

23rd April 2024

AREA SPECIFIC CONTROLS, CORAL SEA PARK ESTATE, MAROUBRA

The proposed residential flat building at 48 New Orleans Crescent, 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	PROPOSAL 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 site to the West, at 88 Yorktown Parade, which is also a Homes NSW asset, is a three storey multi unit flat building, with parking on ground floor. The proposed development is consistent with the mass and development of the surrounds, particularly 91, 84, 85, 86 Yorktown Parade, which are all within 50m of the site.
<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 is consistent with the neighbouring setbacks. Taking the average front setbacks of neighbours on either side. The proposal is also consistent with the existing street character of a low front fence on the front boundary, with landscaping within the front setback that is visible from the street. To comply with NCC standards, a hydrant booster is located in the front setback, integrated with the securable gate screening to soften the appearance of it in the street.
<ul style="list-style-type: none"> To maintain the planned neighbourhood and garden suburb characteristics of the Estate 	As above, as well as staying consistent with the front setback and fencing, the proposal also uses a combination of native planting within the front setback. The fencing is low height, permeable and allows visibility from the street. The parking for the development is located to the rear, behind the building and the driveway within the side setback to minimise appearance of vehicular access. Compliant front and rear setbacks ensure the existing theme of large garden areas is maintained. Considered planting schedules and landscape plans are cognisant of characteristics of the estate and responds accordingly.

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CONTROLS	PROPOSAL RESPONSE
i) Building materials and external finishes are to be consistent with the dominant themes in the Estate	Prevailing façade materials existing in the Coral Sea estate include red, brown and blonde face brick. The proposed brick façade material palette is in keeping with the dominant themes in the Estate.
ii) Site area and dimensions, particularly width, are of sufficient size to allow and	The site of 48 New Orleans Crescent is irregular shape however meets the minimum site area and dimensions. The development maintains the characteristic open space between buildings through 3m side setbacks and provides landscaped space at the rear

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	maintain the existing themes of large rear garden areas and open spaces between buildings to continue	of the development to enhance privacy between adjoining sites, characteristic of the Estate.
iii)	Sites have a minimum frontage of 20 metres for development of more than 2 dwellings	The proposed development at 48 New Orleans Crescent has a site frontage of 18.3m. Precedent for sites with reduced frontages with more than 2 dwellings exist in the vicinity such as 76 and 84 Yorktown Parade. This control seeks to ensure adequate landscaped perimeter which the proposal provides with planted side setbacks and considered landscaped site frontage.
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	Proposed fencing between 1.5 to 1.8m in the front setback is required by Homes NSW design standards to enhance the amenity and privacy of Ground unit Private Open Space. Proposed fencing is permeable and at 1m as per Coral Sea Estate requirements.
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	The proposed front setback is consistent with the average of the neighbouring properties and has landscaped side setbacks. Coral Sea Park Estate has both single storey dwellings and residential flat buildings. Existing development in the Estate have similar form, roof pitch, material finishes and colour as other housing types within the estate. The proposed gable roof is consistent with residential flat buildings existing in the Estate including adjacent developments at 79 and 92 Yorktown Parade. As stated above, a brick façade has been selected to remain consistent with the dominant materials seen within the Estate demonstrated at adjacent development of 90 Yorktown Parade and opposite at 77 and 79 New Orleans Crescent. The massing and scale of the proposal remains within the allowable controls and is common within the Estate.

Yours faithfully,



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