

# 1 SITE PLAN AND COMPLIANCE TABLE

1:200

RANDWICK CITY COUNCIL  
**APPROVED**  
Refer to Determination for Conditions of Approval

BOUNDARY LINES

EXISTING

DEMOLISH

NEW DEVELOPMENT

REMOVE TREE SUBJECT TO COUNCIL PERMIT

DEVELOPMENT APPLICATION  
**1145/2024**  
Amended/Additional Information  
Randwick City Council  
16 January 2025  
Records Received

| COMPLIANCE TABLE  |                                |                      |                                       |
|---|--------------------------------|----------------------|---------------------------------------|
| Randwick Local Environmental Plan 2012                      |                                |                      |                                       |
| Randwick Comprehensive Development Control Plan 2013        |                                |                      |                                       |
| floor areas are measured from INSIDE face of external walls |                                |                      |                                       |
| SITE AREA - ZONE R2 LOW DENSITY RESIDENTIAL                 | Site Area: 526.2m <sup>2</sup> |                      |                                       |
|   | EXISTING                       | PROPOSED             | Compliance                            |
| Existing dwelling floor area                                | 130.5 m <sup>2</sup>           |                      |                                       |
| New garage (Principle dwelling)                             |                                | 17.8 m <sup>2</sup>  |                                       |
| New Carport (Principle dwelling)                            |                                | 19.0 m <sup>2</sup>  |                                       |
| New storage (Principle dwelling)                            |                                | 8.4 m <sup>2</sup>   |                                       |
| New garage (secondary dwelling)                             |                                | 19.1 m <sup>2</sup>  |                                       |
| New storage (secondary dwelling)                            |                                | 12.7 m <sup>2</sup>  |                                       |
| Stairs (at ground level)                                    |                                | 4.9 m <sup>2</sup>   |                                       |
| Secondary Dwelling  |                                | 56.90 m <sup>2</sup> | Max. 60 m <sup>2</sup> - YES          |
| Total GROSS Floor Area , EXCLUDING parking spaces           | 213.4 m <sup>2</sup>           | 0.40:1               | Max. 0.65:1 < 342m <sup>2</sup> - YES |
| Site coverage   | 211 m <sup>2</sup>             | 40%                  | Max. 50% - YES                        |
| Height (Max. Ridge)   |                                | 7.60 m               | Max. 9.5 m - YES                      |
| Side setback  |                                | 1.0 m                | > 0.90 m - YES                        |
| Road setback - ground level                                 |                                | 6.20 m               | > 4.57 YES                            |
| Road setback - First level                                  |                                | 5.70 m               |                                       |
| Lawn and garden   | 138 m <sup>2</sup>             |                      | Yes - Min. 40% -                      |
| Permeable paths   | 75 m <sup>2</sup>              |                      |                                       |
| Landscaping (Total)   | 213 m <sup>2</sup>             | 40.4%                |                                       |

- Notes:
- 1. Window and door sizes are nominal. Suppliers' standard sizes may vary.
  - 2. The builder to verify sizes of frames & openings before ordering windows and doors.

GROUND FLOOR

| WINDOW SCHEDULE |      |     |      |      |                  |       |
|-----------------|------|-----|------|------|------------------|-------|
| No.             | SIZE |     | Head | Sill | Style            | AREA  |
|                 | WD   | HGT |      |      |                  |       |
| 1               | 2100 | 650 | 2400 | 1750 | AWNING (2) – FIX | 1.365 |
| 2               | 2100 | 650 | 2400 | 1750 | AWNING (2) – FIX | 1.365 |
| 3               | 2100 | 650 | 2400 | 1750 | AWNING (2) – FIX | 1.365 |

FIRST FLOOR

| WINDOW SCHEDULE |           |      |      |      |                                       |       |
|-----------------|-----------|------|------|------|---------------------------------------|-------|
| No.             | SIZE      |      | Head | Sill | Style                                 | AREA  |
|                 | WD        | HGT  |      |      |                                       |       |
| 101             | 670       | 2100 | 2400 | 300  | ANEETA                                | 1.407 |
| 102             | 670       | 2100 | 2400 | 300  | ANEETA                                | 1.407 |
| 103             | 670 x 670 | 2100 | 2400 | 300  | Corner Butt Glazing (2100*670 x 670)/ |       |
| 104             | 2100      | 1560 | 2400 | 840  | ANEETA (2) – FIX                      | 3.255 |
| 105             | 3000      | 650  | 2400 | 1750 | AWNING (2) – FIX                      | 1.95  |
| 106             | 1500      | 650  | 2400 | 1750 | LOUVRE (OBSCURE)                      | .975  |
| 107             | 2400      | 1560 | 2400 | 840  | ANEETA (2) – FIX                      | 3.72  |
| 108             | 670       | 1560 | 2400 | 840  | FIX                                   | 1.039 |

COLOUR SELECTION

| LOCATION                      | COLOUR  |
|-------------------------------|---|
| A<br>ROOF, FASCIA AND GUTTERS | COLORBOND SURFMIST – LYSAGHT ROOFING OR SIMILAR TO CLIENT’S SELECTION |
| B<br>EXTERNAL WALLS           | COLORBOND BASALT – LYSAGHT WALLING OR SIMILAR TO CLIENT’S SELECTION   |
| C<br>WINDOWS                  | WHITE FRAMES  |
| D<br>GARAGE DOORS             | COLORBOND SURFMIST OR SIMILAR TO CLIENT’S SELECTION                   |

DEVELOPMENT APPLICATION

1145/2024

Amended/Additional Information

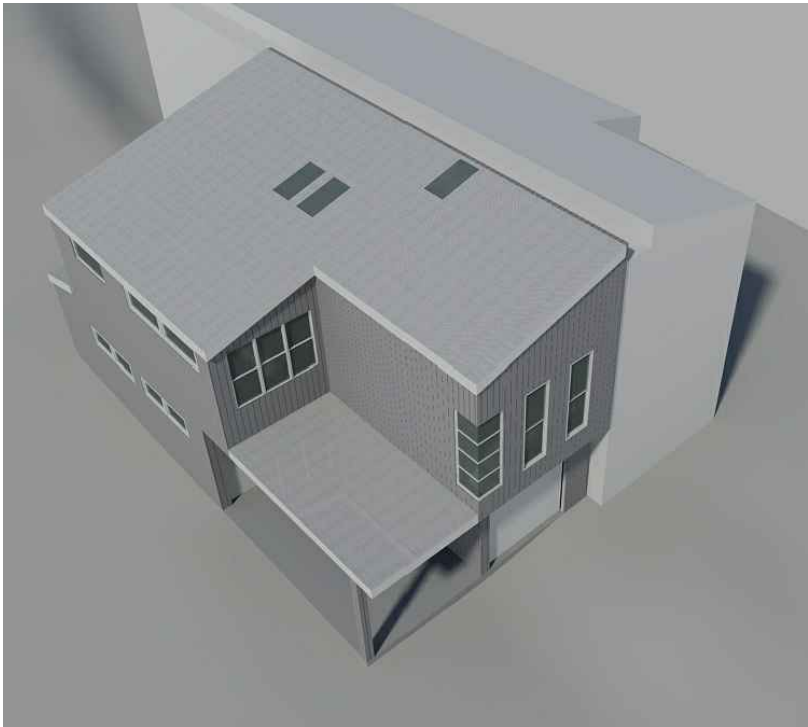
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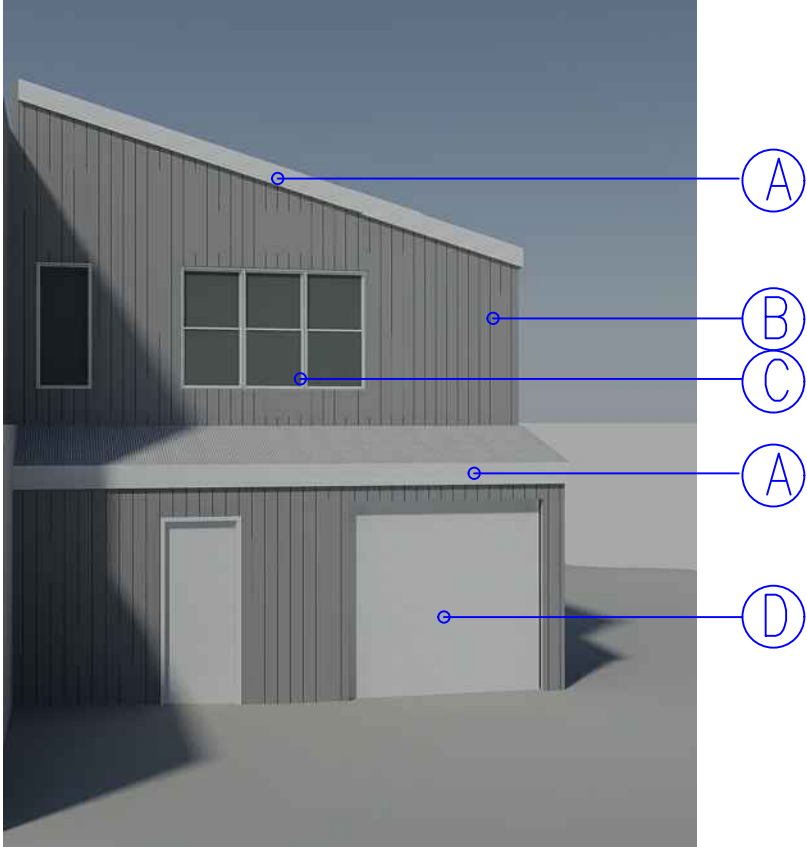
PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



FACADE – FERGUSON STREET



FACADE – EAST



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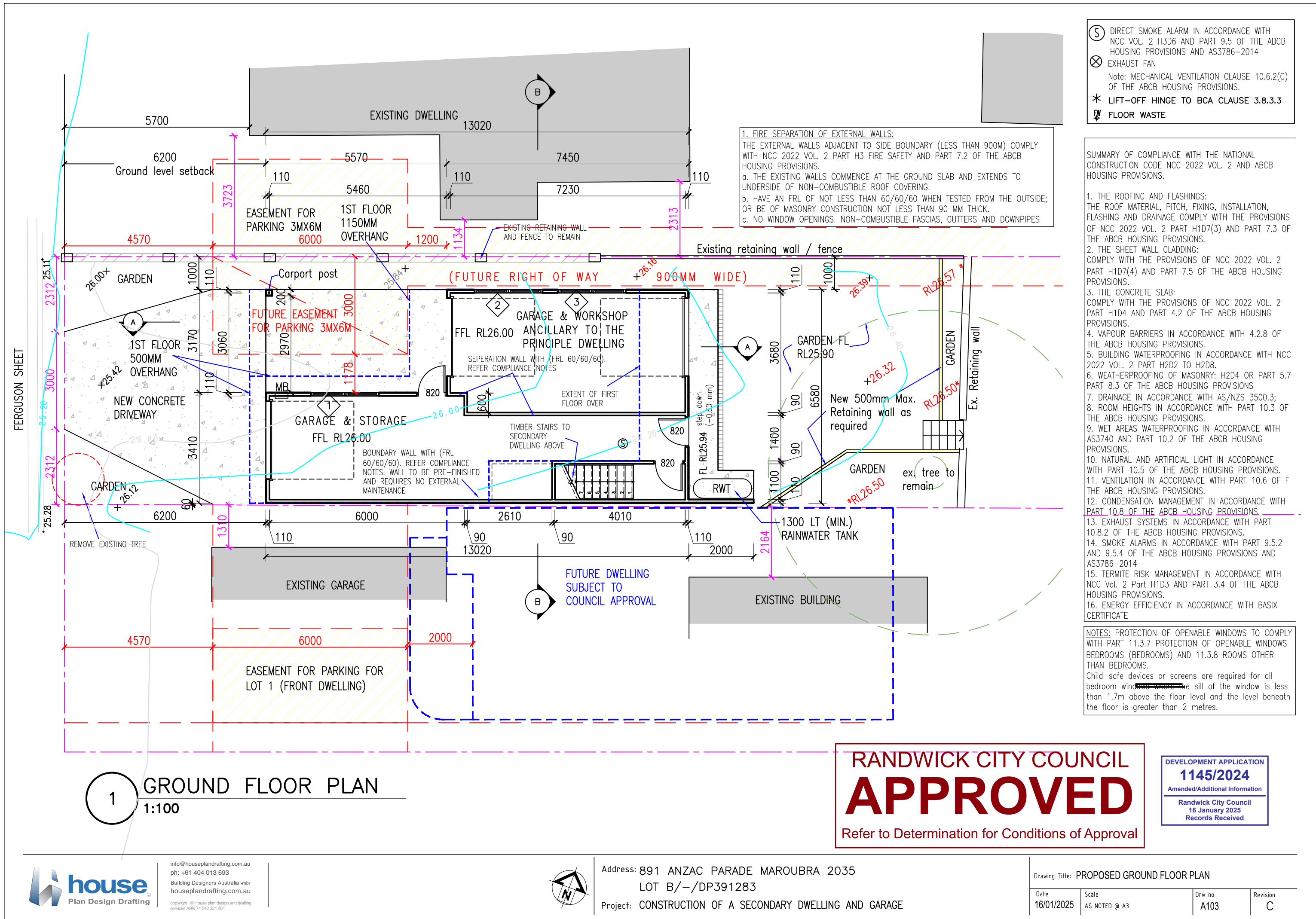
RANDWICK CITY COUNCIL

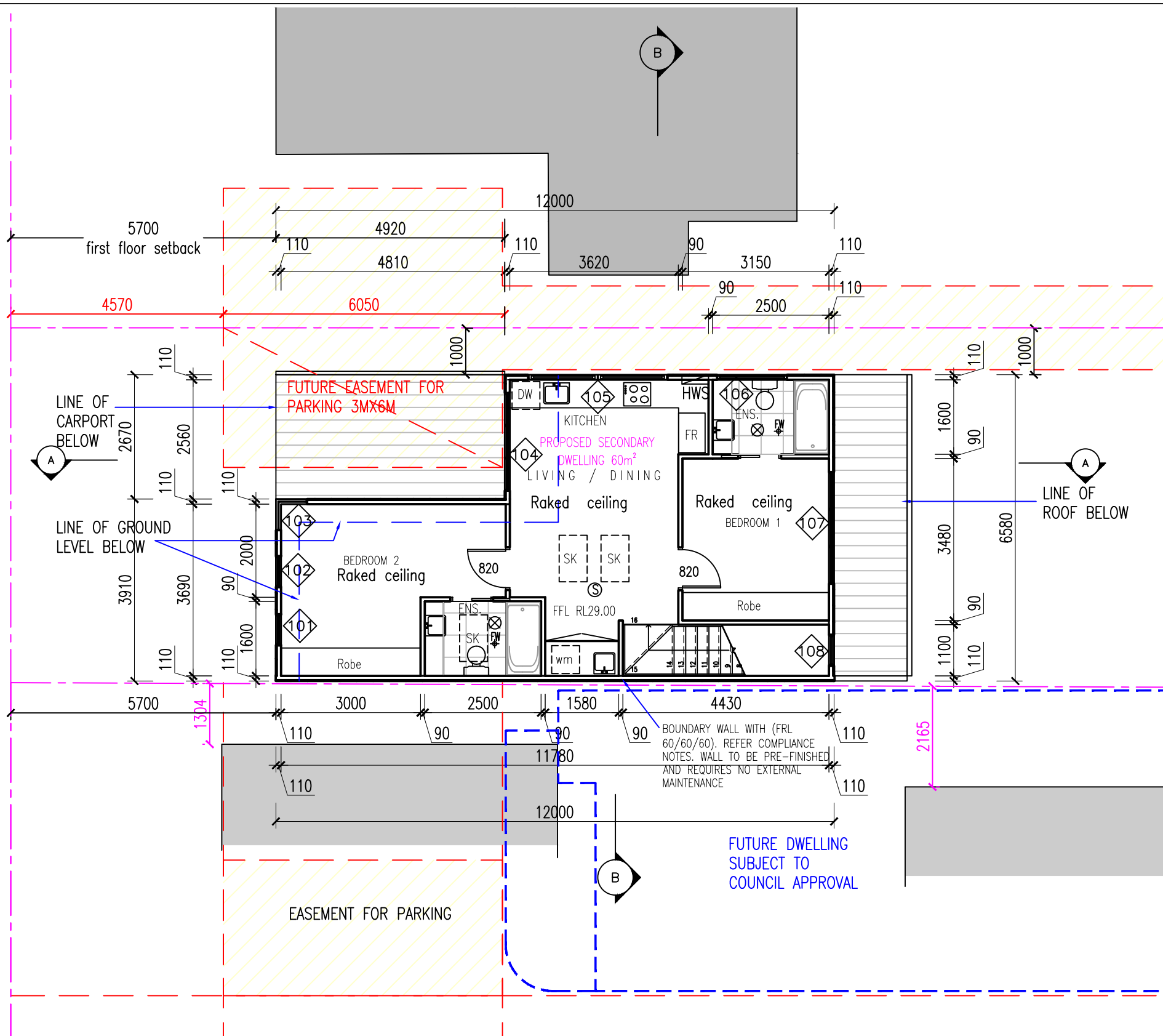
APPROVED

Refer to Determination for Conditions of Approval

Address: 891 ANZAC PARADE MAROUBRA 2035  
LOT B/-/DP391283  
Project: CONSTRUCTION OF A SECONDARY DWELLING AND GARAGE

| Drawing Title: SCHEDULES |               |        |          |
|--------------------------|---------------|--------|----------|
| Date                     | Scale         | Drw no | Revision |
| 16/01/2025               | AS NOTED @ A3 | A110   | C        |





1. FIRE SEPARATION OF EXTERNAL WALLS:  
THE EXTERNAL WALLS ADJACENT TO SIDE BOUNDARY (LESS THAN 900M) COMPLY WITH NCC 2022 VOL. 2 PART H3 FIRE SAFETY AND PART 7.2 OF THE ABCB HOUSING PROVISIONS.  
a. THE WALLS COMMENCE AT THE GROUND SLAB AND EXTENDS TO UNDERSIDE OF NON-COMBUSTIBLE ROOF COVERING.  
b. HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE; OR BE OF MASONRY CONSTRUCTION NOT LESS THAN 90 MM THICK.  
c. NO WINDOW OPENINGS. NON-COMBUSTIBLE FASCIAE, GUTTERS AND DOWNPIPES

**Hot water**

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.

**Ceiling fans**

The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.

• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.

The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.

**Alternative energy**

The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.

The photovoltaic system must consist of:

- photovoltaic collectors with the capacity to generate at least 3.5 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north

**Other**

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must install a fixed outdoor clothes drying line as part of the development.

**DEVELOPMENT APPLICATION****1145/2024**

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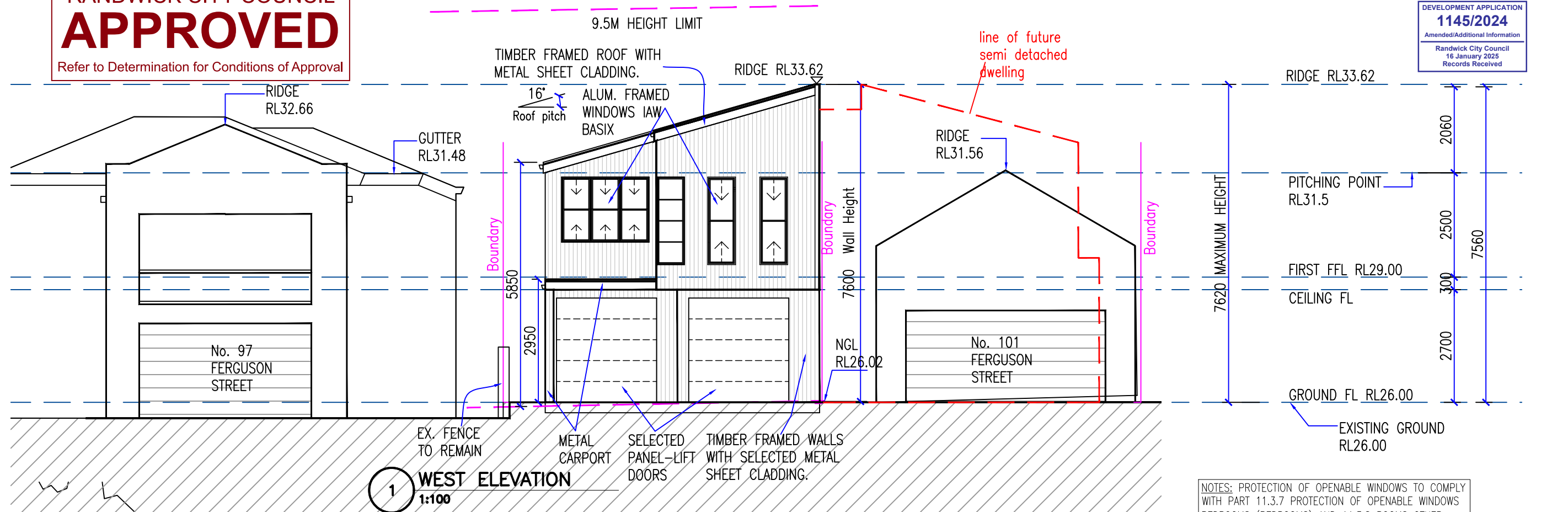
**FIRST FLOOR PLAN**

1:100

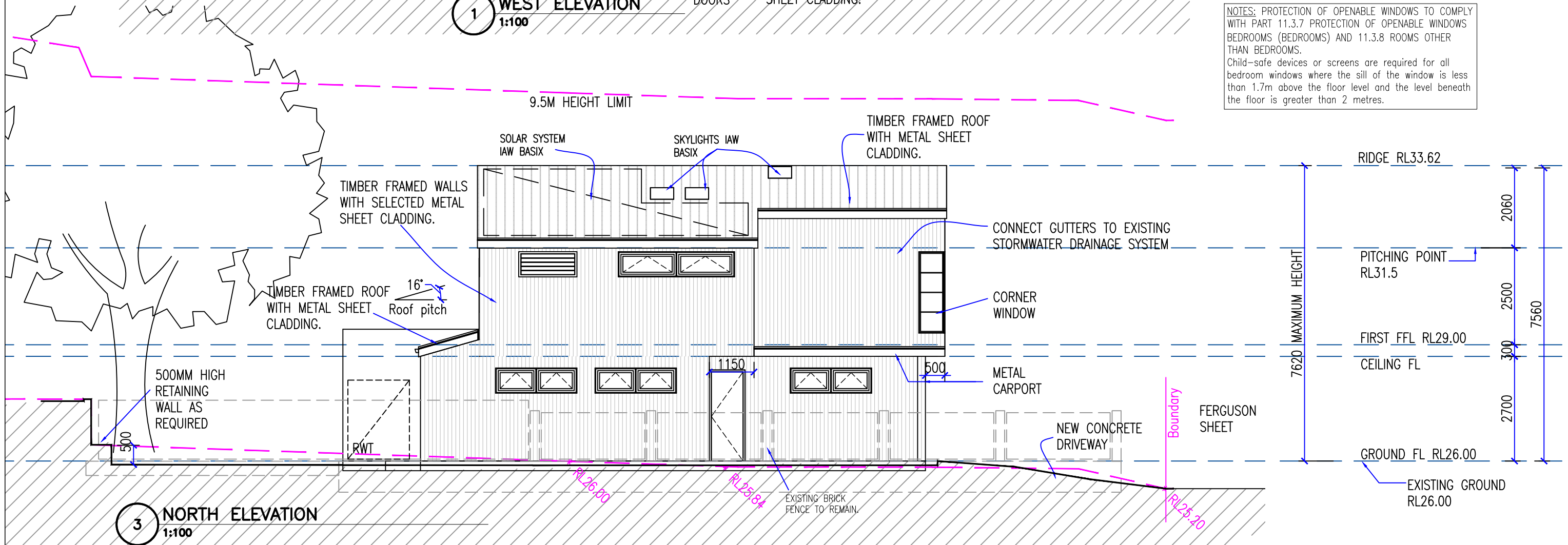
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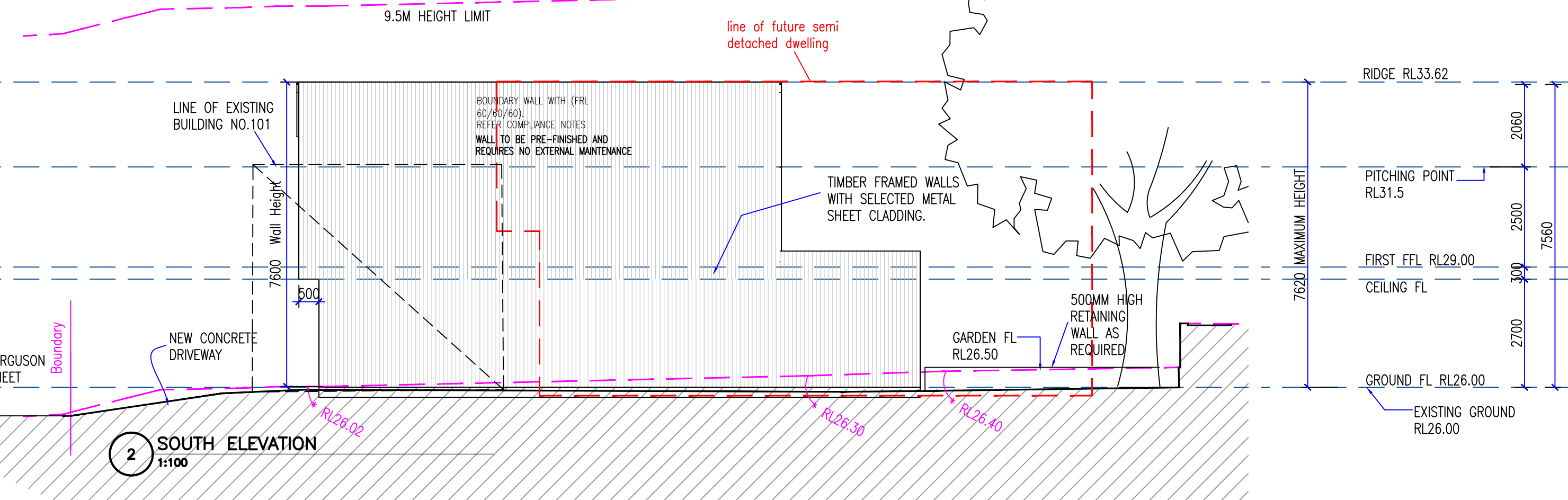
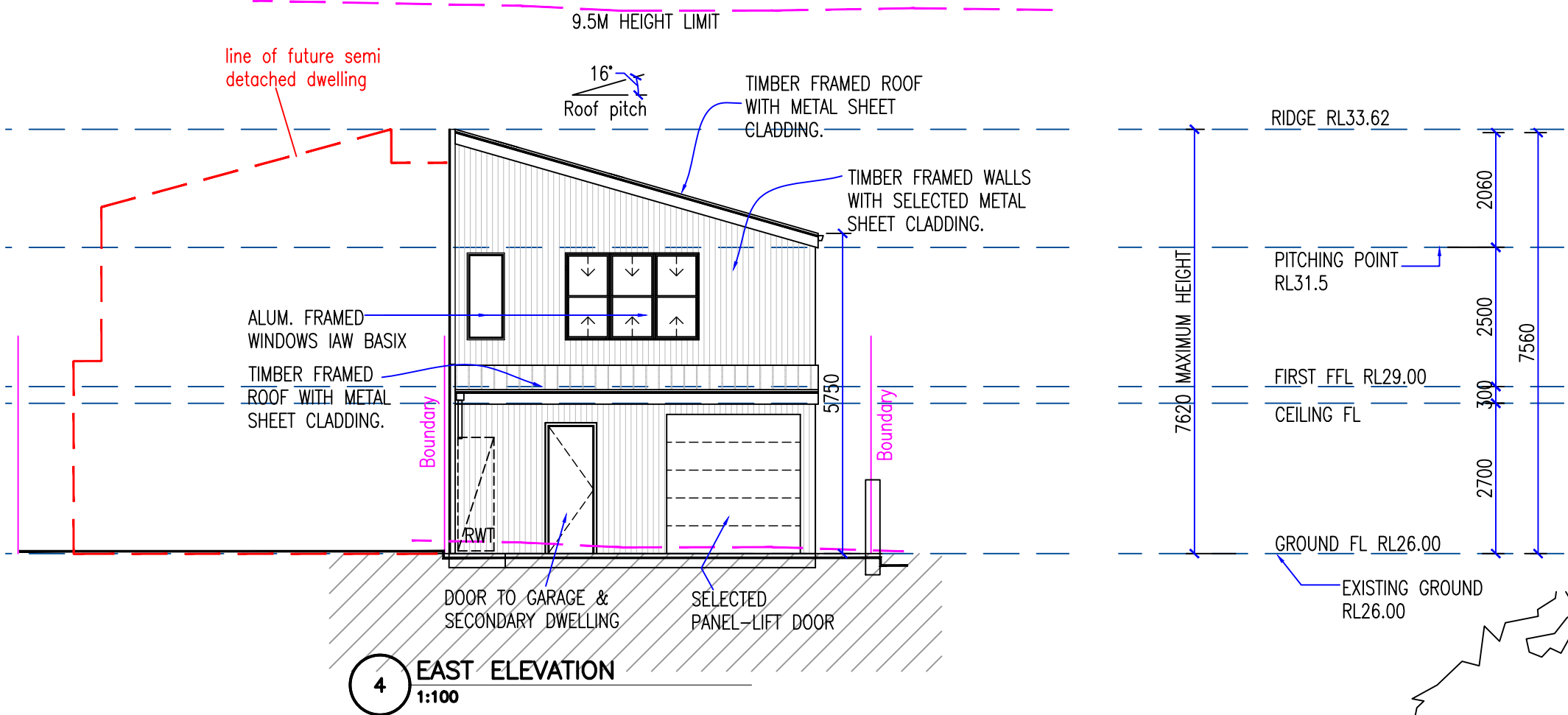


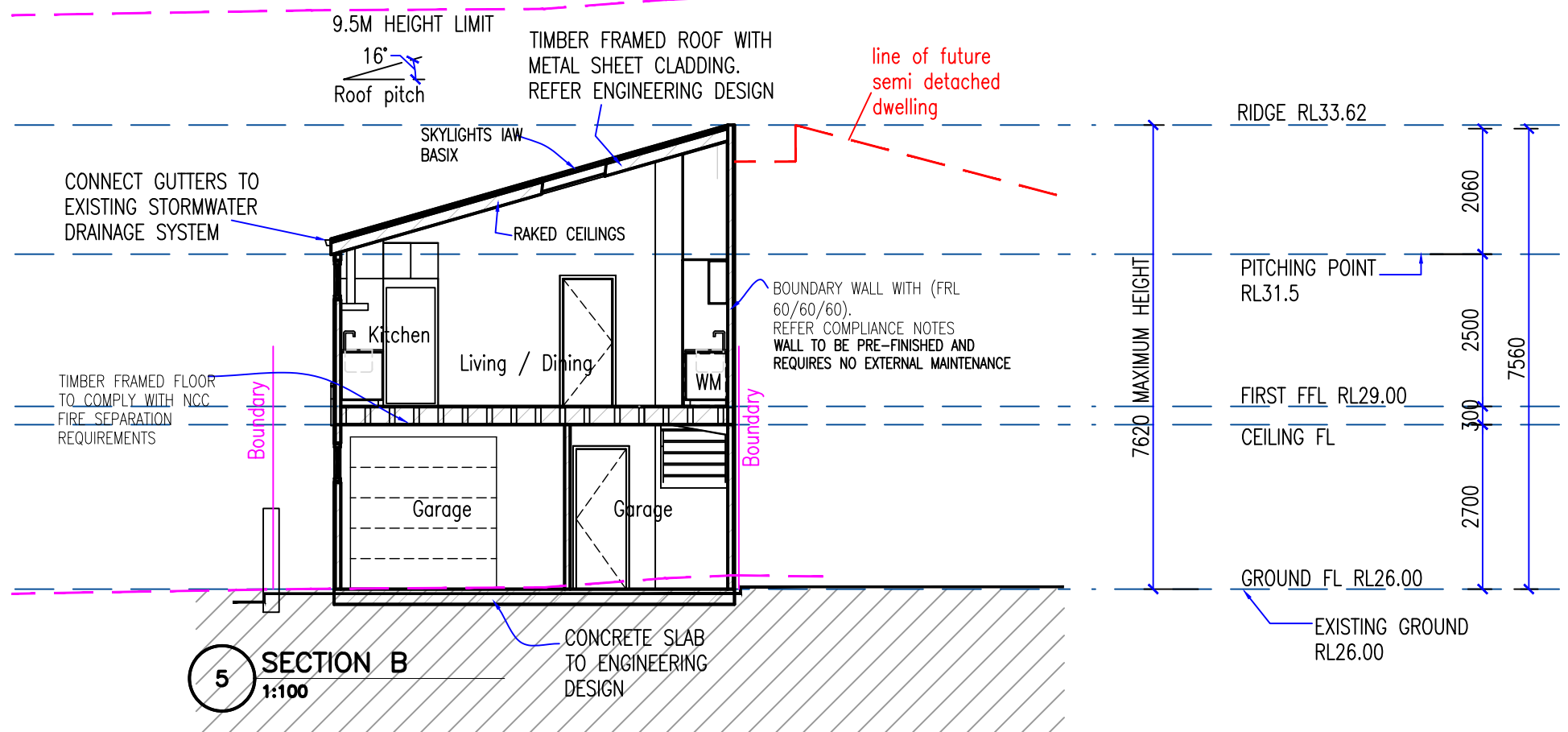
NOTES: PROTECTION OF OPENABLE WINDOWS TO COMPLY WITH PART 11.3.7 PROTECTION OF OPENABLE WINDOWS BEDROOMS (BEDROOMS) AND 11.3.8 ROOMS OTHER THAN BEDROOMS.  
Child-safe devices or screens are required for all bedroom windows where the sill of the window is less than 1.7m above the floor level and the level beneath the floor is greater than 2 metres.



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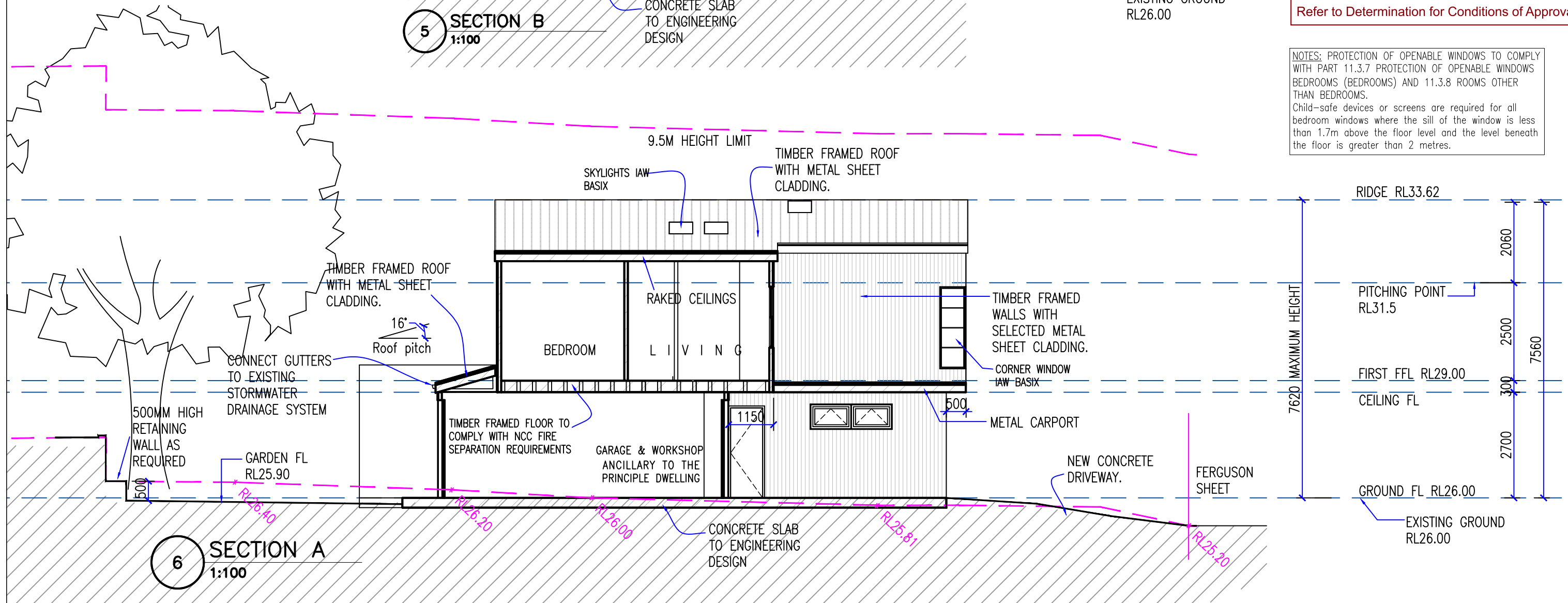
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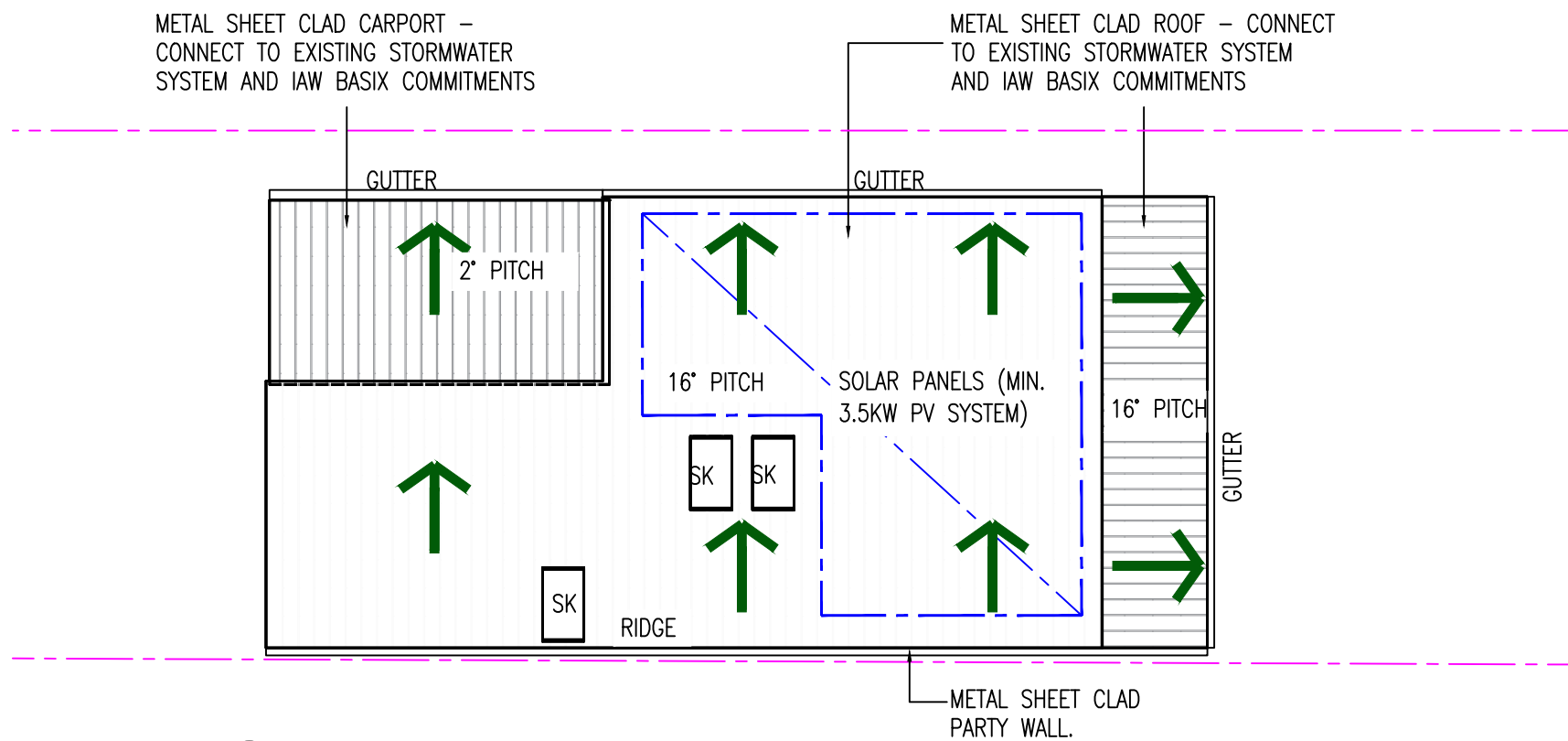




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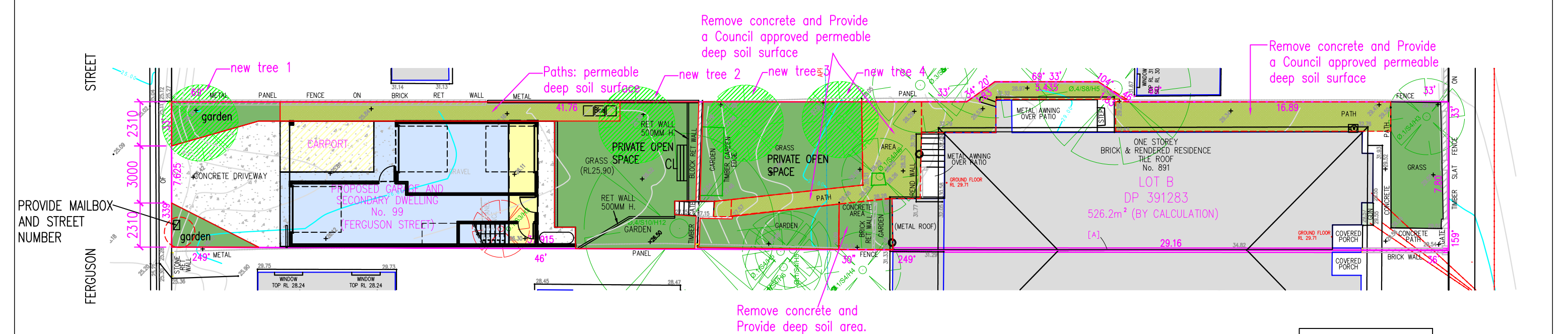
1 ROOF PLAN  
1:100

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| Landscape   |
|---|
| The applicant must plant indigenous or low water use species of vegetation throughout 15 square metres of the site. |

| Alternative water  |
|--|
| Rainwater tank   |
| The applicant must install a rainwater tank of at least 1300 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.                |
| The applicant must configure the rainwater tank to collect rain runoff from at least 75 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). |
| The applicant must connect the rainwater tank to:  |
| <ul style="list-style-type: none"><li>all toilets in the development</li><li>the cold water tap that supplies each clothes washer in the development</li></ul>   |
| <ul style="list-style-type: none"><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>             |

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1 LANDSCAPE CONCEPT PLAN  
1:200

- Permeable deep soil surface
- Lawn and Garden
- New Canopy tree (selected from Randwick council recommended species list) must achieve a minimum mature height of 5m within 10 years from completion of the development.

|                     |                    |       |            |
|---------------------|--------------------|-------|------------|
| Lawn and garden     | 138 m <sup>2</sup> |       |            |
| Permeable paths     | 75 m <sup>2</sup>  |       |            |
| Landscaping (Total) | 213 m <sup>2</sup> | 40.4% | Yes - Min. |

BOUNDARY LINES

EXISTING

DEMOLISH

NEW DEVELOPMENT

REMOVE TREE SUBJECT TO COUNCIL PERMIT