NOTIFICATION PLANS
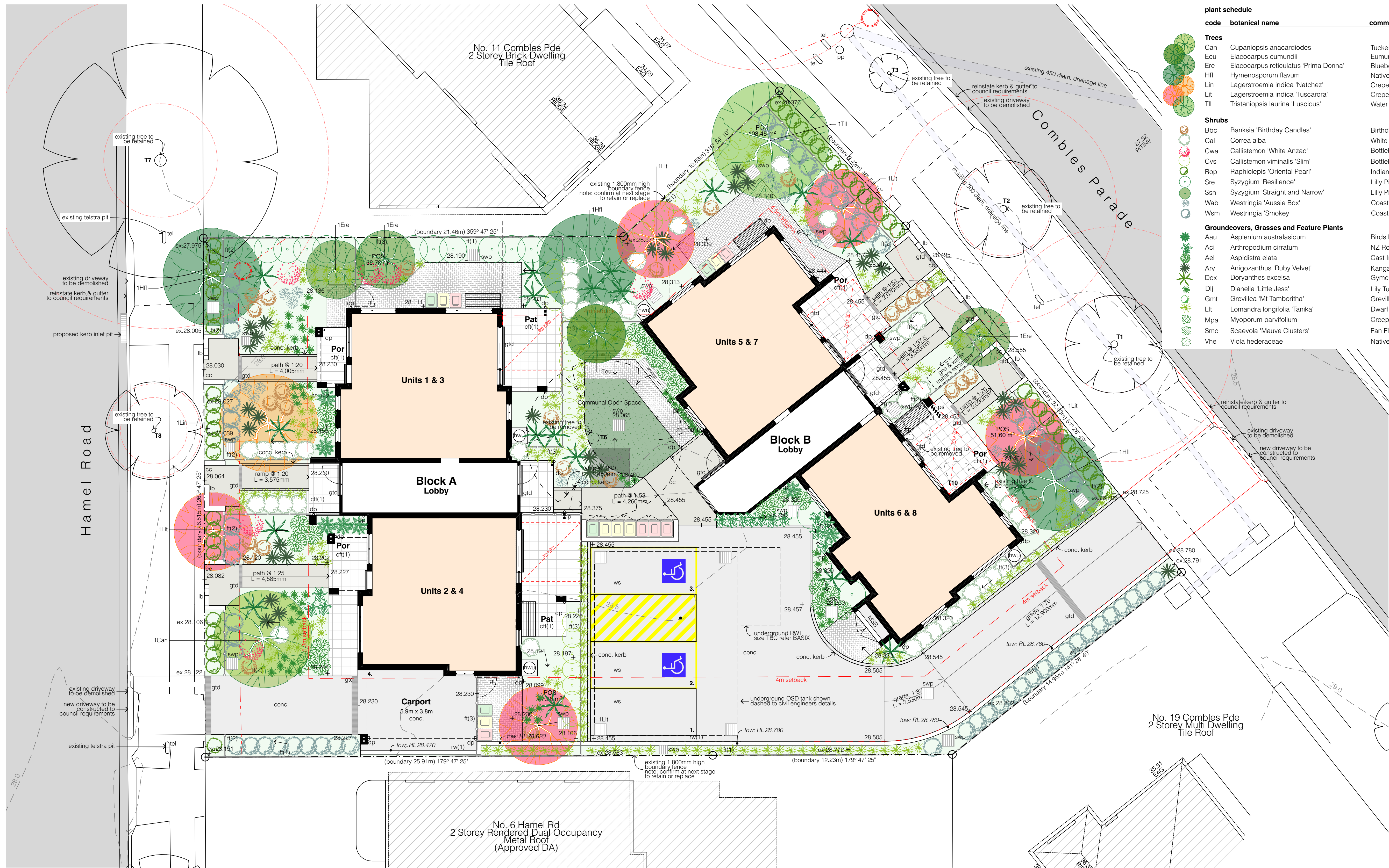# **SENIORS LIVING DEVELOPMENT**
15-17 Combles Pde & 2-4 Hamel Rd, Matraville, NSW

Street Perspective (Hamel Road)

**Street Perspective (Combles Parade)**

plant schedule

code	botanical name	common name	mature height	pot size	stake
Trees					
Can	Cupaniopsis anacardiodes	Tuckeroo	8.0m	45L	yes
Eeu	Elaeocarpus eumundii	Eumundi Quandong	10.0m	45L	yes
Ere	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	12.0m	45L	yes
Hfl	Hymenosporum flavum	Native Frangipani	7.0m	45L	yes
Lin	Lagerstroemia indica 'Natchez'	Crepe Myrtle	8.0m	45L	yes
Lit	Lagerstroemia indica 'Tuscarora'	Crepe Myrtle	6.0m	45L	yes
Tll	Tristaniopsis laurina 'Luscious'	Water Gum	10.0m	45L	yes
Shrubs					
Bbc	Banksia 'Birthday Candles'	Birthday Candles	0.4m	200mm	no
Cal	Correa alba	White Correa	1.5m	200mm	no
Cwa	Callistemon 'White Anzac'	Bottlebrush	1.5m	200mm	no
Cvs	Callistemon viminalis 'Slim'	Bottlebrush	3.0m	200mm	no
Rop	Raphiolepis 'Oriental Pearl'	Indian Hawthorne	1.0m	200mm	no
Sre	Syzygium 'Resilience'	Lilly Pilly	4.0m	200mm	no
Ssn	Syzygium 'Straight and Narrow'	Lilly Pilly	5.0m	200mm	no
Wab	Westringia 'Aussie Box'	Coastal Rosemary	0.6m	200mm	no
Wsm	Westringia 'Smokey'	Coastal Rosemary	1.0m	200mm	no
Groundcovers, Grasses and Feature Plants					
Aau	Asplenium australasicum	Birds Nest Fern	1.0m	140mm	no
Aci	Arthropodium cirratum	NZ Rock Lily	0.9m	140mm	no
Ael	Aspidistra elata	Cast Iron Plant	0.8m	140mm	no
Arv	Anigozanthus 'Ruby Velvet'	Kangaroo Paw	1.0m	140mm	no
Dex	Doryanthes excelsa	Gymea Lily	1.2m	200mm	no
Dlj	Dianella 'Little Jess'	Lily Turf	0.4m	140mm	no
Gmt	Grevillea 'Mt Tamboritha'	Grevillea	0.3m	140mm	no
Llt	Lomandra longifolia 'Tanika'	Dwarf Mat Rush	0.5m	140mm	no
Mpa	Myoporum parvifolium	Creeping Boobiala	0.1m	200mm	no
Smc	Scaevola 'Mauve Clusters'	Fan Flower	0.1m	200mm	no
Vhe	Viola hederaceae	Native Violet	0.1m	200mm	no

No. 11 Combles Pde
2 Storey Brick Dwelling
Tile Roof

Combles Parade

existing 450 diam. drainage line

reinstate kerb & gutter to council requirements

existing tree to be retained

existing driveway to be demolished

Units 5 & 7

Units 1 & 3

Block B
Lobby

Block A
Lobby

Units 6 & 8

Units 2 & 4

Communal Open Space

Carport
5.9m x 3.8m
conc.

underground RWT size TBC refer BASIX

underground OSD tank shown dashed to civil engineers details

Hamel Road

existing telstra pit

existing tree to be retained

reinstate kerb & gutter to council requirements

proposed kerb inlet pit

new driveway to be constructed to council requirements

No. 6 Hamel Rd
2 Storey Rendered Dual Occupancy
Metal Roof
(Approved DA)

No. 19 Combles Pde
2 Storey Multi Dwelling
Tile Roof

4m setback

existing 1,800mm high boundary fence note: confirm at next stage to retain or replace

01 Site / Landscape Plan
1:100

Legend (landscape plan)
note: drawing may not contain all items listed below

existing trees to be retained

existing trees to be removed

proposed trees - install rootguard near services as required

planting areas
ensure that the mass planting areas have been excavated to 300mm below finished levels. rip to a further depth of 150mm. supply and install 300mm soil mix. soil mix to comprise of one part approved compost to three parts top soil. topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie. no clay). install 75mm of selected mulch. mulch to be non toxic shredded pine flakes (25 x 4 x 2mm)

fencing - for all fencing materials and types refer to the architects plans.

turf
excavate/ grade areas to be turfed to 120mm below the required finished levels. do not excavate with 1500mm of any existing tree to be retained. ensure that all of the surface water runoff is to be directed towards the inlet pits, kerbs etc. ad away from buildings. ensure that no pooling or ponding will occur. rip subgrade to 150mm deep. install 100mm depth of imported topsoil. just prior to spreading turf, spread 'shirleys no. 17 lawn fertiliser' over the topsoil at the recommended rate. lay Sir Walter Buffalo turf rolls closely butted. fill any small gaps with topsoil. water thoroughly.

ex.contours & banking line

ex.RL00.00 existing levels

RL00.00 proposed levels

39.000 proposed spot levels (ffl)
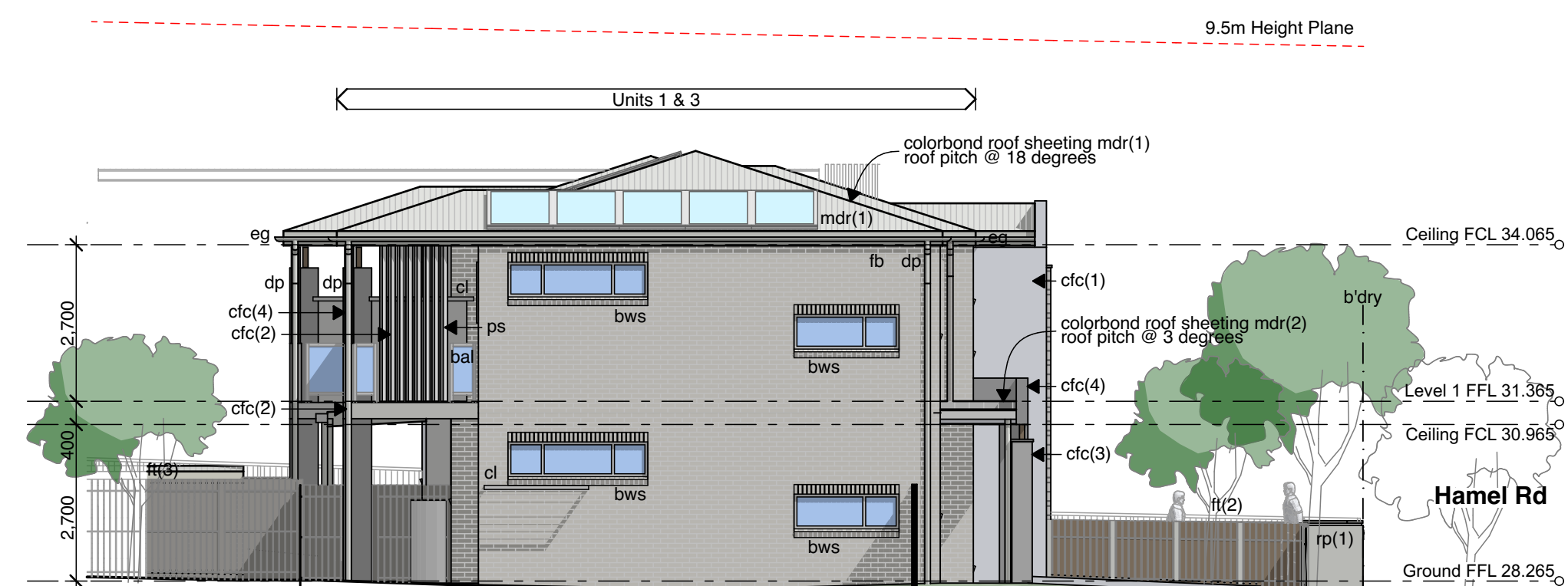
brick garden edging
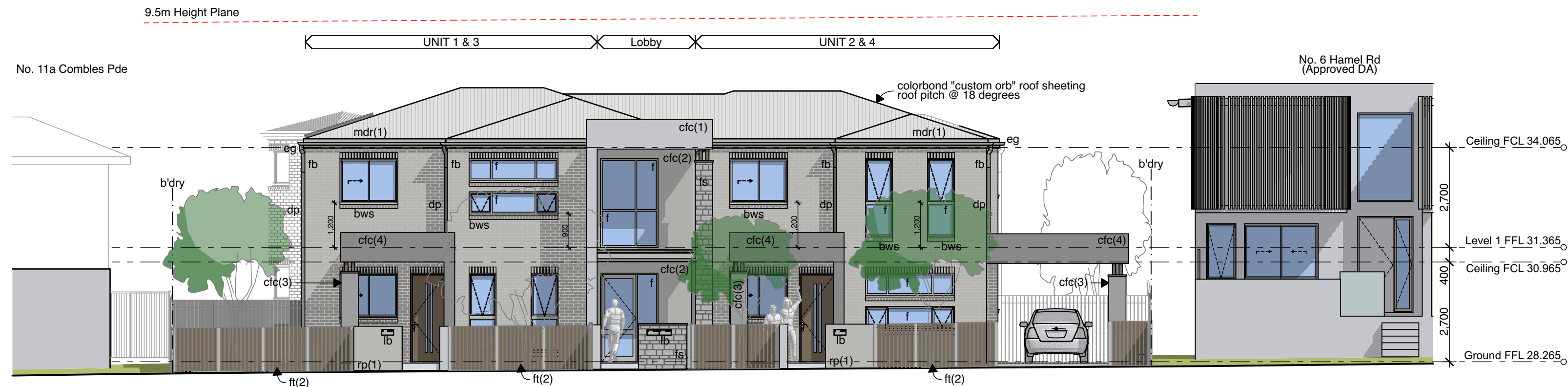
01 South Elevation (Hamel Rd)
1:100
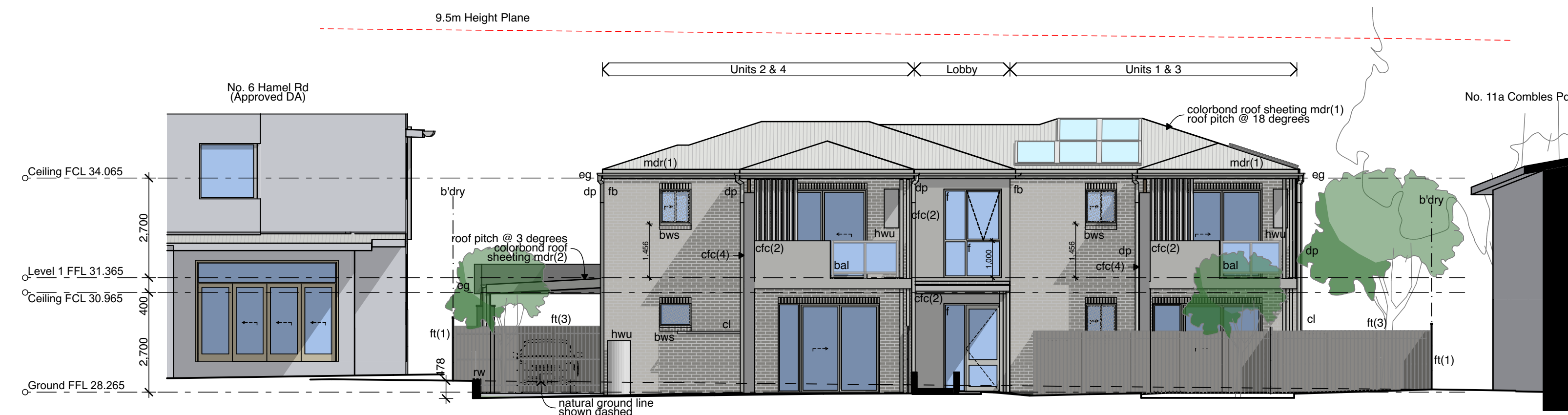
02 North Elevation (Block A)
1:100
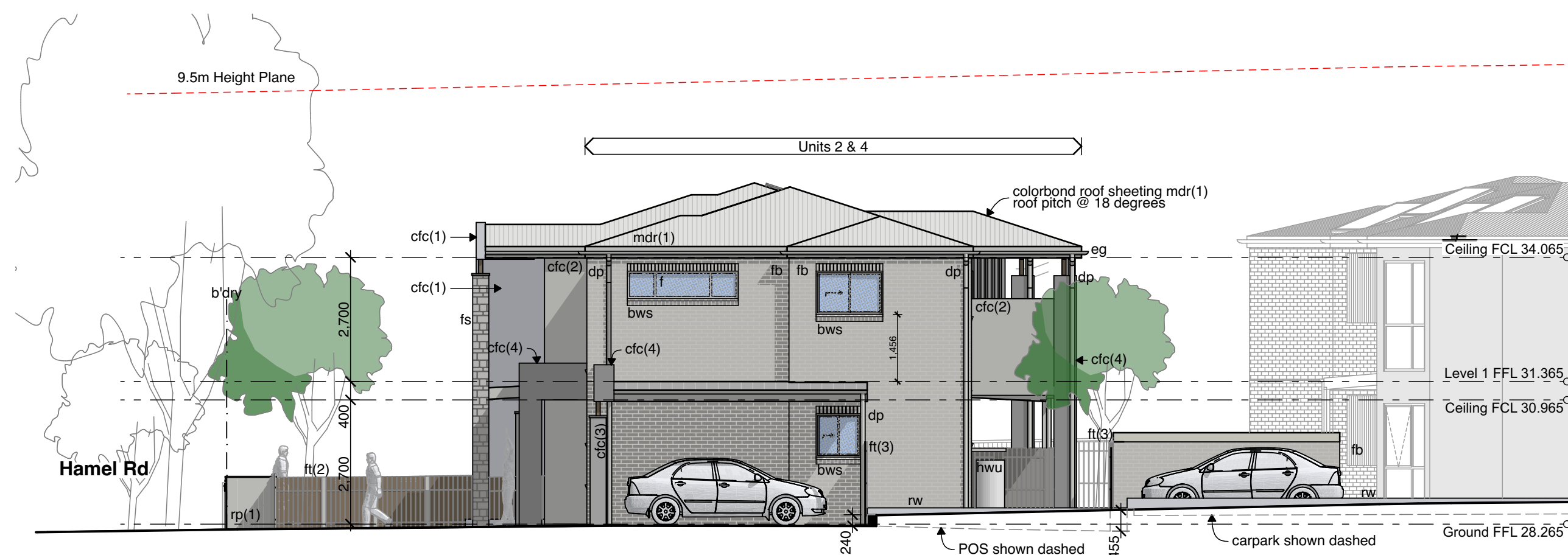
03 East Elevation (Block A)
1:100

04 West Elevation (Block A)
1:100

DEVELOPMENT DATA – Seniors Housing

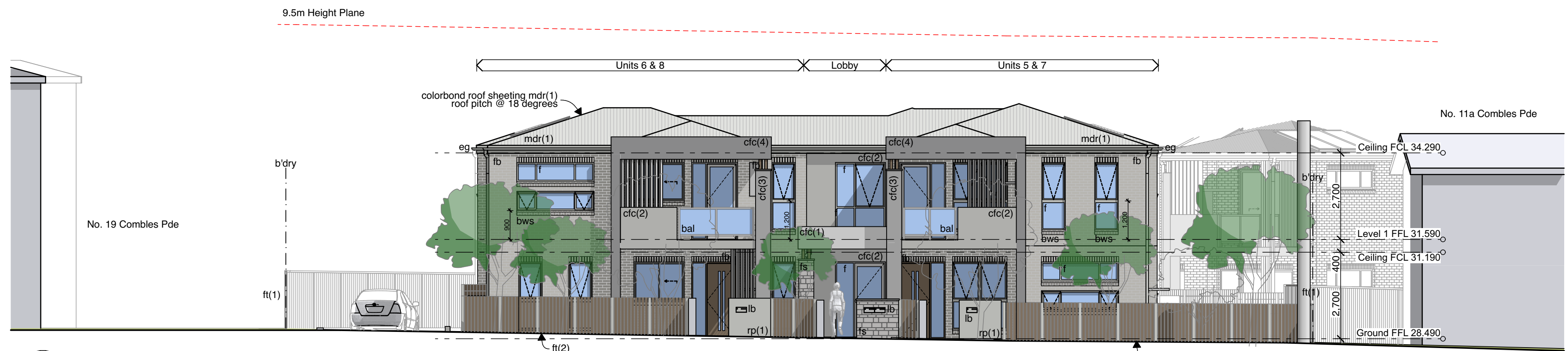**Location: 15-17 Combles Pde & 2-4 Hamel Rd, Matraville**

Description: Lots 34 & 36 DP36250

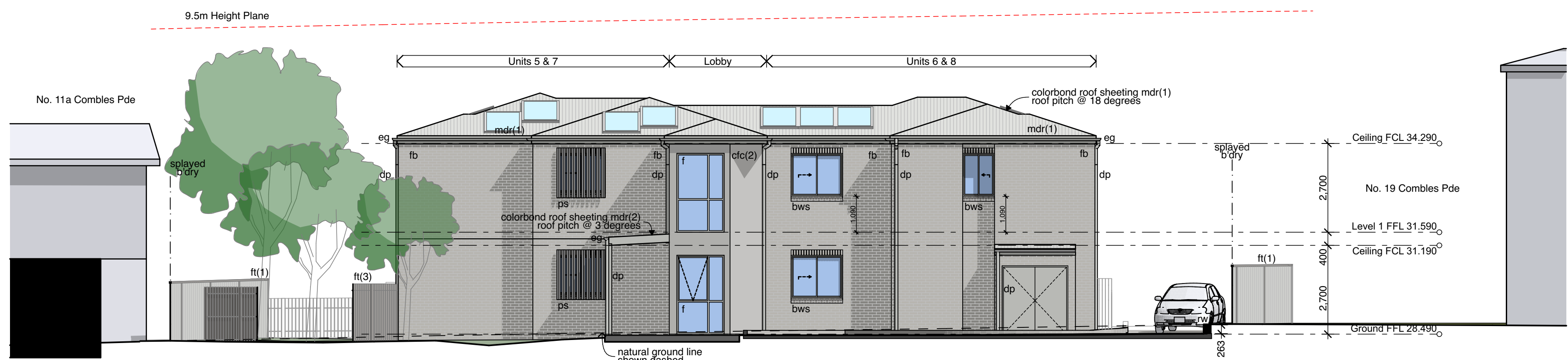**Site Area = 1,201.4m2 (based on deposit plan)**

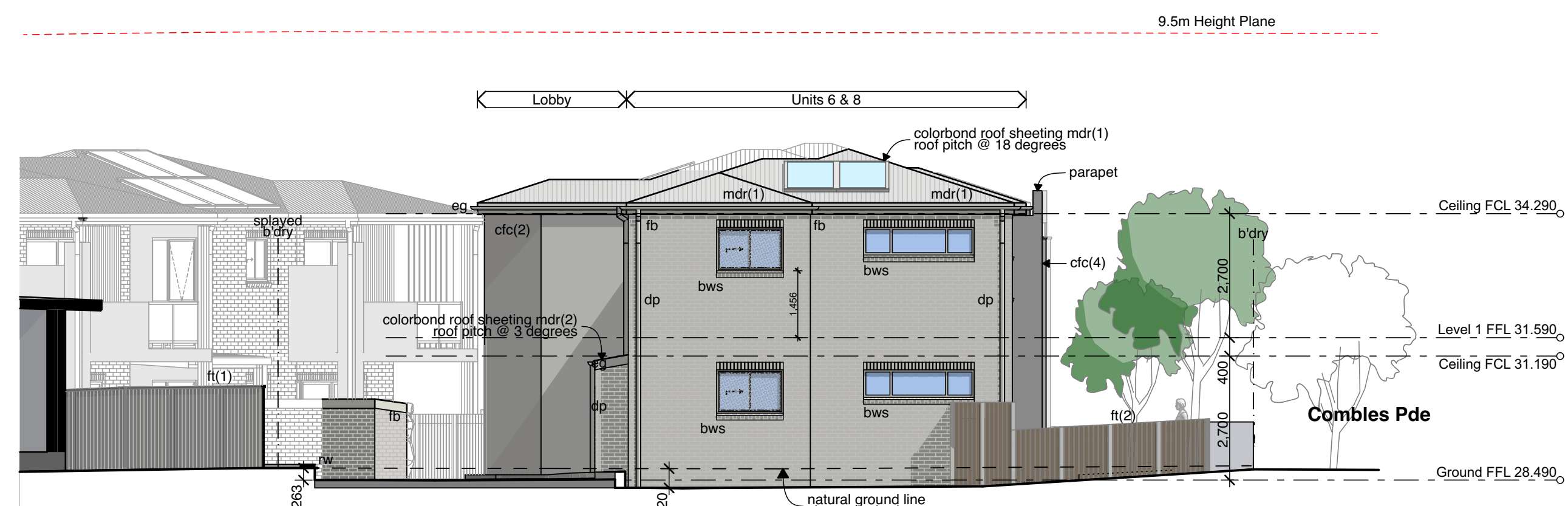**Zoning: R2**

No. of Dwellings = 8 Dwellings - 8x 1 Bedroom

	Control	Required	Proposed
Front Setback	Randwick DCP	3m or generally in line with existing building line.	Hamel Rd: 6.7m Combles Pde: 4.9m
Side Setback	Randwick DCP	4m	3.64m - 6m
Rear Setback	Randwick DCP	N/A	N/A
Building Height max.	Housing SEPP	9.5m	7.5m
Floor Space Ratio	Housing SEPP	0.5:1	0.44:1
Parking	Housing SEPP	1 spaces per 5 dwelling: 2 spaces	4 spaces (2 accessible)

scale: 1:100 @A1

scale: 1:100 @A1

0 1000 2000 3000 4000 5000   10 000

North Elevation (Combles Pde)

9.5m Height Plane

Units 6 & 8   Lobby   Units 5 & 7

colorbond roof sheeting mdr(1)
roof pitch @ 18 degrees

No. 11a Combles Pde

Ceiling FCL 34.290

No. 19 Combles Pde

Level 1 FFL 31.590
Ceiling FCL 31.190

Ground FFL 28.490

01 **North Elevation (Combles Pde)**
1:100

South Elevation (Block B)

9.5m Height Plane

No. 11a Combles Pde

Units 5 & 7   Lobby   Units 6 & 8

colorbond roof sheeting mdr(1)
roof pitch @ 18 degrees

Ceiling FCL 34.290

No. 19 Combles Pde

colorbond roof sheeting mdr(2)
roof pitch @ 3 degrees

Level 1 FFL 31.590
Ceiling FCL 31.190

Ground FFL 28.490

natural ground line
shown dashed

02 **South Elevation (Block B)**
1:100

East Elevation (Block B)

9.5m Height Plane

Lobby   Units 6 & 8

colorbond roof sheeting mdr(1)
roof pitch @ 18 degrees

parapet

Ceiling FCL 34.290

colorbond roof sheeting mdr(2)
roof pitch @ 3 degrees

Level 1 FFL 31.590
Ceiling FCL 31.190

Combles Pde

natural ground line
shown dashed

Ground FFL 28.490

03 **East Elevation (Block B)**
1:100

West Elevation (Block B)

9.5m Height Plane

Units 5 & 7   Lobby

colorbond roof sheeting mdr(1)
roof pitch @ 18 degrees

Ceiling FCL 34.290

parapet

Level 1 FFL 31.590
Ceiling FCL 31.190

colorbond roof sheeting mdr(2)
roof pitch @ 3 degrees

Combles Pde

Ground FFL 28.490

04 **West Elevation (Block B)**
1:100

Project: Seniors Living Development
Lots 34 & 36, DP 36250
at
15-17 Combles Pde & 2-4 Hamel Rd, Matraville
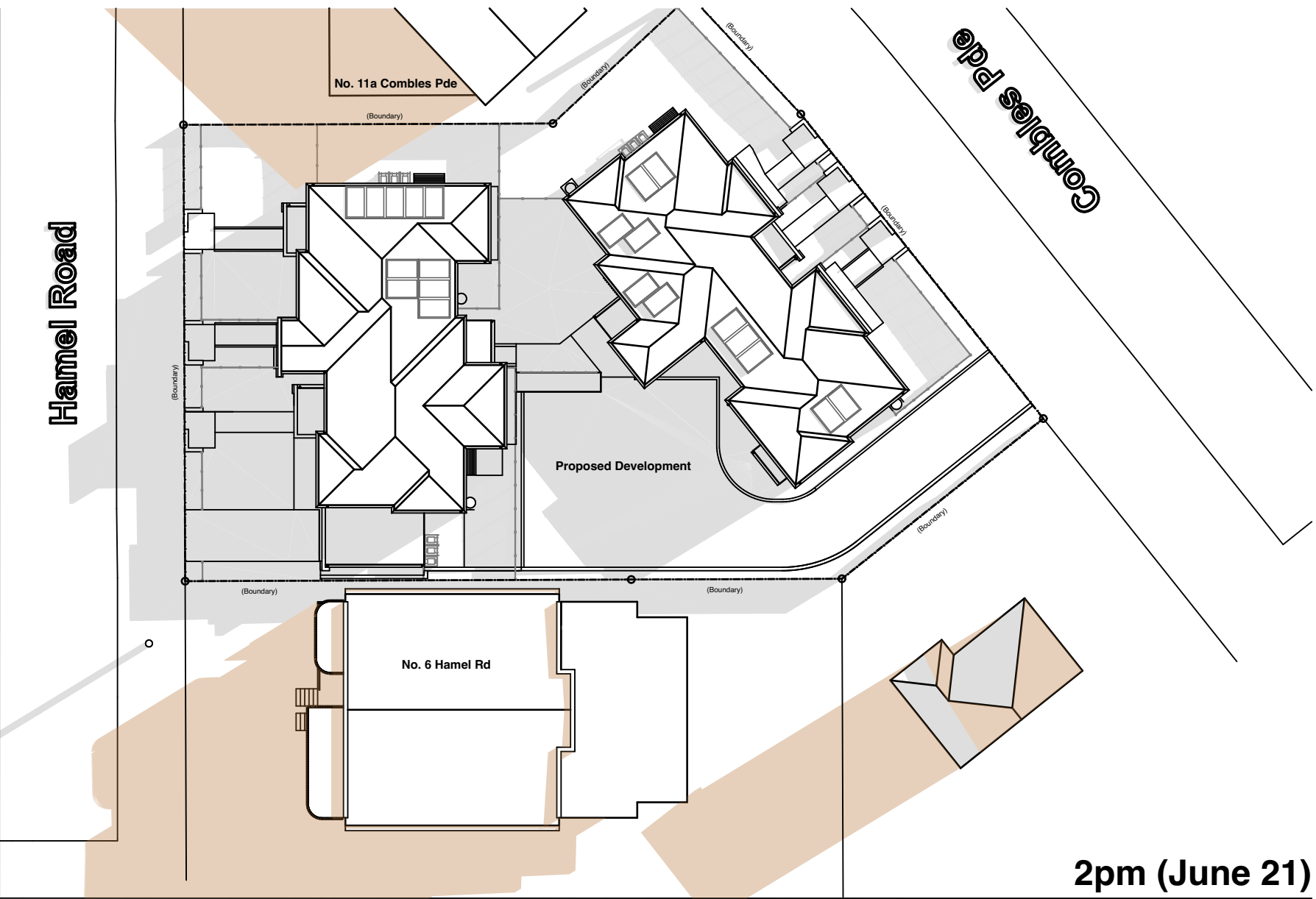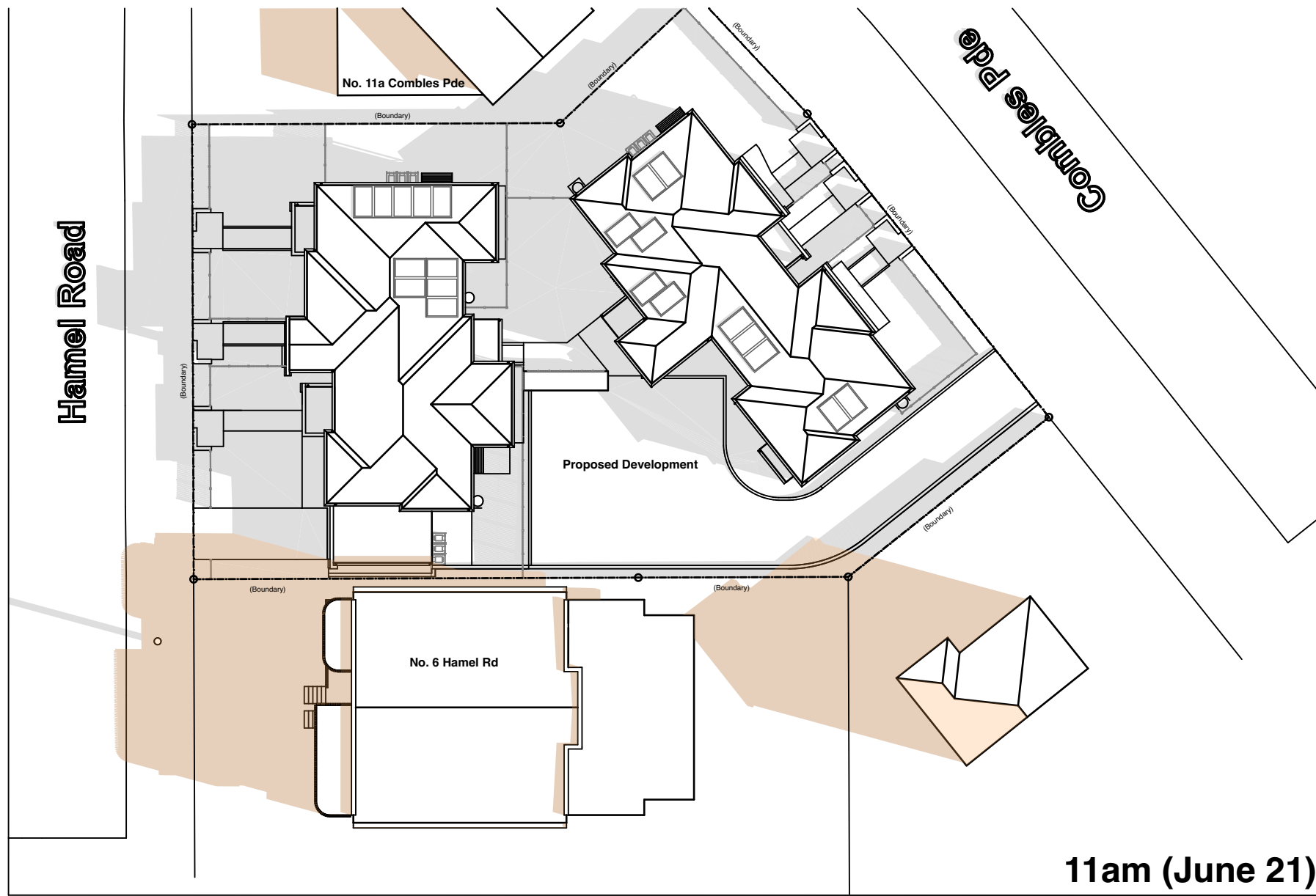
Title:
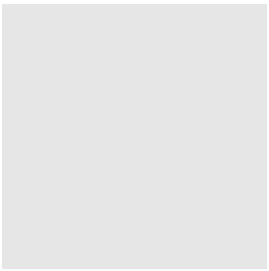**Elevations**
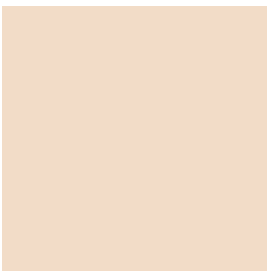
Revision: 1

Date: 23/10/23

Project Number: BGXPR

Sheet: 4

South Elevation (Hamel Road)

Labels (left to right): cfc(3) · rp(1) · cfc(4) · fb · mdr(1) · cfc(1) · fs · cfc(2) · fs · cfc(3) · cfc(4) · rp(1) · fb · cfc(4) · cfc(3)

No. 11a Combles Pdr

No. 6 Hamel Rd (approved DA)

b'dry

01 South Elevation (Hamel Road)
1:50

North Elevation (Combles Parade)

Labels (left to right): fb · mdr(1) · cfc(4) · cfc(2) · rp(1) · cfc(3) · fb · fs · cfc(2) · cfc(1) · fs · cfc(3) · cfc(4) · cfc(2) · mdr(1) · fb

No. 19 Combles Pde

b'dry

No. 11a Combles Pde

b'dry

02 North Elevation (Combles Parade)
1:50

Colour Schedule

Face Brick (fb)
Colour: Off white

Feature Stone

Metal Roof mdr(1)
Colorbond 'custom orb'
Colorbond Shale Grey
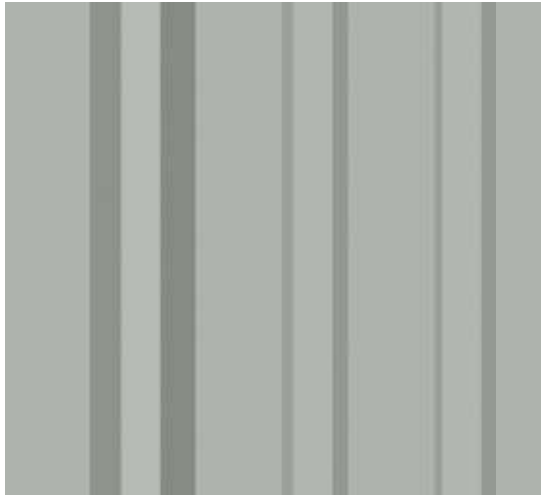
Metal Roof mdr(2)
Colorbond 'klip lok'
Colorbond Shale Grey
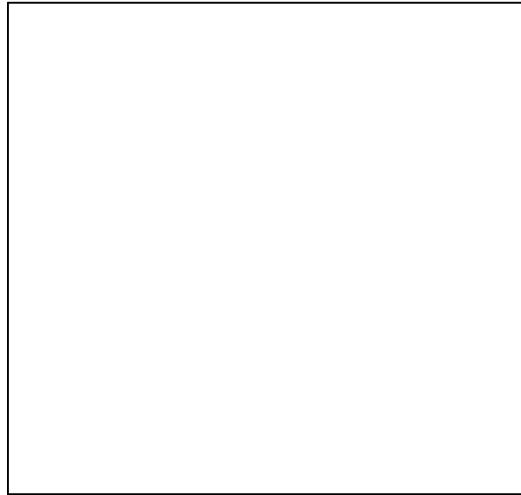
CFC + Paint cfc(1)
Dulux White

CFC - cfc(2)
Barestone - Original

CFC - cfc(3)
Barestone - Ash
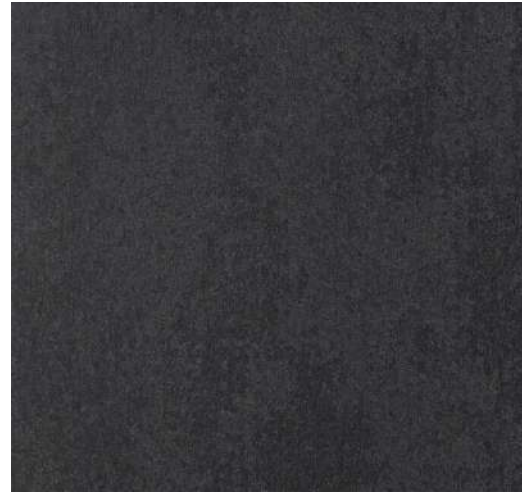
CFC - cfc(4)
Barestone - Graphite

Columns, Downpipes
Window & Door Frames, Fences, Fascias & Gutters - powdercoated
Dulux Shale Grey

Entry Doors, Columns & Fence Infills
Wood Look

03 Colour Schedule

Shadow Diagrams

11am (June 21)

2pm (June 21)

10am (June 21)

1pm (June 21)

9am (June 21)

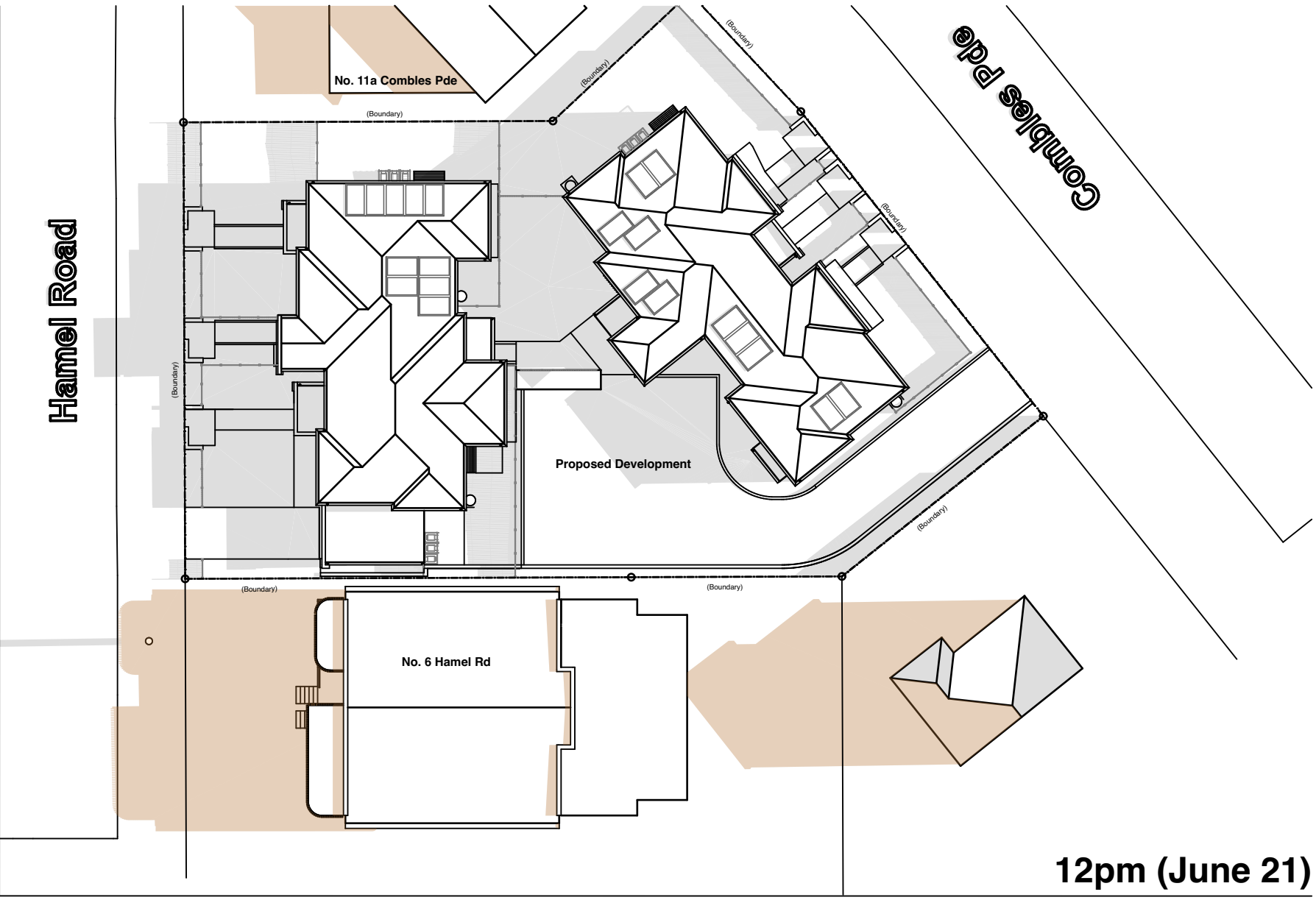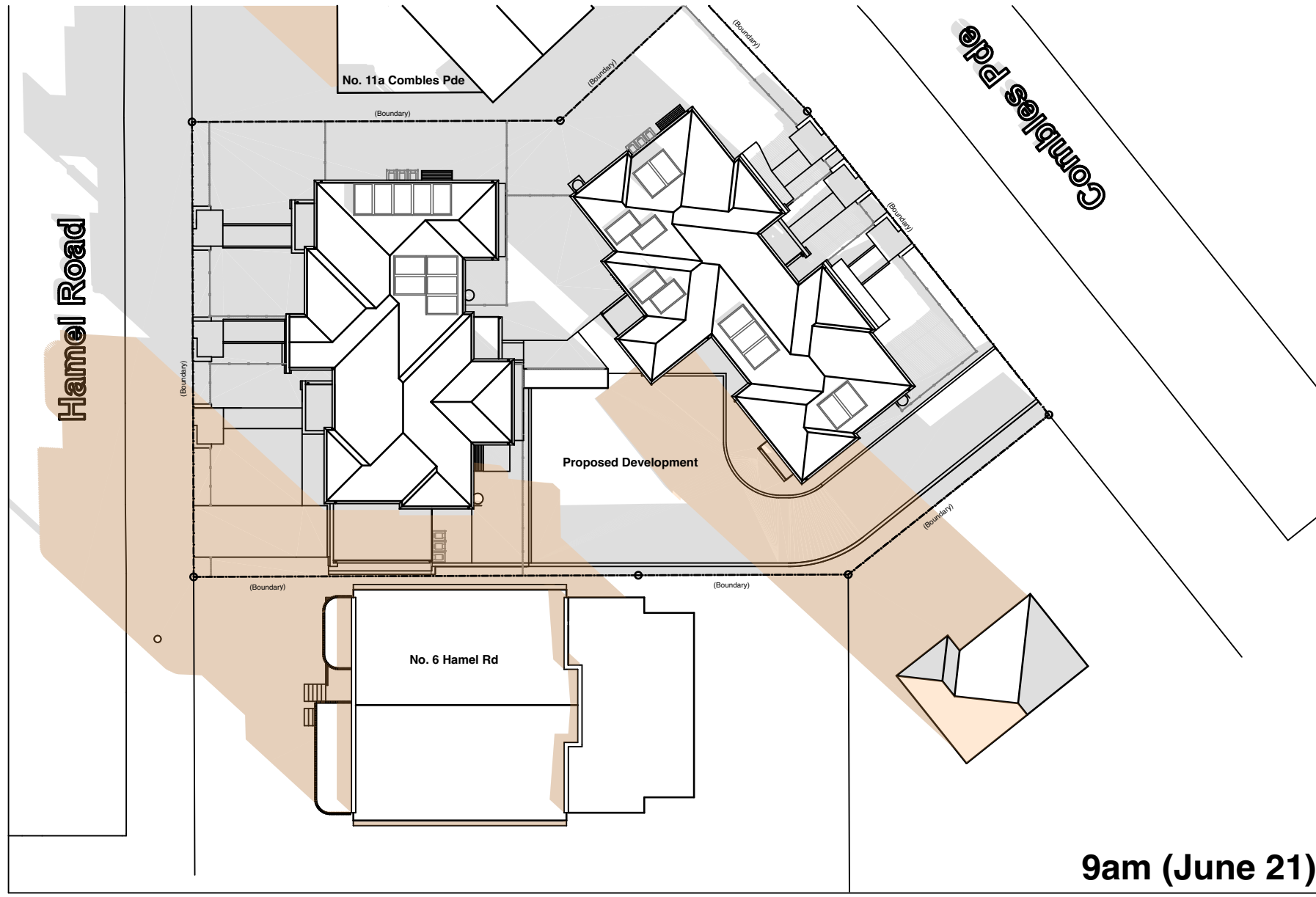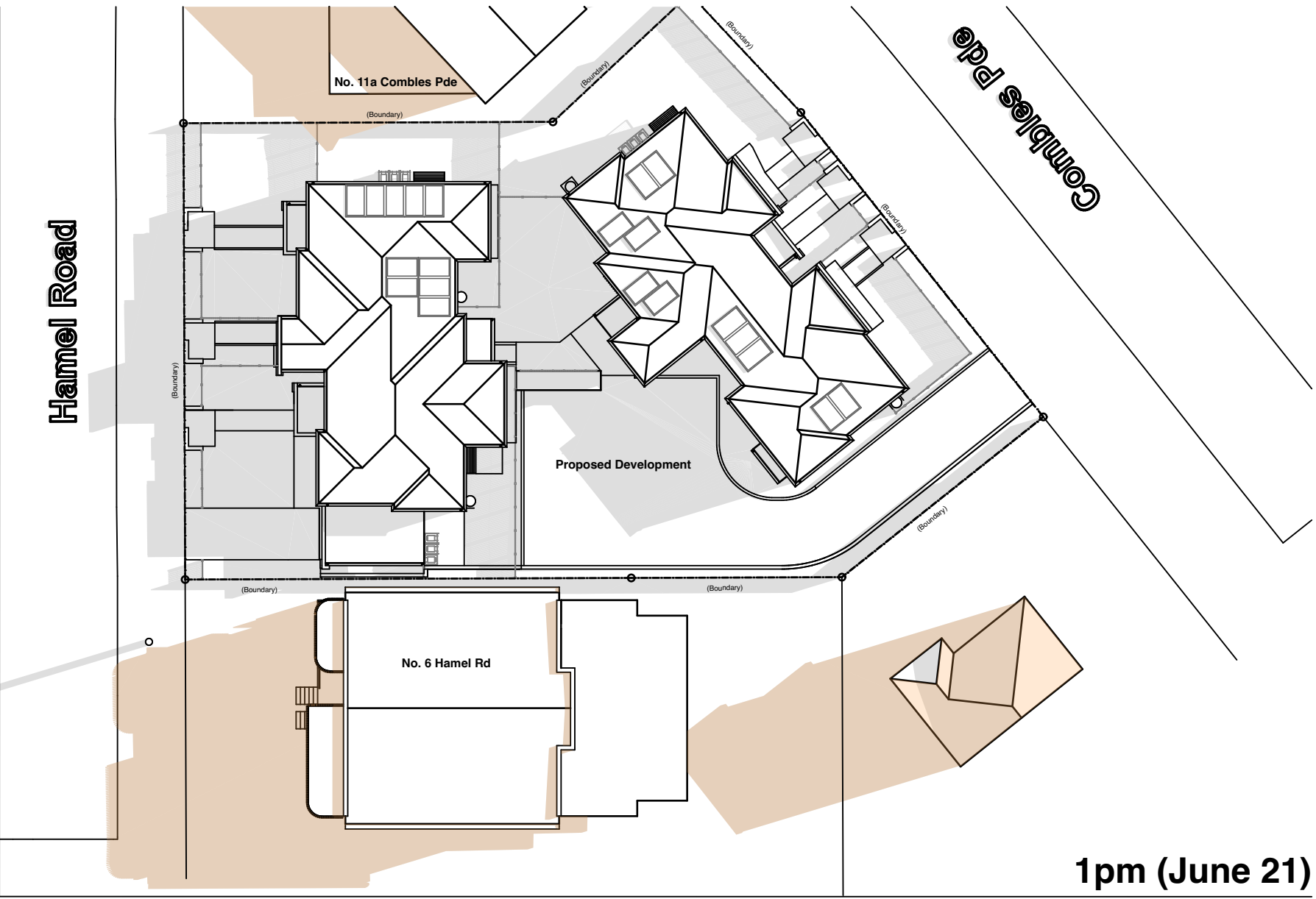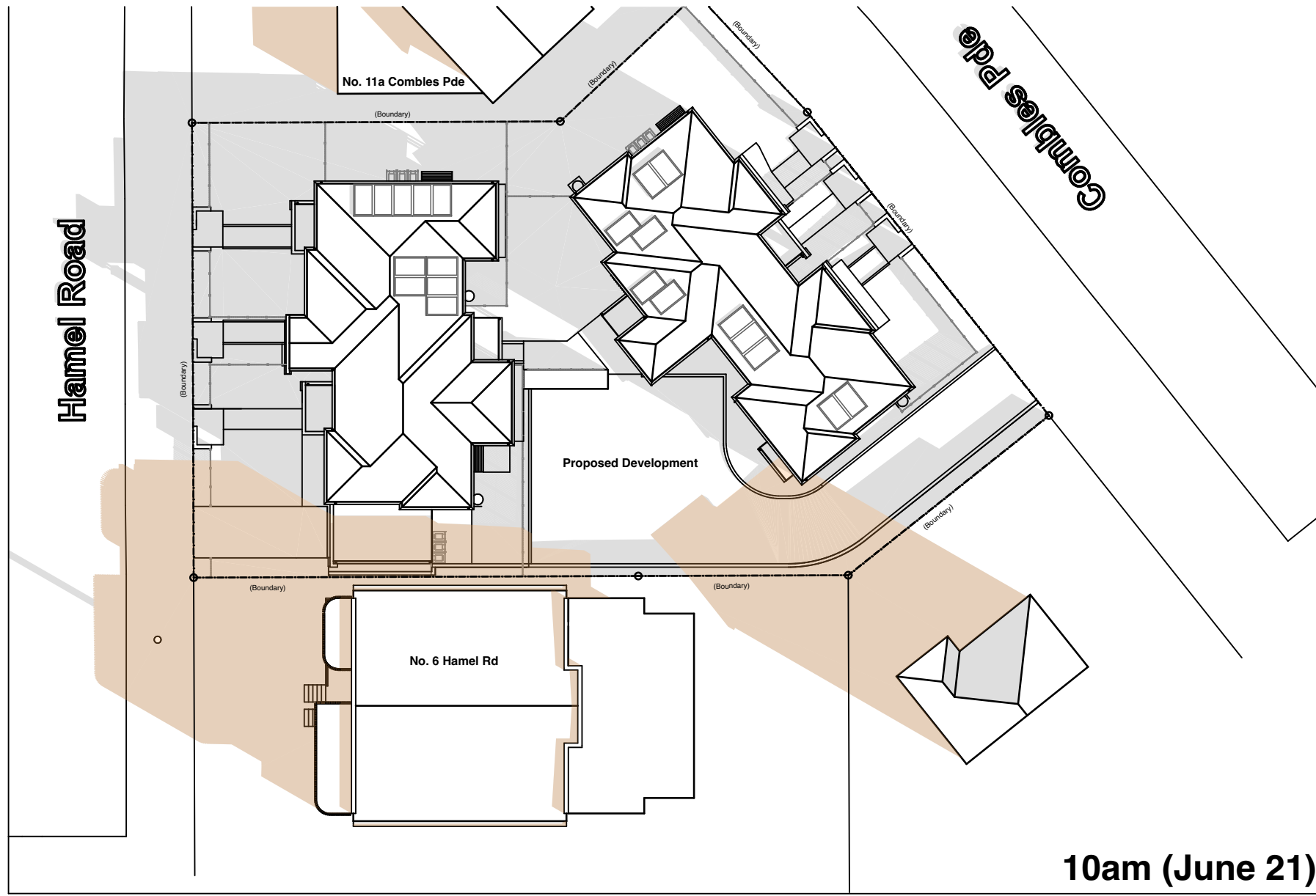**12pm (June 21)**

3pm (June 21)

Legend:

grey fill indicates shadow cast by proposed development

brown fill indicates shadow cast by existing neighbours

note:
neighbouring property outlines shown indicatively only.

No. 11a Combles Pde

Combles Pde

Hamel Road

Proposed Development

No. 6 Hamel Rd