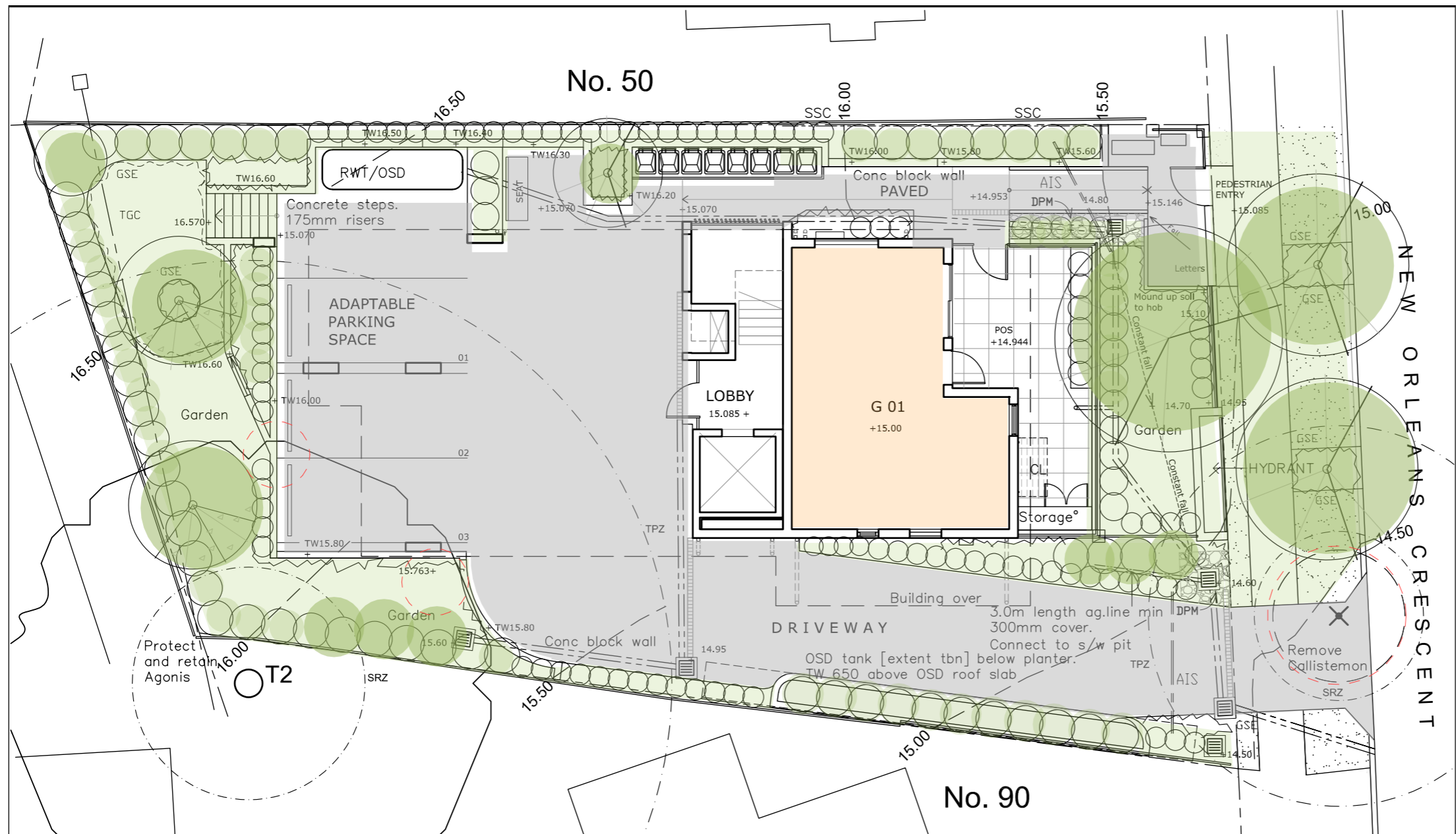


NOTIFICATION PLANS
RESIDENTIAL FLAT BUILDING

48 NEW ORLEANS CRESCENT, MAROUBRA





PROPOSED PLANT SCHEDULE

Code	Botanical Name	Common Name	Approx mature height, spread	Pot size	Quantity
GROUND COVERS, NATIVE GRASSES, CLIMBERS					
Dr	Dichondra repens	Kidney Weed	.9 x .9	Viro-tube	92
1	Actinotus helianthii	Flannel Flower	.9 x .9	150mm	31
2	Viola hederacea	Native Violet	.2 x .8	150mm	41
3	Baekia imbricata	Heath Myrtle	.6 x .6	150mm	43
4	Dichondra 'Silverfalls'	Silverfalls	.6 x .5	150mm	11
5	Billardiera scandens	Appleberry	.3 x 1	150mm	14
8	Dianella revoluta	Blueberry Lily	.5 x 1	150mm	24
9	Hibbertia fasciculata	Guinea Flower	.3 x 1m	150mm	5
12	Westringia 'mundi'	Dwarf Westringia	.5 x .9	150mm	4
13	Bauera rubioides	River Dog Rose	.8 x .8	150mm	19
15	Lomandra longifolia	Mat Rush	.8 x .9	150mm	11

* Endemic species

SHRUBS

			Pot size	Quantity
19	Philotheca australicum	Pink Wax Flower	.9 x .7	200mm
20	Callistemon 'Great Balls of Fire'	Bottlebrush	1.3x.7	300mm
21	Leptospermum laevigatum	Tea Tree	2.2x 1m	300mm
22	Syzygium aust.'Straight and Narrow'	Lilly Pilly	1.8x.6m	300mm
23	Persoonia lanceolata	Geebung	3 x 2m	200mm
26	Leptospermum trinervium	Flakey Barked Tea Tree	2.2x 1m	200mm
27	Acacia longifolia	Sydney Golden Wattle	4x3m	200mm
28	Acacia suaveolens	Sweet Wattle	2x1.5m	200mm
29	Syzygium 'Resilience'	Lilly Pilly	2x1.5m	200mm

TREES

46	Cupaniopsis anacardioides	Tuckeroo	8 x 5m	75 litre	2
47	Lagerstroemia 'Sioux'	Crepe Myrtle	4 x 3m	75 litre	2
57	Banksia integrifolia	Coast Banksia	10 x 6m	75 litre	1

* Endemic species

LEGEND

- 1 BED UNIT
- NEW LANDSCAPING
- TREES TO BE REMOVED

NOTIFICATION PLAN- SITE/LANDSCAPE

48 New Orleans Crescent MAROUBRA NSW 2035 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:

C

DATE:

13/12/2024

PROJECT NO:

BGZ4J

SHEET:

P5-NO2
@ a3



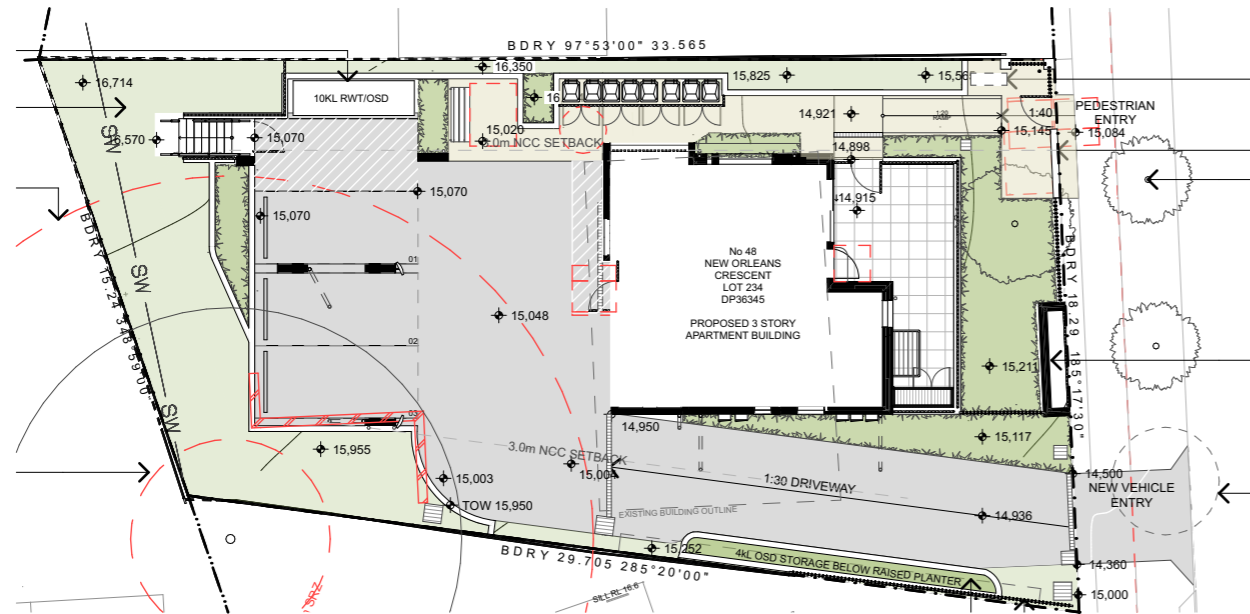


01 EAST ELEVATION
Scale 1:100

JOB REFERENCE	BGZ4J
LOCALITY/SUBURB	MAROUBRA
STREET ADDRESS	48 NEW ORLEANS AVENUE
LOT No. & DP	LOT 234, DP 36345
SITE AREA	509.4m ²
GFA MAXIMUM	636.75m ²
GFA PROVIDED	314.58m ²
PROPOSED DWELLING NUMBERS	5 DWELLINGS - 3 X 1 BEDROOM & 2 X 2 BEDROOM

COMPLIANCE TABLE				
	CONTROL	REQUIRED	PROPOSED	COMPLIES
FRONT SETBACK	RANDWICK DCP 2013	Prevailing setback 5.5m but no less than 3m	5.5m	COMPLIES
	RANDWICK DCP 2013	3.5m	3	PROPOSED VARIATION TO DCP
SIDE SETBACK	ADG	6m (habitable) 3m (non-habitable)	2.9m-3.1m	PROPOSED VARIATION TO ADG
REAR SETBACK	RANDWICK DCP 2013	15% of lot depth or 5m	5m	COMPLIES
HEIGHT	RANDWICK LEP 2012	9.5m	10.5m	PROPOSED VARIATION TO DCP
	HOUSING SEPP (S.42(1)(B))	11m	10.5m	COMPLIES

FSR	RANDWICK LEP 2012	0.75:1	0.62:1	COMPLIES
	HOUSING SEPP (S.42(1)(C))	0.65:1 or FSR under LEP	0.62:1	COMPLIES
LANDSCAPED AREA	RANDWICK DCP 2013	50% of site area = 254.7	238.22m ² (47% of site area)	PROPOSED VARIATION TO DCP
DEEP SOIL	ADG	7% of site area = 35.7	127.06 (25% of site area)	COMPLIES
COMMUNAL OPEN SPACE	ADG	25% of site area = 127.35	67.35 (13% of site area)	PROPOSED VARIATION TO ADG
SOLAR ACCESS	ADG	70% of apartments	5 of 5	COMPLIES
NATURAL VENTILATION	ADG	60% of apartments	5 of 5	COMPLIES
PARKING	HOUSING SEPP (S.42(1)(E))	1 bed - 0.4 spaces 2 bed - 0.5 spaces 3 bed - 1 space	3 spaces provided	COMPLIES
		General waste - 1 x 240L/2 dwellings Recycling - 1 x 240L/2 dwellings	3 x waste bins, 3 x recycling bins	
WASTE MANAGEMENT	RANDWICK DCP 2013			COMPLIES



01 SITE PLAN
Scale 1:250



02 NORTH ELEVATION
Scale 1:200



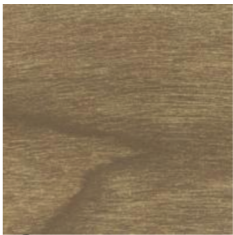
04 SOUTH ELEVATION
Scale 1:200



03 EAST ELEVATION
Scale 1:200



05 WEST ELEVATION
Scale 1:200



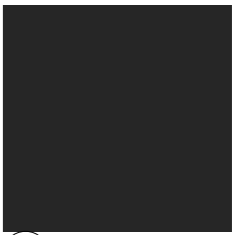
BAT ALUMINIUM BATTEN



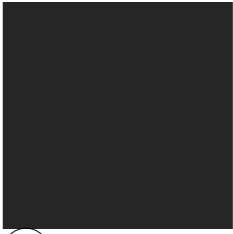
CB02 COLORBOND BASALT OR SIMILAR



WC2 HEBEL POWERPATTERN OR SIMILAR



G1 COLOURBACK GLASS



AL1 COLORBOND MONUMENT OR SIMILAR



G2 TRANSLUCENT GLASS



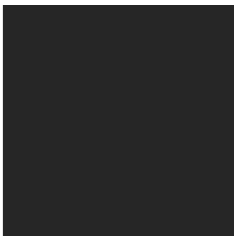
WC1 HEBEL POWERPATTERN OR SIMILAR



F3 1.8m PALISADE FENCE



FB EVERYDAY LIFE ENGAGE OR SIMILAR



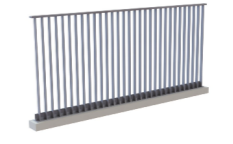
F1 1M COLORBOND FENCE OR SIMILAR



CB01 COLORBOND MONUMENT OR SIMILAR



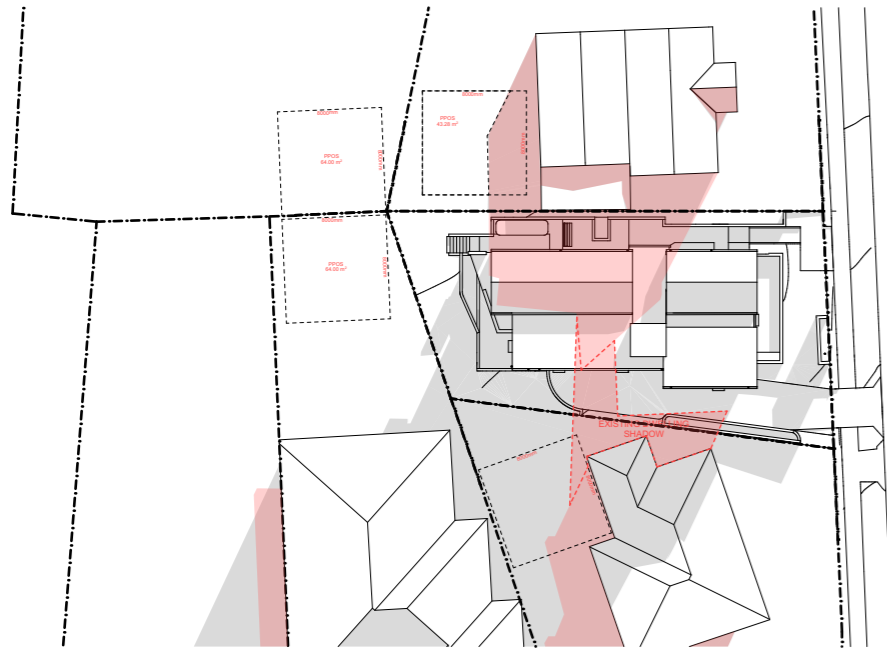
BAL 02 TRANSLUCENT GLASS BALUSTRADE



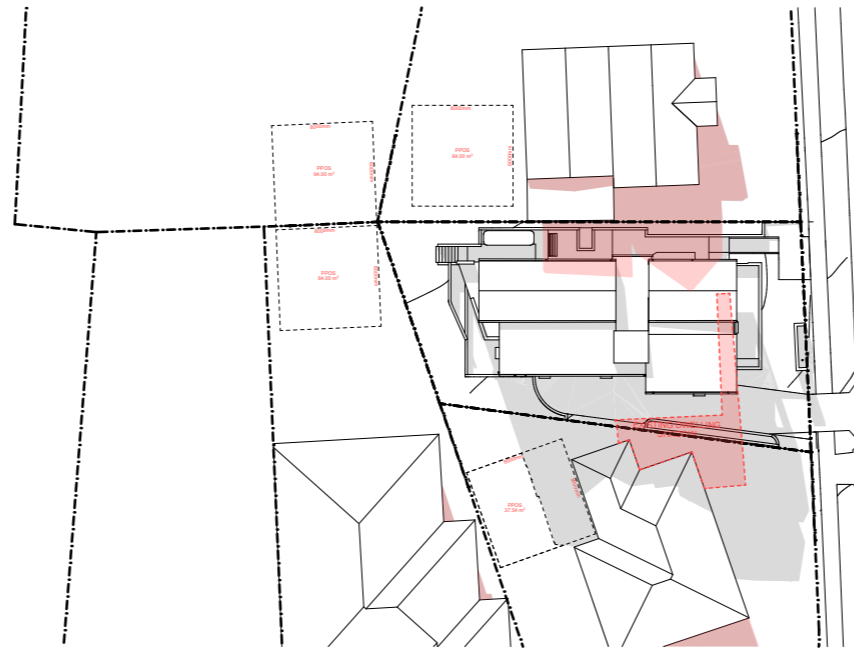
BAL 01 BALUSTRADE



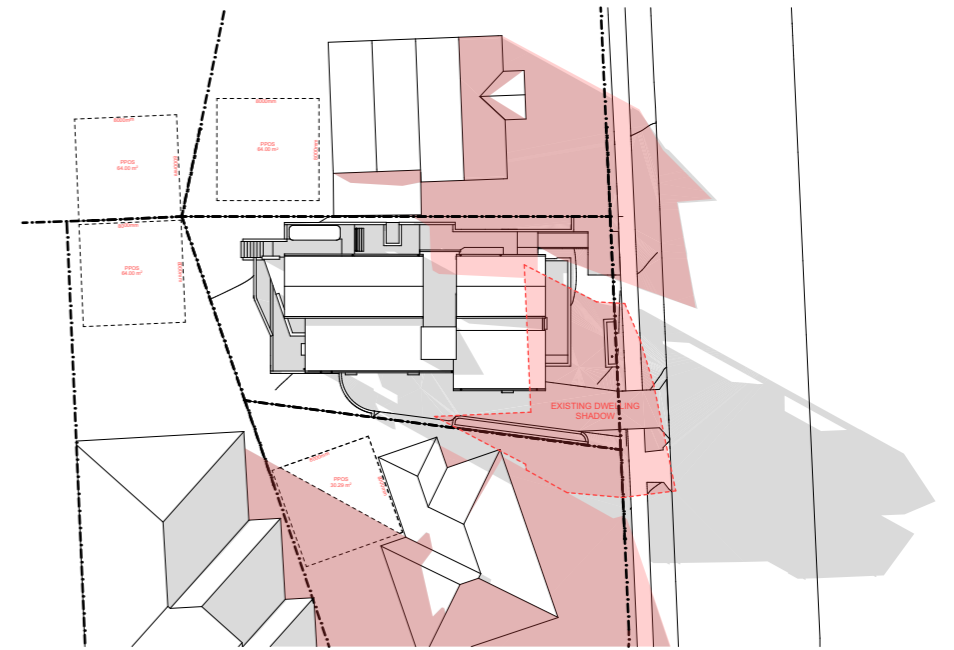
F2 1M PALISADE FENCE



01 SHADOW STUDY 21 June at 0900h



02 SHADOW STUDY 21 June at 1200h



03 SHADOW STUDY 21 June at 1500h

LEGEND

- EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES
- SHADOWS CAST BY EXISTING DWELLING ON SITE
- SHADOWS CAST BY PROPOSED DEVELOPMENT

