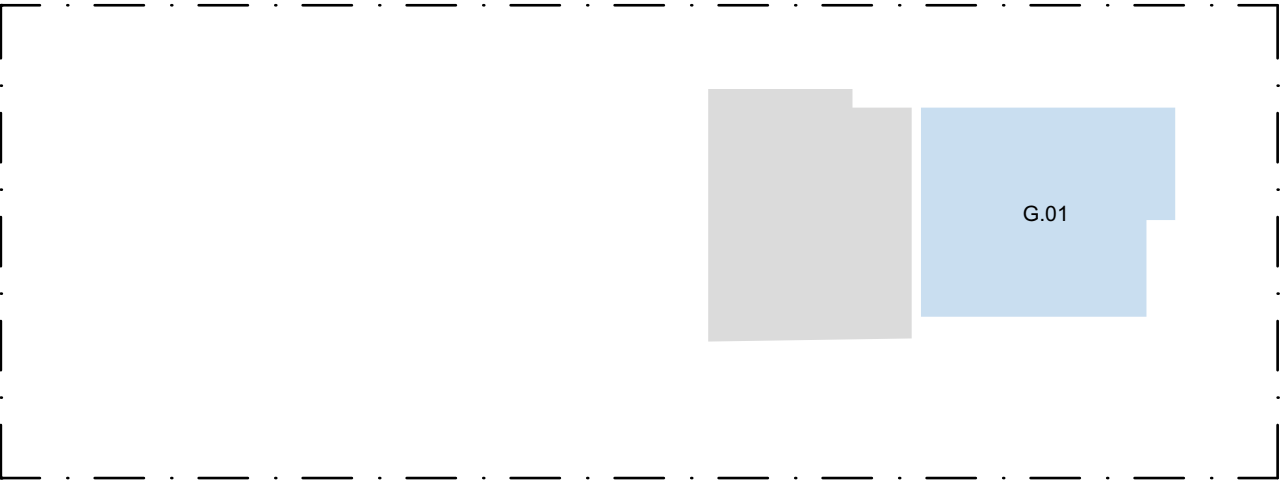


04 L2 FSR  
Scale 1:200

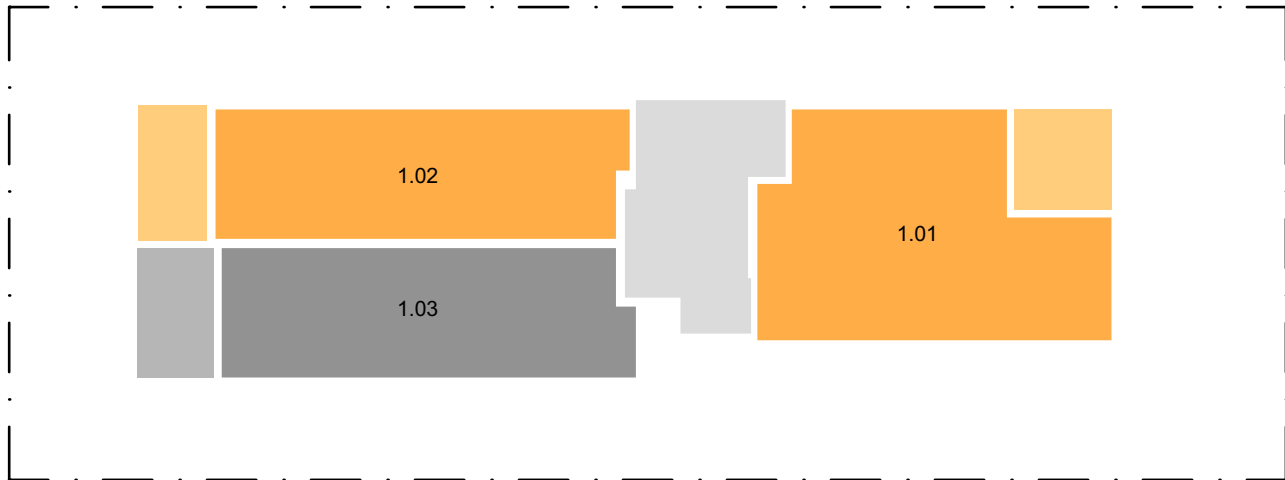
SEPP 65 DATA																
	GENERAL			AREA (m <sup>2</sup> )		STORAGE		ENVIRONMENTAL							SUN	VENT
	1B	2B	3B	INT.	BALC	TOTAL	INT.	9am	10am	11am	12pm	1pm	2pm	3pm		
GROUND FLOOR																
GF.01	1			56.65	37.25	93.90	6.97	1	1	1	1				1	1
LEVEL 1																
1.01		1		70.01	10.37	80.38	8.55	1	1	1	1	1	1		1	1
1.02		1		54.67	9.82	64.49	6.84			1	1	1	1	1	1	1
1.03		1		54.51	10.70	65.21	6.84									1
LEVEL 2																
2.01			1	70.01	10.63	80.64	8.55	1	1	1	1	1	1		1	1
2.02		1		54.67	9.82	64.49	6.84			1	1	1	1	1	1	1
2.03		1		54.51	10.70	65.21	6.84									1
TOTAL	5	2	0												5	7
%	71%	29%	0%												71%	100%
COMPLIANCE															YES	YES
REQUIRED																



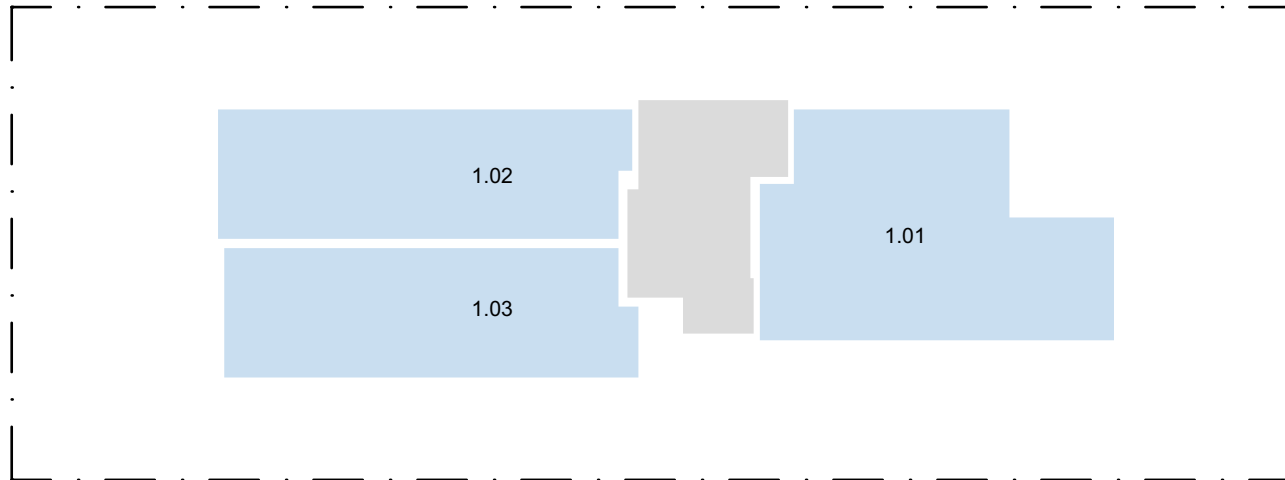
01 SOLAR ACCESS GROUND



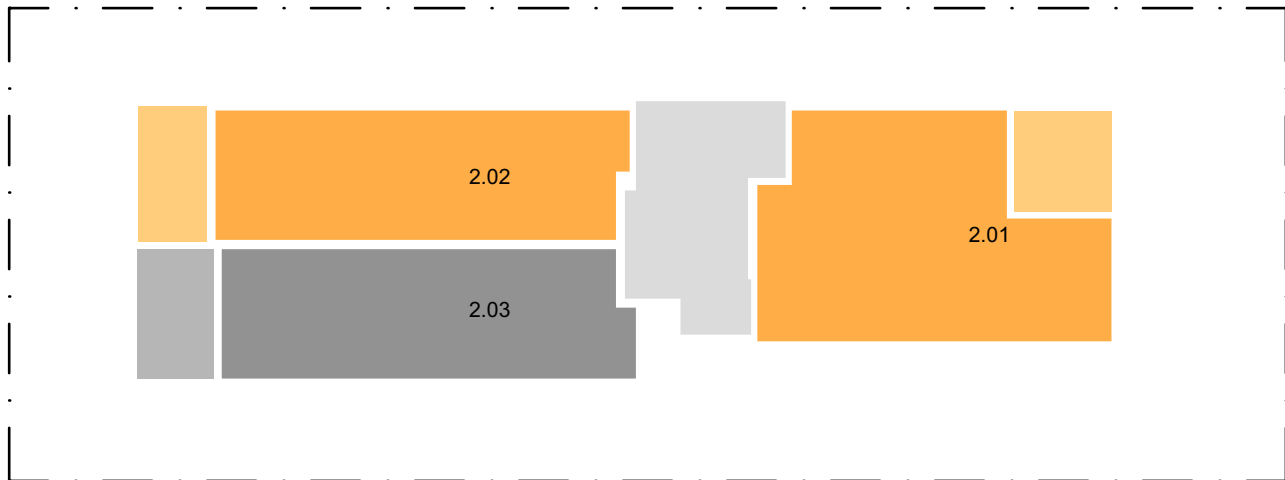
01 VENTILATION GROUND



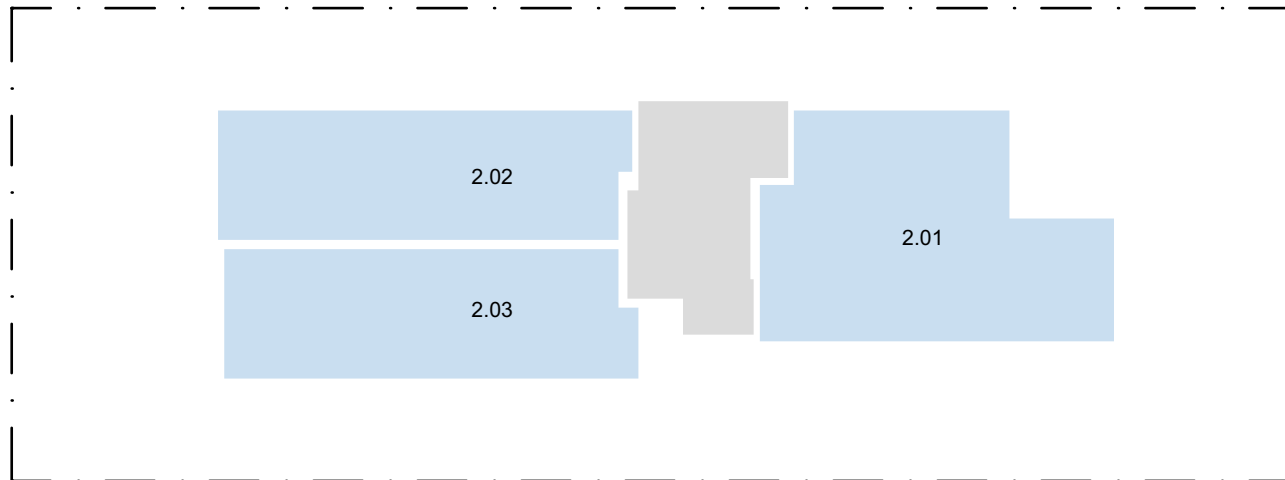
02 SOLAR ACCESS LEVEL 1



02 VENTILATION LEVEL 1



03 SOLAR ACCESS LEVEL 2



03 VENTILATION LEVEL 2

LEGEND

UNITS ACHIEVING 3HRS SOLAR ACCESS

PRIVATE OPEN SPACE ACHIEVING 3HRS SOLAR ACCESS

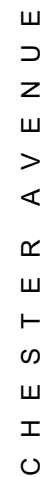
UNITS ACHIEVING VENTILATION

UNITS NOT ACHIEVING SEPP 65 COMPLIANCE

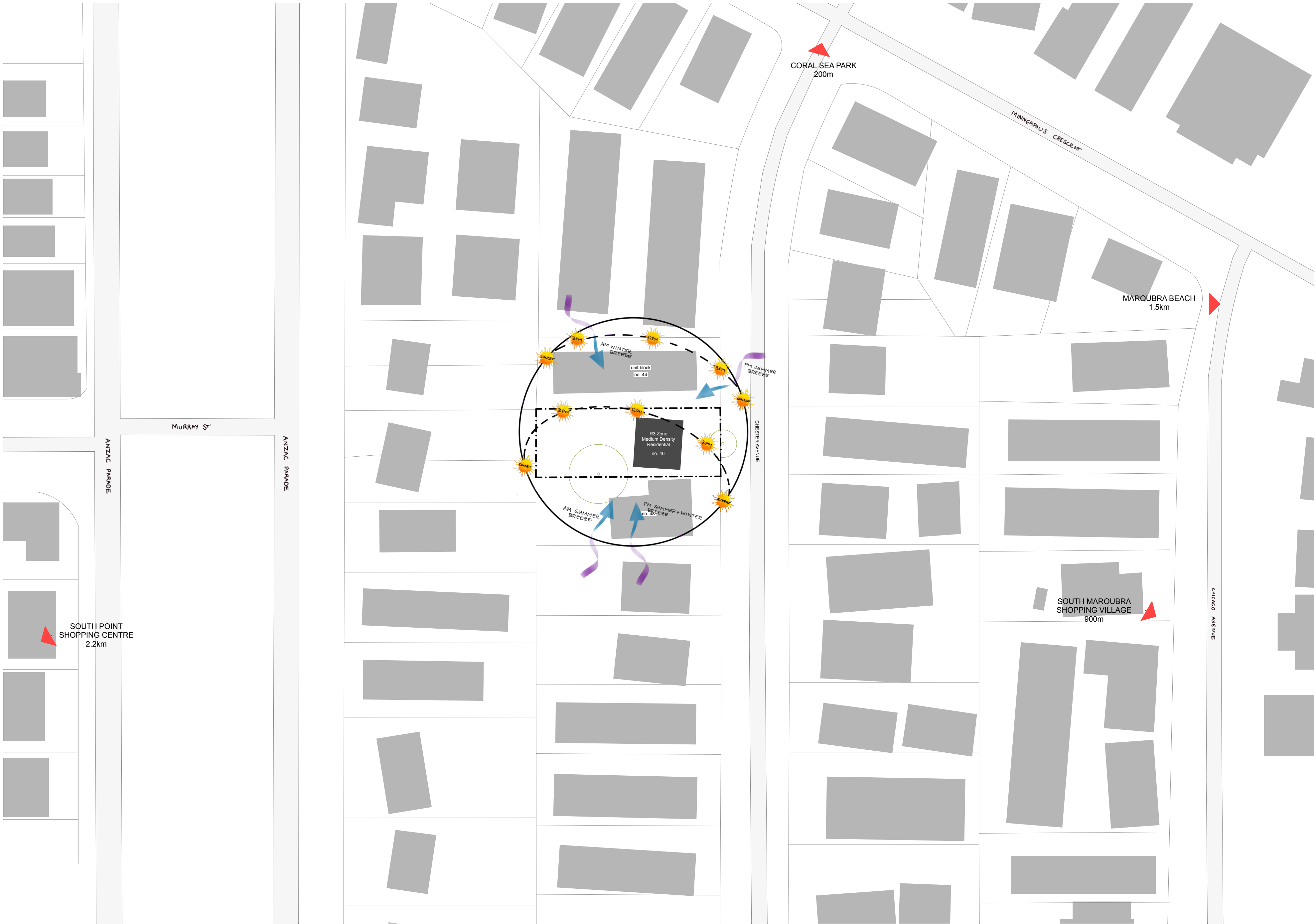
NSW  
GOVERNMENT

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ARCHITECT

INTEGRATED  
DESIGN  
GROUP

46/1-270/1-2024 MASTERPLANNING INTERESTS

Integrated Design Group Pty Ltd  
ABN 16 110 008 320  
Nominated Architects:  
Simon Thorne NSW ARB 7093  
Andrew Elin NSW ARB 7028  
Joshua Andrew NSW ARB 8878

1. Figured dimensions take precedence over scaled drawings  
2. Contractors to check and verify all datum levels and dimensions on site prior to proceeding with works.  
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5. Refer to General Notes page for legend and abbreviations

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4. Refer to landscape architects documentation for landscape details, planting schedule, and landscape levels.



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RESIDENTIAL FLAT BUILDING

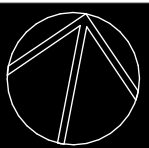
SITE: 46 CHESTER AVENUE, MAROUBRA  
CLIENT: HOMES NSW  
REF: BG233  
LOT: LOT 270 DP 36765

13/3/2024	A	ISSUE FOR PART 5

SITE ANALYSIS

DRAWING P5-0101  
ISSUE A

DRAWN TG | AE  
CHECKED 1:500, 1:0.55 @  
SCALE A2



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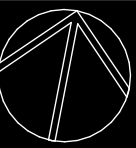
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CLIENT: HOMES NSW  
REF: BGZ93  
LOT: LOT 270 DP 36765

10/7/24	A	REVISED ISSUE FOR P5

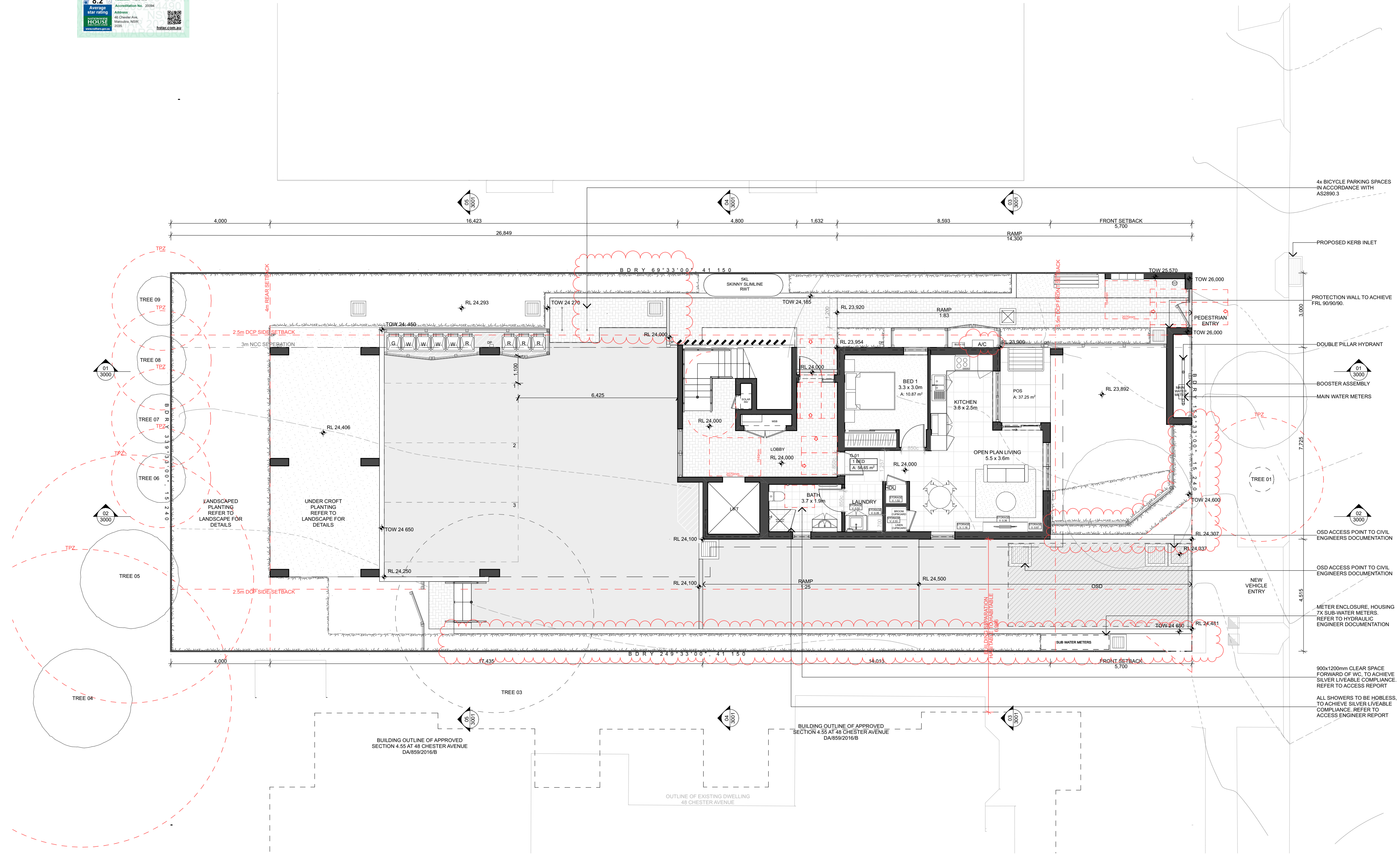
DRAWING	ISSUE
P5-0102	A

DRAWN  
CHECKED  
SCALE

EV  
TG | AE  
@ A2







ARCHITECT

INTEGRATED  
DESIGN  
GROUP

46/1-12/10-12 WESTERLYN INTERIORS

Integrated Design Group Pty Ltd  
ABN 16 110 008 329  
Nominated Architects:  
Simon Thorne NSW ARB 7093  
Andrew Elin NSW ARB 7093  
Joshua Andrew NSW ARB 8878

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PROJECT

RESIDENTIAL FLAT BUILDING

SITE: 46 CHESTER AVENUE, MAROUBRA  
CLIENT: HOMES NSW  
REF: BG223  
LOT: LOT 270 DP 36765

REVISION

13/3/24	A	ISSUE FOR PART 5
10/7/24	B	REVISED ISSUE FOR P5

DRAWING

GROUND FLOOR PLAN

DRAWING

P5-1100

ISSUE

B

DRAWN

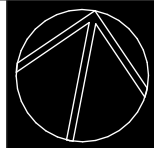
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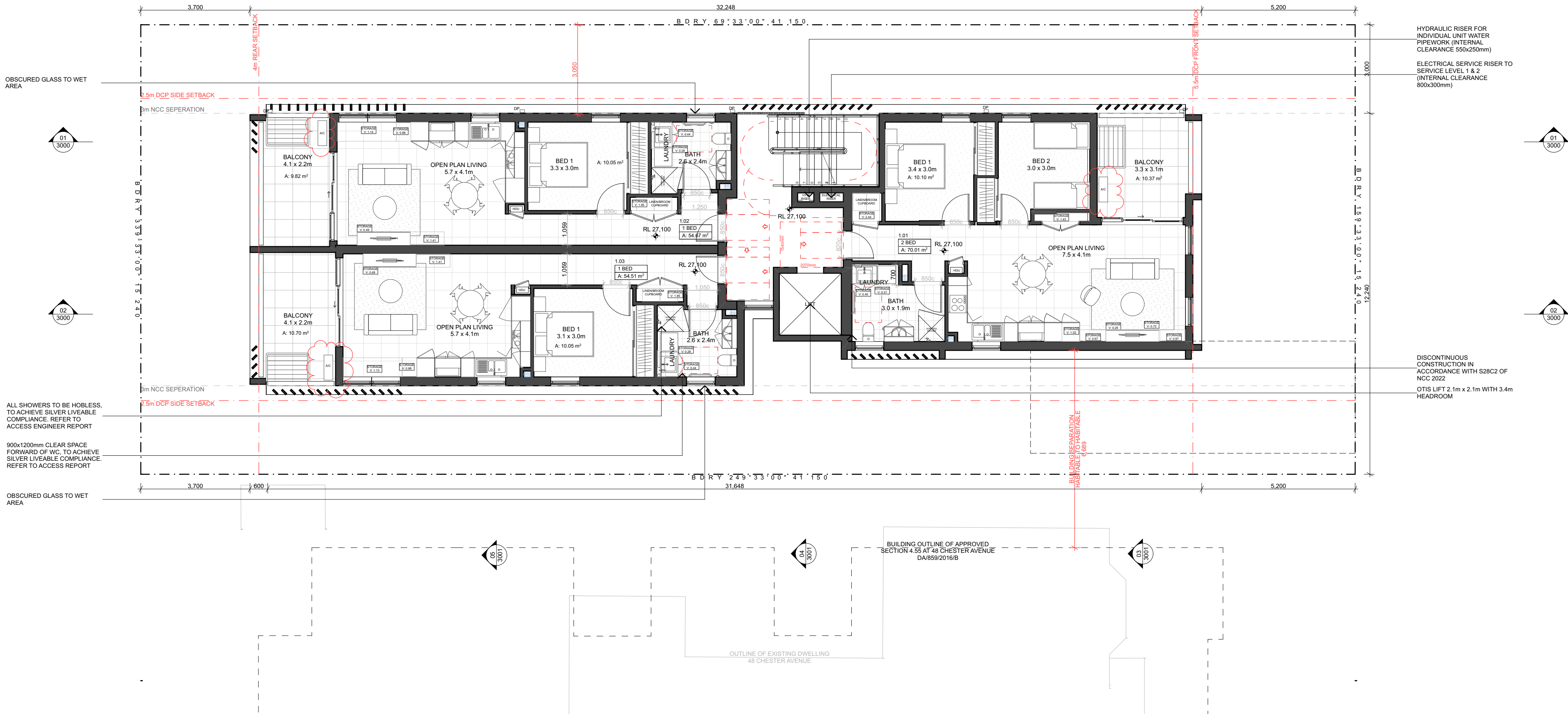
1:100 @ A2

CHECKED

TG/AE

SCALE





ALL SHOWERS TO BE HOBBLESS, TO ACHIEVE SILVER LIVEABLE COMPLIANCE. REFER TO ACCESS ENGINEER REPORT

900x1200mm CLEAR SPACE FORWARD OF WC, TO ACHIEVE SILVER LIVEABLE COMPLIANCE. REFER TO ACCESS REPORT

OBSERVED GLASS TO WET AREA

HYDRAULIC RISER FOR INDIVIDUAL UNIT WATER PIPEWORK (INTERNAL CLEARANCE 550x250mm)

ELECTRICAL SERVICE RISER TO SERVICE LEVEL 1 & 2 (INTERNAL CLEARANCE 800x300mm)

DISCONTINUOUS CONSTRUCTION IN ACCORDANCE WITH S28C2 OF NCC 2022  
OTIS LIFT 2.1m x 2.1m WITH 3.4m HEADROOM

BUILDING OUTLINE OF APPROVED SECTION 4.55 AT 46 CHESTER AVENUE DA/859/2016/B

OUTLINE OF EXISTING DWELLING 48 CHESTER AVENUE

ARCHITECT

INTEGRATED  
DESIGN  
GROUP

46/51-70/100-100 KASTELPLANNING INTERIORS

Integrated Design Group Pty Ltd  
ABN 16 115 008 325  
Nominated Architects:  
Simon Thorne NSW ARB 7093  
Andrew Elin NSW ARB 7023  
Joshua Andrew NSW ARB 8878

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PROJECT

RESIDENTIAL FLAT BUILDING

SITE: 46 CHESTER AVENUE, MAROUBRA  
CLIENT: HOMES NSW  
REF: BG223  
LOT: LOT 270 DP 36765

REVISION

13/3/24	A	ISSUE FOR PART 5
10/7/24	B	REVISED ISSUE FOR P5

DRAWING

LEVEL ONE PLAN

DRAWING  
P5-1101

ISSUE

B

DRAWN

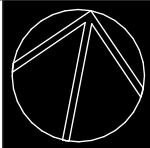
CHECKED

SCALE

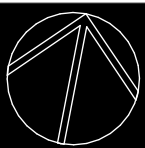
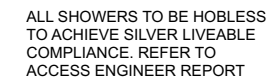
EV

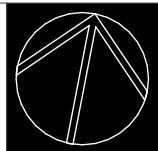
TG/AE

1:100 @ A2

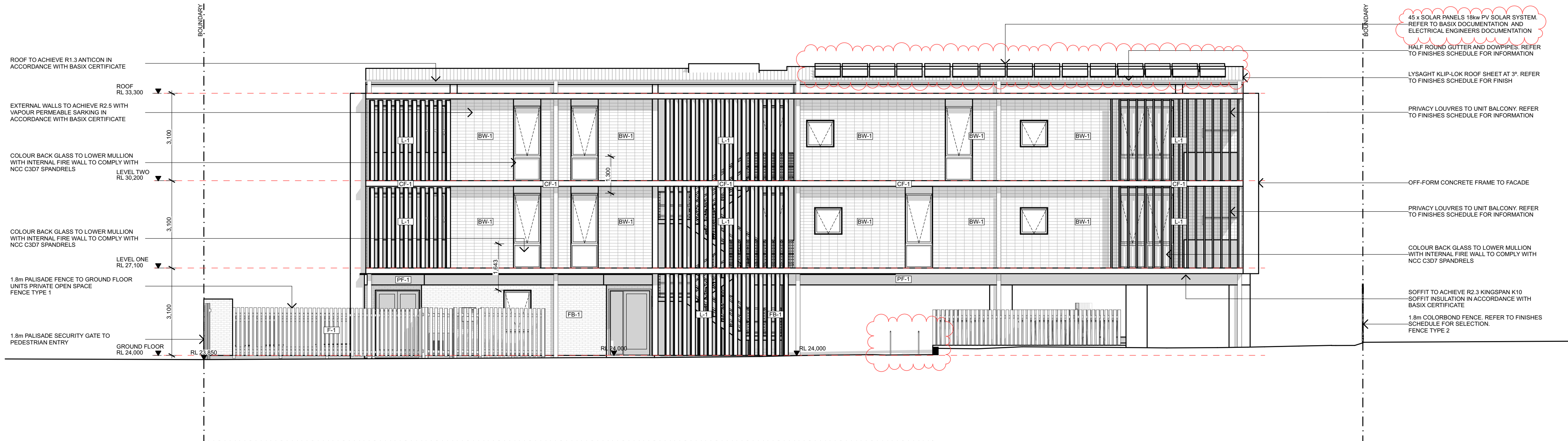












01 NORTH ELEVATION  
Scale 1:100



02 EAST ELEVATION  
Scale 1:100

ARCHITECT

INTEGRATED  
DESIGN  
GROUP

46/1-12/10-102 EAST ELEVATIONS INTERIORS

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Nominated Architects:  
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Andrew Elin NSW ARB 7020  
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PROJECT

RESIDENTIAL FLAT BUILDING

SITE: 46 CHESTER AVENUE, MAROUBRA  
CLIENT: HOMES NSW  
REF: BQ223  
LOT: LOT 270 DP 36765

REVISION

13/3/24 A ISSUE FOR PART 5  
10/7/24 B REVISED ISSUE FOR P5

DRAWING

ELEVATIONS 01

DRAWING

P5-2000

ISSUE

B

DRAWN

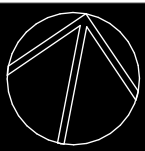
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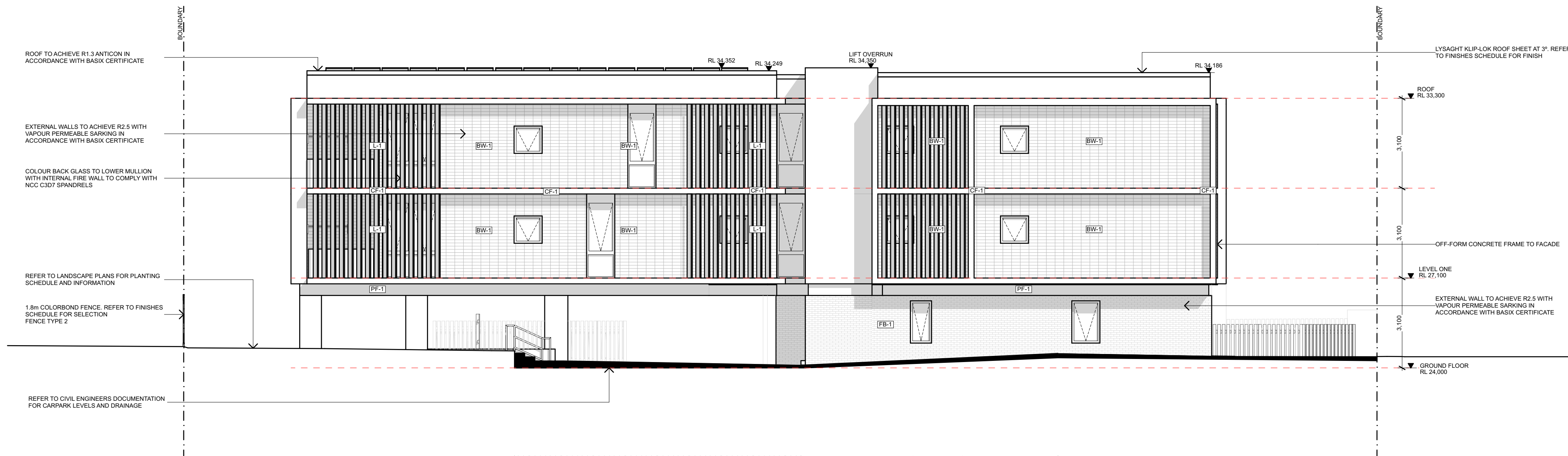
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TG/AE

SCALE

1:100 @ A2

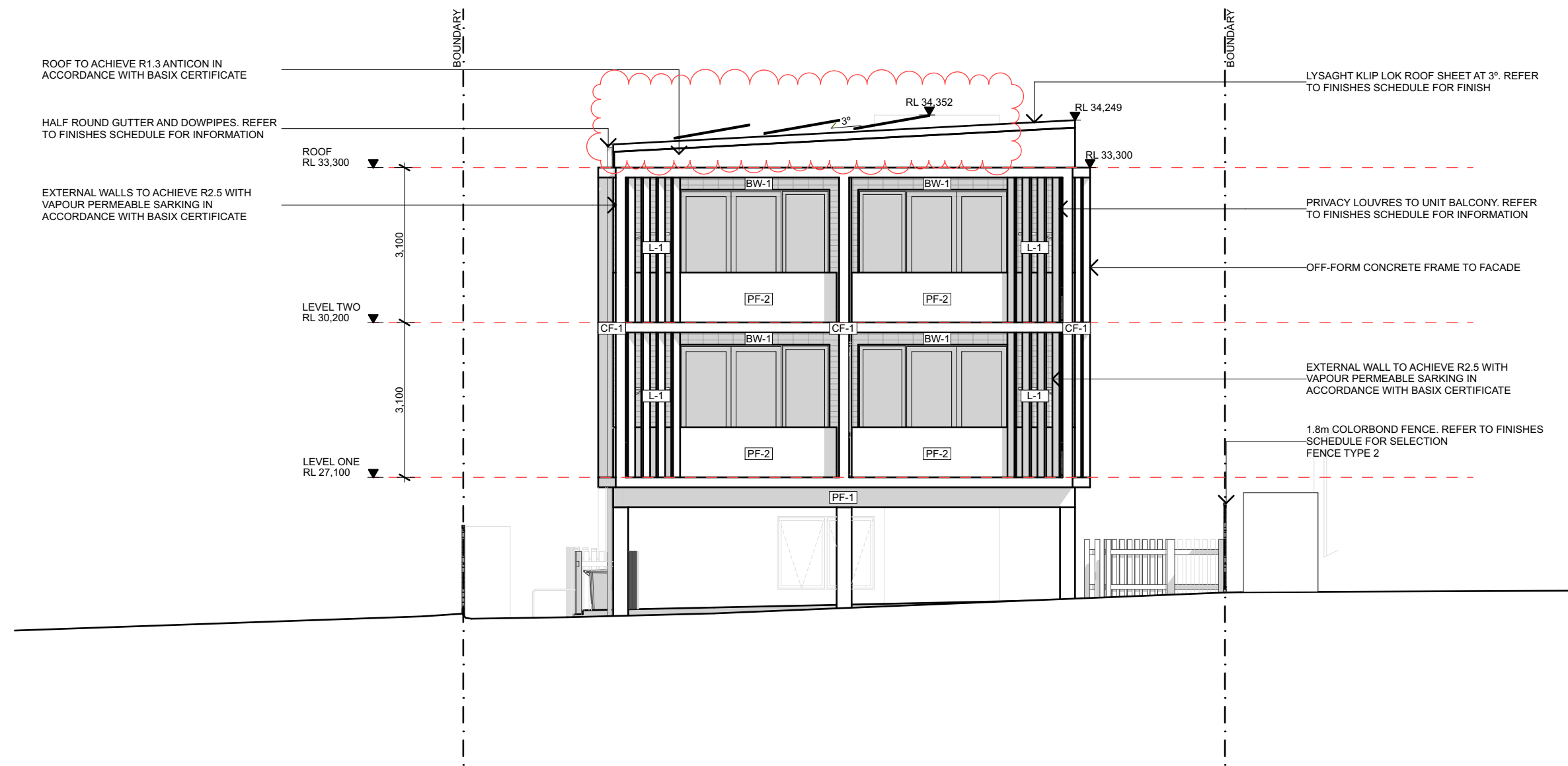




03

## SOUTH ELEVATION

Scale 1:100



04

## WEST ELEVATION

Scale 1:100

## DRAWING NOTES

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## PROJECT

## RESIDENTIAL FLAT BUILDING

SITE: 46 CHESTER AVENUE, MAROUBRA  
CLIENT: HOMES NSW  
REF: BG233  
LOT: LOT 270 DP 36765

## REVISION

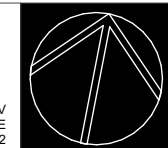
REVISION	DATE	DESCRIPTION
13/3/24	A	ISSUE FOR PART 5
10/7/24	B	REVISED ISSUE FOR P5

## DRAWING

## ELEVATIONS 02

DRAWING: P5-2001  
ISSUE: B

DRAWN: TO  
CHECKED: AE  
SCALE: 1:100 @ A2



INTEGRATED  
DESIGN  
GROUP

46/1-2/2017-182 KASPER/PLANNING INTERIORS

Integrated Design Group Pty Ltd  
ABN 16 115 008 325  
Nominated Architects:  
Simon Thorne NSW ARB 7093  
Andrew Elin NSW ARB 7020  
Joshua Andrew NSW ARB 8878

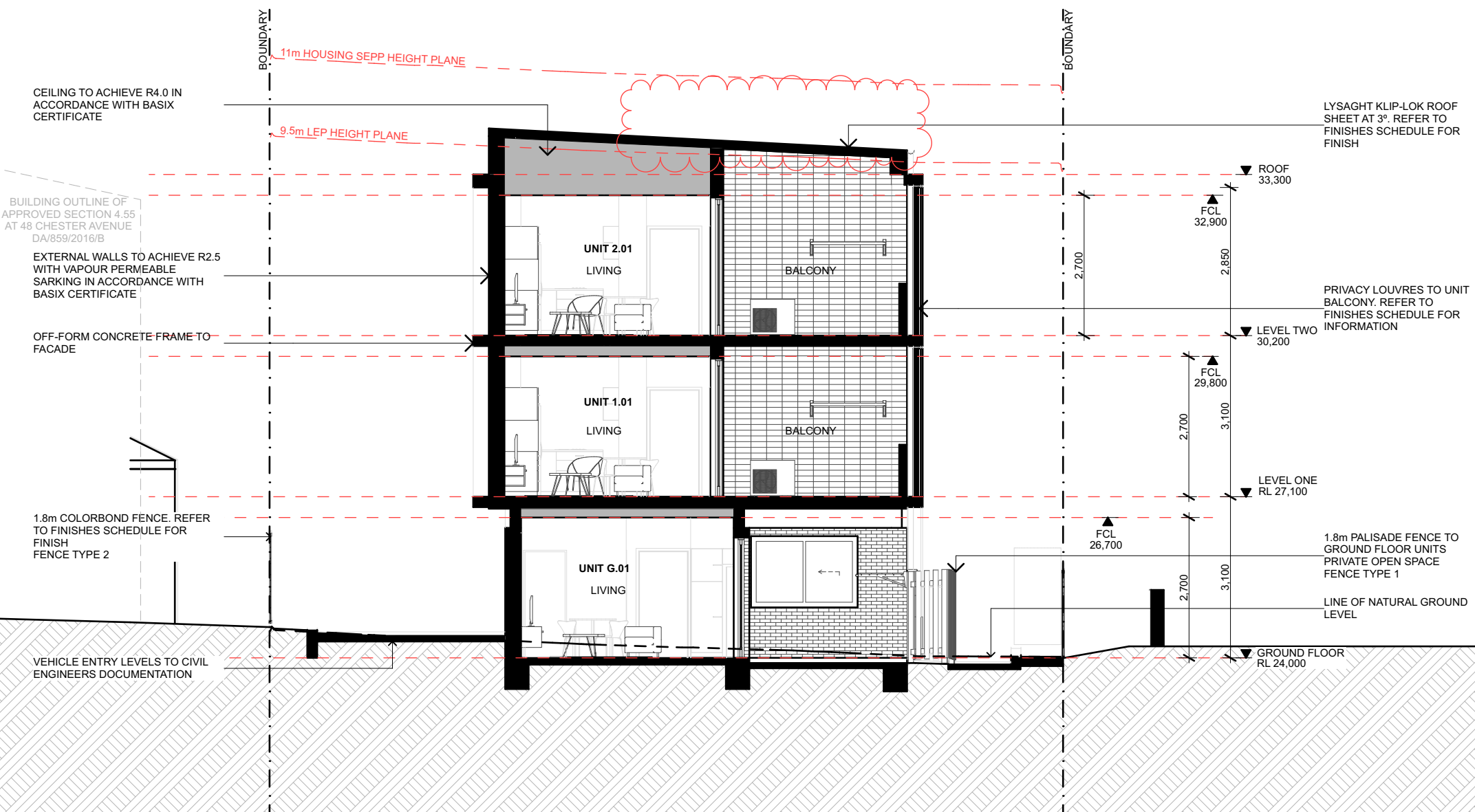
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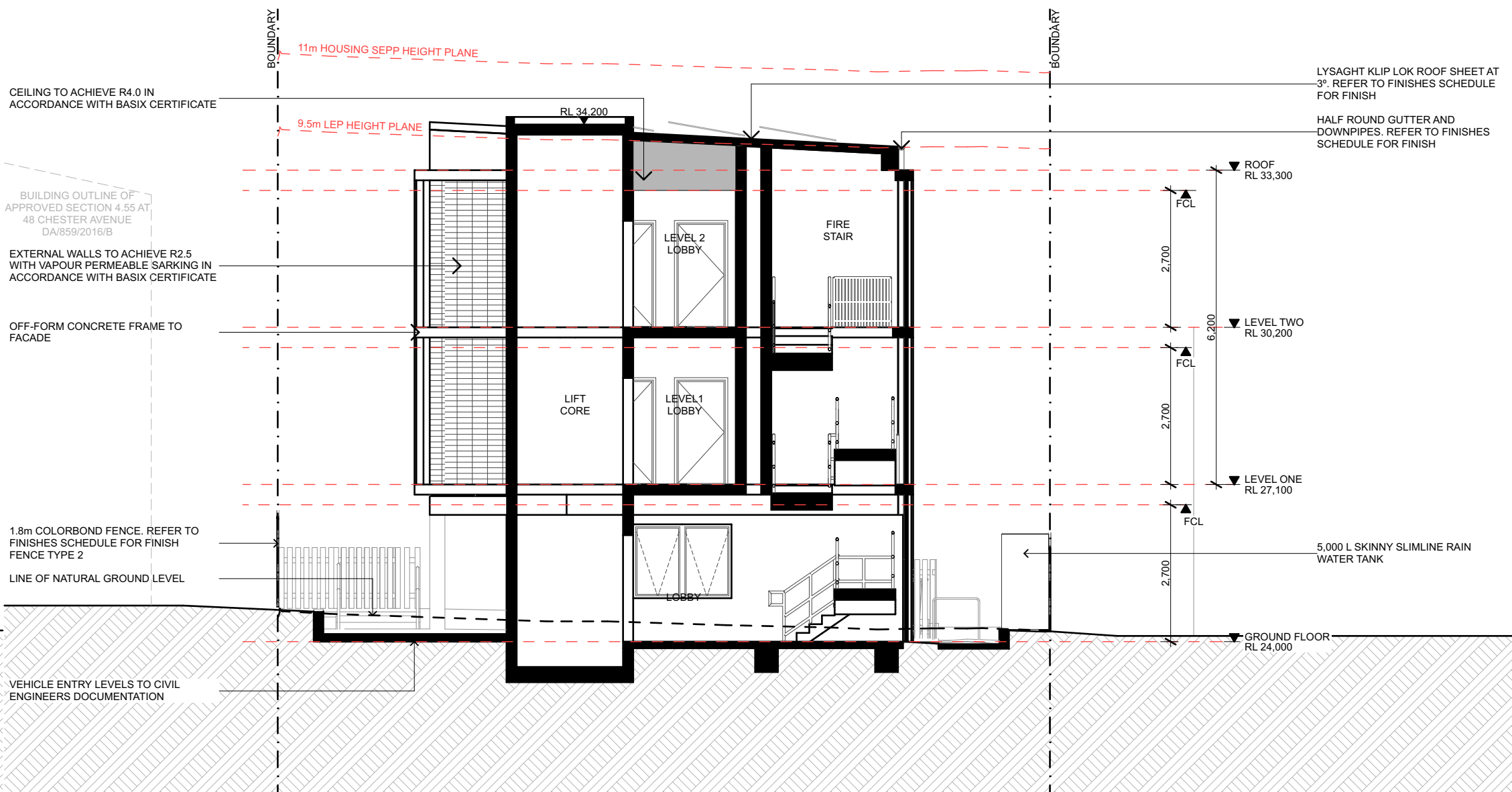
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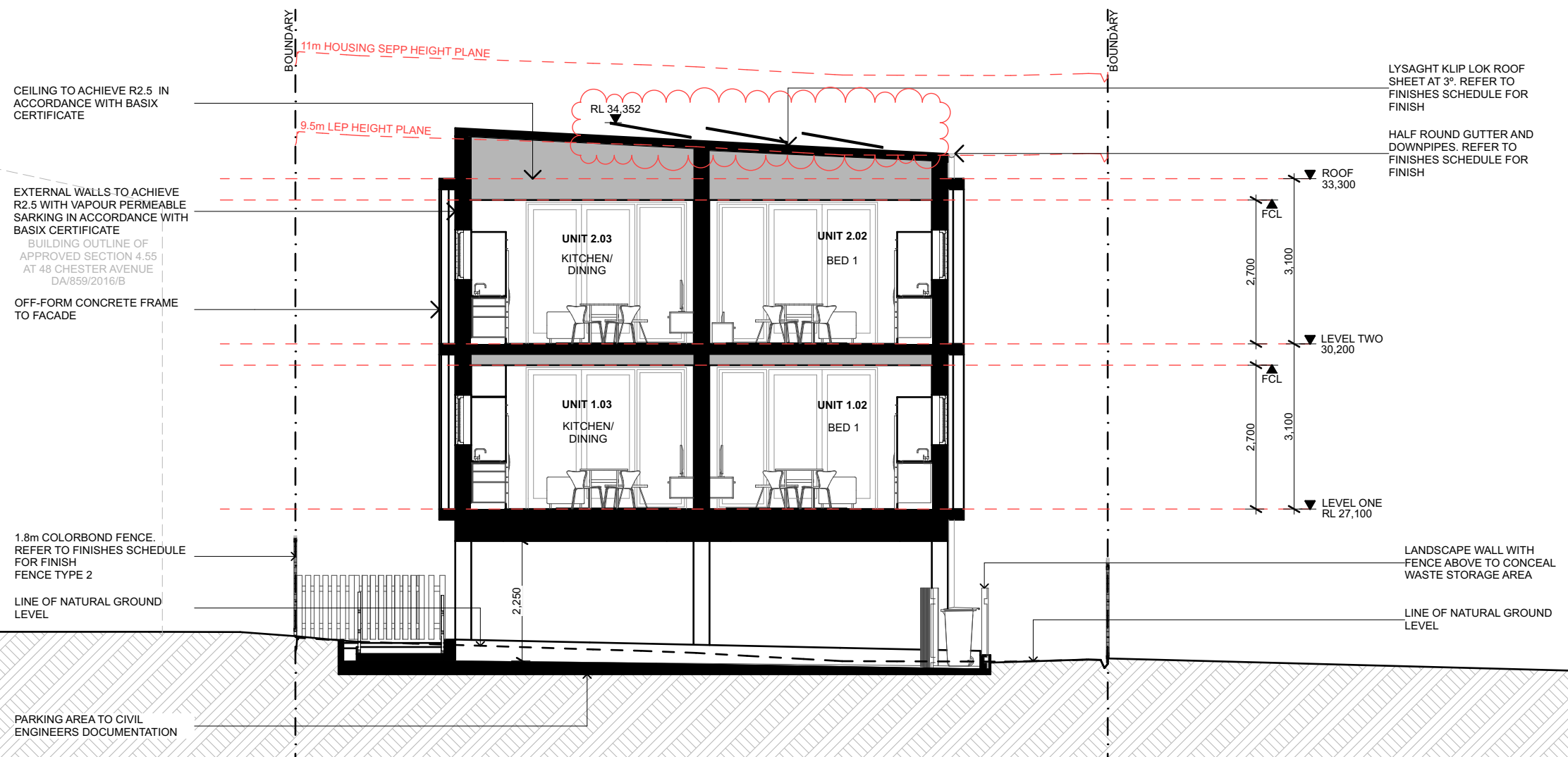




03 SECTION C  
Scale 1:100



04 SECTION D  
Scale 1:100



05 SECTION E  
Scale 1:100

ARCHITECT

**INTEGRATED  
DESIGN  
GROUP**

48/1-12/10-102 KASTELPLAN/MS INTERIORS

Integrated Design Group Pty Ltd  
ABN 16 115 008 329Nominated Architects:  
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Andrew Elin NSW ARB 7028  
Joshua Andrew NSW ARB 8878© Integrated Design Group is the owner of  
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PROJECT

RESIDENTIAL FLAT BUILDING

SITE: 46 CHESTER AVENUE, MAROUBRA  
CLIENT: HOMES NSW  
REF: BQ233  
LOT: LOT 270 DP 36765

REVISION

13/3/24	A	ISSUE FOR PART 5
10/7/24	B	REVISED ISSUE FOR P5

DRAWING

SECTIONS 02

DRAWING

P5-3001

ISSUE

B

DRAWN

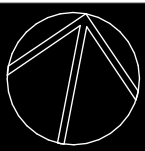
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SCALE

EV

TG/AE

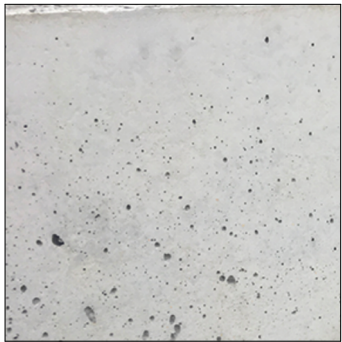
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BW-1 AUSTRAL MASONRY BLOCK IN ALABASTER OR SIMILAR



CF-1 OFF FORM CONCRETE FRAME



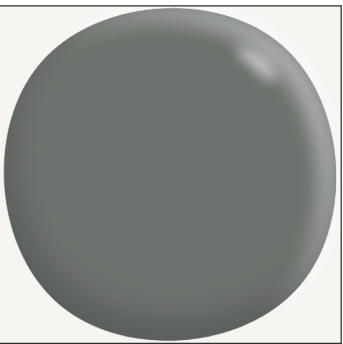
FB-1 FACE BRICK - AUSTRAL MINERAL SAND BRICK OR SIMILAR



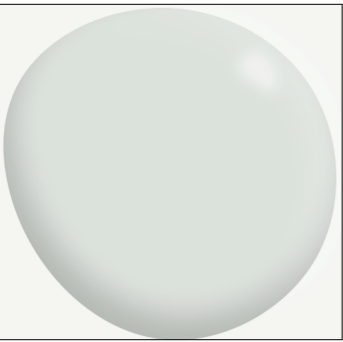
F-1 WINDSPRAY PALISADE FENCE



L-1 WHITE VERTICAL LOUVRES



PF-1 DULUX WINDSPRAY

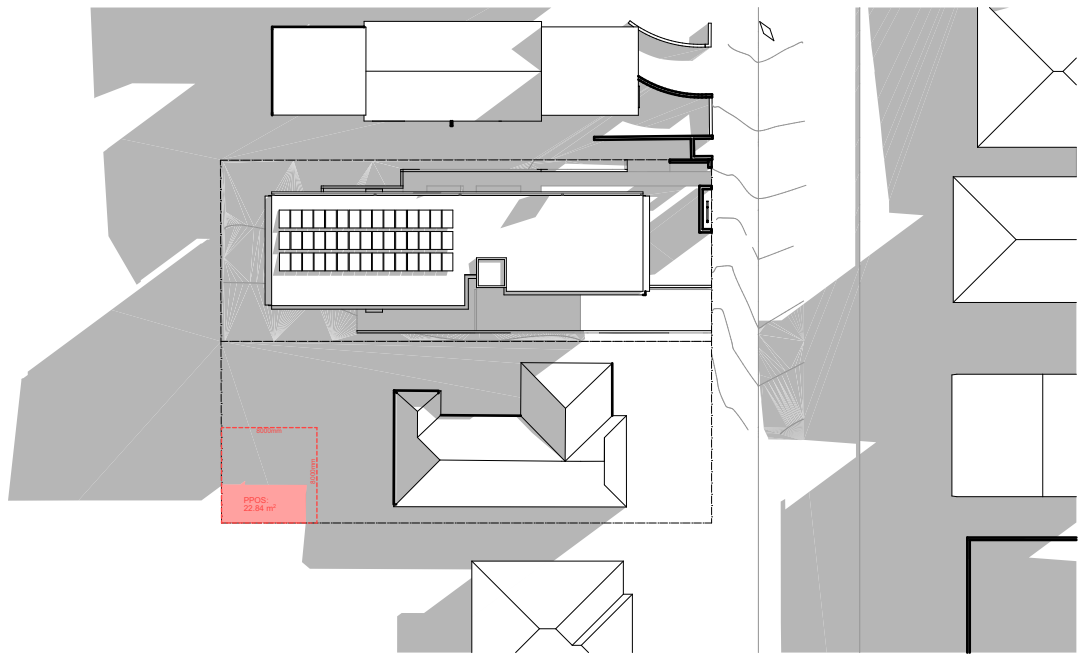


PF-2 DULUX DOVER WHITE

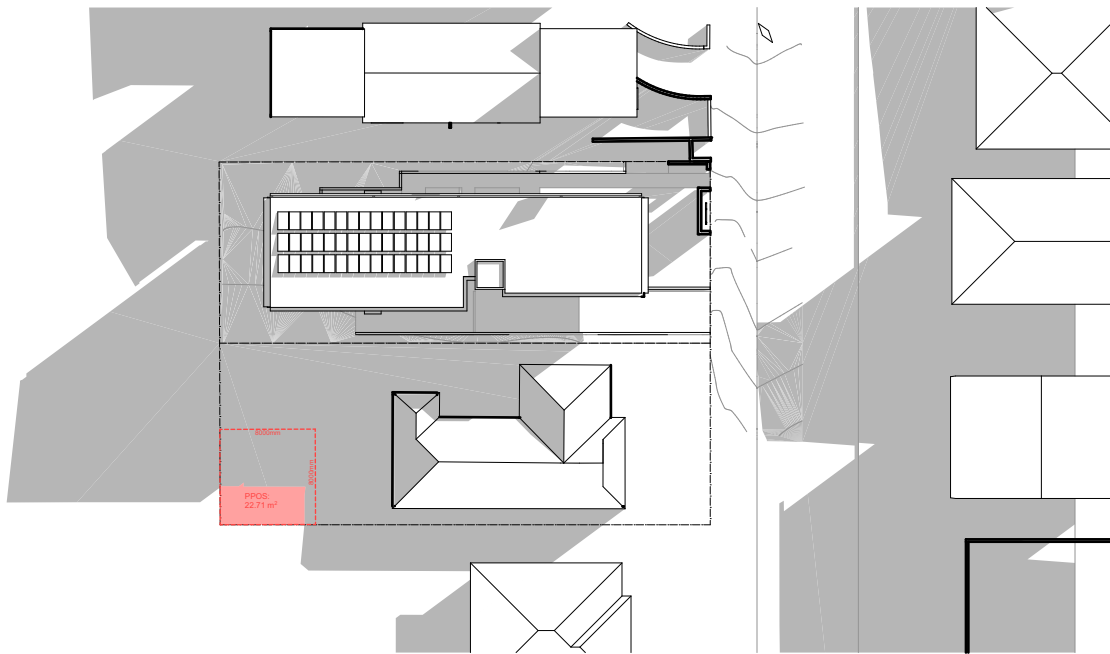


F-2 WINDSPRAY COLORBOND FENCE

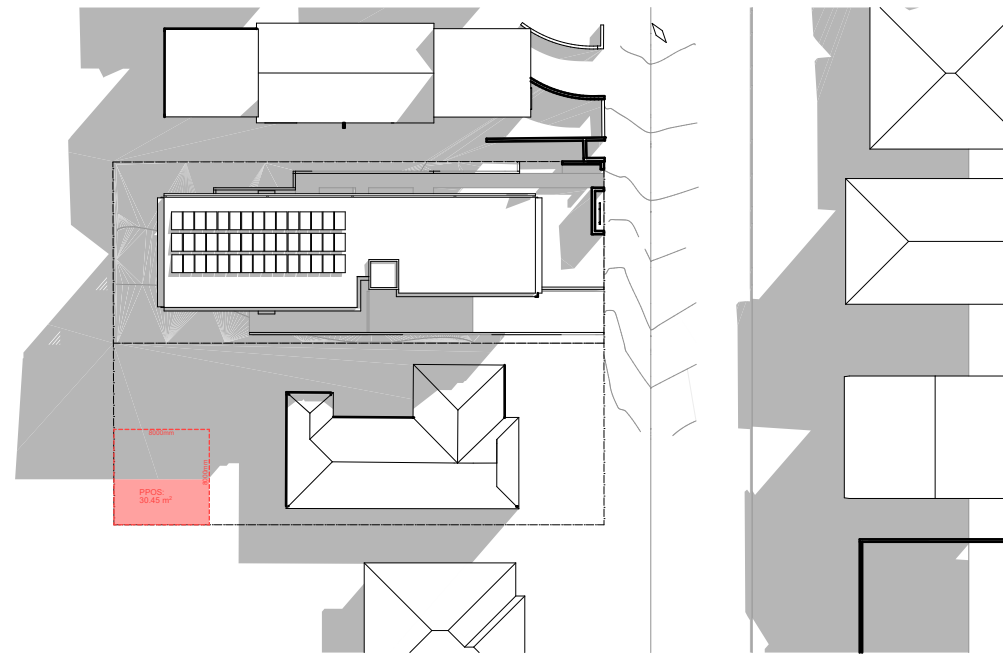




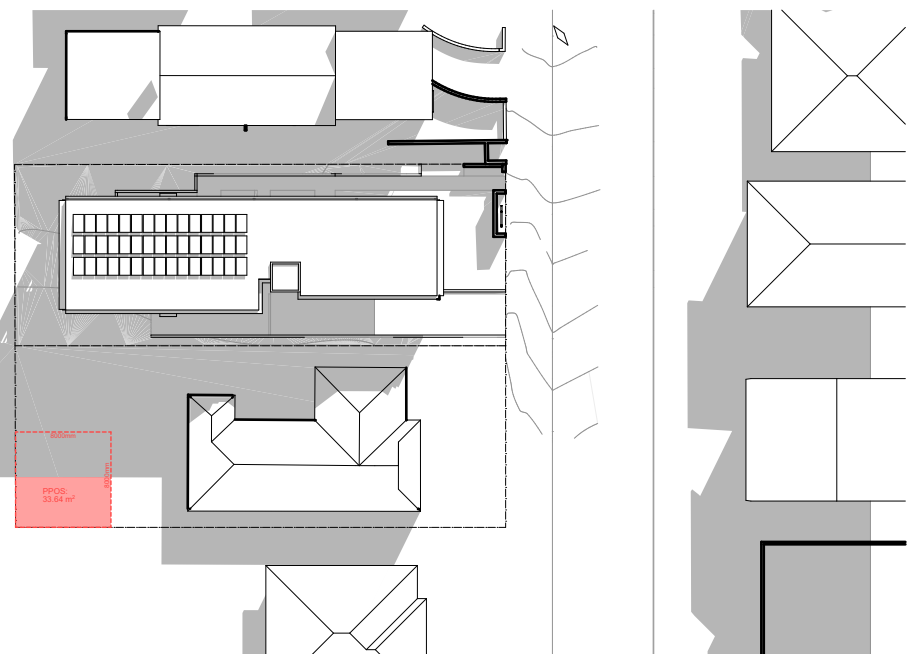
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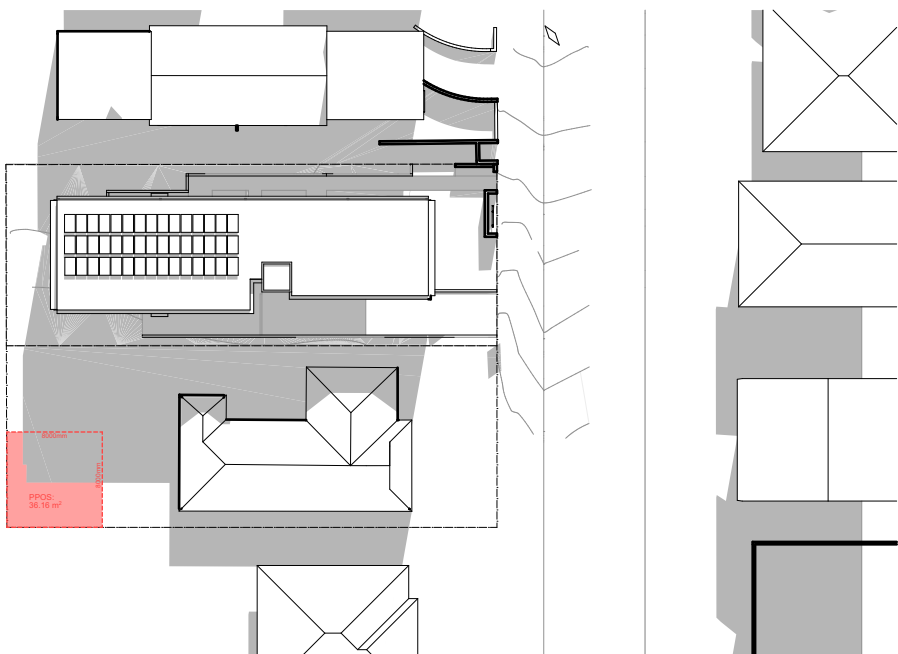
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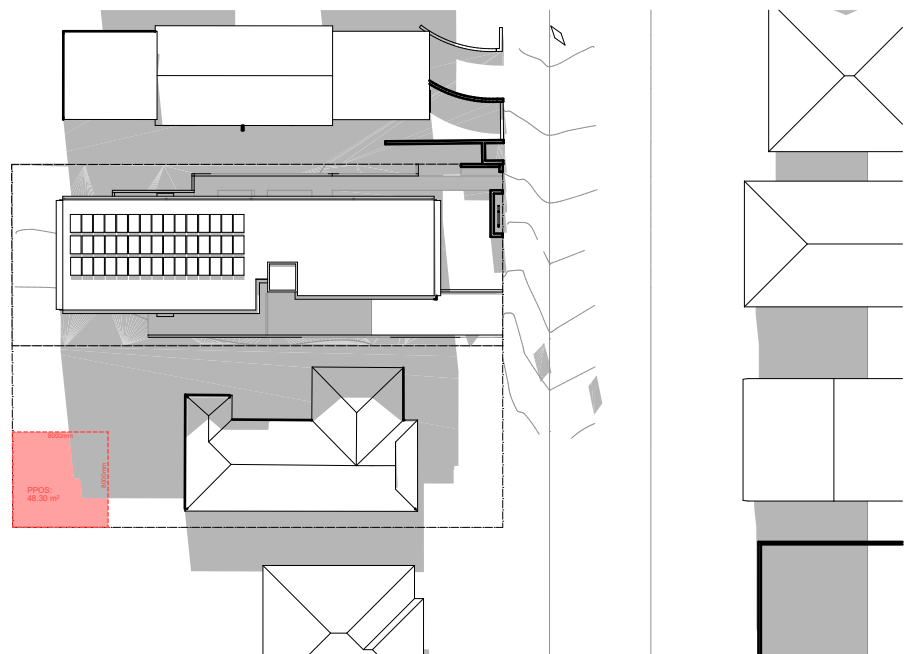
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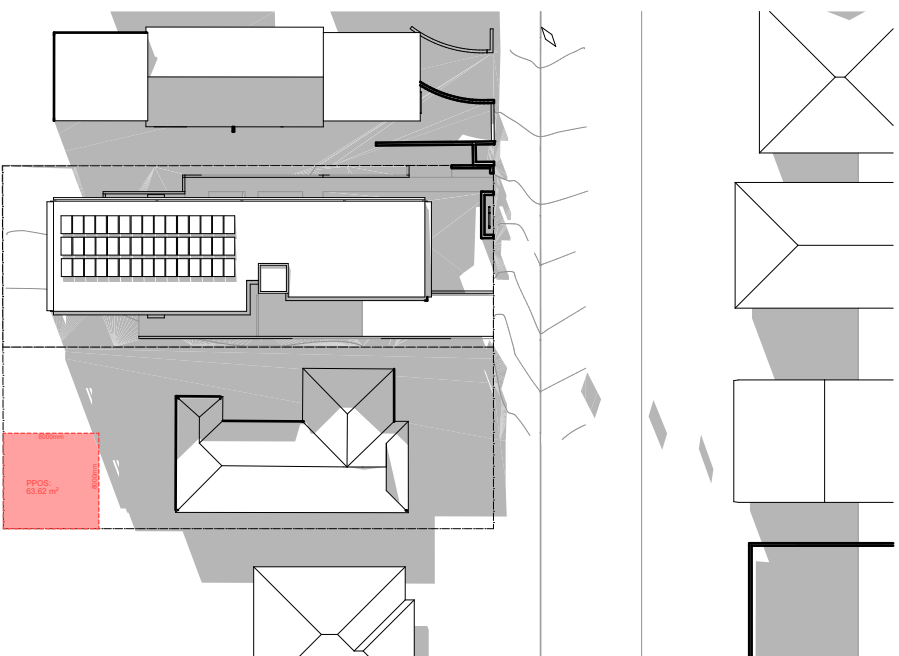
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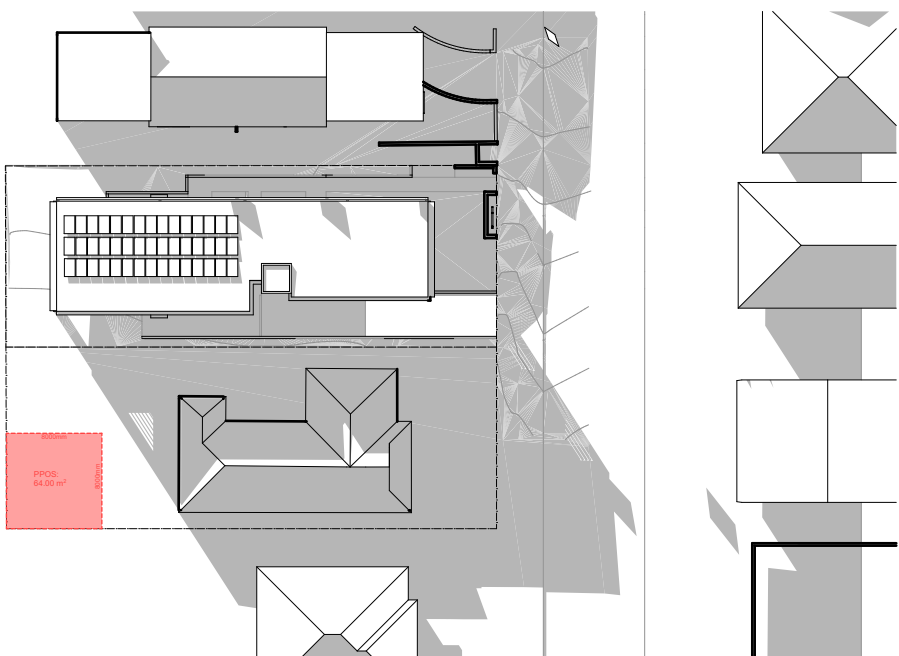
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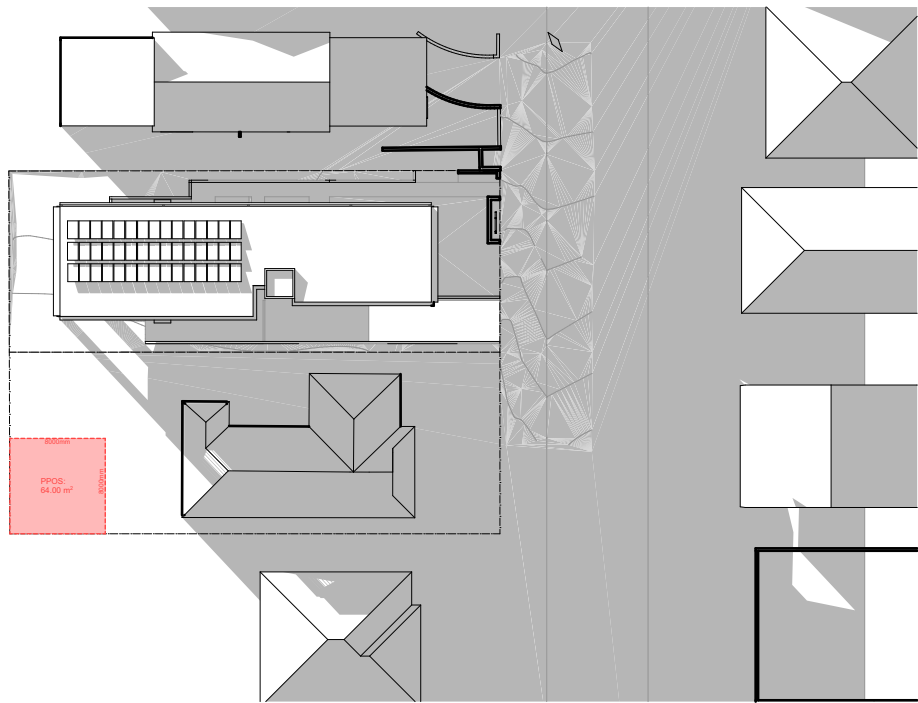
06 1pm 21 JUNE



07 2pm 21 JUNE



08 3pm 21 JUNE



09 4pm 21 JUNE

ARCHITECT

INTEGRATED  
DESIGN  
GROUP

Integrated Design Group Pty Ltd  
ABN 16 110 008 325  
Nominated Architects:  
Simon Thorne NSW ARB 7093  
Andrew Elin NSW ARB 7093  
Joshua Andrew NSW ARB 9878

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PROJECT

RESIDENTIAL FLAT BUILDING

SITE: 46 CHESTER AVENUE, MAROUBRA  
CLIENT: HOMES NSW  
REF: BG233  
LOT: LOT 270 DP 36765

REVISION

13/3/24	A	ISSUE FOR PART 5
10/7/24	B	REVISED ISSUE FOR P5

DRAWING

P5-9400

DRAWING

SUN SHADOW ANALYSIS

ISSUE

B

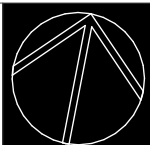
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EV

TO JAE

SCALE

@ A2







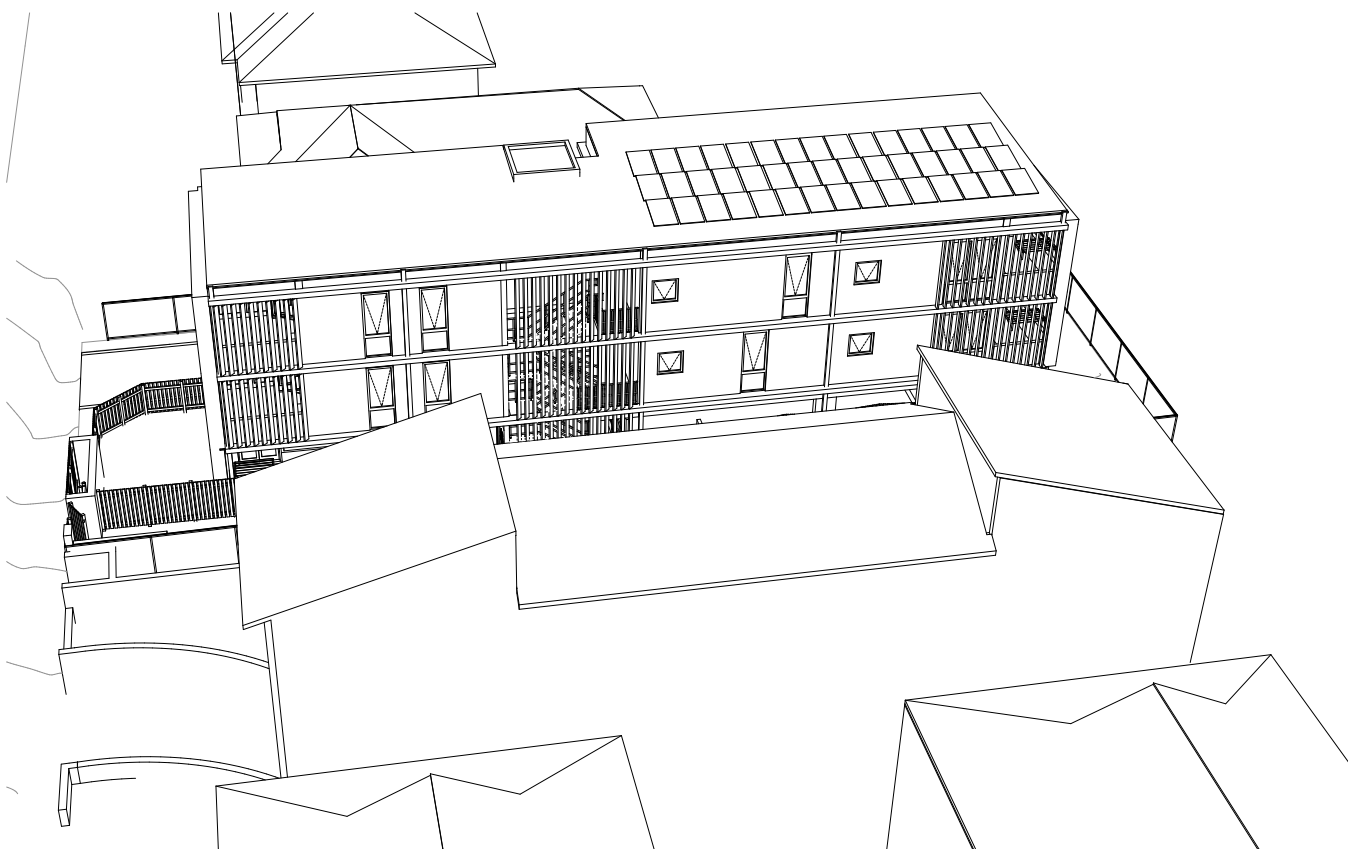
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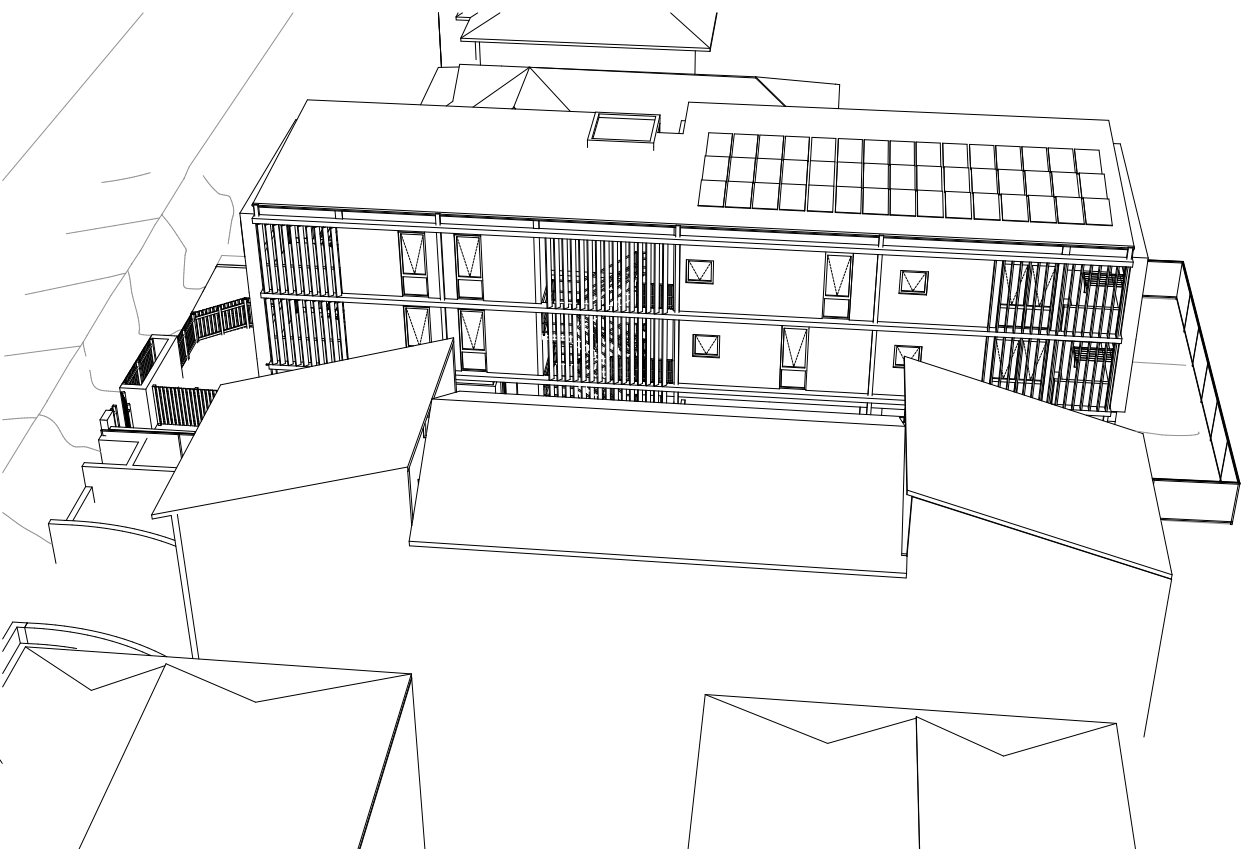
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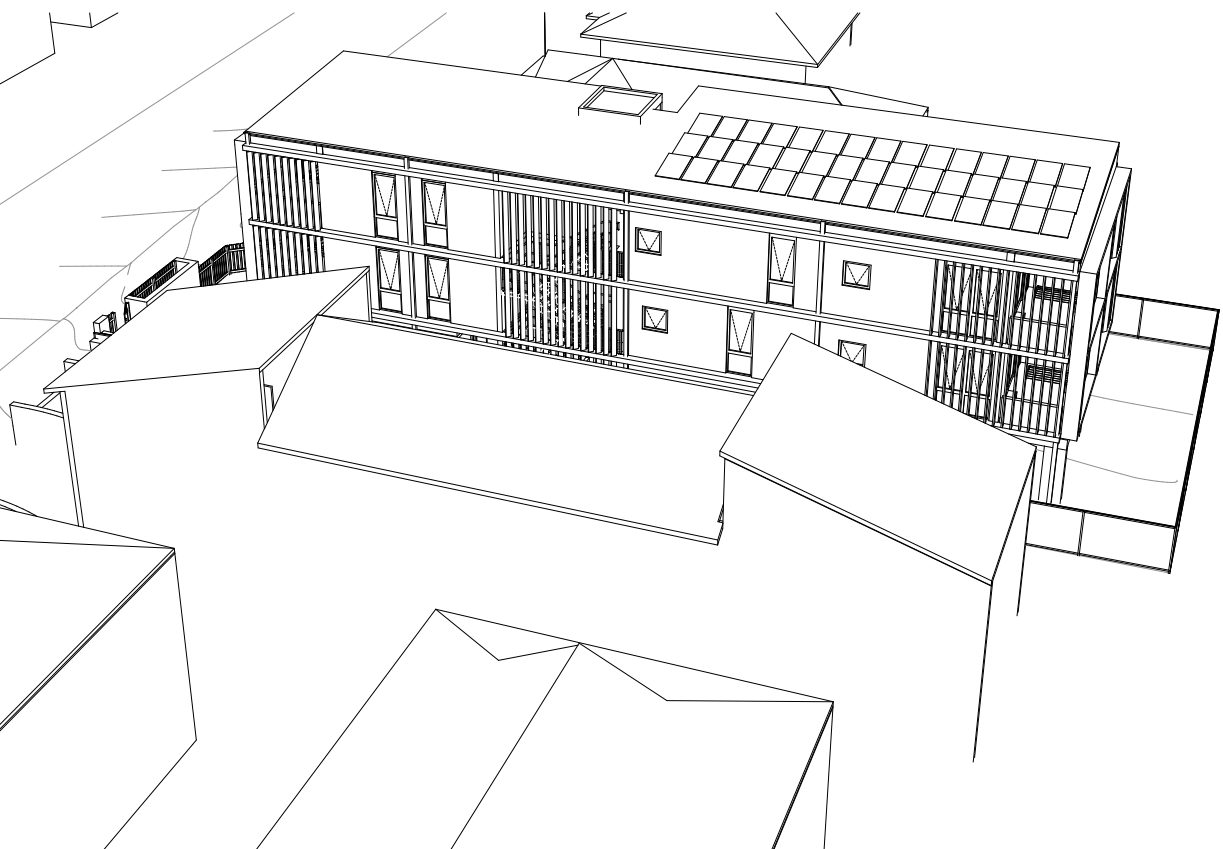
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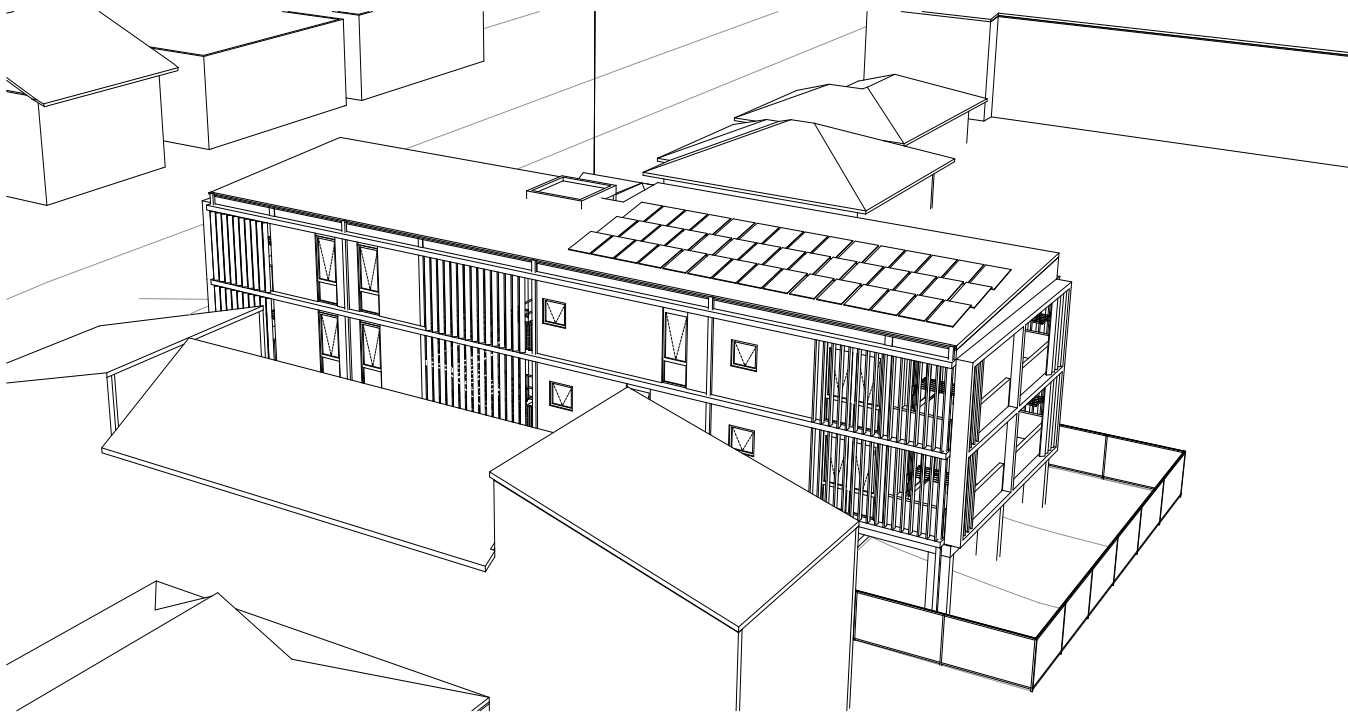
04 12PM 21 JUNE



05 1PM 21 JUNE



06 2PM 21 JUNE



07 3PM 21 JUNE

ARCHITECT

INTEGRATED  
DESIGN  
GROUP

4831-7271-82 KASTEXPLANATIONS INTERESTS

DRAWING NOTES

Integrated Design Group Pty Ltd  
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Nominated Architects:  
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Andrew Elin NSW ARB 7023  
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PROJECT

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LOT: LOT 270 DP 36765

REVISION

13/3/24 A ISSUE FOR PART 5  
10/7/24 B REVISED ISSUE FOR P5

DRAWING

EYE OF THE SUN DIAGRAMS

DRAWING

P5-9401

ISSUE

B

DRAWN

EV

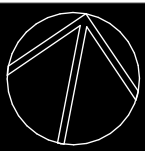
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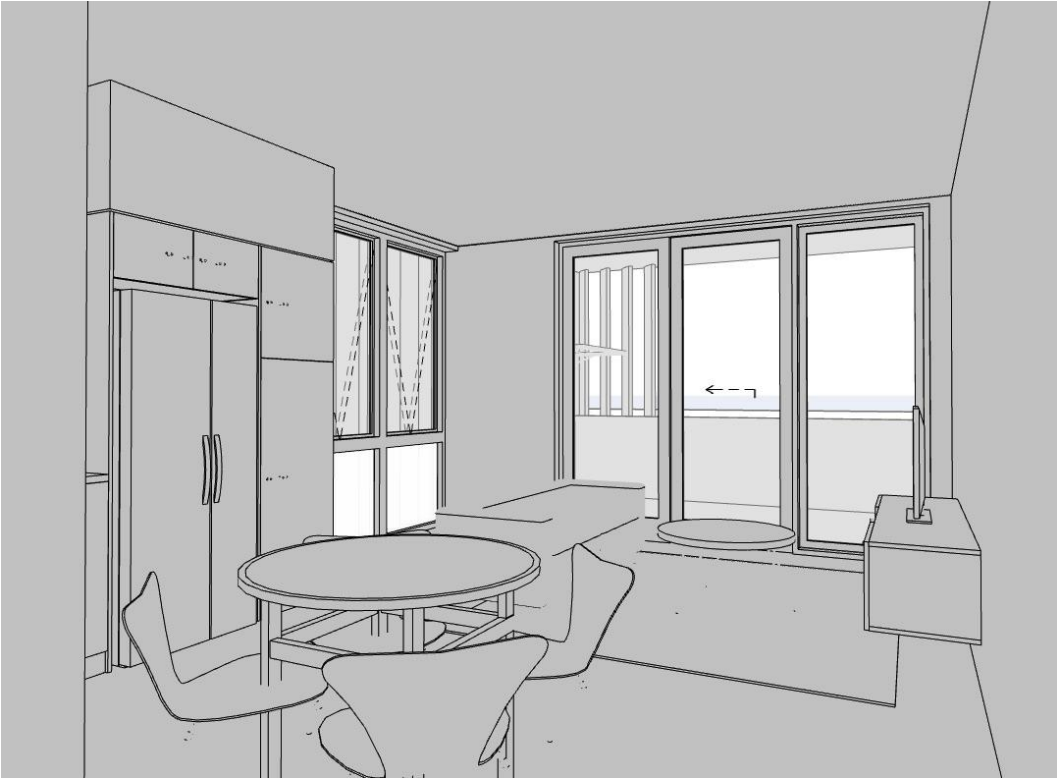
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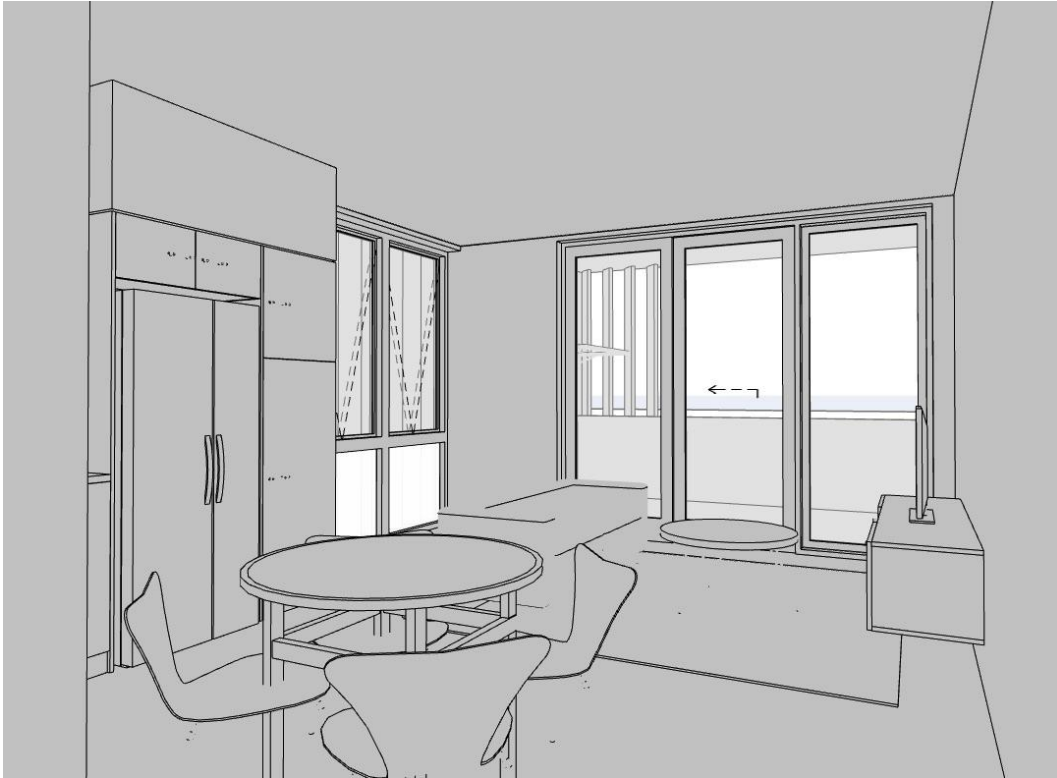
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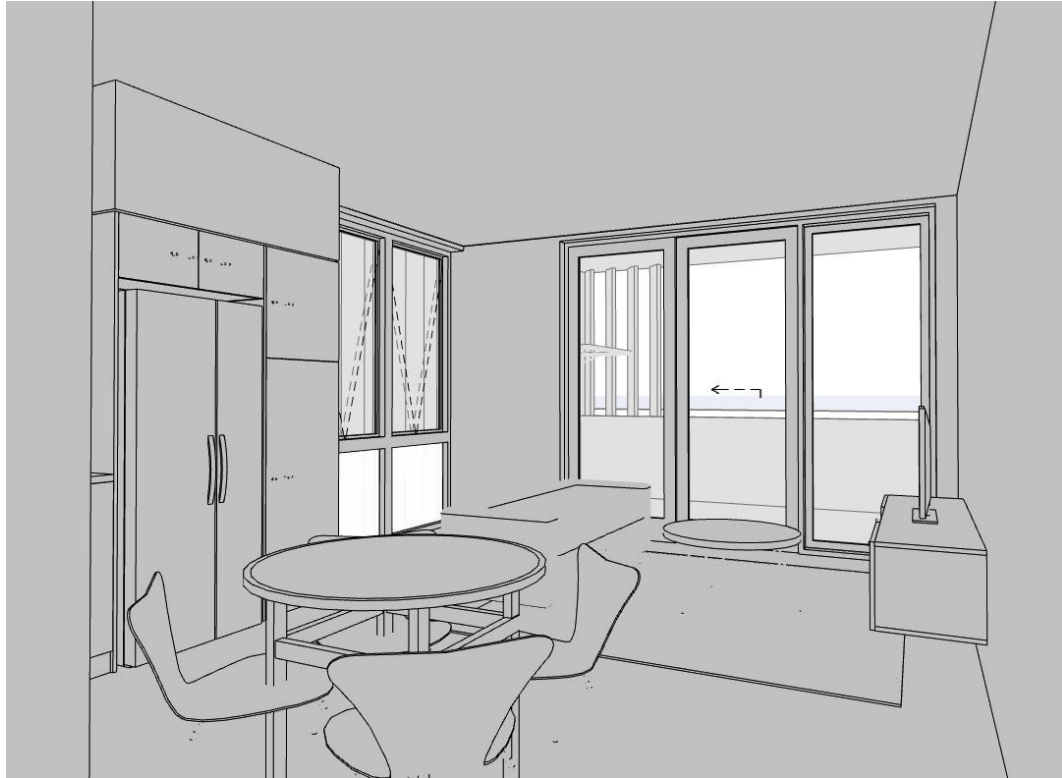




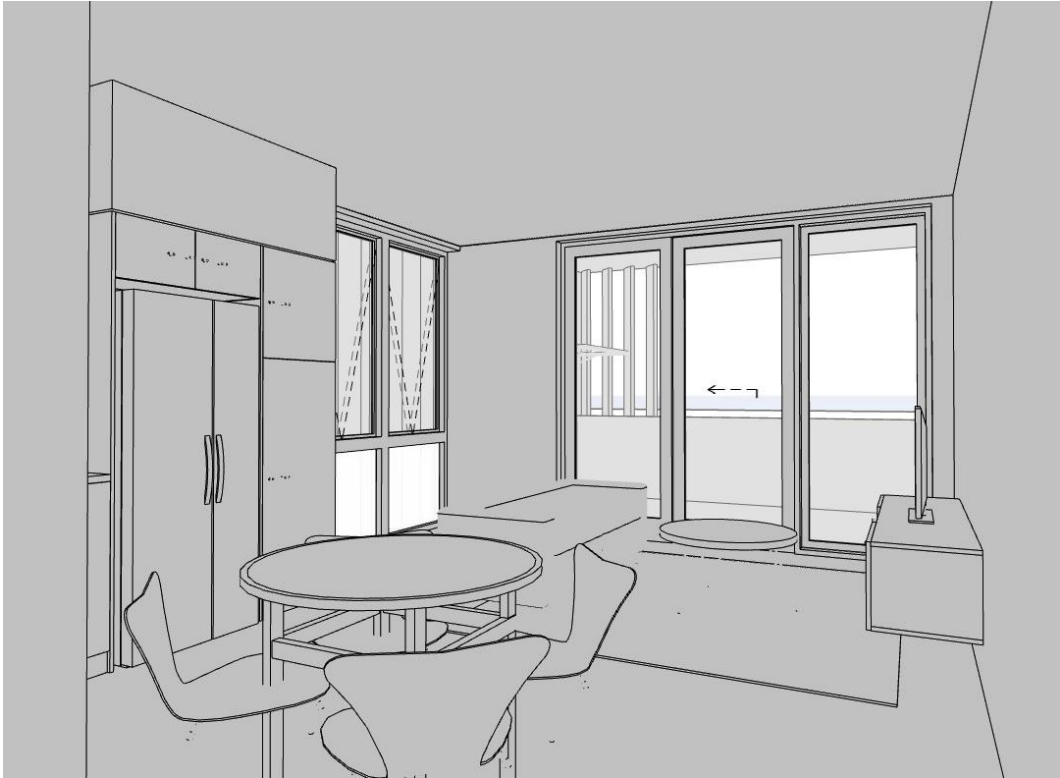
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03 UNIT 1.03 - 11am 21st JUNE



04 UNIT 1.03 - 12pm 21st JUNE



05 UNIT 1.03 - 1pm 21st JUNE



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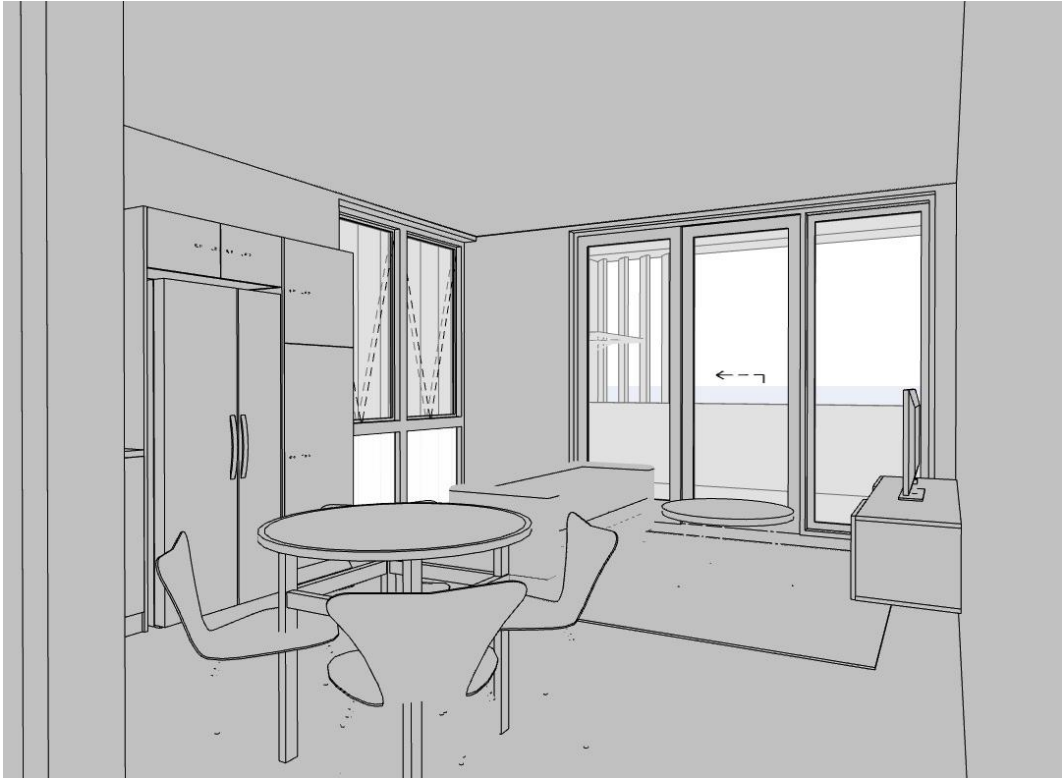


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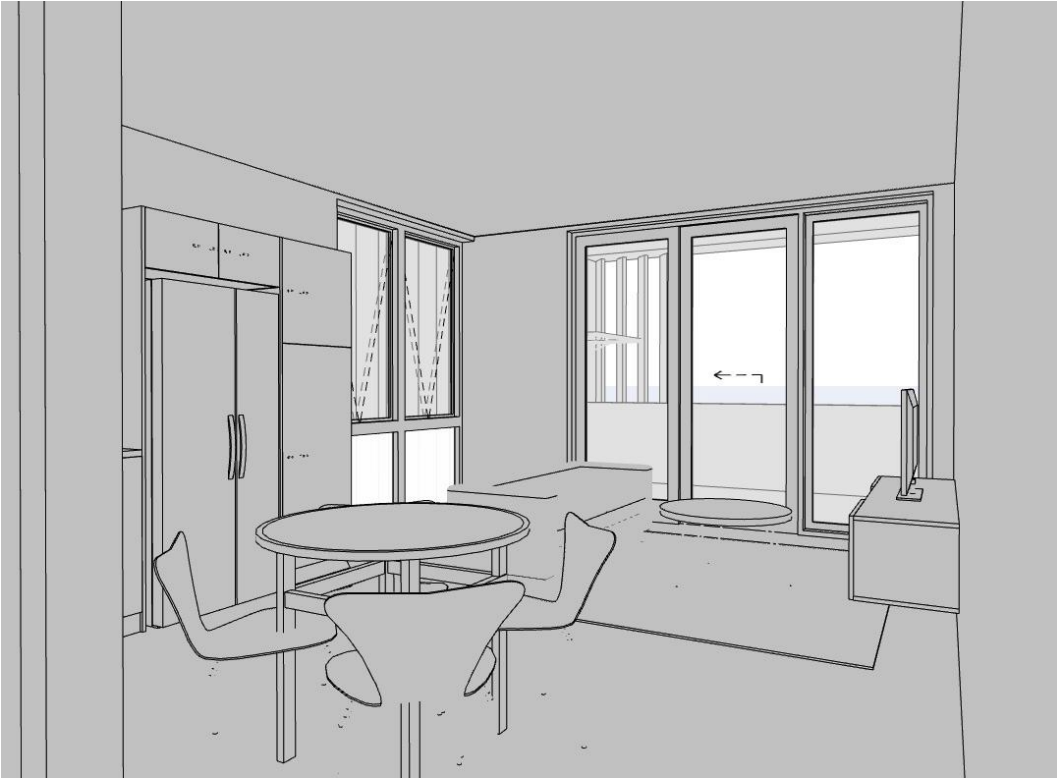




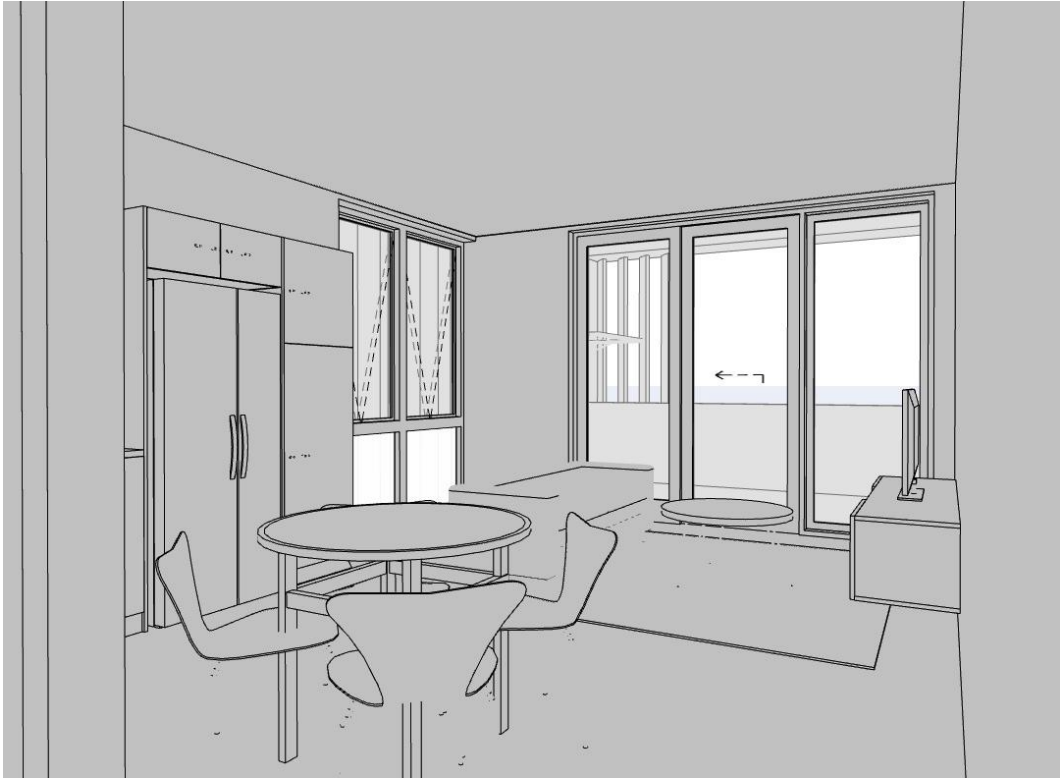
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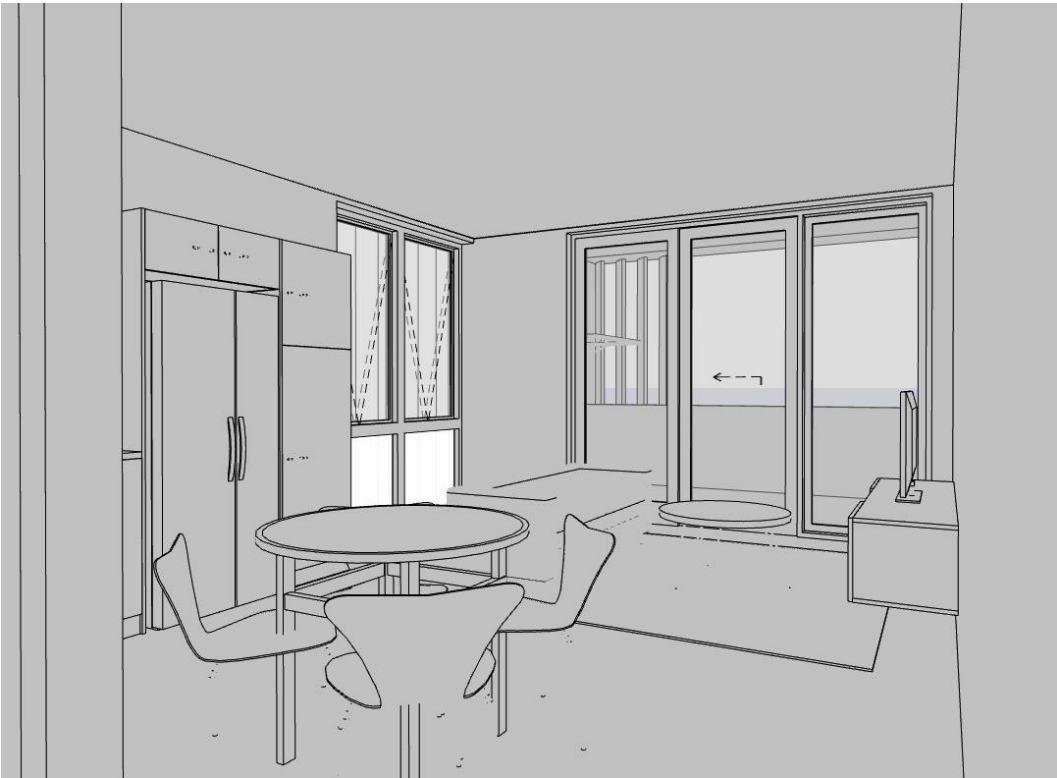
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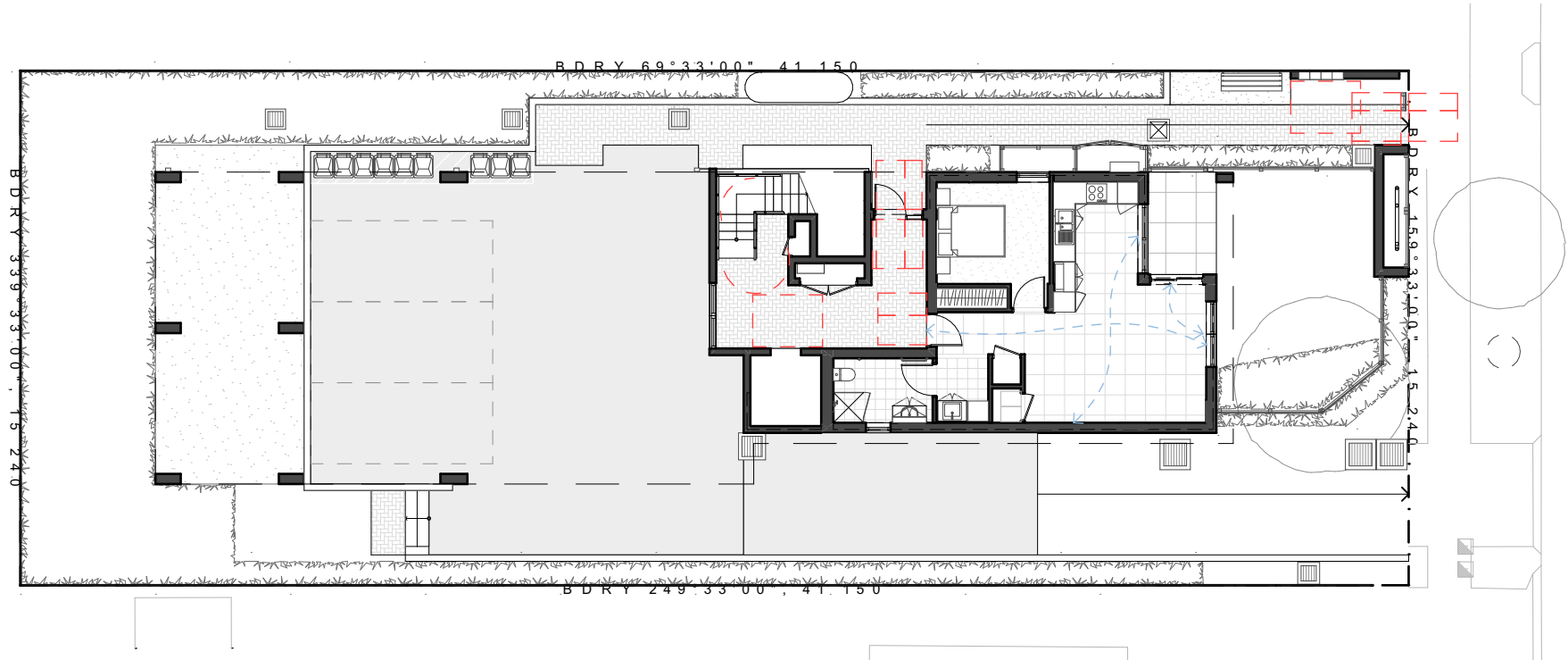
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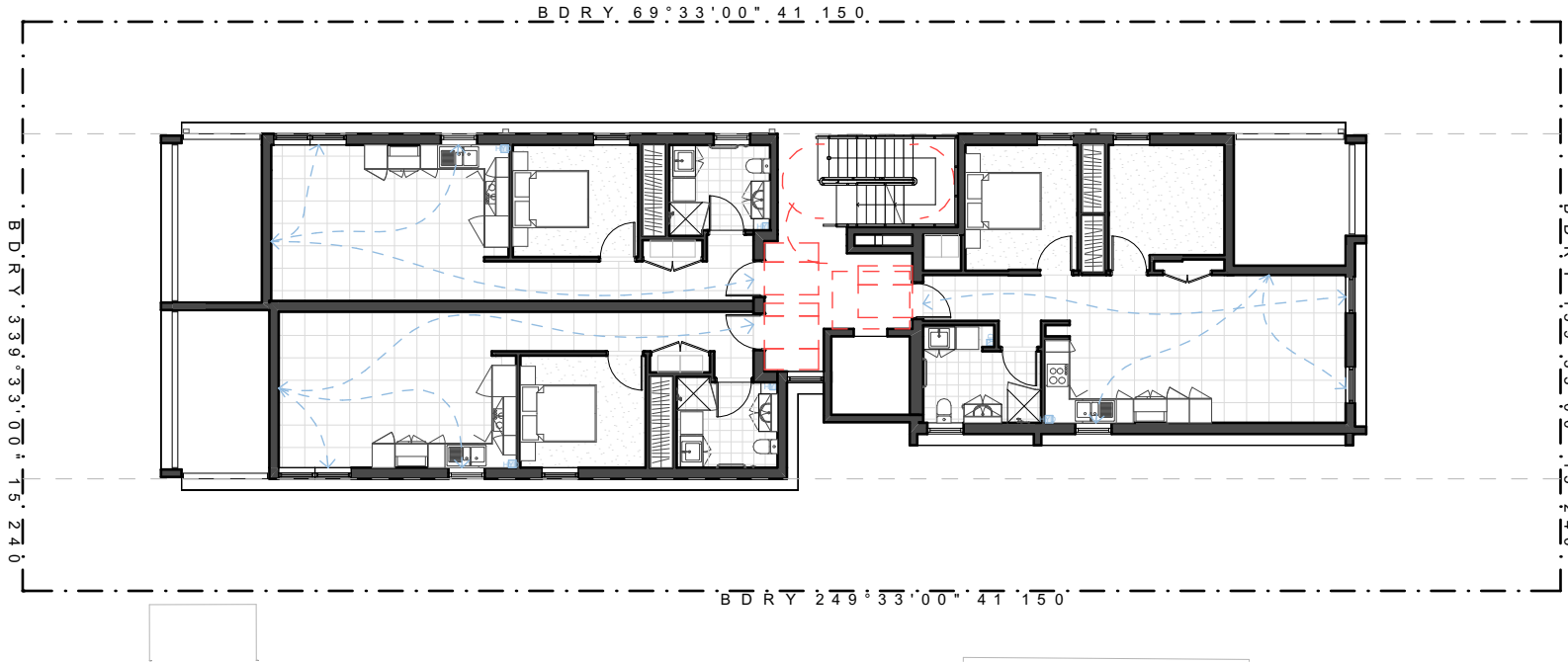
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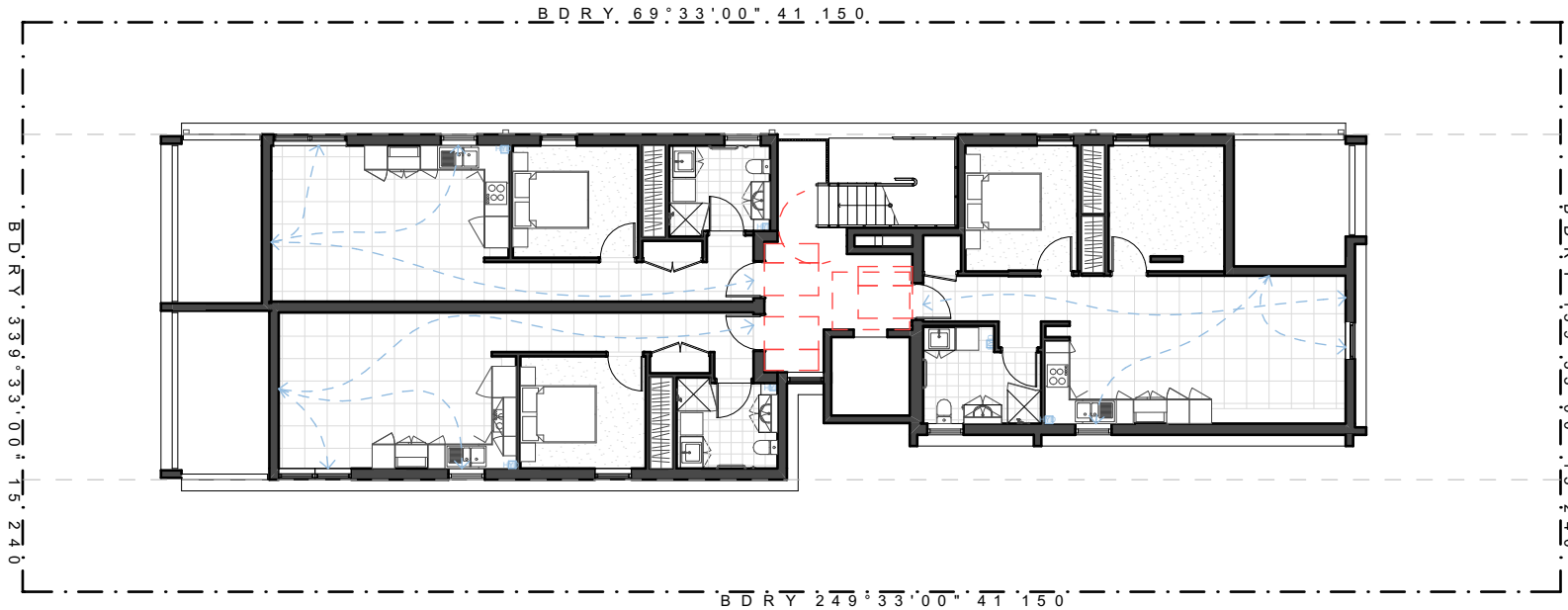
07 UNIT 2.03 - 3pm 21st JUNE



01 GROUND FLOOR VENTILATION



02 LEVEL 1 VENTILATION



03 LEVEL 2 VENTILATION  
Scale 1:200