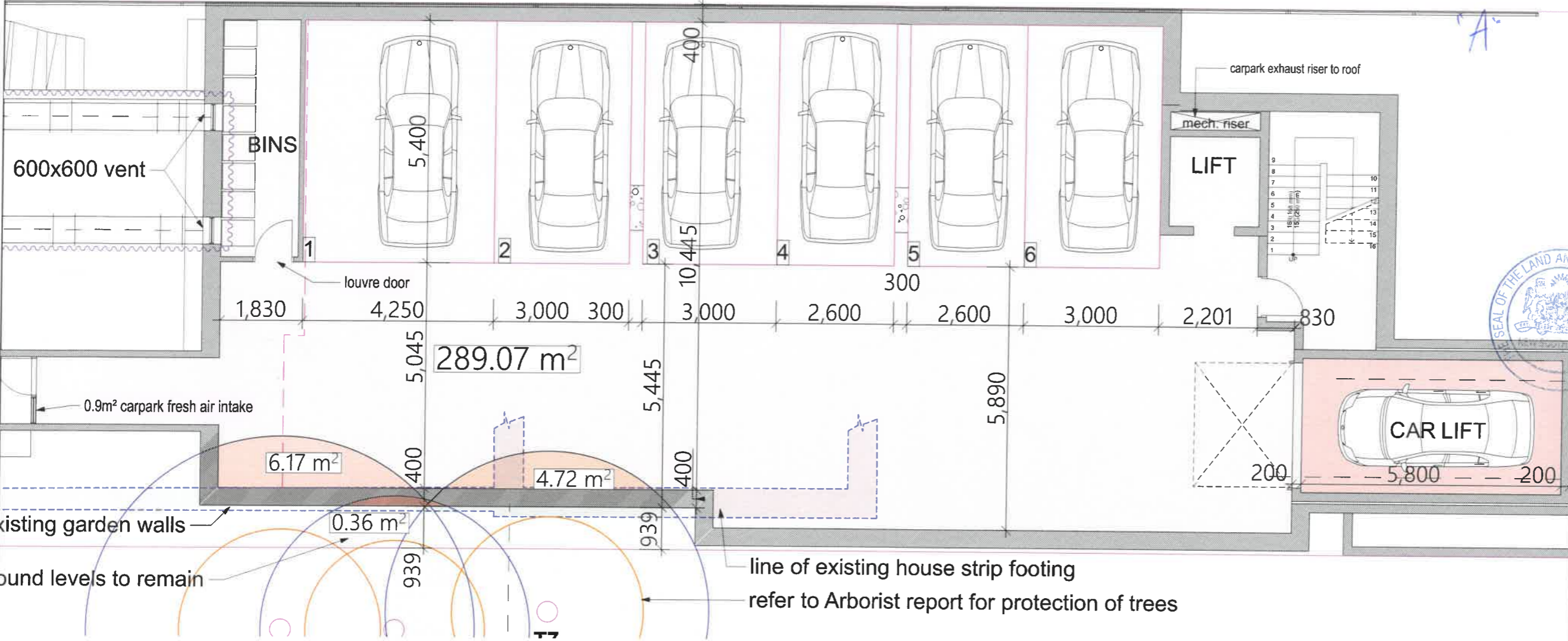
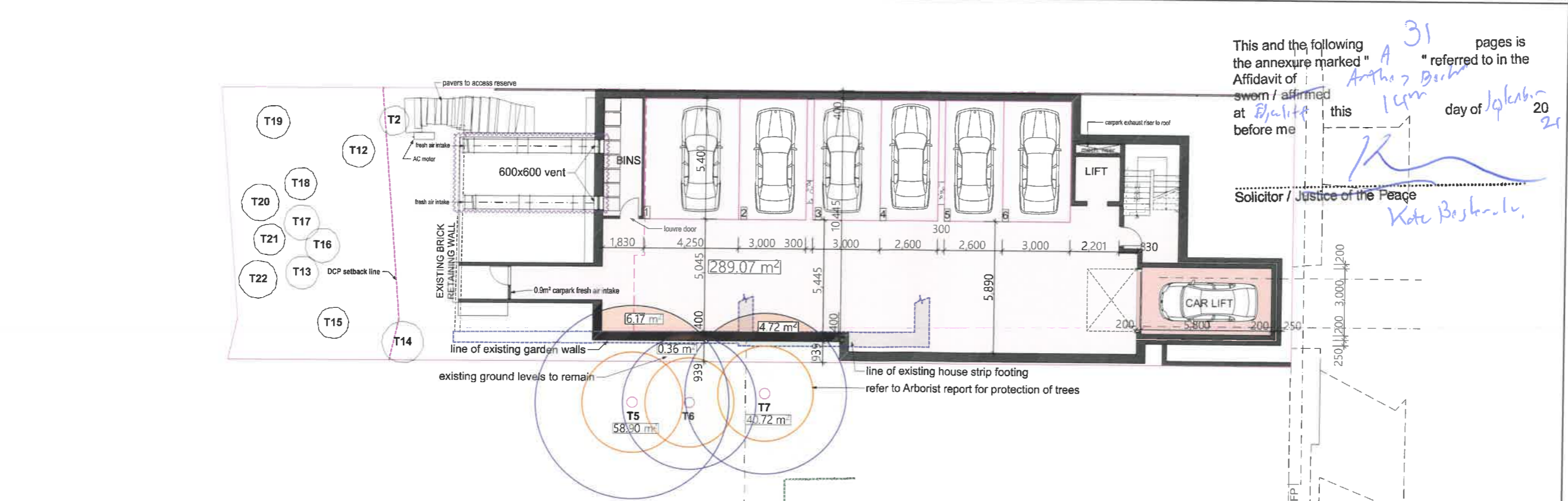


reserve



LEVEL 1 GARAGE 1:100

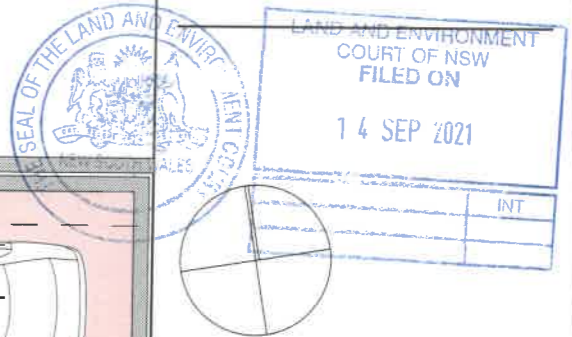


LEVEL 1 GARAGE 1:200

CSA ARCHITECTS

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alex@csa-arch.com.au

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a.c.n. 087 234 053



Rev	Description	Date
A	DA Issue	12/03/2020
B	Revised DA Incl. reduced garage	2/10/2020
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D	General revision incl. garage wall relocation	27/11/2020
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G	Section 4.55 Modification AMENDED	25/08/2021

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Client  
**PLUMB DJOKIC**

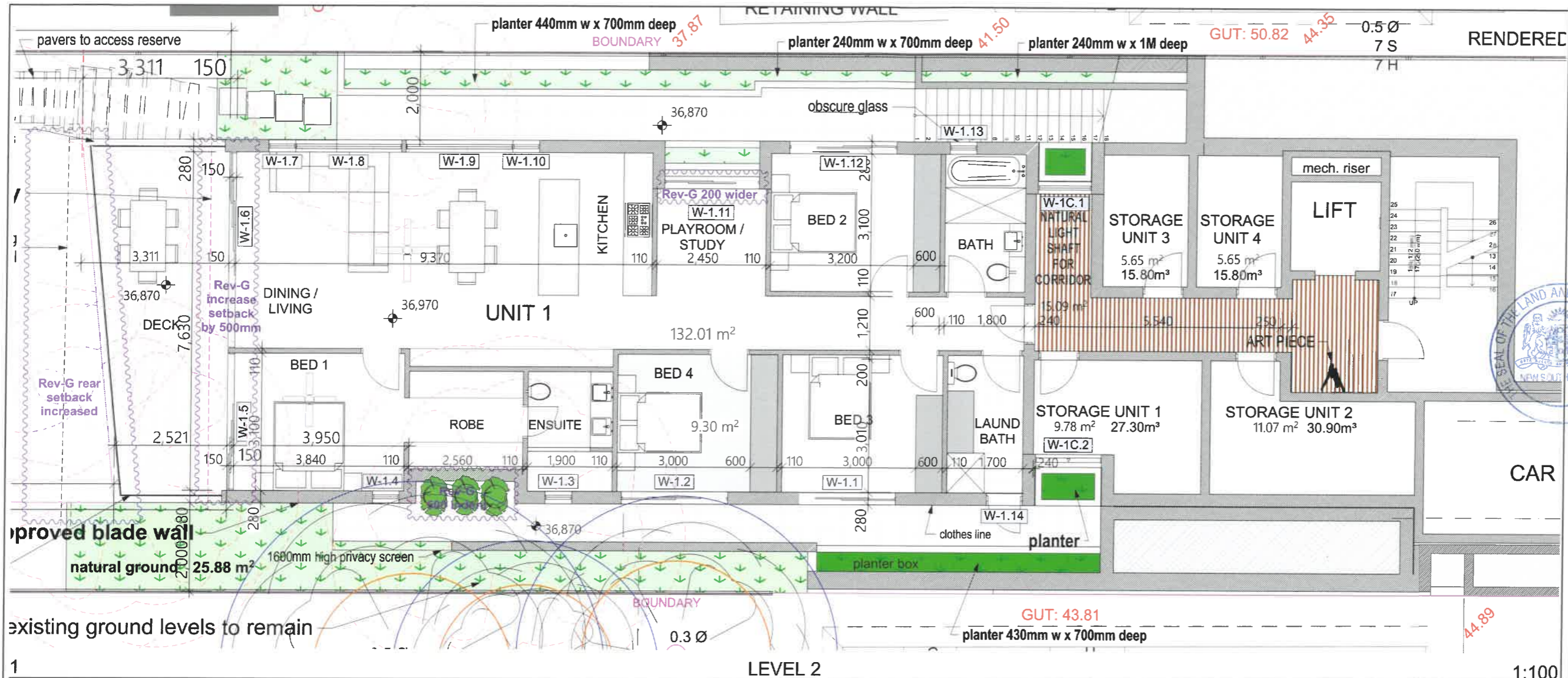
Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**LEVEL 1 - GARAGE**

Sheet No.  
**PLU-DJO-1**

Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O	Rev. <b>G</b>
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**CSA ARCHITECTS**

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COURT OF NSW  
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14 SEP 2021

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**PLUMB DJOKIC**

Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

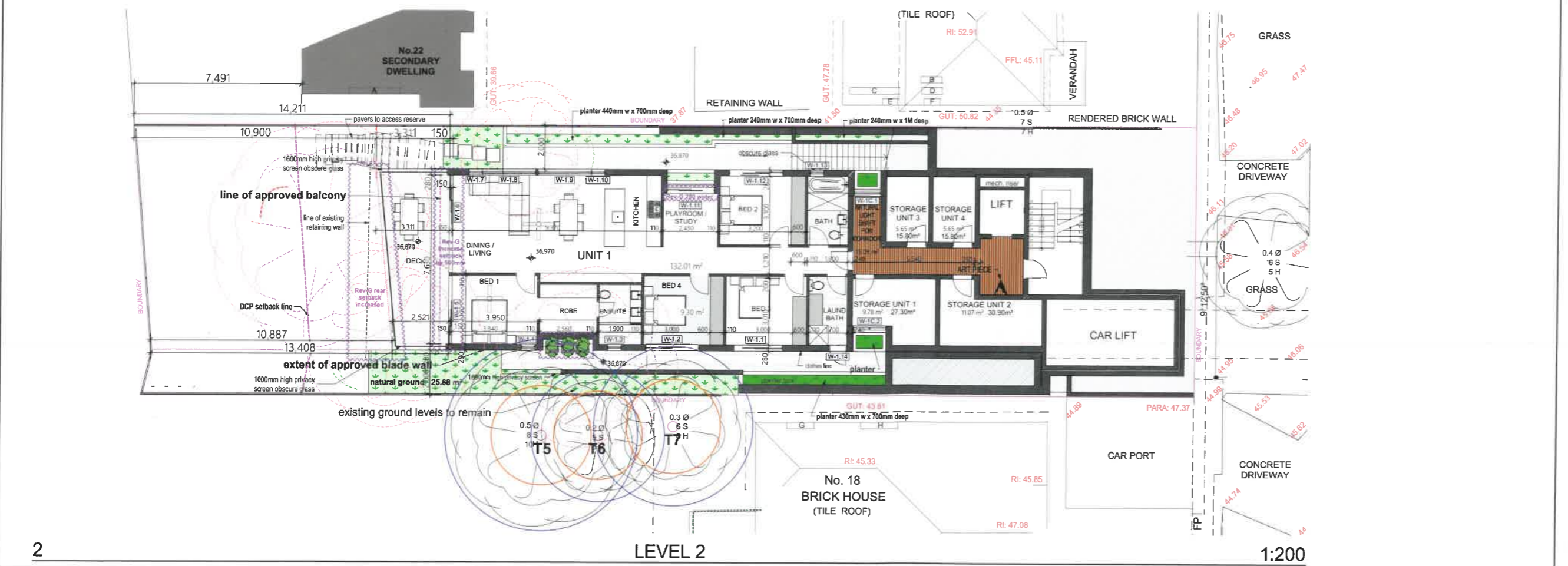
Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**LEVEL 2**

Sheet No.  
**PLU-DJO-2**

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	G

Plot Date: Wednesday, 8 September 2021



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**PLUMB DJOKIC**

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**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

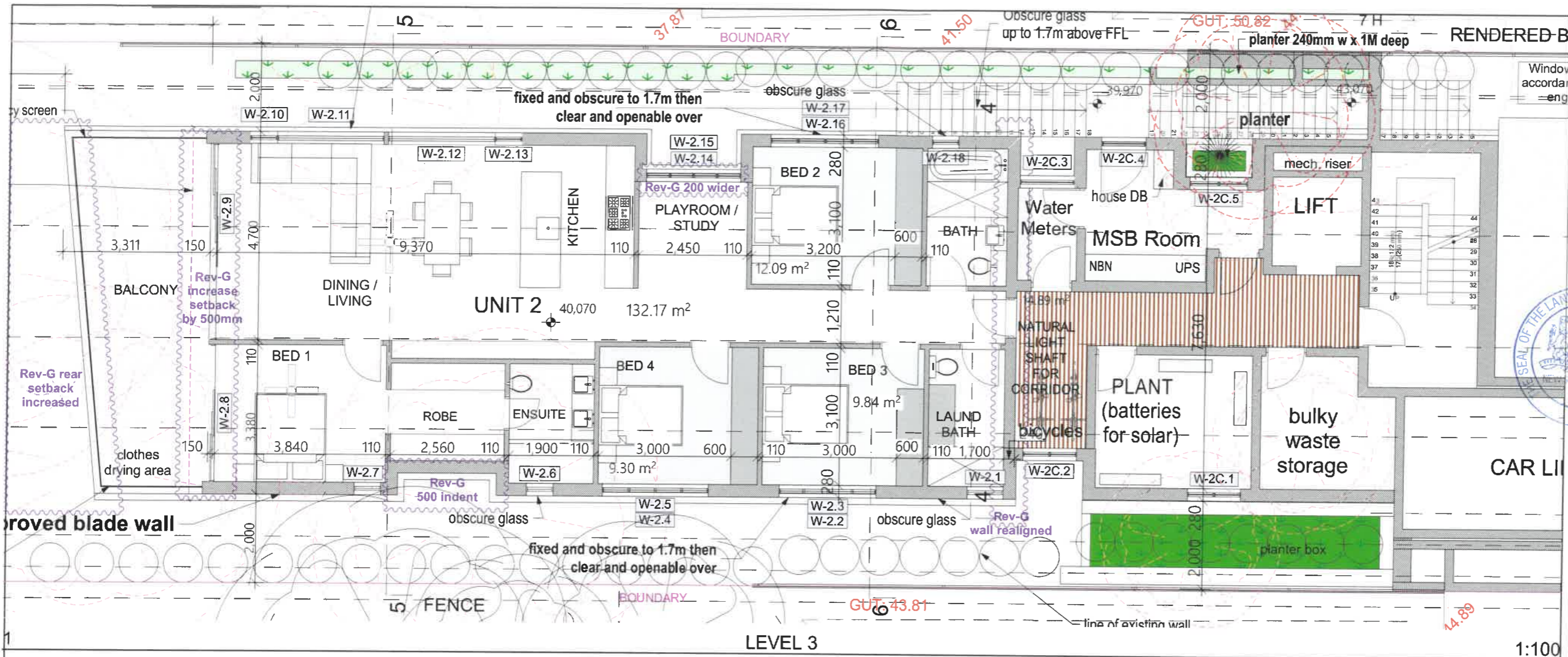
Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**LEVEL 2**

Sheet No.  
**PLU-DJO-2**

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	G

Plot Date: Wednesday, 8 September 2021



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**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

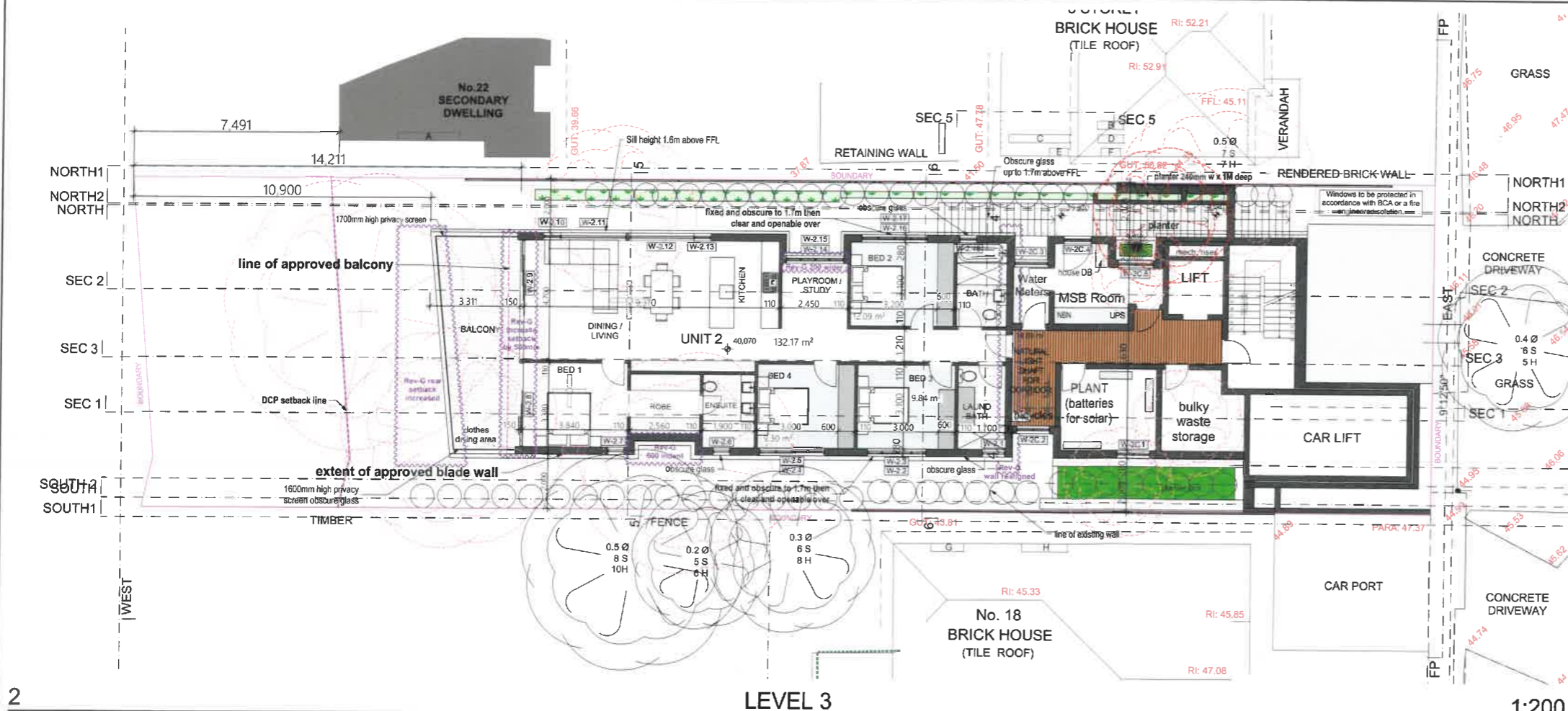
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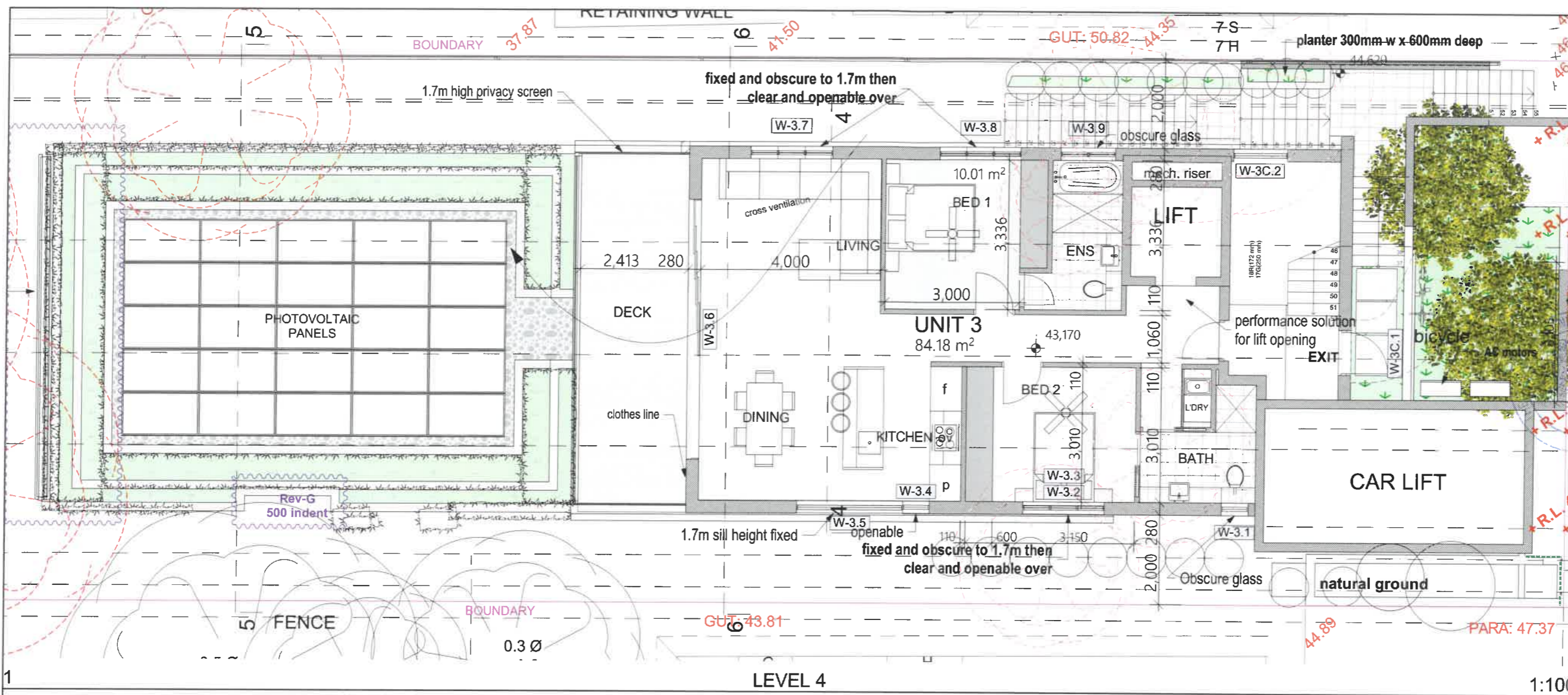
Drawing Title:  
**LEVEL 3**

Sheet No.  
**PLU-DJO-3**

Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O.	Rev. <b>G</b>
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Plot Date: Wednesday, 8 September 2021





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a.c.n. 087 234 053

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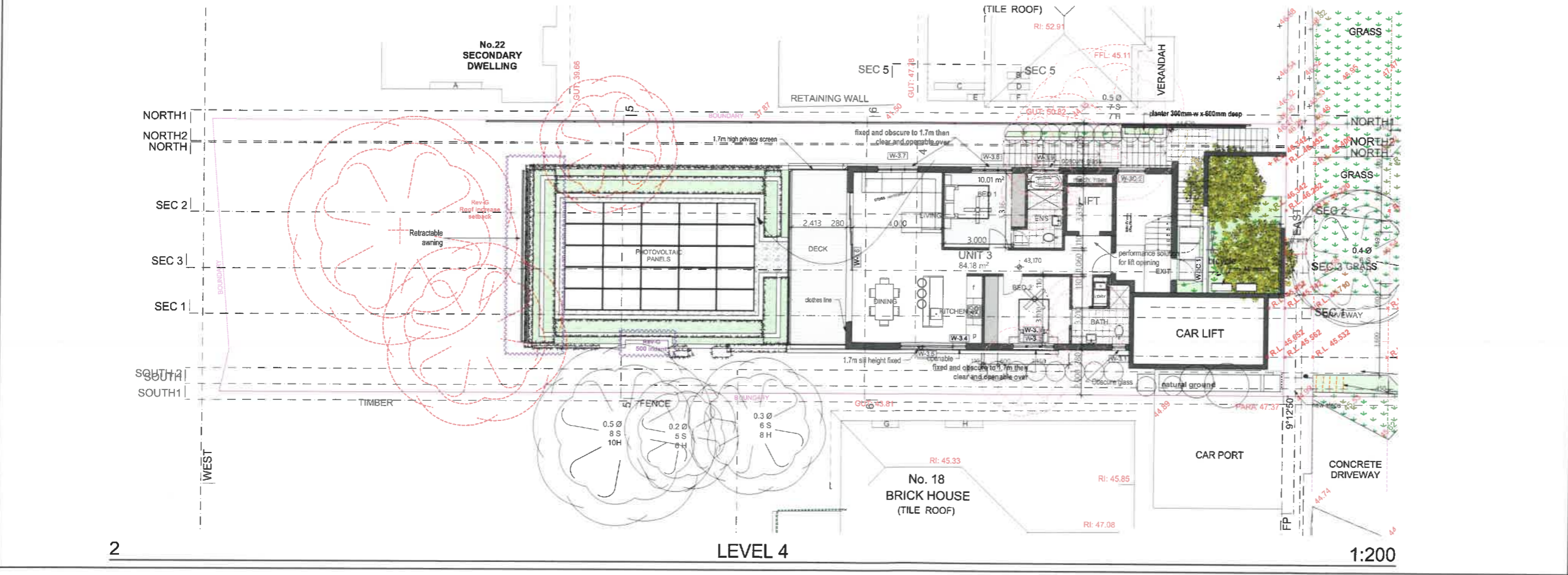
Client  
**PLUMB DJOKIC**

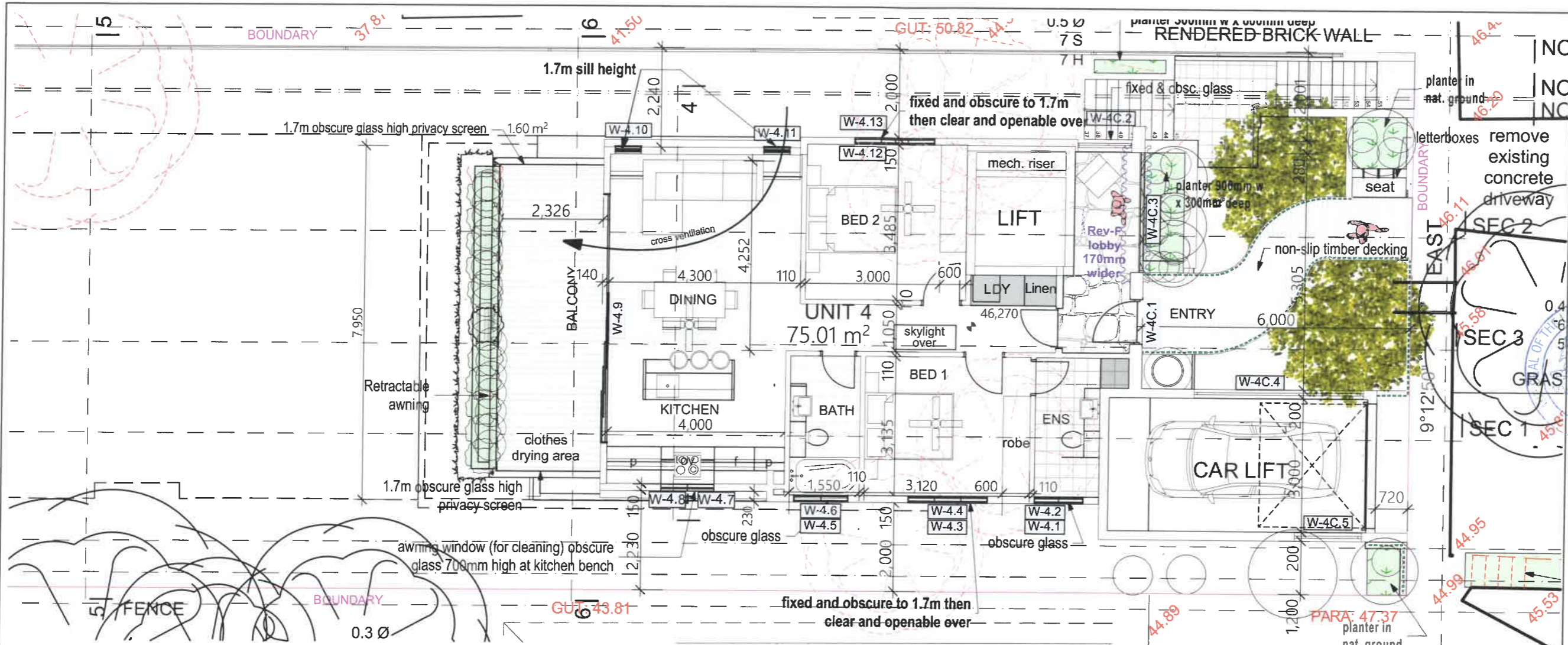
Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**LEVEL 4**


Sheet No.  
**PLU-DJO-4**

Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O	Rev. <b>G</b>
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LEVEL 5 - STREET LEVEL ENTRY



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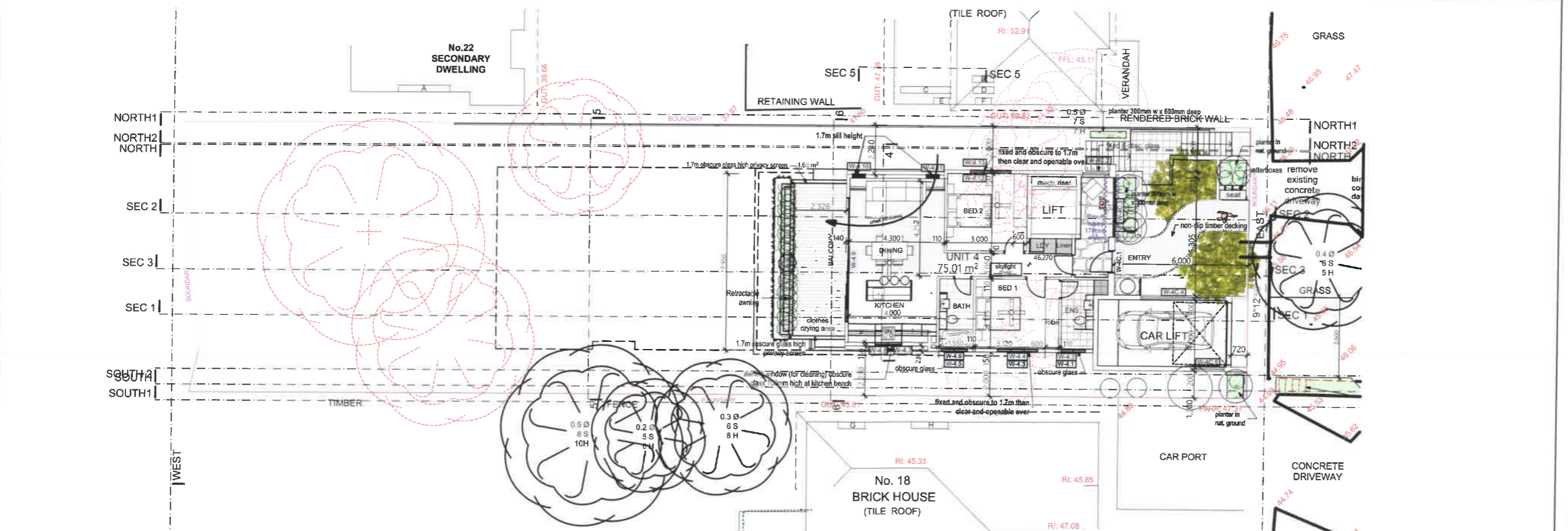


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COURT OF NSW  
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14 SEP 2021

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LEVEL 5 - STREET LEVEL ENTRY

Client  
**PLUMB DJOKIC**

Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

Status  
**DEVELOPMENT APPLICATION**

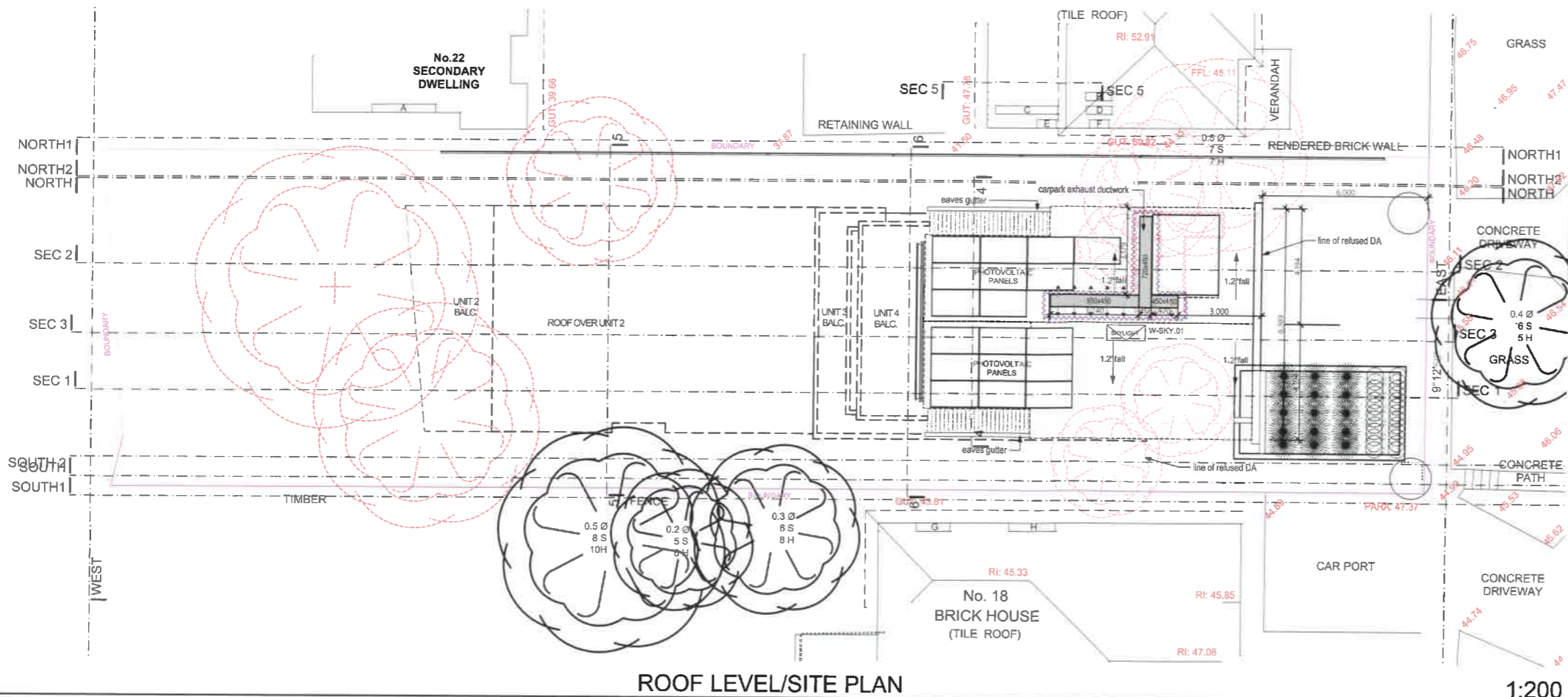
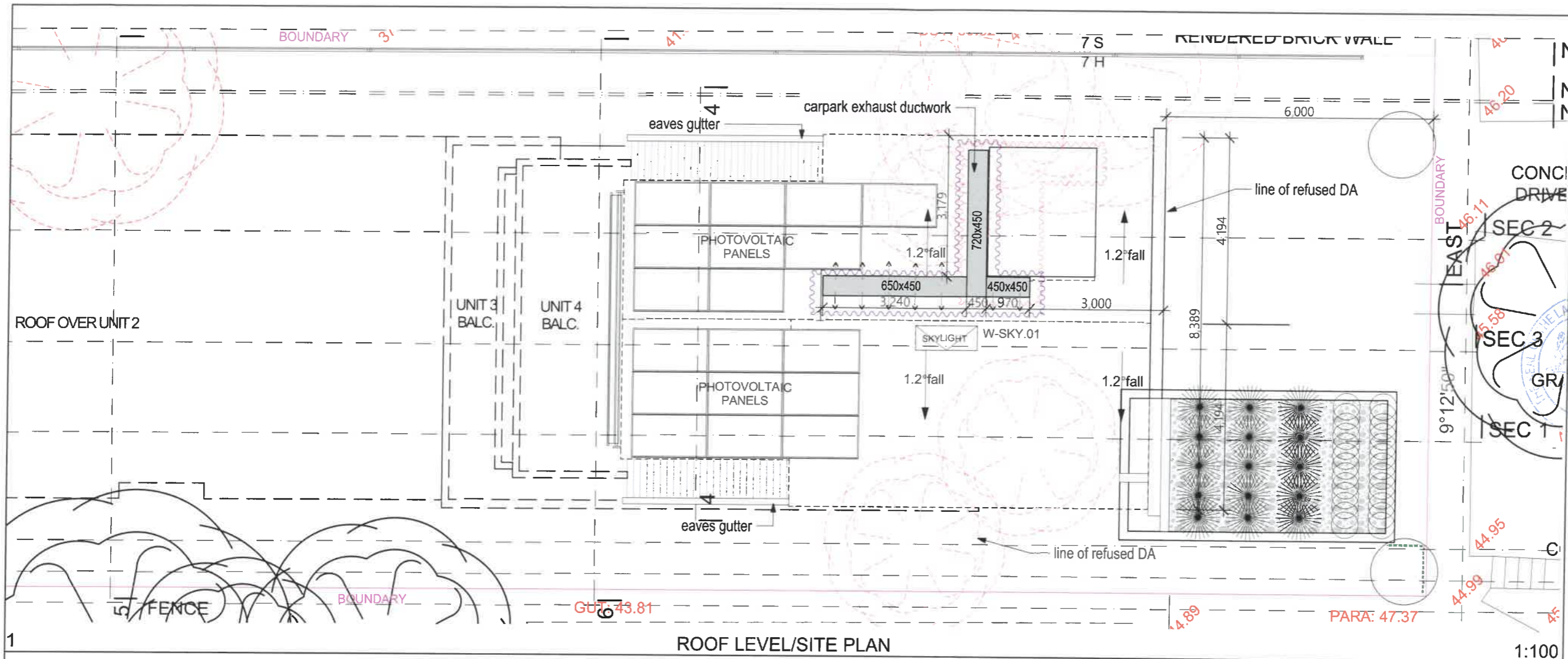
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**LEVEL 5 - STREET ENTRY**

Sheet No.  
**PLU-DJO-5**

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	G

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Wednesday, 25 August 2021



**CSA ARCHITECTS**

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Rev	Description	Date
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Client  
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Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

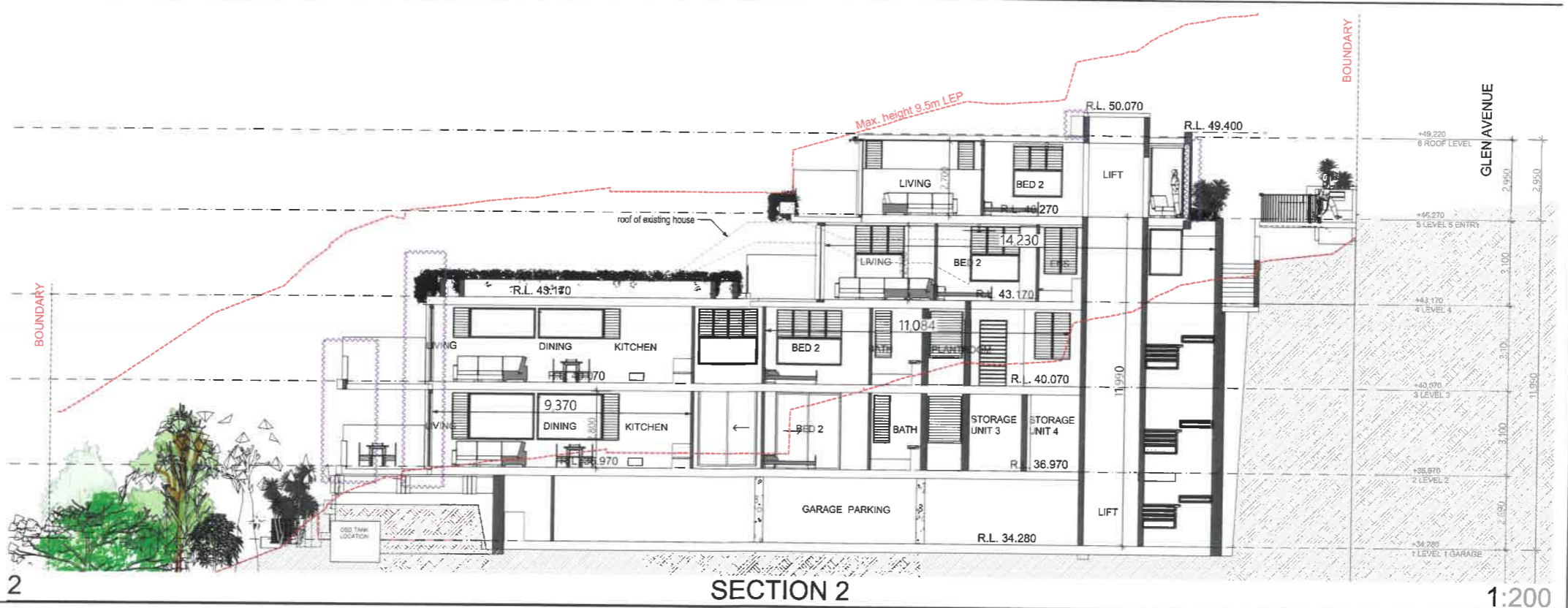
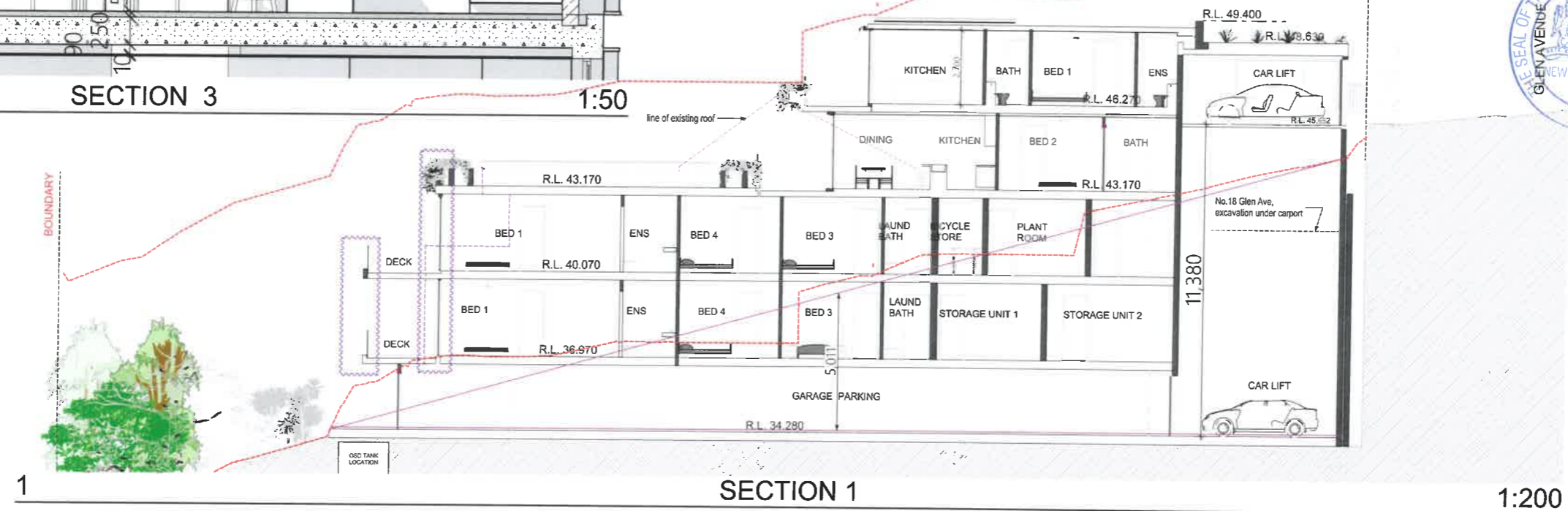
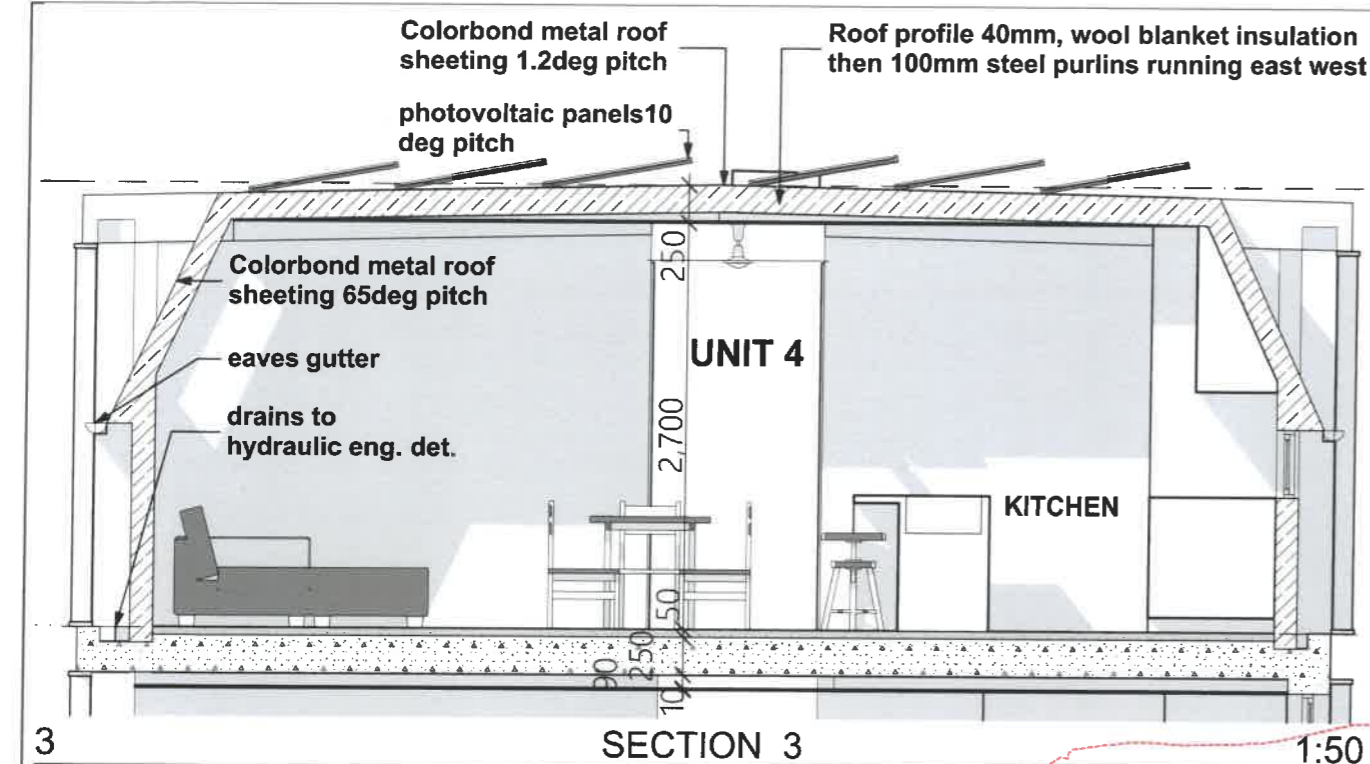
Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**ROOF LEVEL / SITE PLAN**

Sheet No.  
**PLU-DJO-6**

Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O	Rev. <b>G</b>
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Plot Date: Wednesday, 25 August 2021



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alex@csa-arch.com.au

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Client

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Project

4 RESIDENTIAL UNITS

20 GLEN AVENUE RANDWICK NSW

Status

DEVELOPMENT APPLICATION

Drawing Title:

SECTIONS

Sheet No.

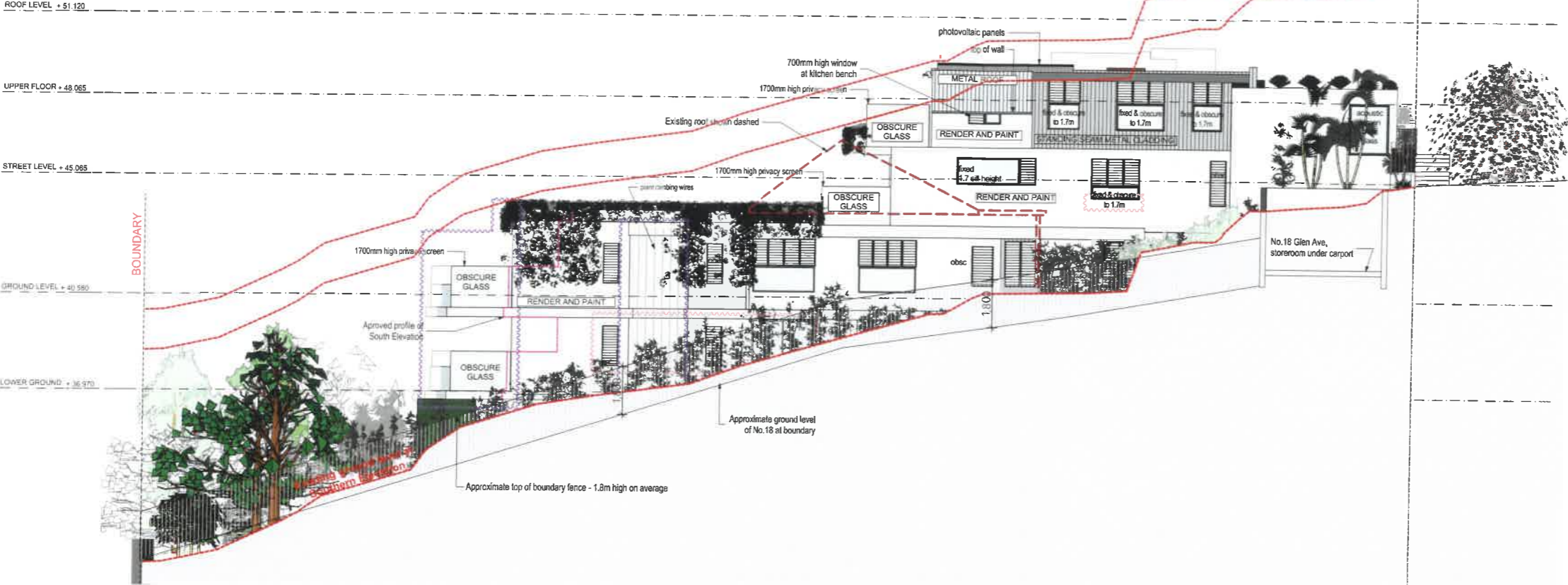
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Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	G

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Wednesday, 25 August 2021

All fencing along southern and northern boundaries will be new, any new retaining walls will be constructed within the boundaries of 20 Glen Avenue.



1

SOUTH ELEVATION

1:200



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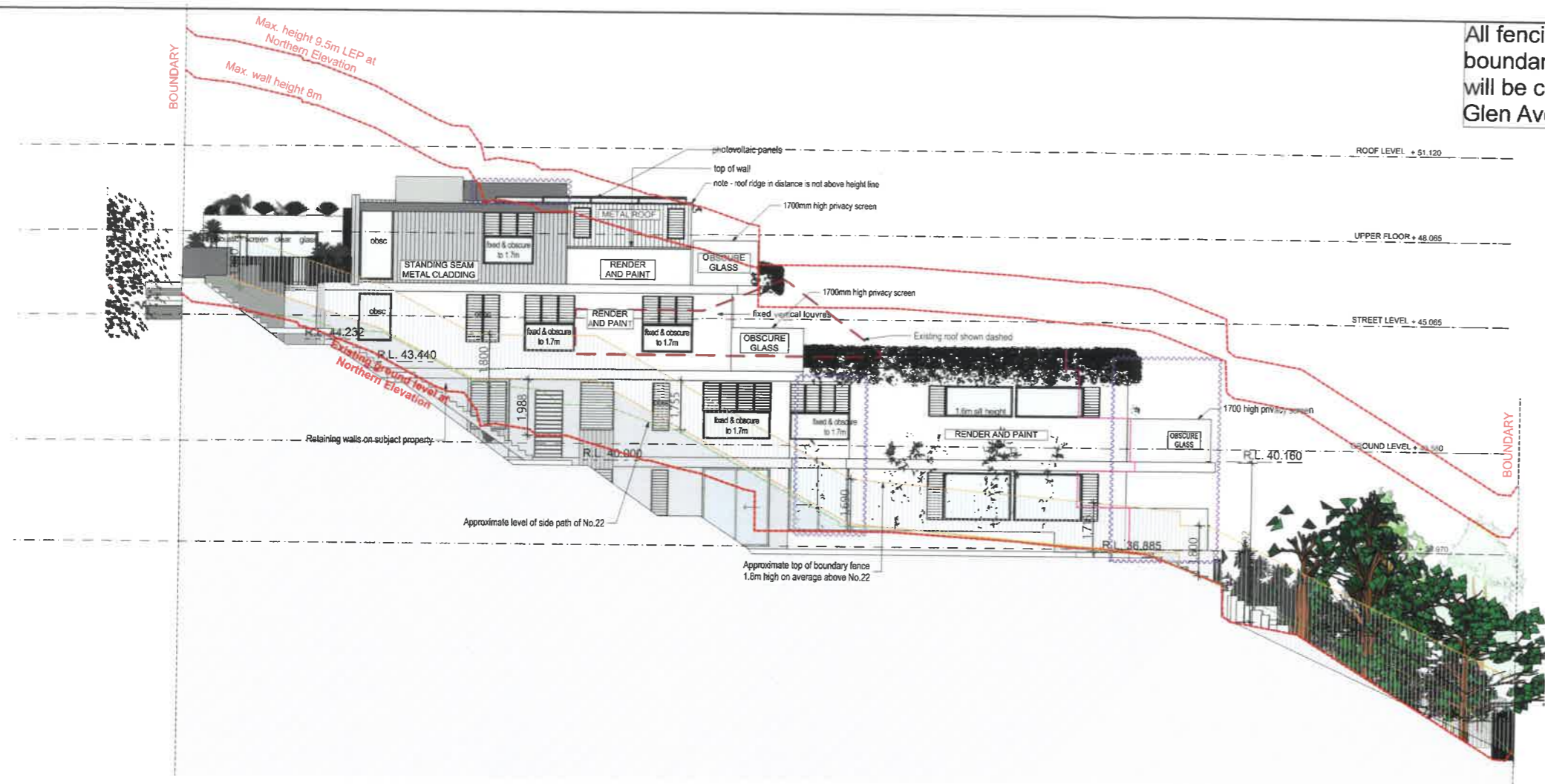
Client  
**PLUMB DJOKIC**

Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Title: <b>SOUTH ELEVATION</b>			
Sheet No. <b>PLU-DJO-8</b>			
Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O	Rev. <b>G</b>

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Wednesday, 25 August 2021



All fencing along southern and northern boundaries will be new, any new retaining walls will be constructed within the boundaries of 20 Glen Avenue.



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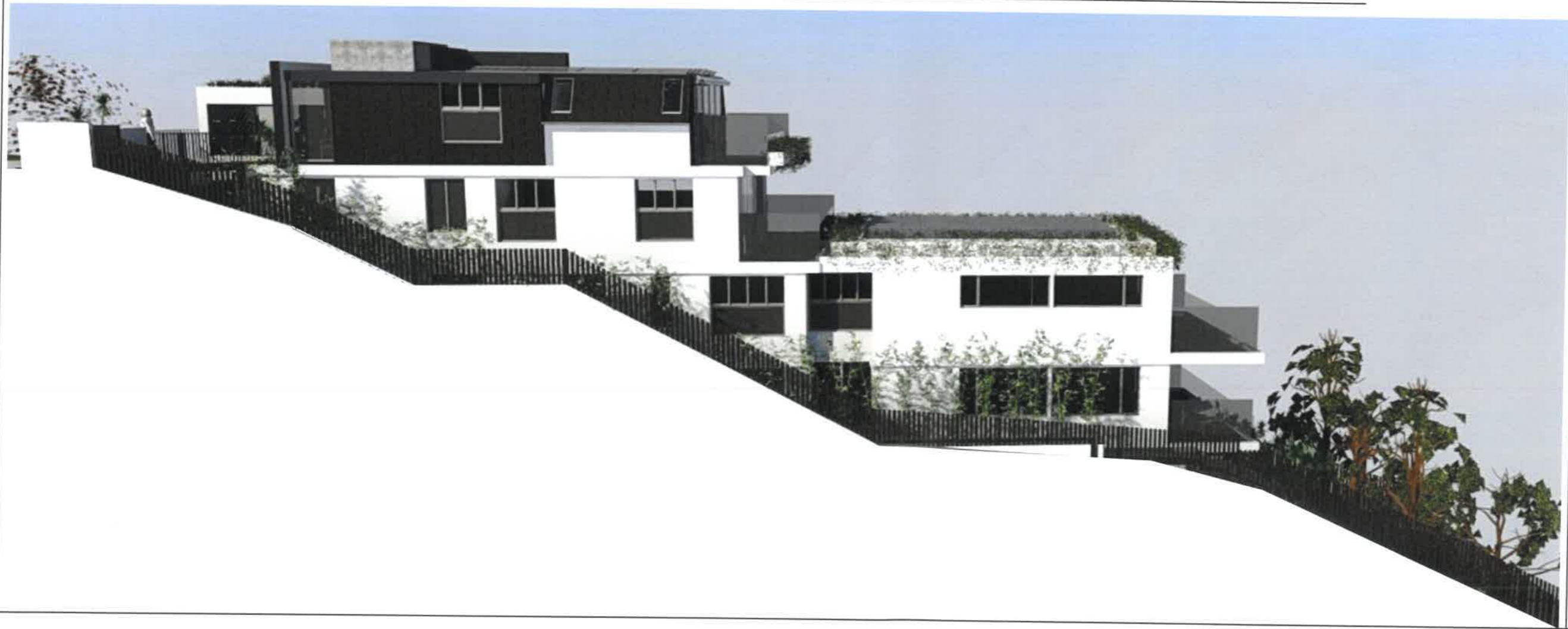
Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**NORTH ELEVATION**

Sheet No.  
**PLU-DJO-9**

Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O	Rev. <b>G</b>
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Rev	Description	Date
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Client

**PLUMB DJOKIC**

Project

**4 RESIDENTIAL UNITS**

**20 GLEN AVENUE RANDWICK NSW**

Status

**DEVELOPMENT APPLICATION**

Drawing Title:

**WEST ELEVATION**

Sheet No.

**PLU-DJO-10**

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	<b>G</b>

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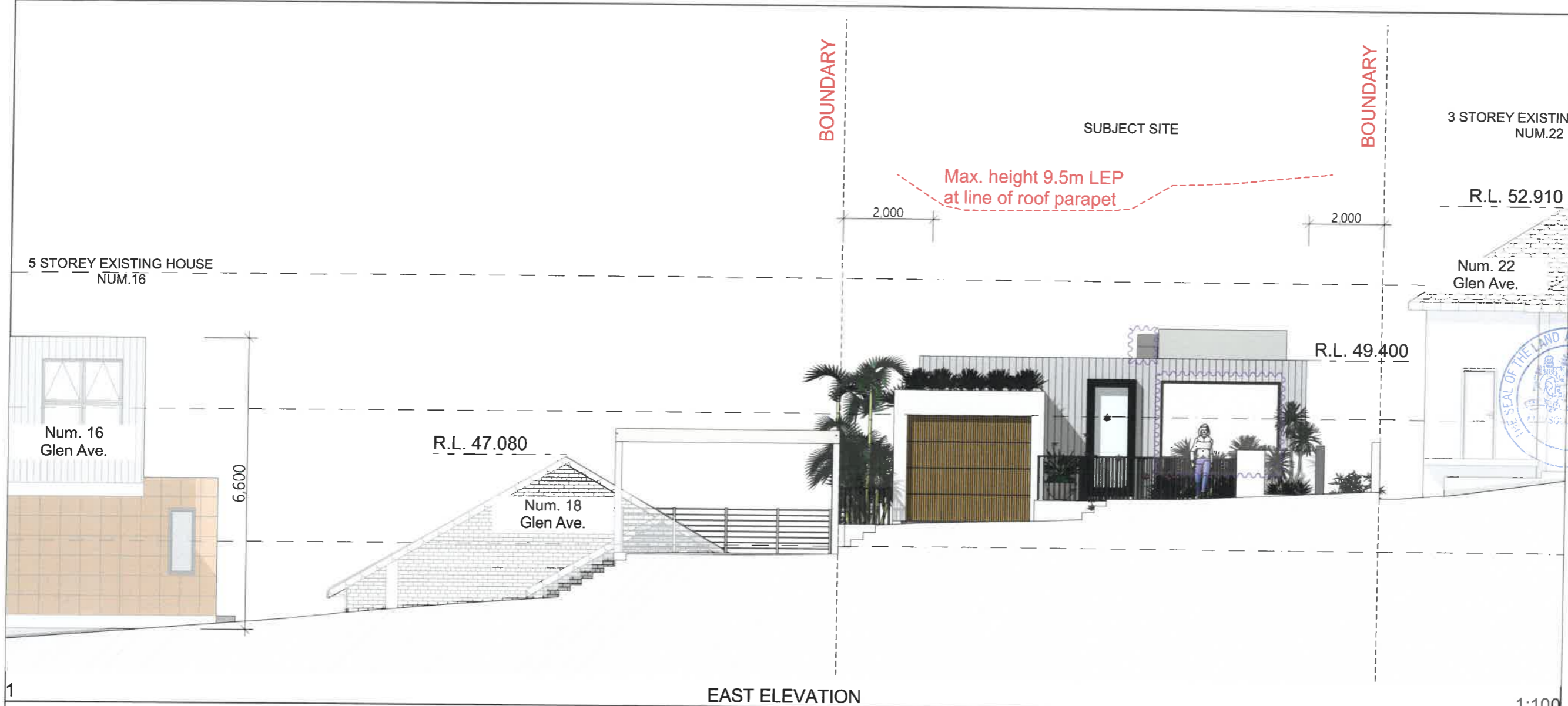
Plot Date:


Wednesday, 25 August 2021



WEST ELEVATION

1:100






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**4 RESIDENTIAL UNITS**

**20 GLEN AVENUE RANDWICK NSW**

Status

**DEVELOPMENT APPLICATION**

Drawing Title:

**EAST ELEVATION**

Sheet No.

**PLU-DJO-11**

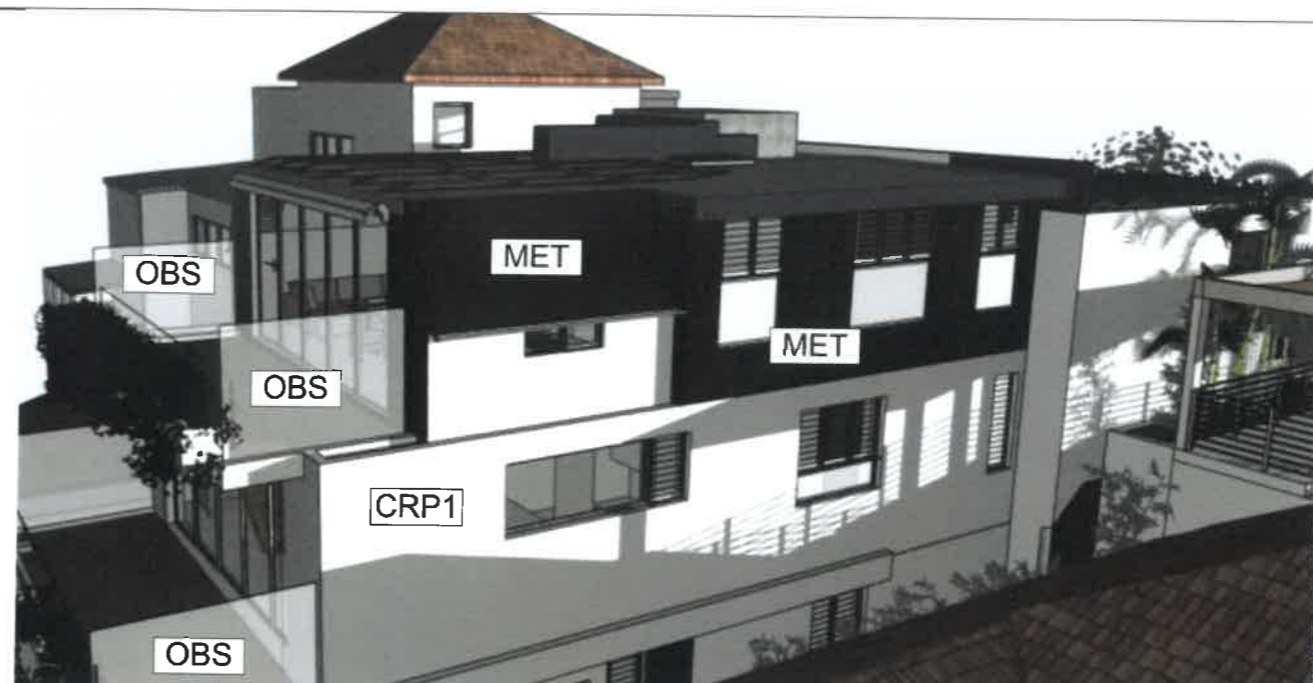
Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O.	G

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Wednesday, 25 August 2021



1 View 1



2 View 2

## FINISHES SCHEDULE

CRP1 Cement render and paint  
Dulux grey "Tranquil retreat" or similar



FEN Timber fence



CRP2 Cement render and paint  
Dulux Monument



OBS Obscure glass privacy screen



MET Colorbond standing seam metal  
cladding and roofing "Monument" or similar



TSL Timber slats garage door



West Elevation



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4 RESIDENTIAL UNITS

20 GLEN AVENUE RANDWICK NSW

Status

DEVELOPMENT APPLICATION

Drawing Title:

FINISHES SCHEDULE

Sheet No.

**PLU-DJO-12**

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	<b>G</b>

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date:

Wednesday, 25 August 2021



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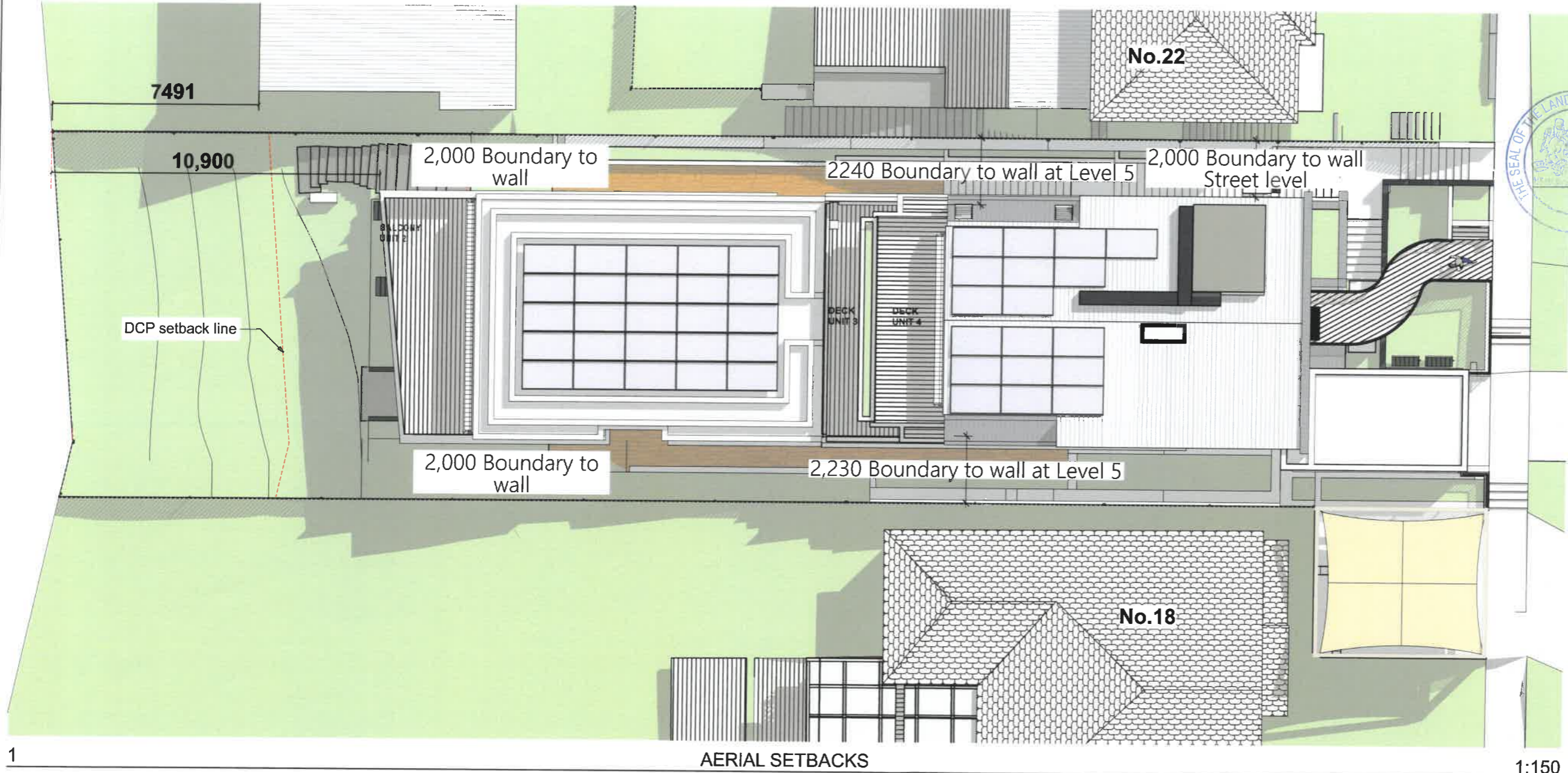
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**PLUMB DJOKIC**

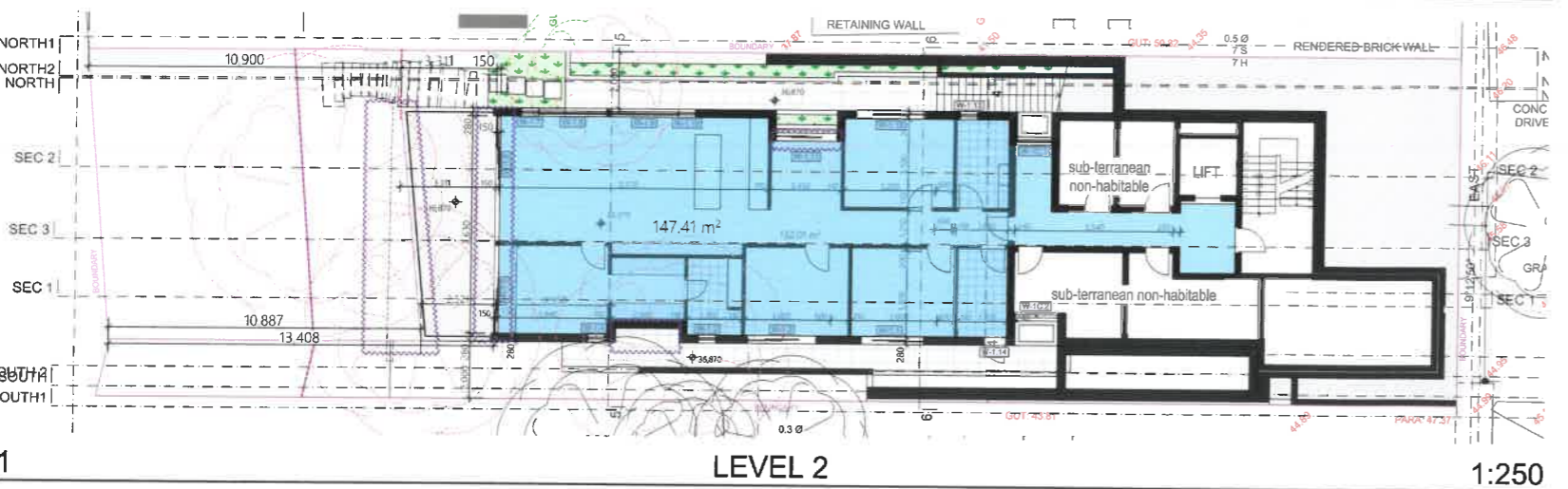
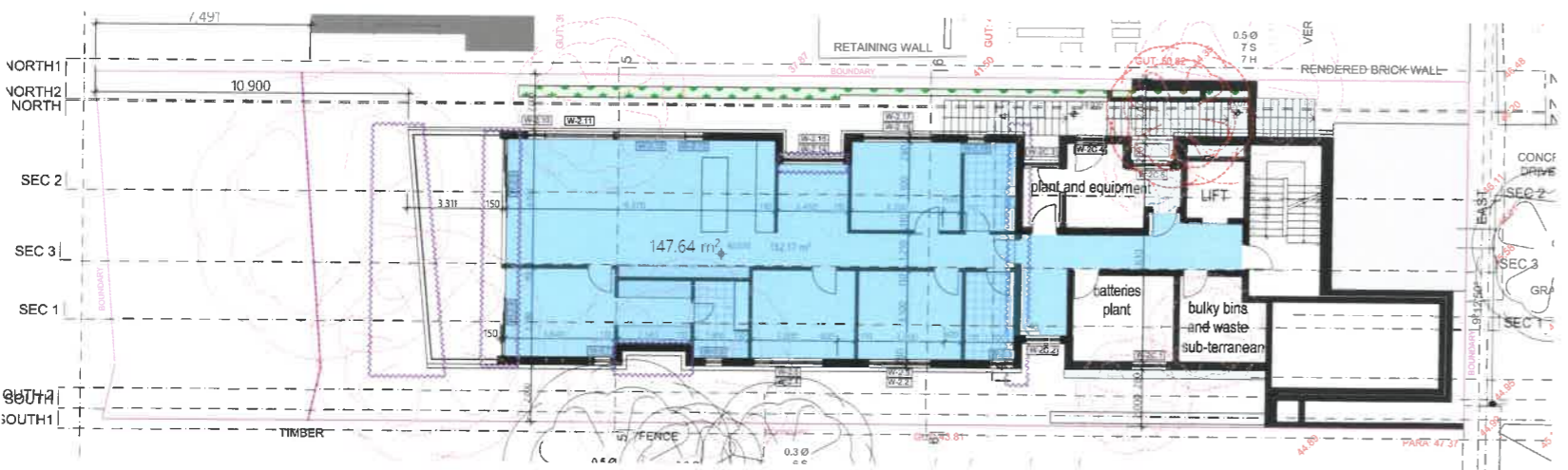
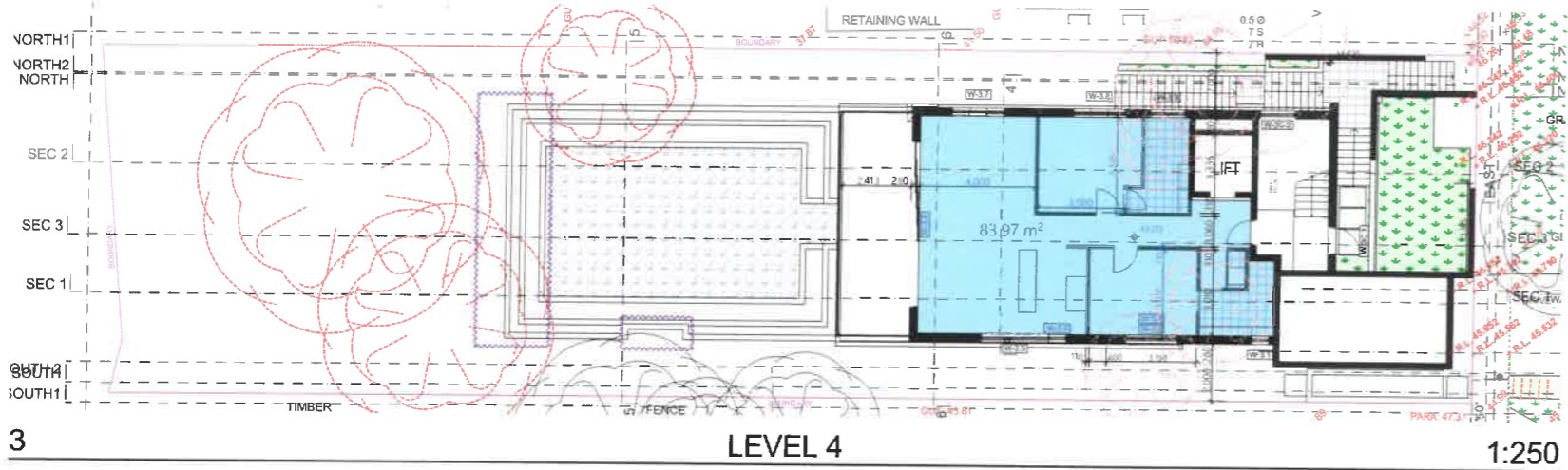
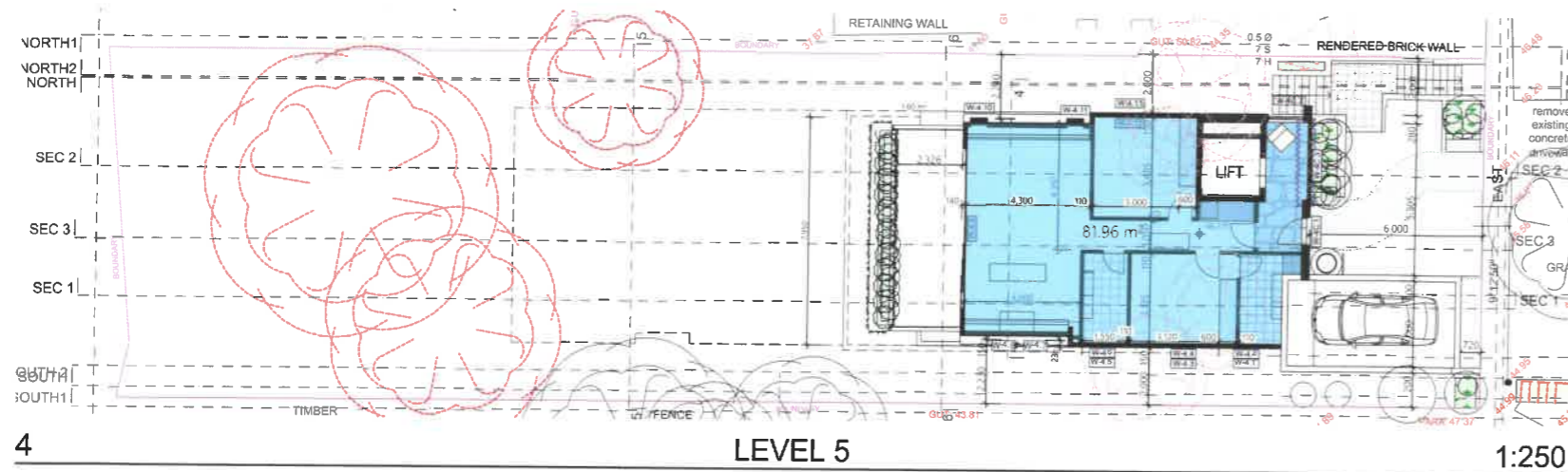
Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**SETBACK DIAGRAM**

Sheet No.  
**PLU-DJO-13**

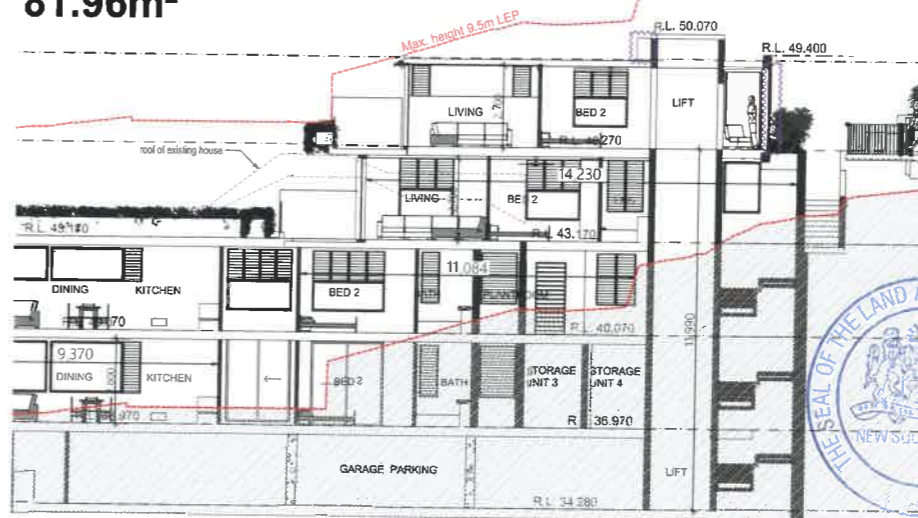
Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	<b>G</b>





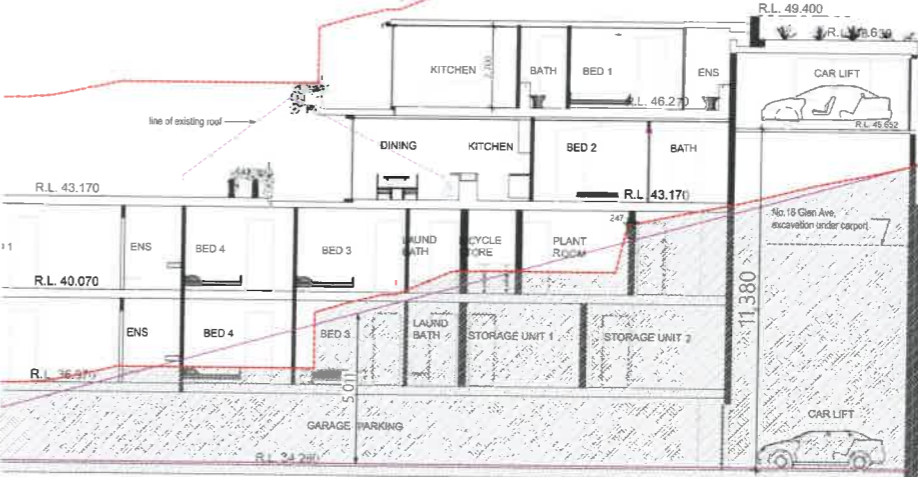
**PROPOSED FSR = 460.98 / 578m² = 0.798:1**

**81.96m²**



**5**

**83.97m²**



**6**

**147.64m²**

**147.41m²**

**CSA ARCHITECTS**

Nominated Architect: Alex Smith Reg #5473  
alex@csa-arch.com.au

CSA Architects Pty Ltd.  
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185 Old South Head Rd., Bondi Junction NSW 2022  
a.c.n. 087 234 053



Rev	Description	Date
A	DA Issue	12/03/2020
B	Revised DA Incl. reduced garage	2/10/2020
C	General revision incl. increased rear setback	24/11/2020
E	Section 4.55 Modification	21/04/2021
F	Section 4.55 Modification AMENDED	4/08/2021
G	Section 4.55 Modification AMENDED	25/08/2021

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Client

**PLUMB DJOKIC**

Project

**4 RESIDENTIAL UNITS**

**20 GLEN AVENUE RANDWICK NSW**

Status

**DEVELOPMENT APPLICATION**

Drawing Title:

**FSR CALCULATIONS**

Sheet No.

**PLU-DJO-14**

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O.	G

Plot Date: Wednesday, 25 August 2021



Rev	Description	Date
A	DA Issue	12/03/2020
B	Revised DA Incl. reduced garage	2/10/2020
C	General revision incl. increased rear setback	24/11/2020
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4 RESIDENTIAL UNITS  
20 GLEN AVENUE RANDWICK NSW  
Status

DEVELOPMENT APPLICATION

Drawing Title:

LANDSCAPE & DEEP SOIL

Sheet No.

PLU-DJO-15

Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O.	Rev. G
--------------	--------------------	------------------------	-----------

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Wednesday, 25 August 2021

1

LEVEL 2 landscaped area

1:250

## PROPOSED LANDSCAPE & DEEP SOIL

Landscape area: 321.94m<sup>2</sup> (55.5% of the site area)

Deep soil area: 192.97m<sup>2</sup> (33.4% of the site area)



4

LEVEL 5 deep soil only

1:250

3

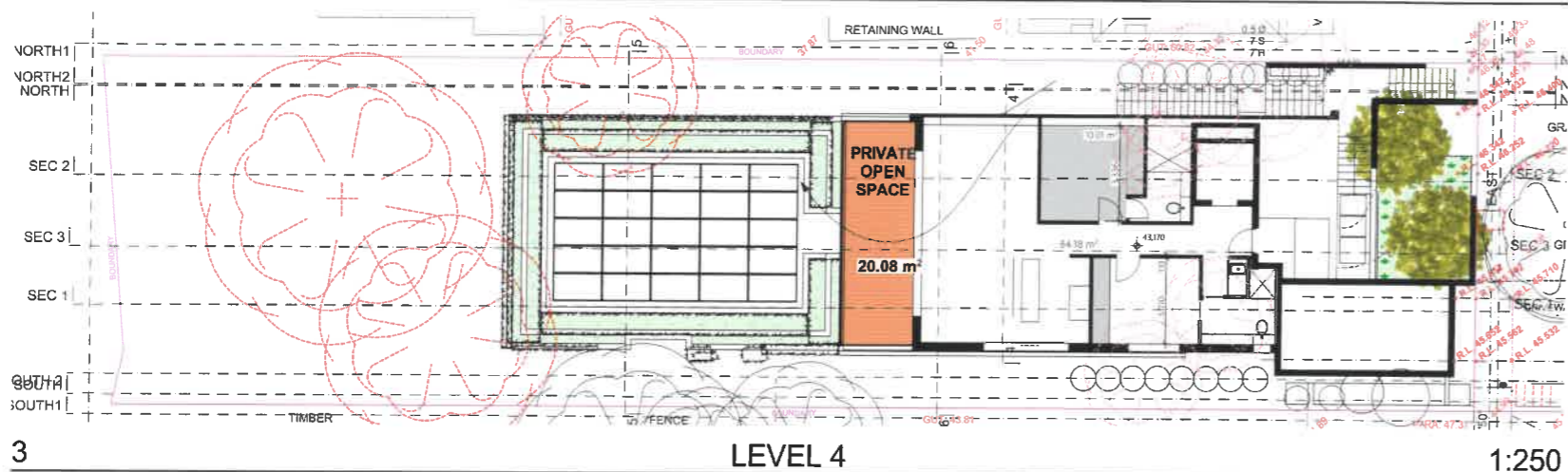
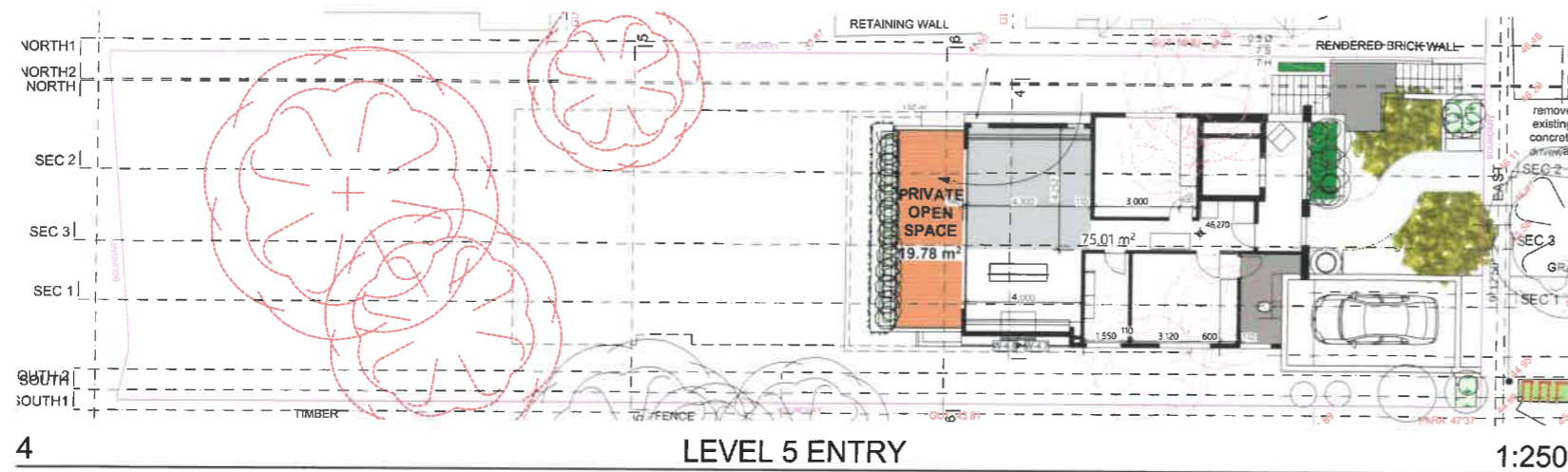
LEVEL 4 deep soil only

1:250

2

LEVEL 2 deep soil only

1:250



## PROPOSED PRIVATE OPEN SPACE

Unit 1: 41.55m<sup>2</sup> (2.0m minimum distance)

Unit 2: 21.53m<sup>2</sup> (2.0m minimum distance)

Unit 3: 20.08m<sup>2</sup> (2.0m minimum distance)

Unit 4: 19.78m<sup>2</sup> (2.3m minimum distance)

 PRIVATE OPEN SPACE



Nominated Architect: Alex Smith Reg #5473  
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4 RESIDENTIAL UNITS

20 GLEN AVENUE RANDWICK NSW

Status

DEVELOPMENT APPLICATION

Drawing Title:  
**POS**

Sheet No.  
**PLU-DJO-16**

Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O.	Rev. <b>G</b>
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1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Wednesday, 25 August 2021



1 No.18 GLEN AVENUE, EXISTING 2 STOREY HOUSE WITH A NEW CARPORT.



2 No.16 GLEN AVENUE. 3 STORY DEVELOPMENT RECENTLY APPROVED



3 No.22 GLEN AVENUE. 3 STORY EXISTING HOUSE. SUBJECT SITE TO THE LEFT OF CAMERA



4 No.9 GLEN AVENUE, EXISTING 3 STOREY HOUSE WITH A DOUBLE CARPORT FACING THE STREET.



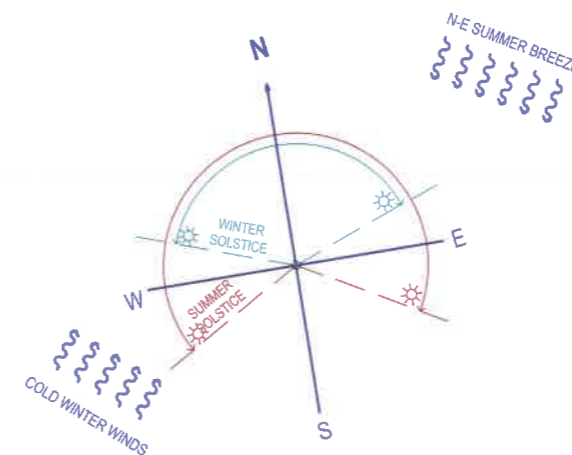
5 VIEW FROM THE REAR OF SUBJECT SITE TOWARDS No. 16 GLEN AVENUE



6 4 LEVEL RESIDENTIAL FLAT BUILDING WITH GROUND FLOOR GARAGE AT No.19 GLEN AVENUE



7 VIEW FROM THE REAR OF SUBJECT SITE TOWARDS No. 22 GLEN AVENUE



Rev	Description	Date
A	DA Issue	12/03/2020
B	Revised DA incl. reduced garage	2/10/2020
C	General revision incl. increased rear setback	24/11/2020
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4 RESIDENTIAL UNITS

20 GLEN AVENUE RANDWICK NSW

Status

DEVELOPMENT APPLICATION

Drawing Title:

SITE ANALYSIS (pg1 of 1)

Sheet No.

PLU-DJO-19

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	G

1:200 1:100 1:50 1 METRE INCREMENTS

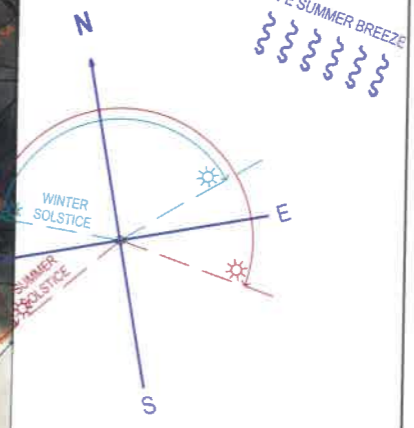
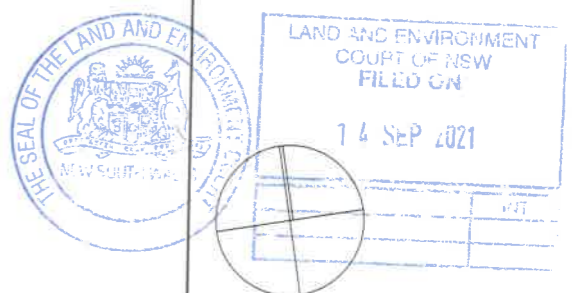
Plot Date:

Wednesday, 25 August 2021



Nominated Architect: Alex Smith Reg #5473  
alex@csa-arch.com.au

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Client  
**PLUMB DJOKIC**

Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**SITE ANALYSIS (pg2 of 2)**

Sheet No.  
**PLU-DJO-20**

Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O	Rev. <b>G</b>
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View 1



View 2



View 3



View 4



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alex@csa-arch.com.au

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**PLUMB DJOKIC**

Project

**4 RESIDENTIAL UNITS**

**20 GLEN AVENUE RANDWICK NSW**

Status

**DEVELOPMENT APPLICATION**

Drawing Title:

**3D VIEWS**

Sheet No.

**PLU-DJO-23**

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	<b>G</b>

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date:

Wednesday, 25 August 2021



1

View 7



2

View 6

Views from num. 18 towards Fred Hollows Reserve



Nominated Architect: Alex Smith Reg #5473  
alex@csa-arch.com.au

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Rev	Description	Date
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**4 RESIDENTIAL UNITS**

**20 GLEN AVENUE RANDWICK NSW**

Status

**DEVELOPMENT APPLICATION**

Drawing Title:

**3D VIEWS with height plane**

Sheet No.

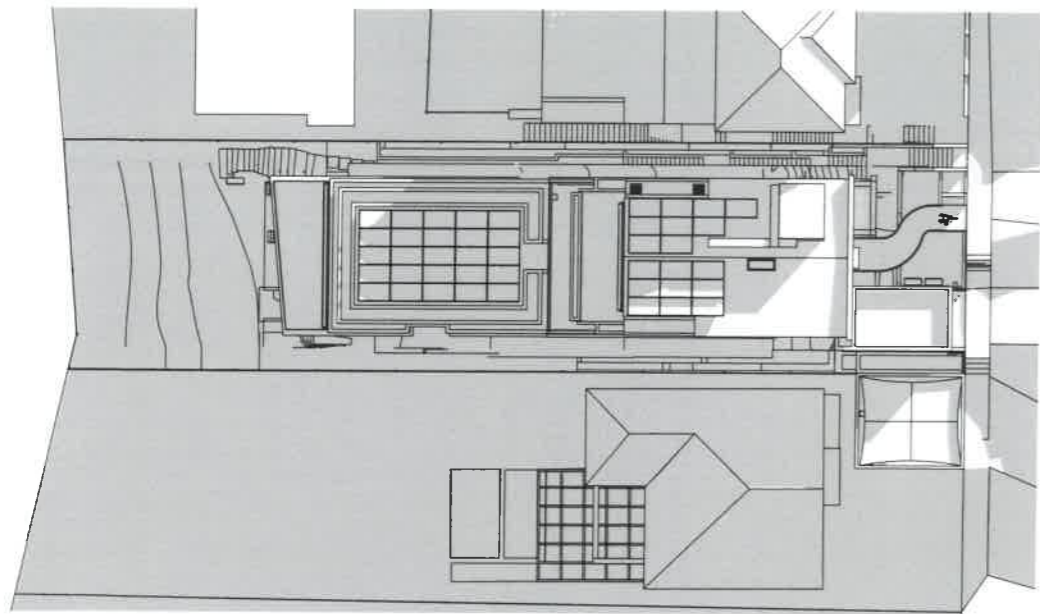
**PLU-DJO-24**

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	<b>G</b>

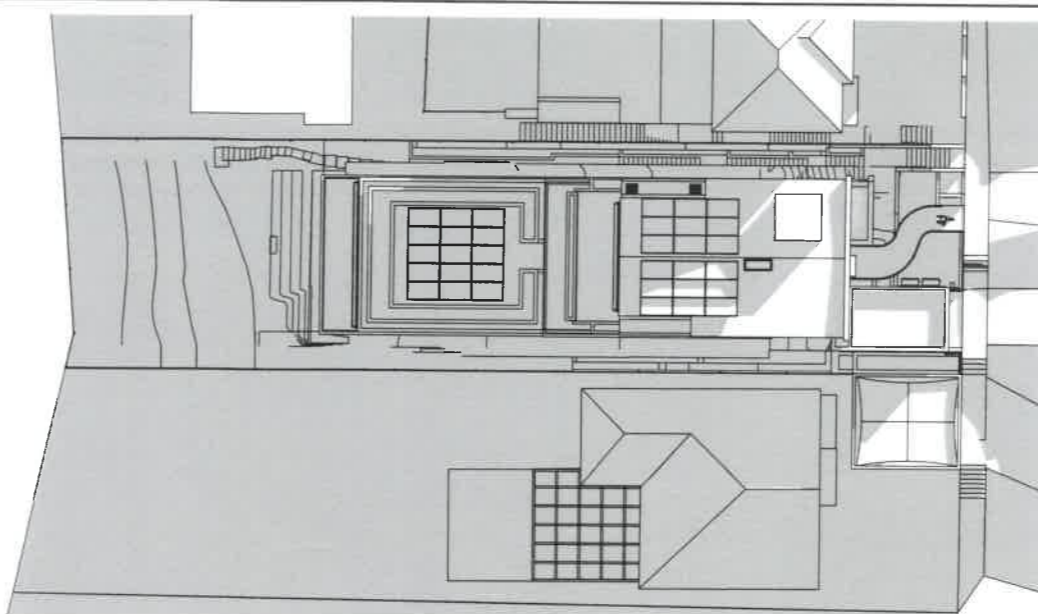
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Plot Date:

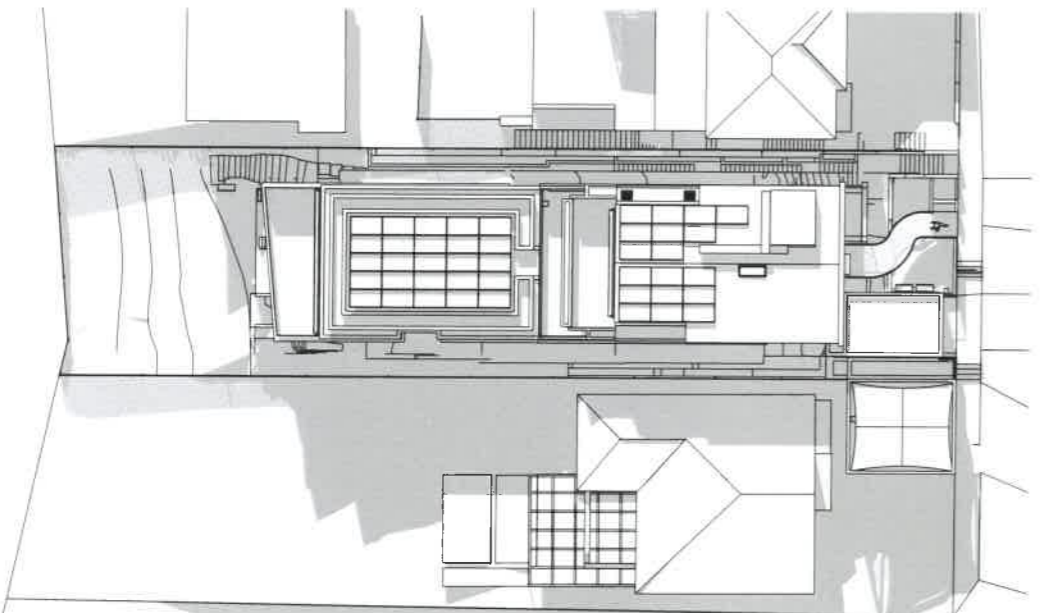
Wednesday, 25 August 2021



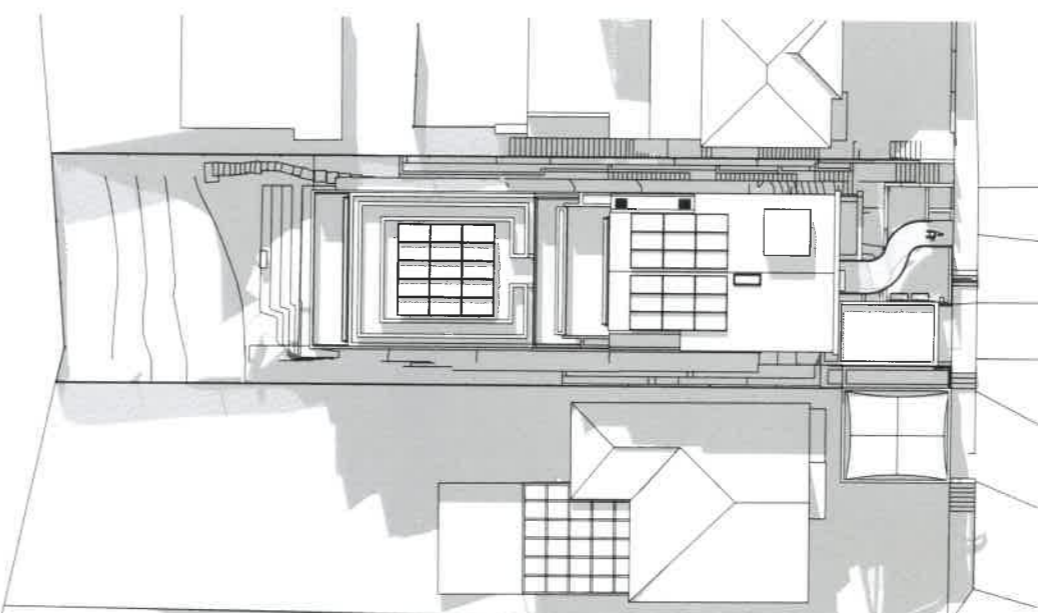
1 21 June 0800 Proposed 1:400



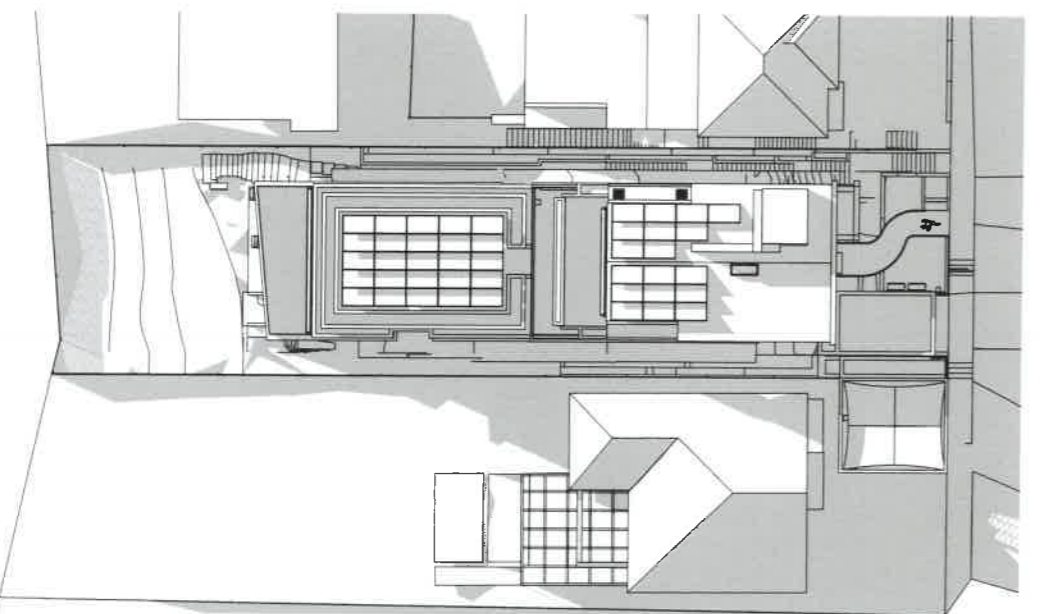
4 21 June 0800 Approved 1:400



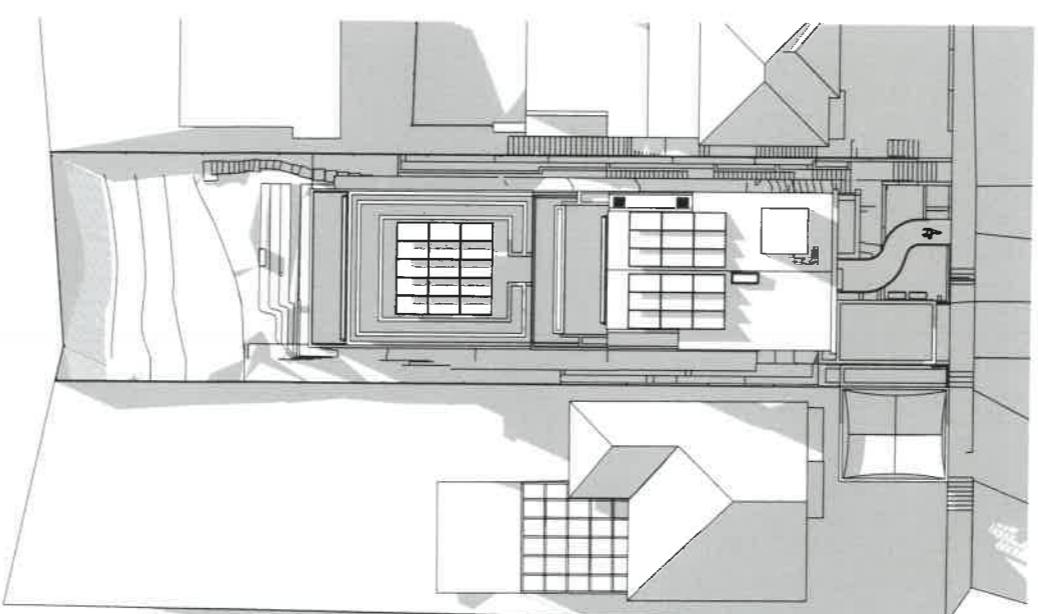
2 21 June 1200 Proposed 1:400



5 21 June 1200 Approved 1:400



3 21 June 1600 Proposed 1:400



6 21 June 1600 Approved 1:400



Nominated Architect: Alex Smith Reg #5473  
alex@csa-arch.com.au

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Rev	Description	Date
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C	General revision incl. increased rear setback	24/11/2020
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Client

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Project

**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

Status

**DEVELOPMENT APPLICATION**

Drawing Title:

**SHADOW DIAGRAMS**

Sheet No.

**PLU-DJO-25**

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O.	<b>G</b>

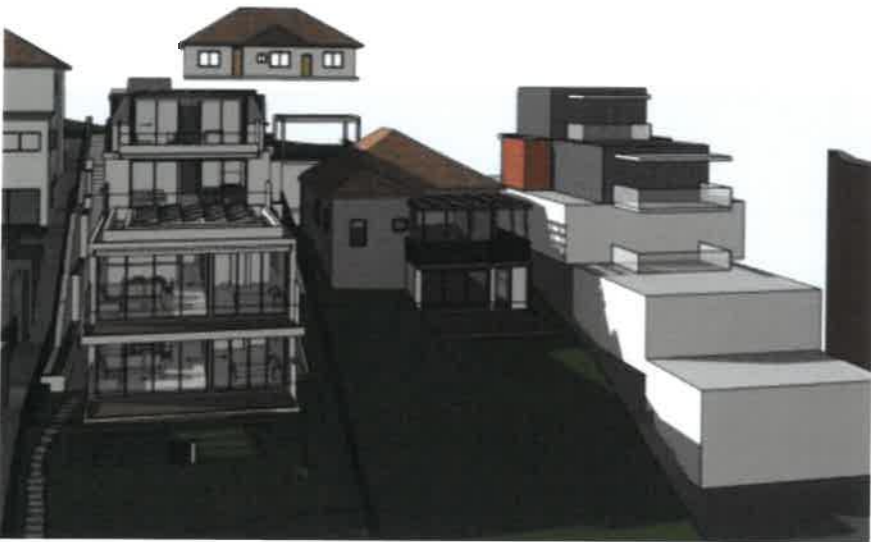
1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Wednesday, 25 August 2021

APPROVED



4 21 June 800 Approved



5 21 June 1000 Approved



6 21 June 1100 Approved

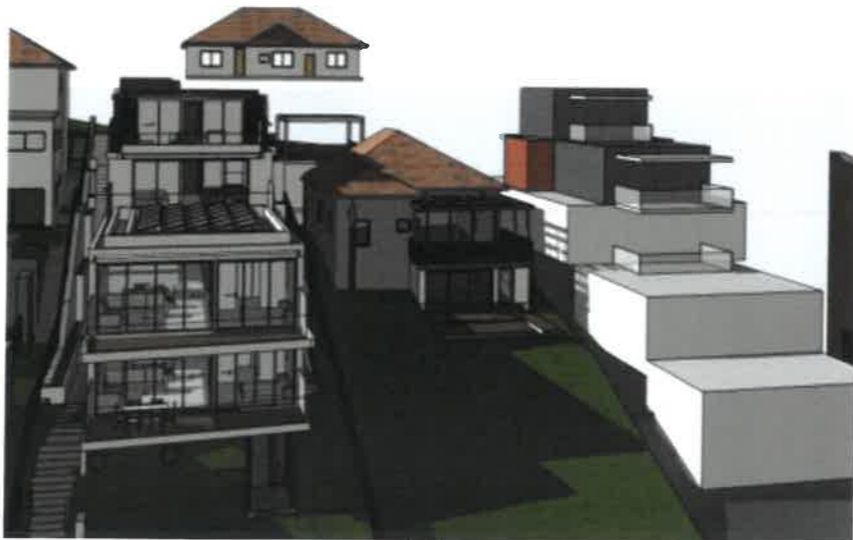
PROPOSED



1 21 June 800 Proposed



2 21 June 1000 Proposed



3 21 June 1100 Proposed

Solar access to the neighbouring property at 18 Glen Ave:

-Living area receive 3h of direct sunlight between 8am and 4pm.

-50% of the landscape area receive 3h of direct sunlight between 8am and 4pm.



Nominated Architect: Alex Smith Reg #5473  
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Project

4 RESIDENTIAL UNITS  
20 GLEN AVENUE RANDWICK NSW

Status

DEVELOPMENT APPLICATION

Drawing Title:

SHADOW 3D VIEWS (pg1 of 3)

Sheet No.

PLU-DJO-26

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	G

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Wednesday, 25 August 2021

# APPROVED



4 21 June 1200 Approved



5 21 June 1300 Approved



6 21 June 1400 Approved

# PROPOSED



1 21 June 1200 Proposed



2 21 June 1300 Proposed



3 21 June 1400 Proposed

Solar access to the neighbouring property at 18 Glen Ave:

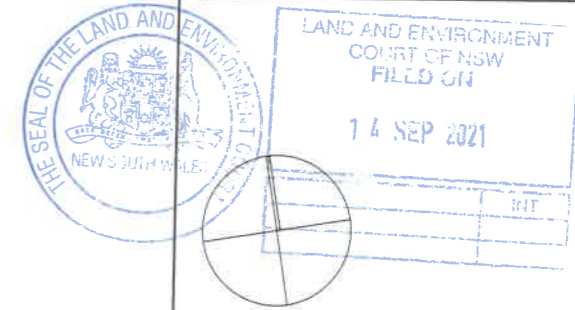
-Living area receive 3h of direct sunlight between 8am and 4pm.

-50% of the landscape area receive 3h of direct sunlight between 8am and 4pm.



Nominated Architect: Alex Smith Reg #5473  
alex@csa-arch.com.au

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4 RESIDENTIAL UNITS

20 GLEN AVENUE RANDWICK NSW

Status

DEVELOPMENT APPLICATION

Drawing Title:

SHADOW 3D VIEWS (pg2 of 3)

Sheet No.

PLU-DJO-27

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O	G

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date:

Wednesday, 25 August 2021

APPROVED



4 21 June 1500 Approved



3 21 June 1600 Approved

PROPOSED



1 21 June 1500 Proposed



2 21 June 1600 Proposed

Solar access to the neighbouring property at 18 Glen Ave:

-Living area receive 3h of direct sunlight between 8am and 4pm.

-50% of the landscape area receive 3h of direct sunlight between 8am and 4pm.



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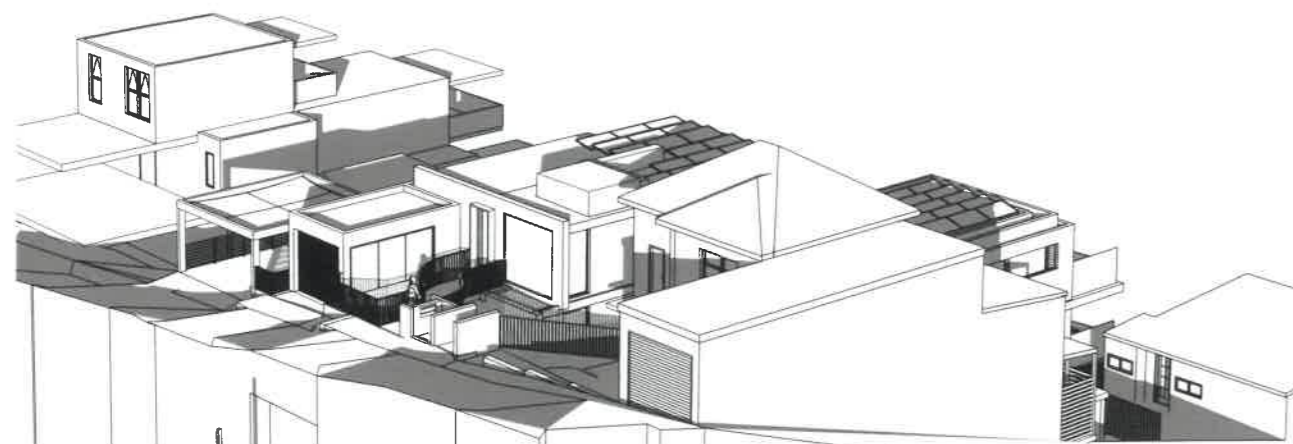
Client  
  
PLUMB DJOKIC  
  
Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**SHADOW 3D VIEWS (pg3 of 3)**

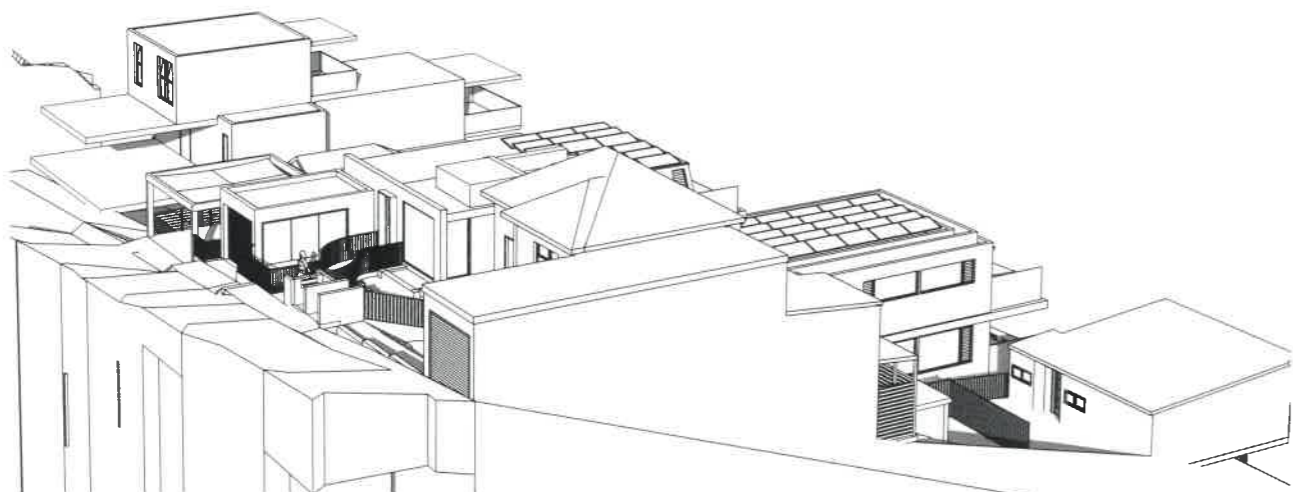
Sheet No.  
**PLU-DJO-28**

Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O	Rev. <b>G</b>
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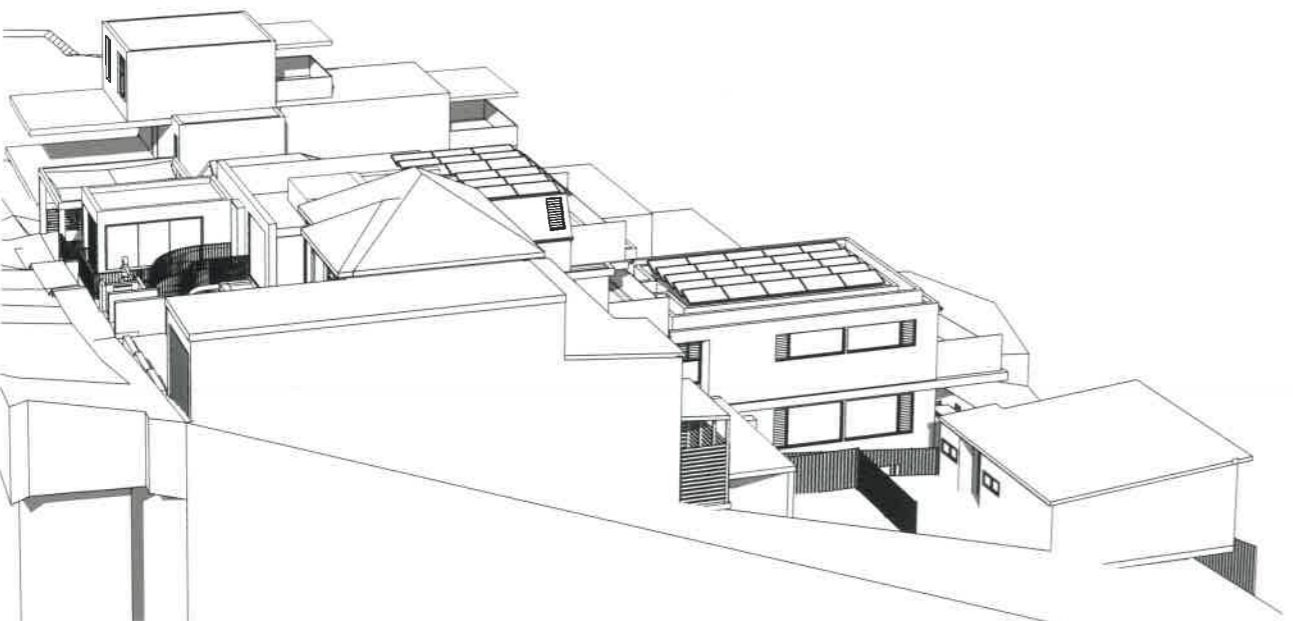




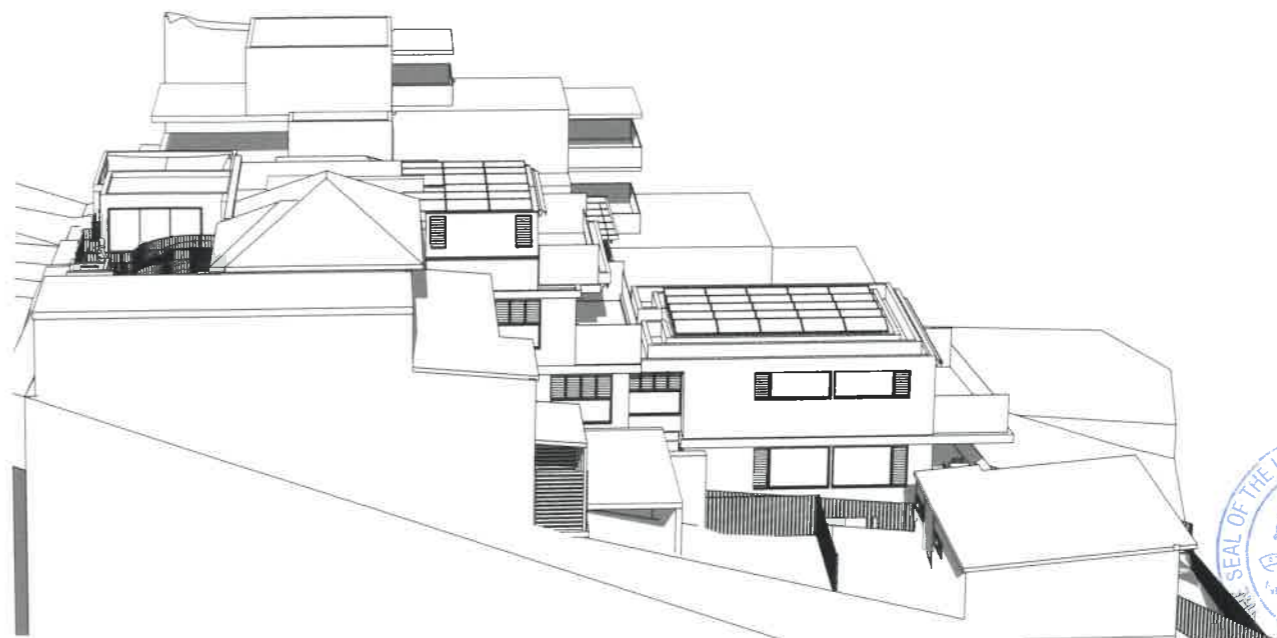
1 View from the sun 21st of June 8:00am



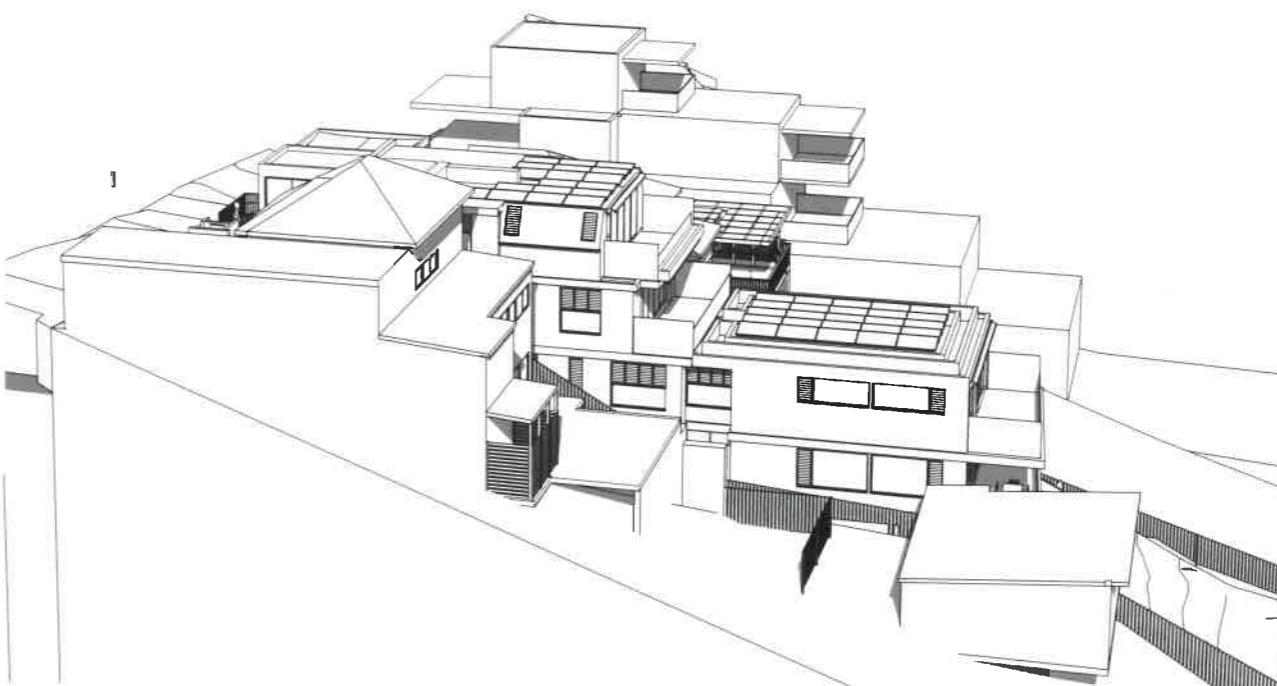
2 View from the sun 21st of June 9:00am



3 View from the sun 21st of June 10:00am



4 View from the sun 21st of June 11:00am



5 View from the sun 21st of June 12:00pm



Nominated Architect: Alex Smith Reg #5473  
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**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

Status

**DEVELOPMENT APPLICATION**

Drawing Title:

**SOLAR ACCESS (pg1 of 2)**

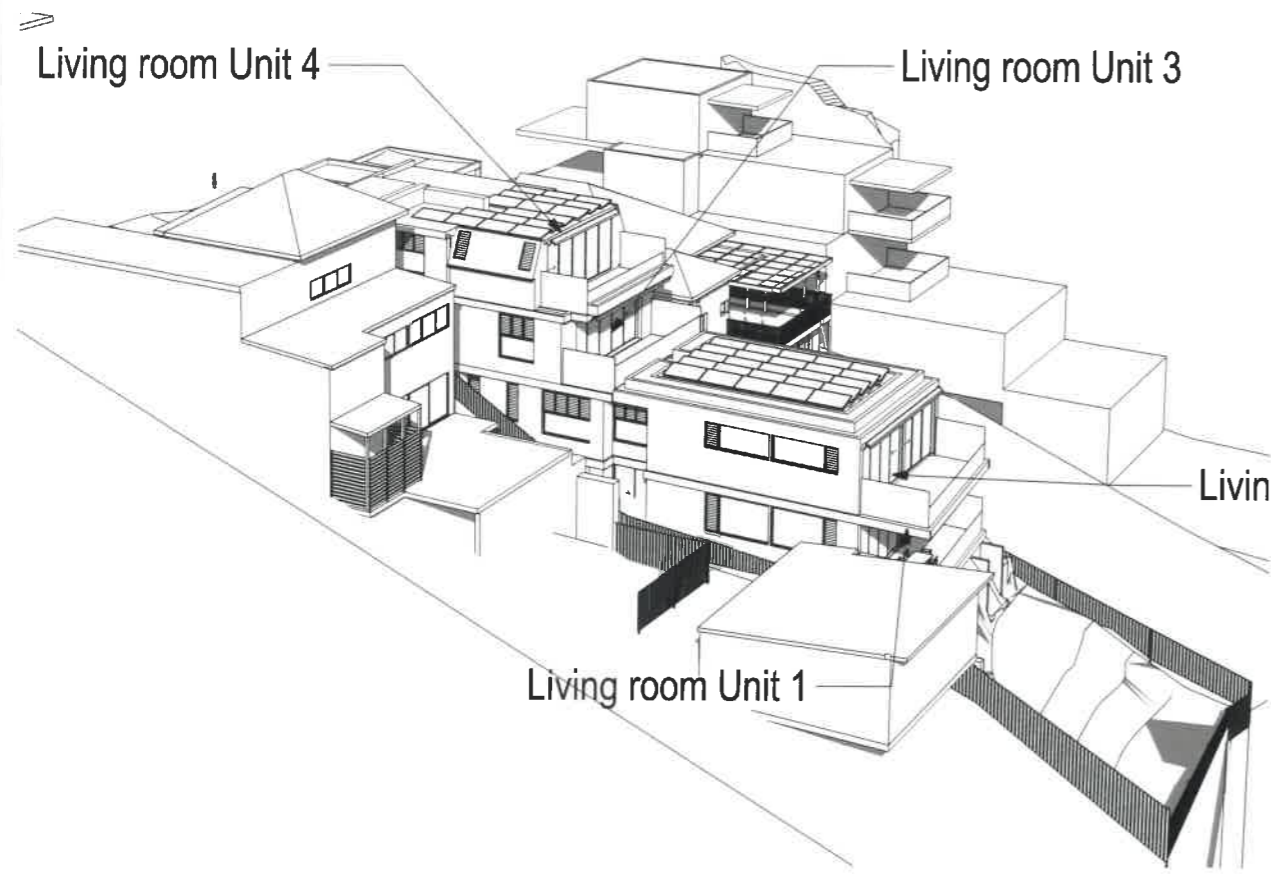
Sheet No.

**PLU-DJO-29**

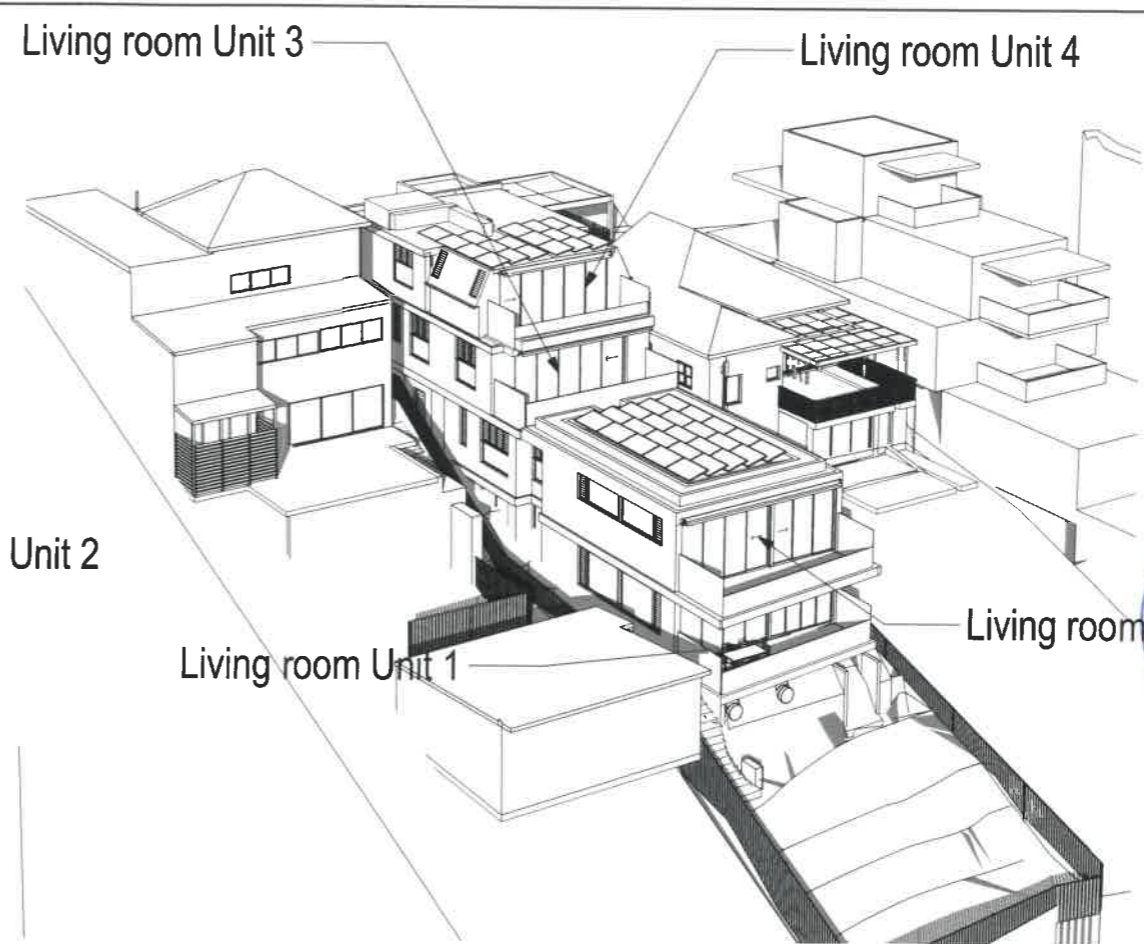
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AY	AS/DRB	1:100 U.N.O	G

1:200 1:100 1:50 1 METRE INCREMENTS

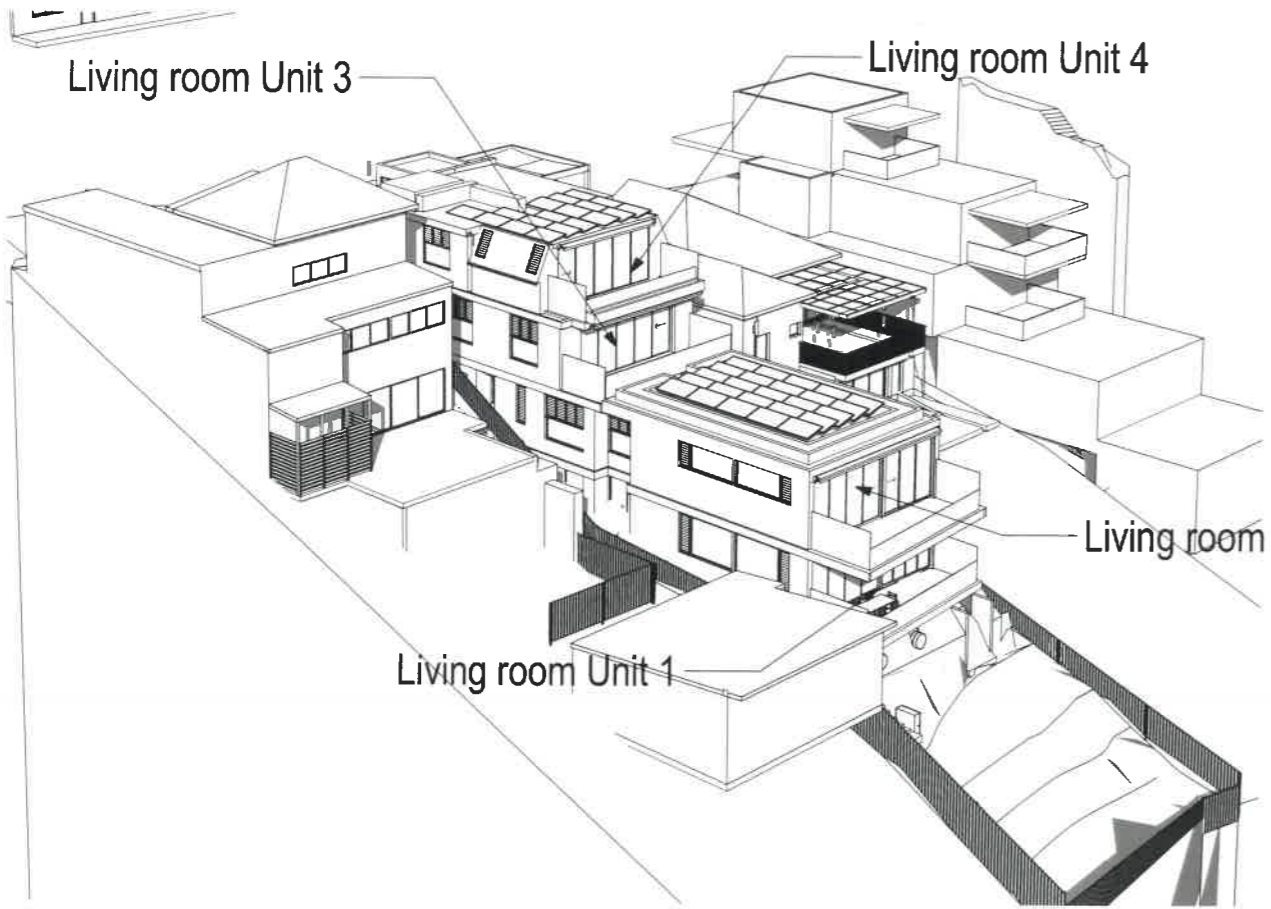
Plot Date: Wednesday, 25 August 2021



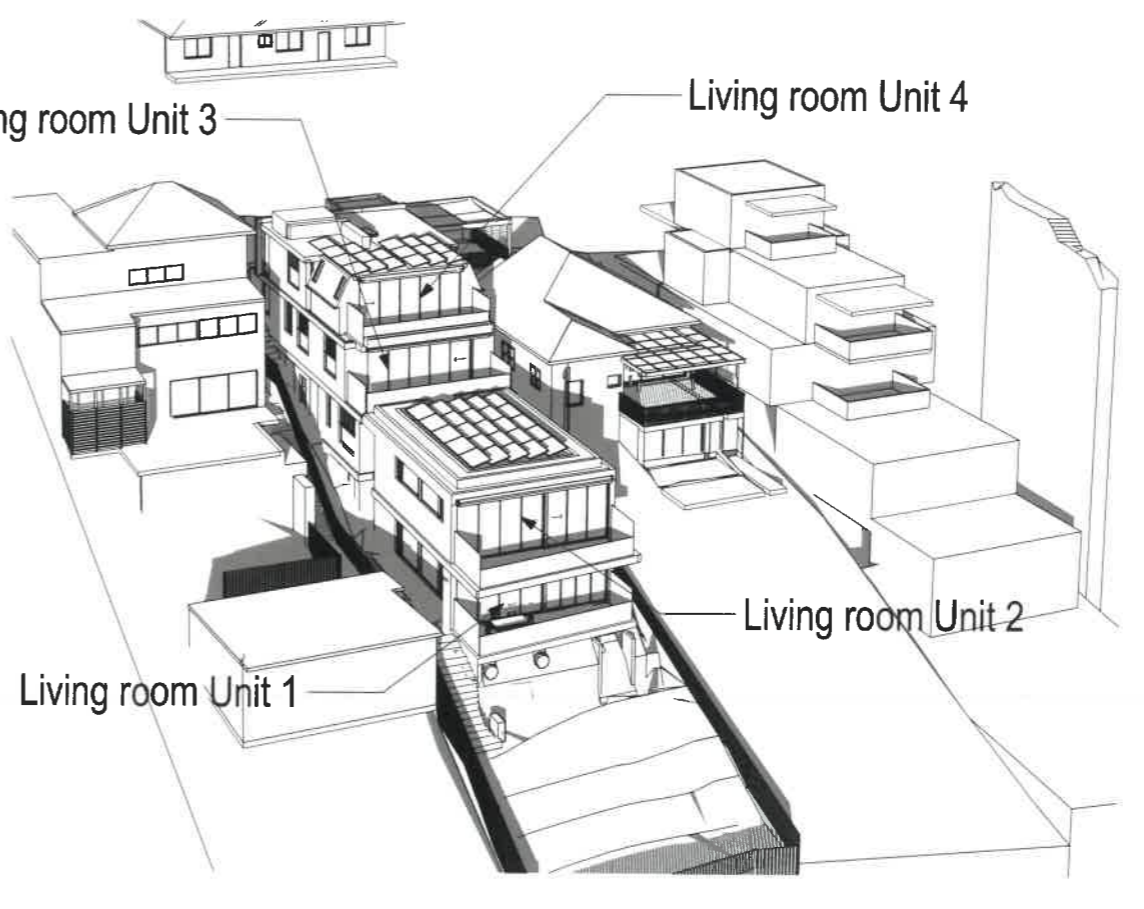
1 View from the sun 21st of June 13:00pm



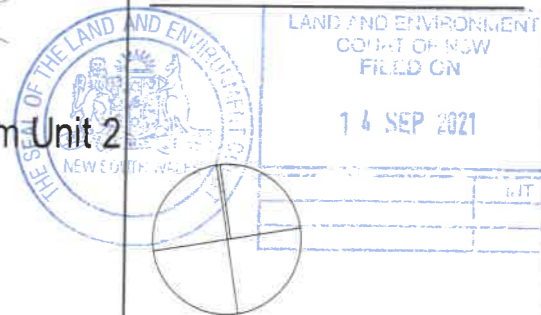
3 View from the sun 21st of June 15:00pm



2 View from the sun 21st of June 14:00pm



4 View from the sun 21st of June 16:00pm



Rev	Description	Date
A	DA Issue	12/03/2020
B	Revised DA Incl. reduced garage	2/10/2020
C	General revision incl. increased rear setback	24/11/2020
F	Section 4.55 Modification AMENDED	4/08/2021
G	Section 4.55 Modification AMENDED	25/08/2021

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Client  
**PLUMB DJOKIC**

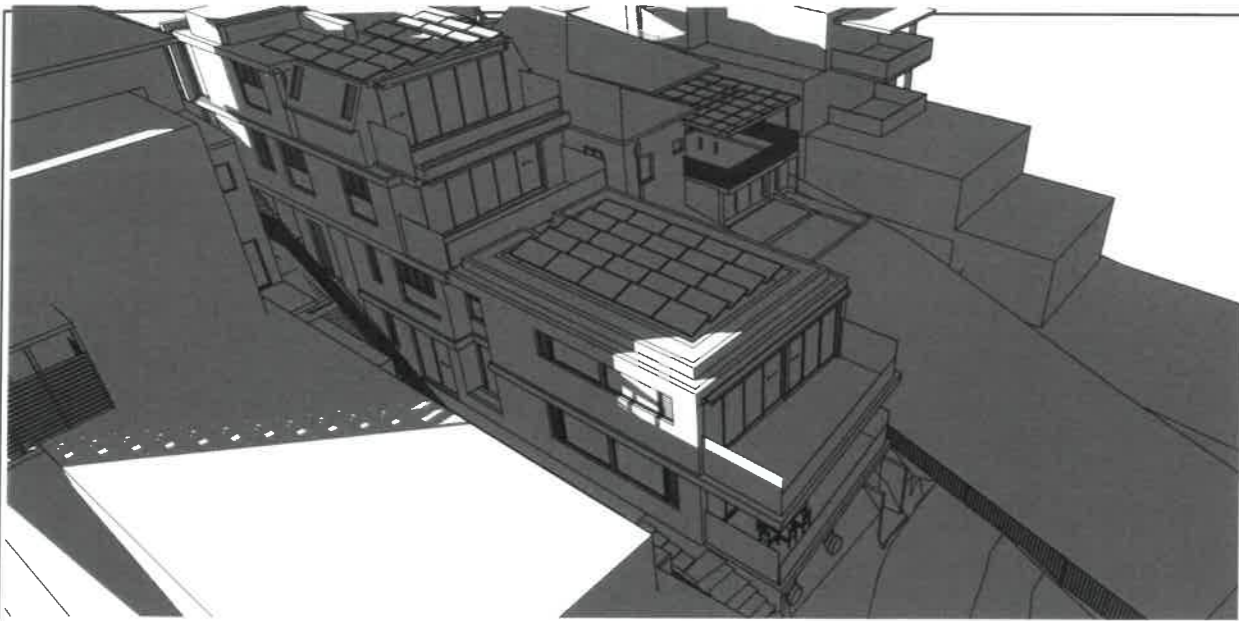
Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

Status  
**DEVELOPMENT APPLICATION**

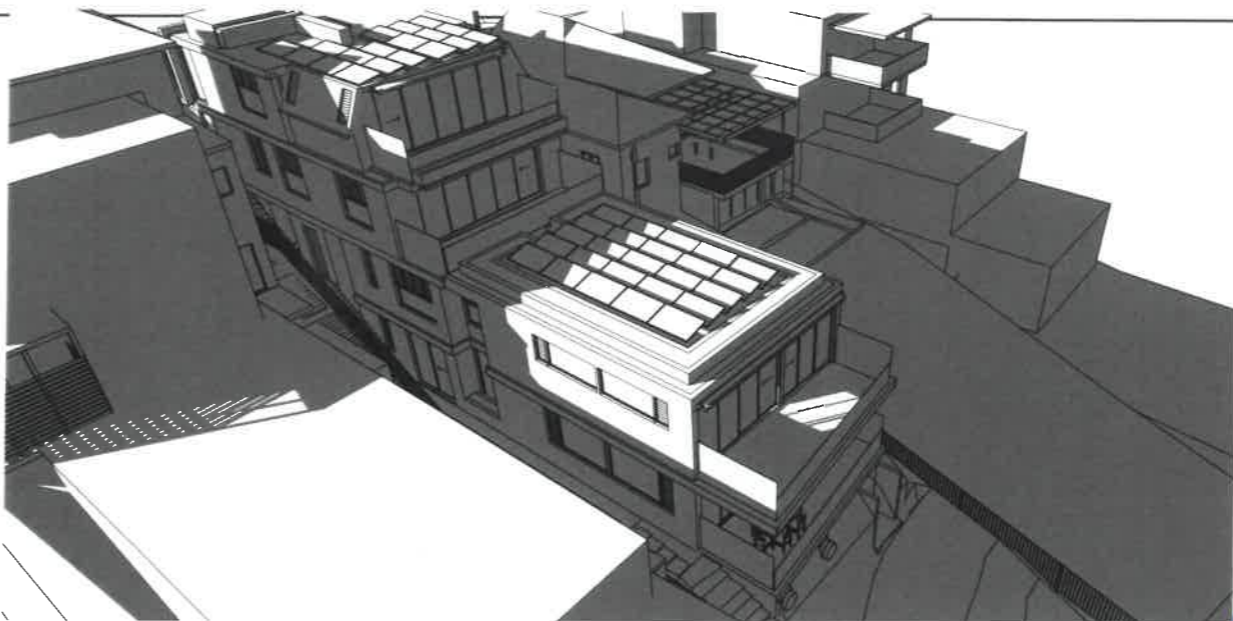
Drawing Title:  
**SOLAR ACCESS (pg2 of 2)**

Sheet No.  
**PLU-DJO-30**

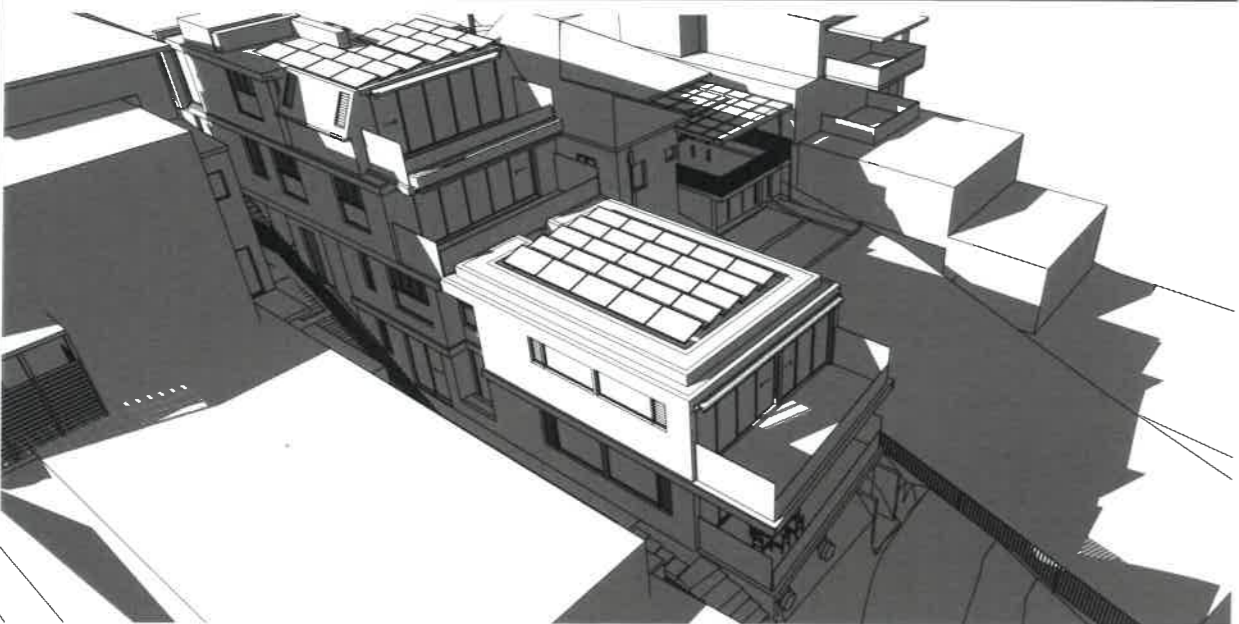
Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O	Rev. <b>G</b>
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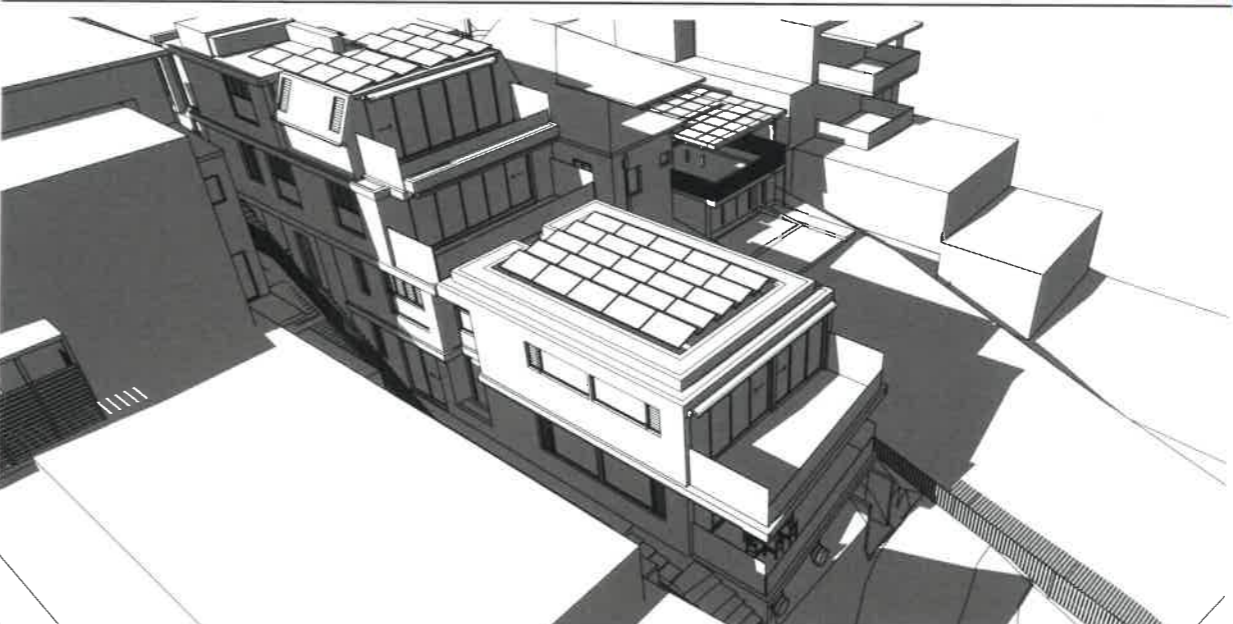
June 21 0800



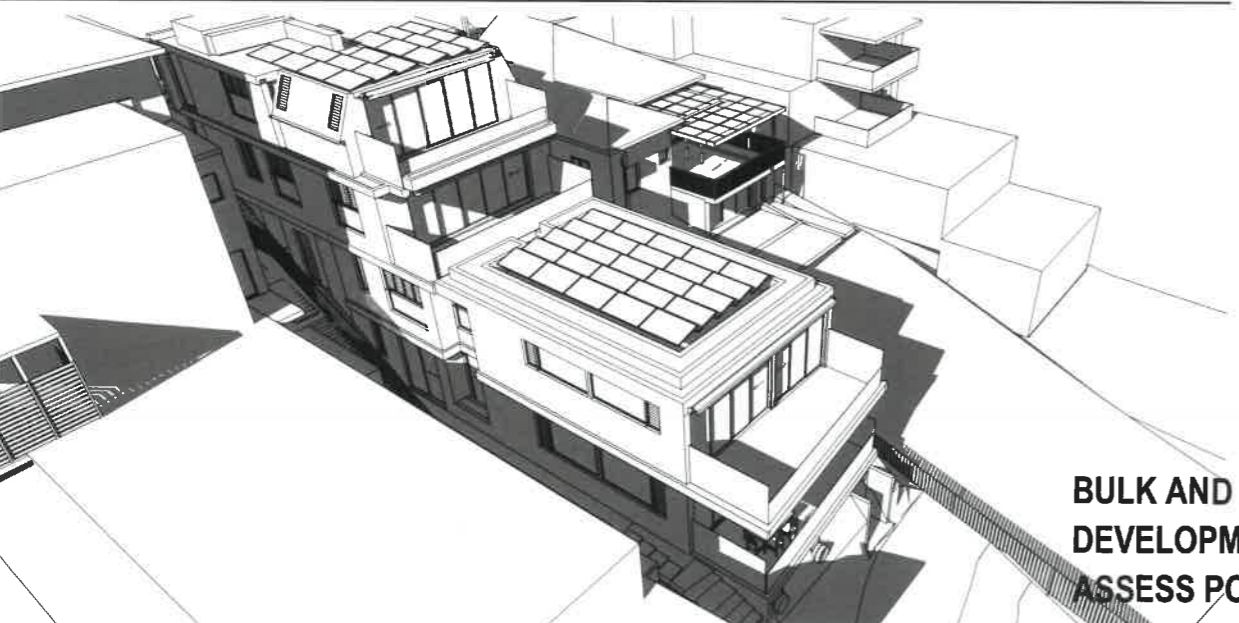
June 21 0900



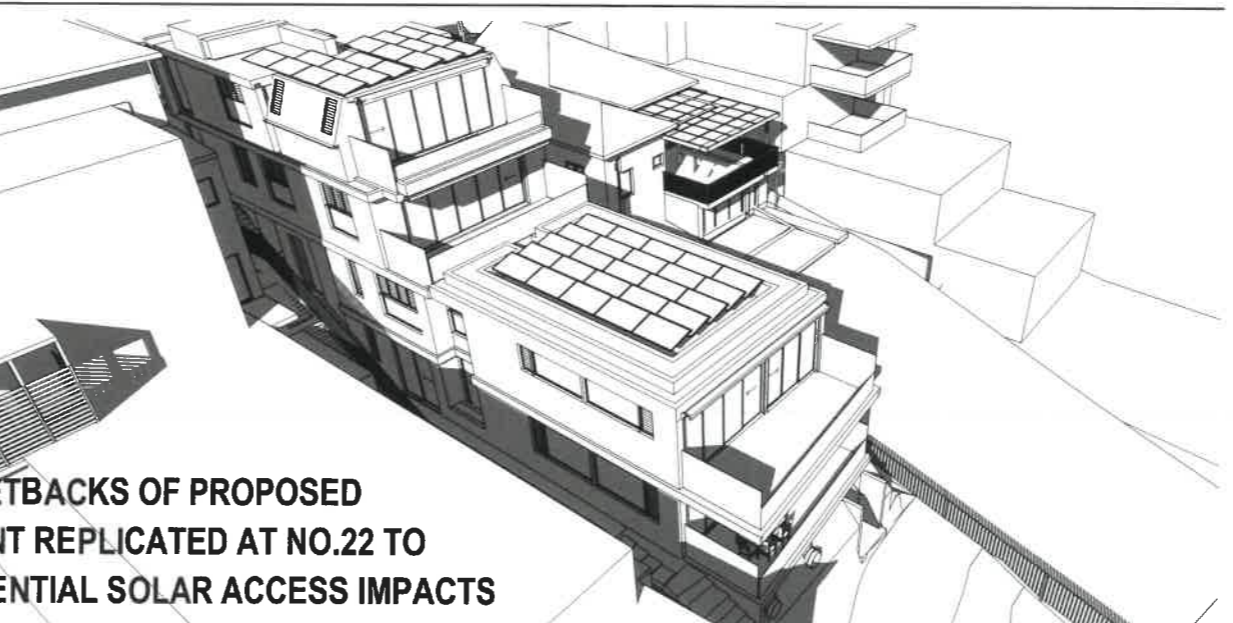
June 21 1000



June 21 1100



June 21 1200



June 21 1300

**BULK AND SETBACKS OF PROPOSED  
DEVELOPMENT REPLICATED AT NO.22 TO  
ASSESS POTENTIAL SOLAR ACCESS IMPACTS**



Nominated Architect: Alex Smith Reg #5473  
alex@csa-arch.com.au

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a.c.n. 087 234 053



Rev	Description	Date
A	DA Issue	12/03/2020
B	Revised DA Incl. reduced garage	2/10/2020
C	General revision incl. increased rear setback	24/11/2020
F	Section 4.55 Modification AMENDED	4/08/2021
G	Section 4.55 Modification AMENDED	25/08/2021

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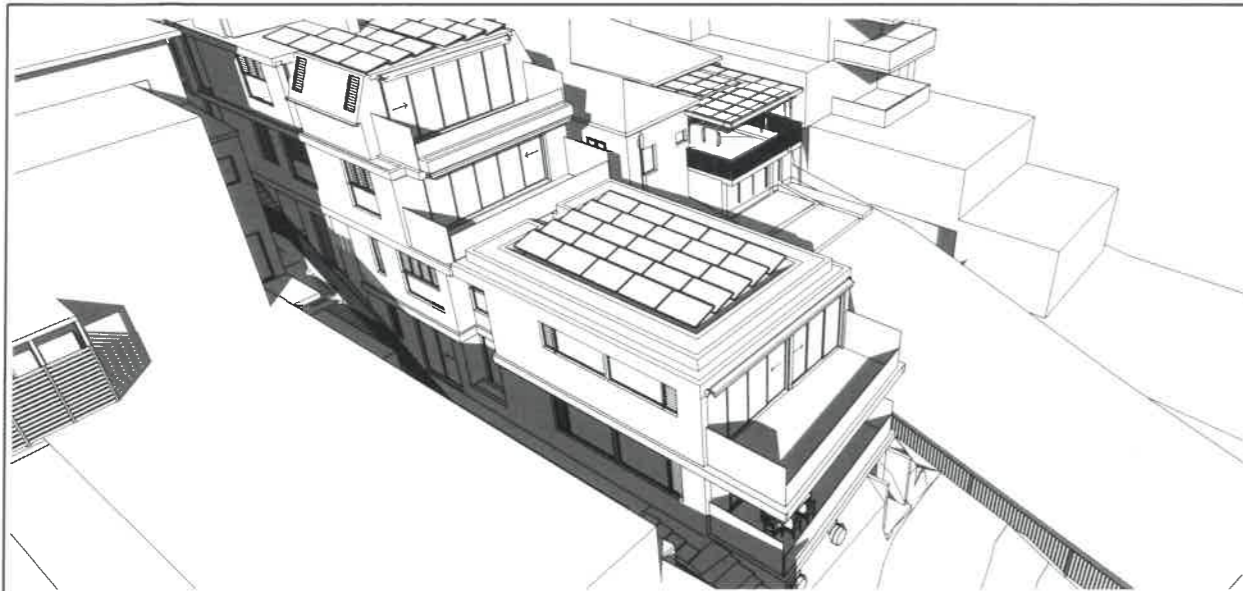
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Client  
**PLUMB DJOKIC**  
Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**  
Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**SOLAR ACCESS 22 (pg 1 of 2)**  
Sheet No.  
**PLU-DJO-31**  
Drawn: AY Checked: AS/DRB Scale: 1:100 U.N.O Rev. G



Plot Date: Wednesday, 25 August 2021



1 June 21 1400



2 June 21 1500



3 June 21 1600

**UNITS 1 AND 2 WOULD ACHIEVE MIN. 3 HOURS DIRECT TO THEIR LIVING SPACES  
IF NO.22 WAS DEVELOPED TO THE SAME ENVELOPE AS THIS PROPOSAL**

**BULK AND SETBACKS OF PROPOSED  
DEVELOPMENT REPLICATED AT NO.22 TO  
ASSESS POTENTIAL SOLAR ACCESS IMPACTS**

**CSA**  
ARCHITECTS

Nominated Architect: Alex Smith Reg #5473  
alex@csa-arch.com.au

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Rev	Description	Date
A	DA Issue	12/03/2020
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Client

**PLUMB DJOKIC**

Project

**4 RESIDENTIAL UNITS  
20 GLEN AVENUE RANDWICK NSW**

Status

**DEVELOPMENT APPLICATION**

Drawing Title:

**SOLAR ACCESS 22 (pg 2 of 2)**

Sheet No.

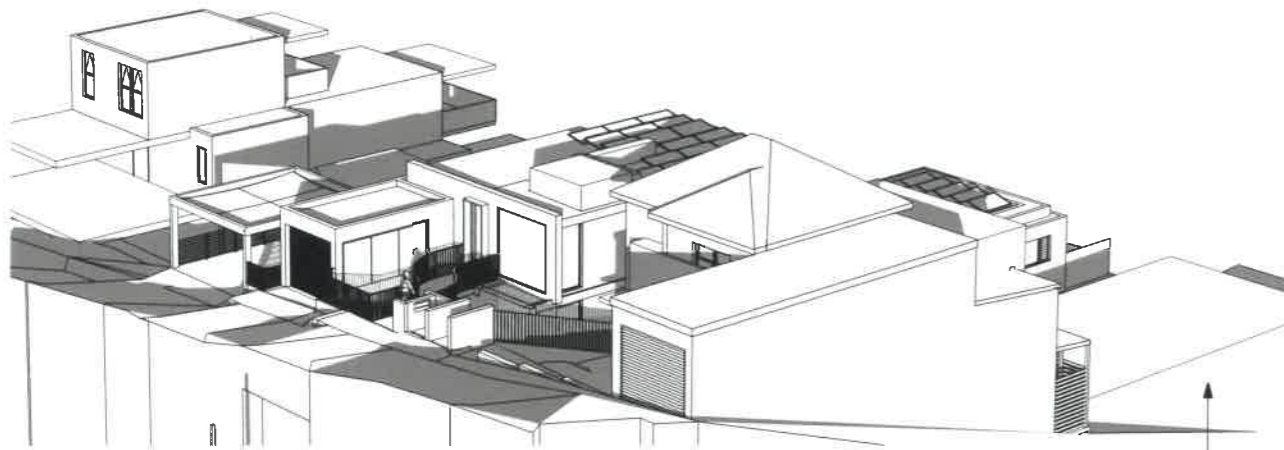
**PLU-DJO-32**

Drawn:	Checked:	Scale:	Rev.
AY	AS/DRB	1:100 U.N.O.	<b>G</b>

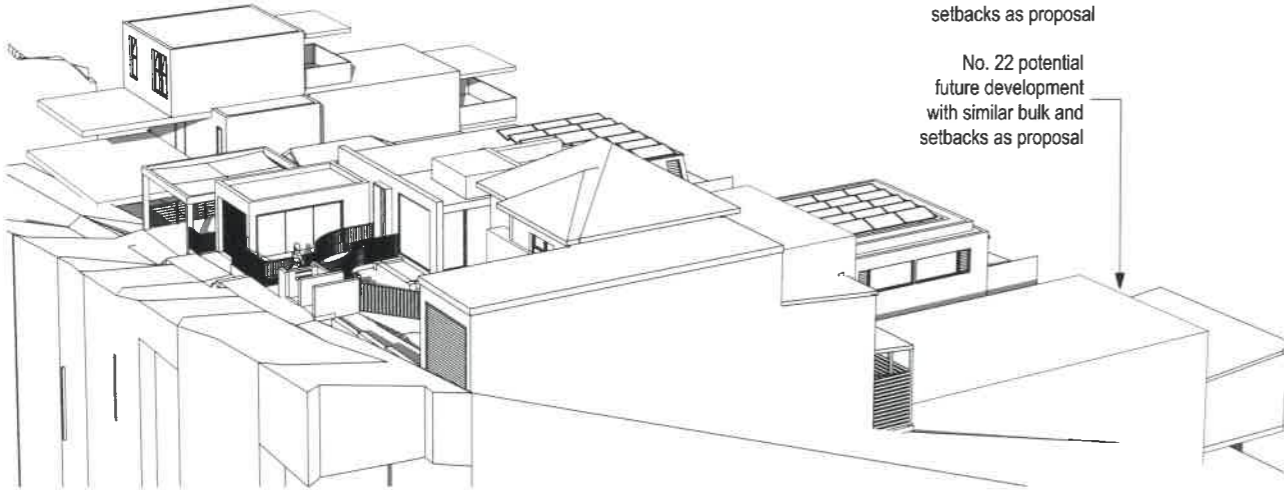
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Plot Date:

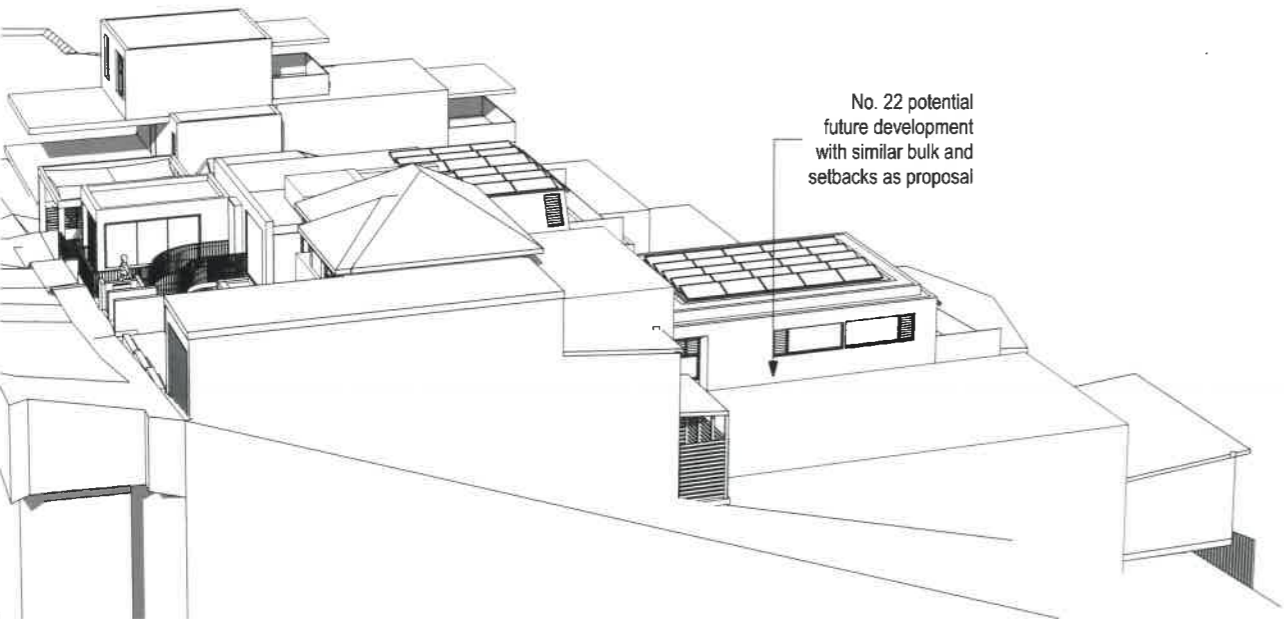
Wednesday, 25 August 2021



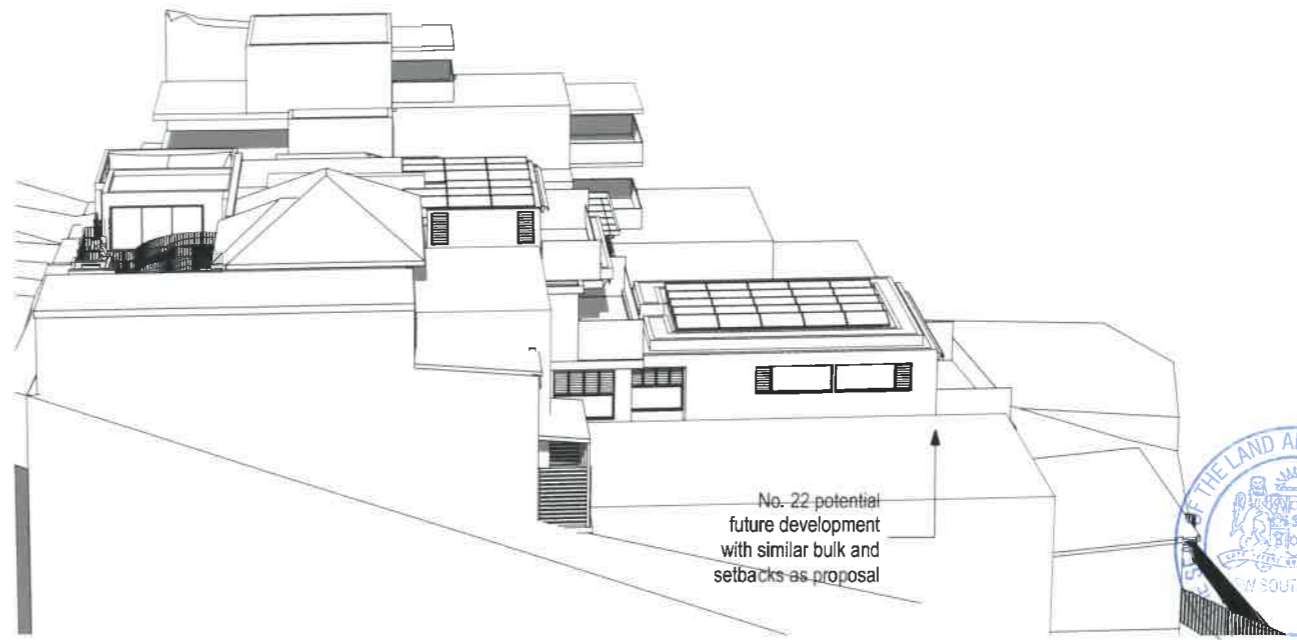
1 View from the sun 21st of June 0800



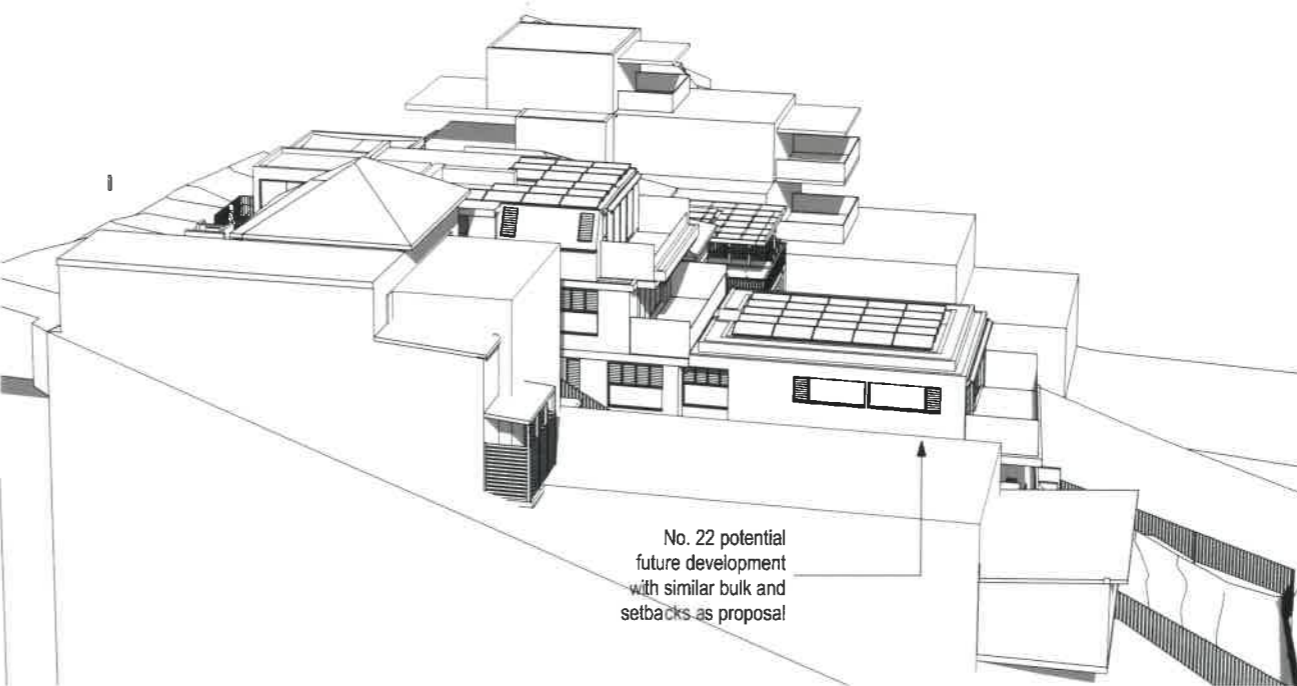
2 View from the sun 21st of June 0900



3 View from the sun 21st of June 1000



4 View from the sun 21st of June 1100



5 View from the sun 21st of June 1200



Rev	Description	Date
A	DA Issue	12/03/2020
B	Revised DA Incl. reduced garage	2/10/2020
C	General revision incl. increased rear setback	24/11/2020
F	Section 4.55 Modification AMENDED	4/08/2021
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Client

**PLUMB DJOKIC**

Project

**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**  
Status

**DEVELOPMENT APPLICATION**

Drawing Title:

**VIEWS FROM THE SUN 22 1 of 2**

Sheet No.

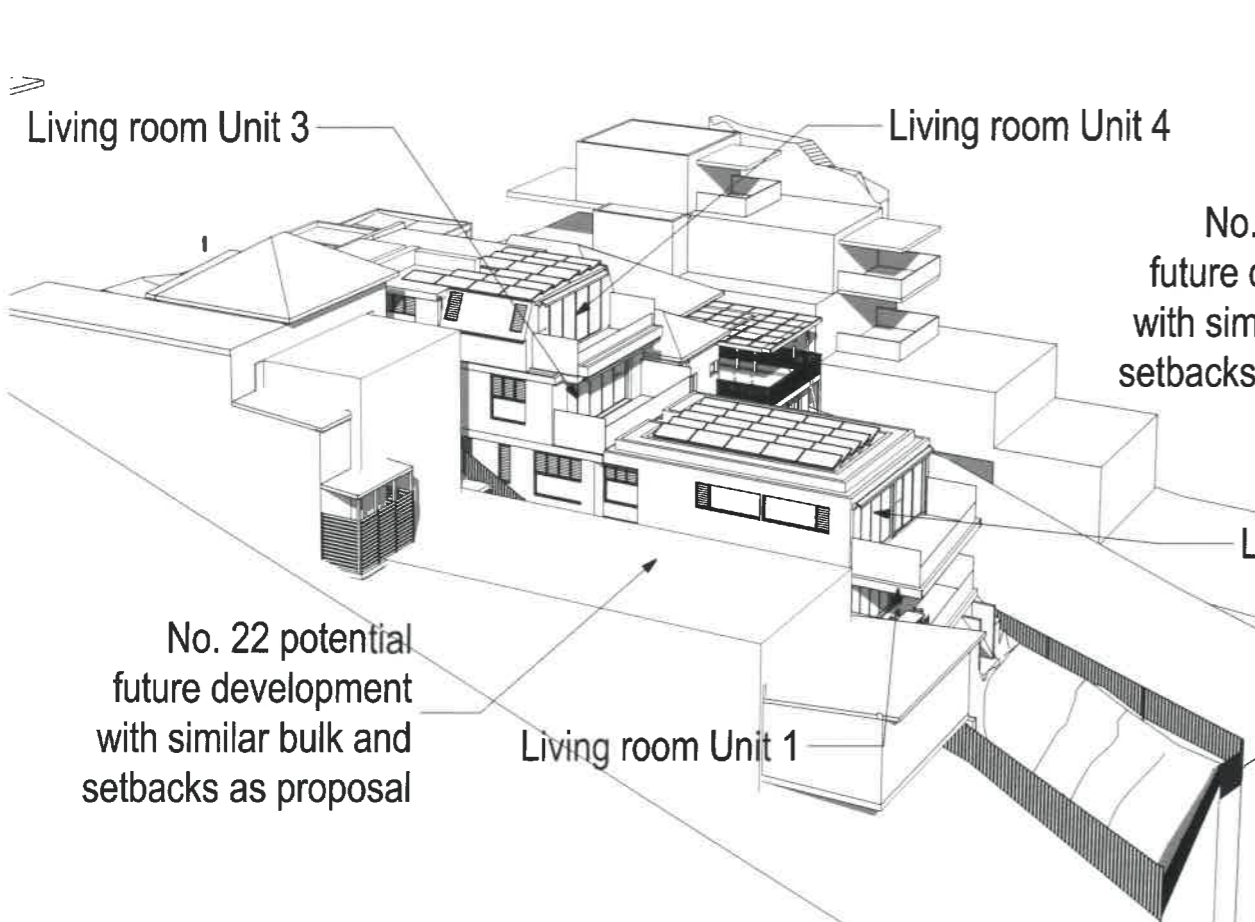
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AY	AS/DRB	1:100 U.N.O	<b>G</b>

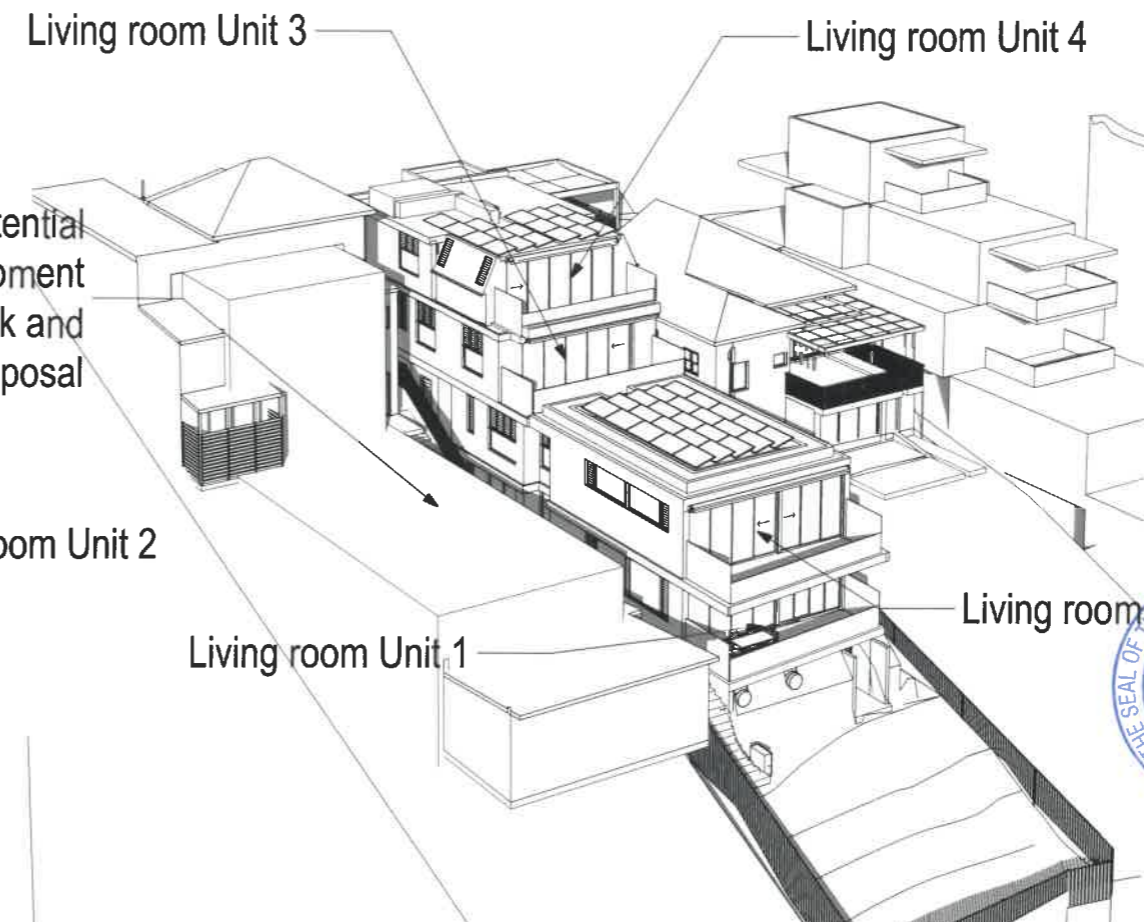
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Plot Date:

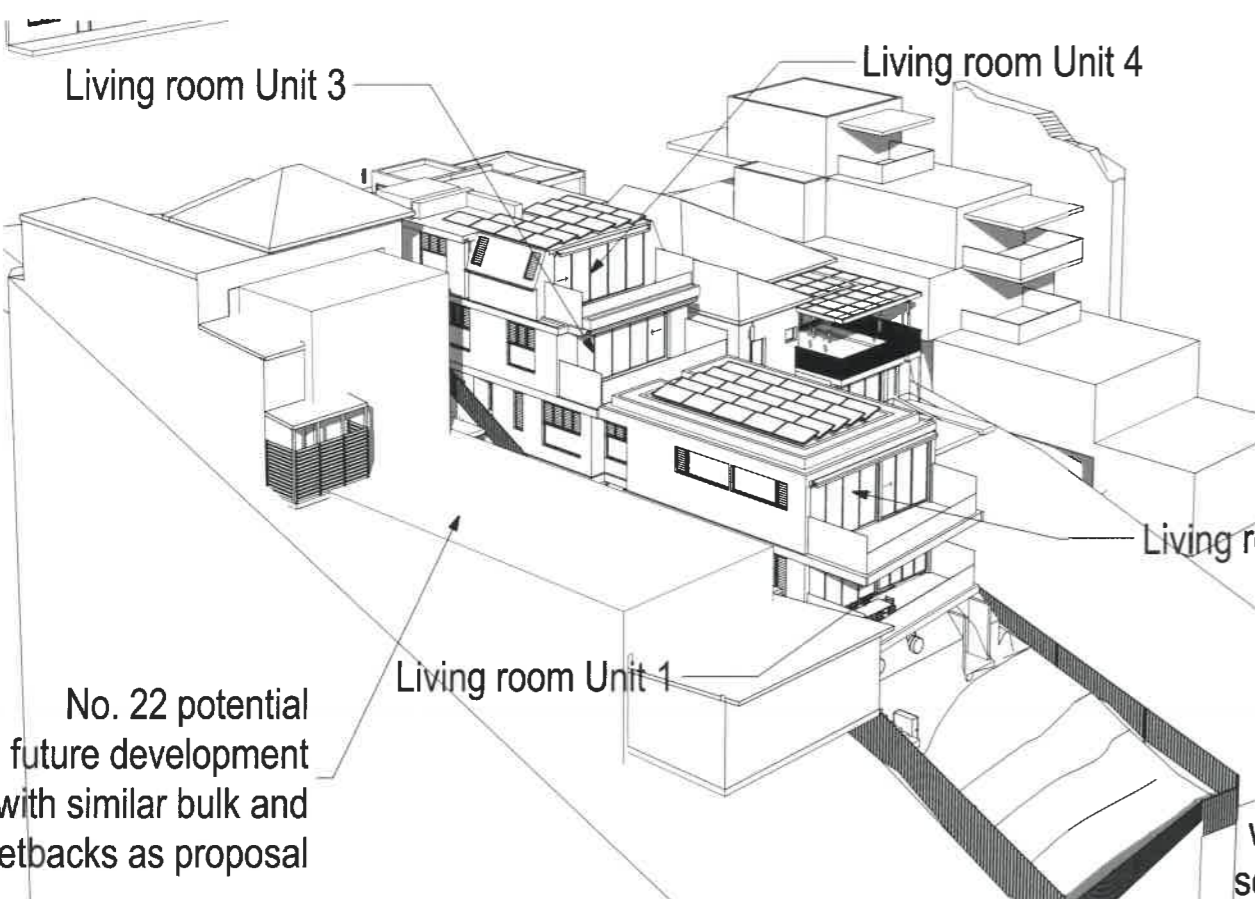
Wednesday, 25 August 2021



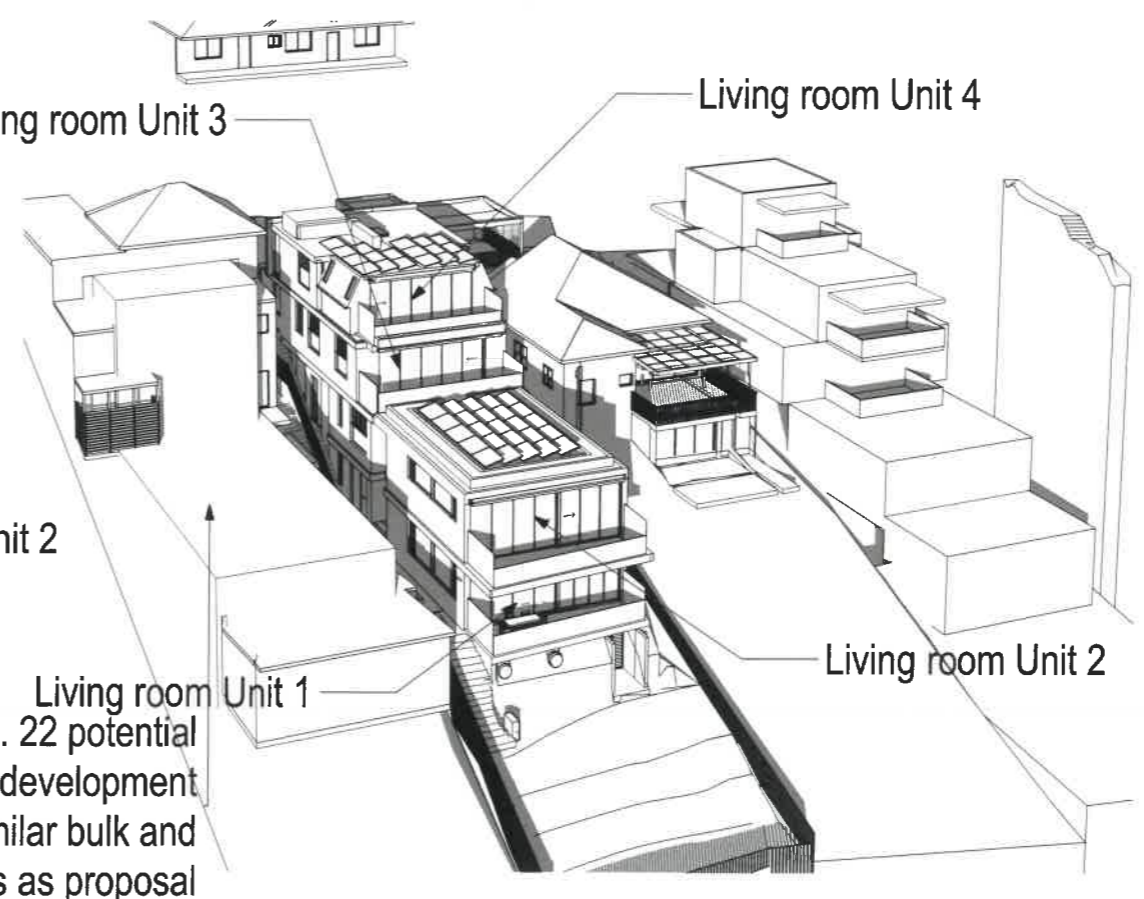
1 View from the sun 21st of June 1300



3 View from the sun 21st of June 1500



2 View from the sun 21st of June 1400



4 View from the sun 21st of June 1600



Rev	Description	Date
A	DA Issue	12/03/2020
B	Revised DA Incl. reduced garage	2/10/2020
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Client  
**PLUMB DJOKIC**

Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

Status  
**DEVELOPMENT APPLICATION**

Drawing Title:  
**VIEWS FROM THE SUN 22 2 of 2**

Sheet No.  
**PLU-DJO-34**

Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O	Rev. <b>G</b>
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Reserve View Centre APPROVED



Reserve View Centre PROPOSED



Reserve View North APPROVED



Reserve View North PROPOSED



Reserve View South APPROVED

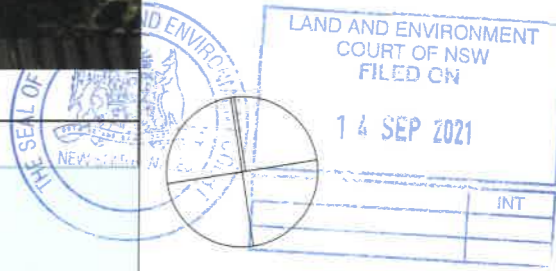


Reserve View South PROPOSED



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a.c.n. 087 234 053



Rev	Description	Date
G	Section 4.55 Modification AMENDED	25/08/2021

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Client  
**PLUMB DJOKIC**

Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

Status  
**DEVELOPMENT APPLICATION**

Drawing Title: <b>VIEWS FROM THE RESERVE</b>			
Sheet No. <b>PLU-DJO-54</b>			
Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O	Rev. <b>G</b>



Reserve View Centre APPROVED No Trees



Reserve View Centre PROPOSED No Trees



Reserve View North APPROVED No Trees



Reserve View North PROPOSED No Trees



Reserve View South APPROVED No Trees

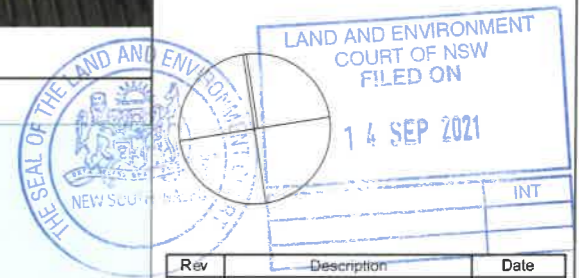


Reserve View South PROPOSED No Trees



Nominated Architect: Alex Smith Reg #5473  
alex@csa-arch.com.au

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a.c.n. 087 234 053



Rev	Description	Date
G	Section 4.55 Modification AMENDED	25/08/2021

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Client  
**PLUMB DJOKIC**

Project  
**4 RESIDENTIAL UNITS**  
**20 GLEN AVENUE RANDWICK NSW**

Status  
**DEVELOPMENT APPLICATION**

Drawing Title: <b>RESERVE VIEWS NO TREES</b>			
Sheet No. <b>PLU-DJO-55</b>			
Drawn: AY	Checked: AS/DRB	Scale: 1:100 U.N.O.	Rev. <b>G</b>

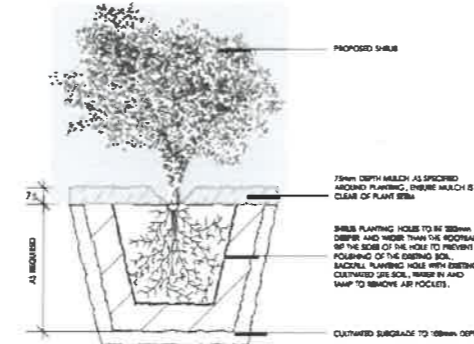


## PLANT LIST

ID	Botanical Name	Common Name	Mature Height	Mature Spread	Size	Qty
Ca	Cupaniopsis anacardioides	Tuckeroo	10 - 15m	3.5 - 6m	100tr	4
Dm	Dracaena marginata	Red edged dragon tree	3 - 5m	1.2 - 2.0m	300tr	3
Er	Eucalyptus robusta	Swamp Mahogany	25 - 30m	3.5 - 6m	150tr	1
Fr	Ficus rubiginosa	Port Jackson Fig	5 - 10m	10 - 15m	150tr	2
Tr	Tristania laurina	Kanooka, Water Gum	5 - 10m	3.5 - 6m	200tr	7
Wt	Waterhousea floribunda	Weeping Lily Pilly	5 - 10m	3.5 - 6m	150tr	4
Ab	Alocasia brisbanensis	Elephant's Ear, Cunjevoi	0.9 - 1.5m	1.2 - 2.0m	200mm	57
Am	Alocasia macrorrhiza	Elephant's Ear, Cunjevoi	0.9 - 1.5m	1.2 - 2.0m	200mm	6
Ac	Alpinia caerulea	Native Ginger	0.9 - 1.5m	0.9 - 1.2m	200mm	29
Cp	Crinum pedunculatum	Swamp Lily, River Lily	0.45 - 0.6m	0.9 - 1.2m	300mm	14
Cl	Clenanthe spp	Green Clenanthe	0.8 - 1.1m	0.8 - 1.1m	300mm	19
De	Doronicum aescula	Gymea Lily, Giant Lily	1.5 - 3m	1.2 - 2.0m	25tr	11
Pz	Philodendron zanzibar	Philodendron	0.4 - 0.7m	0.4 - 0.7m	200mm	50
Tm	Thysanotus maxima	Tiger Grass	3 - 5m	0.9 - 1.2m	25tr	5
Xs	Xylosma serotinum	Shiny Xylosma	3 - 5m	2.0 - 3.5m	200mm	49
Dca	Dianella caerulea	Paroo Lily, Blue Flax-lily	0.45 - 0.6m	0.3 - 0.6m	150mm	31
Ju	Juncus usitatus	Common Rush	0.9 - 1.5m	0.6 - 0.9m	150mm	29
Ls	Lepidosperma spp.	Sword Sedge	0.90 - 1.50m	0.9 - 1.2m	150mm	8
Li	Lomandra longifolia 'Tonic'	Spiry-headed mat rush	0.45 - 0.6m	0.6 - 0.9m	200mm	15
Chy	Cissus hypoglauca	Water Vine, Native Grape	3 - 5m	0.6 - 0.9m	150mm	14
Hs	Hibbertia spondens	Guinea Flower, Snake Vine	0.8 - 0.3m	3.5 - 6m	150mm	335
Aae	Adiantum aethiopicum	Common Maidenhair	0.3 - 0.45m	0.0 - 0.3m	150mm	20
Asa	Asplenium australasicum	Crow's Nest Fern	0.9 - 1.5m	2.0 - 3.5m	200mm	13
Bc	Blechnum cartilagineum	Grassie Fern, Water Fern	0.9 - 1.5m	0.6 - 0.9m	150mm	75
St	Sticherus flabellatus	Umbrella Fern	0.75 - 0.90m	0.3 - 0.6m	150mm	44



GREEN WATERMARK INDICATED NATIVE SPECIMEN



PLANTING DETAIL

## NATIVE PLANTING NOTES

90.73 % INDIGENOUS SPECIMEN PLANTING PER AVERAGE SQ.METRE

## EXISTING NATIVE/INDIGENOUS PLANTS ON SITE TO BE RETAINED

CYATHEA COOPERI	TREE	NATIVE NON-INDIGENOUS
GLOCHIDION FERDINANDI	TREE	NATIVE INDIGENOUS
ACMENA SMITHII	TREE	NATIVE INDIGENOUS
ASPLENIUM AUSTRALASICUM	FERN	NATIVE INDIGENOUS

## RANDWICK CITY COUNCIL INDIGENOUS PLANT SPECIES LIST

FICUS RUBIGINOSA	TREE	2 x ADVANCED PROPOSED
GLOCHIDION FERDINANDI	TREE	4 x ADVANCED EXISTING
ACMENA SMITHII	TREE	4 x ADVANCED EXISTING
ADIANTUM AETHIOPICUM	FERN	20 x 150MM PROPOSED
ASPLENIUM AUSTRALASICUM	FERN	12 x 200MM PROPOSED
BLECHNUM CARTILAGINEUM	FERN	74 x 150MM PROPOSED
STICHERUS FLABELLATUS	FERN	65 x 150MM PROPOSED
DIANELLA CAERULEA	LILLY	22 x 150MM PROPOSED
JUNCUS USITATUS	SEDGE	22 x 150MM PROPOSED
LEPIDOSPERMA SP.	SEDGE	8 x 150MM PROPOSED
LOMANDRA LONGIFOLIA	GRASS	10 x 150MM PROPOSED
CISSUS HYPOGLAUCA	VINE	21 x 150MM PROPOSED
HIBBERTIA SCANDENS	VINE	233 x 150MM PROPOSED

## BUSHLAND SECP OBJECTIVES AND CONDITIONS

- BUFFER PROVISION:** A buffer shall be provided between the bushland and the development to:
  - decrease the deleterious effects of the development on the bushland, both in the short term during demolition, earthworks and construction and in the long term due to existing and new land uses;
  - allow natural processes in the bushland to continue uninterrupted;
  - protect and enhance wildlife habitat and comfort.
- ACCESS:** There shall be no access to Fred Hollows Reserve bushland unless authorised by the Bushland Supervisor.
- WASH DOWN:** No introduction of weed propagules, soils, etc. All earthmoving machinery, vehicles, plant, tools, materials, equipment, etc. shall be washed down so as to ensure that no soil, fill, plant propagules, or other foreign matter, are introduced to the bushland from another location. In all instances where such substances have been disposed of, or have entered, the bushland, all affected areas shall be immediately repaired to their state prior to commencement of development, as far as possible, to the satisfaction of Council's Bushland Supervisor.
- NO STORAGE WITHIN RESERVE:** No temporary or permanent placement or storage of any items of plant, materials, tools, equipment, vehicles, etc. shall occur within the Fred Hollows Reserve bushland.
- NO FOREIGN MATTER:** No introduction of foreign matter, including, but not limited to: litter, cement wash, concrete, fill, soil, mulch, building materials, chemicals, petroleum-based products, paint, etc., shall be disposed of in, or placed in, or where they may enter, the Fred Hollows Reserve bushland. In all instances where such substances have been disposed of, or have entered, the bushland, all affected areas shall be immediately repaired to their state prior to commencement of development, as far as possible, to the satisfaction of Council's Bushland Supervisor.
- SILT FENCING:** Silt fencing shall be installed and maintained to ensure that no foreign matter, including, but not limited to: sediment, concrete, fill, soils, mulch, etc., passes the protection fence at any time. The silt fence shall be placed at a location upslope to protect all indigenous plant species & natural bush rock both within & adjacent to the development zone. The silt fence shall be made of synthetic material constructed to minimum height of 600mm.
- EROSION AND RUN-OFF CONTROL:** Erosion, siltation and run-off control shall not include use of plant matter, including, but not limited to: hay bales, direct seeding or hydro mulching with seed, so as to avoid introduction of weed propagules in the development zone and into the adjacent bushland. Erosion, siltation and run-off control within the development zone shall:
  - only be installed to the satisfaction of Council's Bushland Supervisor;
  - consist only of synthetic materials; and
  - be located and installed to avoid damage, removal and covering of, and minimise shading of any existing remnant native, including seedlings.
- NO CHANGE IN WATER QUANTITY:** There shall be no change in the quantity of water entering the Fred Hollows Reserve bushland, including: run-off, stormwater, water used to control dust, water from ponds or swimming pools, sprinklers, in-ground watering systems, etc., either temporarily or permanently.
- NO PLANTING WITHIN THE RESERVE:** No planting, transplanting, direct seeding or other introduction of plants or plant propagules shall occur within Fred Hollows Reserve unless under the authorisation of the Bushland Supervisor. The bushland shall be allowed to survive via natural regeneration.
- NO PLANTING OF WEED SPECIES:** No species, which may spread from where they're planted into the local environment in the future, shall be used. The Bushland Supervisor to provide a recommended species list to the proponent and to provide advice on any landscape planting schedules.
- CONTROL OF DUST:** The development and all access routes shall be designed and maintained, both in the short term during demolition, earthworks and construction & in the long term due to existing & new land uses, so as to minimise the movement of airborne dust, from whatever source, into the bushland.

