Residential Flat Building & Childcare Development

251-257 Maroubra Rd & 133-135 Garden St, Maroubra NSW

Perspective View - CGI Artist Impression

Location Map

LEP ZONES

SP2 INFRASTRUCTURE
R2 LOW DENSITY RESIDENTIAL
R3 MEDIUM DENSITY RESIDENTIAL

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General Notes

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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

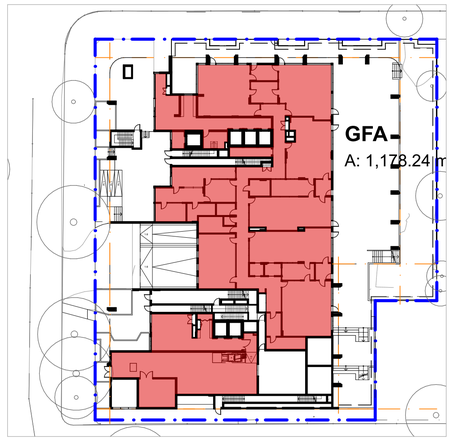
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Cover Sheet

Project No. **24029**
Revision **A**
Drawing No. **DA 000**

GFA Diagrams & Calculations



1 Ground Level
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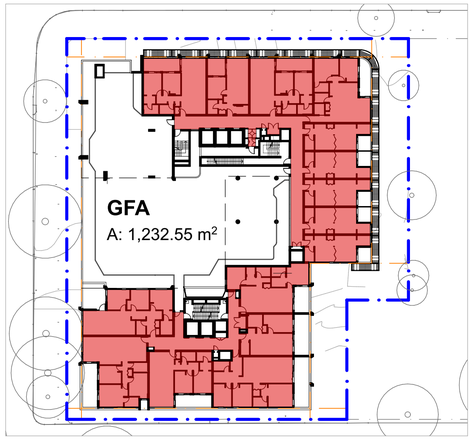

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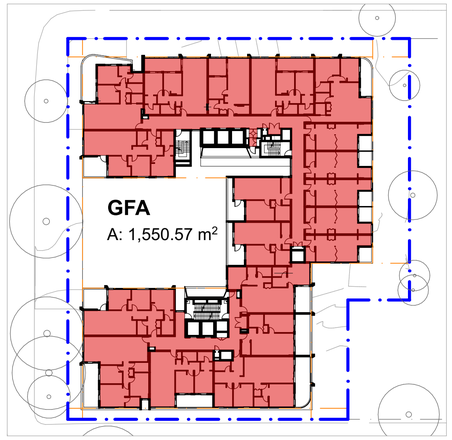

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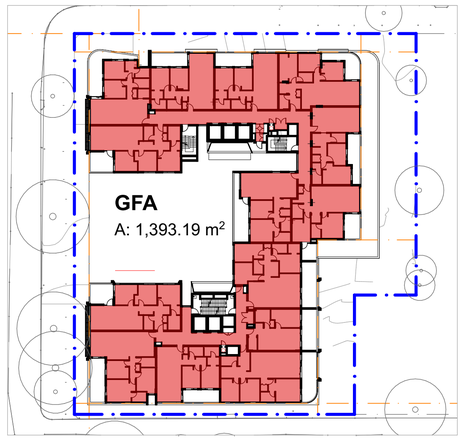

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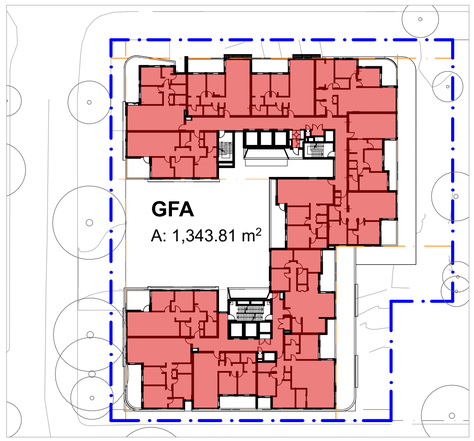

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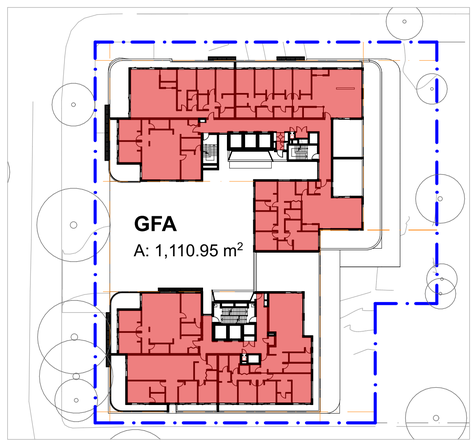

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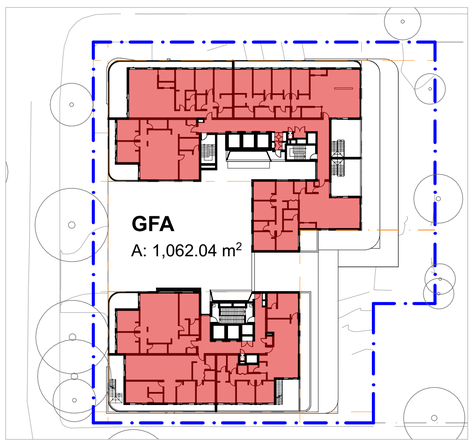

7 Level 09
1:500

Site Area	A (DP 14198)	486.9 m2
	B(DP 14198)	486.9 m2
	C (DP 14198)	619.7 m2
	D (DP 14198)	619.7 m2
	E (DP 14198)	619.7 m2
	D (DP 320521)	429 m2
	TOTAL (BY TITLE)	3261.9 m2
	TOTAL (BY CALCULATION)	**3270.1** m2

Control Data	
Note: Council controls overruled by SEPP & SSD	
LEP Zoning	R3 Medium Density Residential
Proposed Building Height	35.6m
Proposed FSR	4.02:1

Overall GFA Calculations (m2) approx.

Storey	Gross Floor Area (m2)
Basement 4	0
Basement 3	0
Basement 2	0
Basement 1	40.17
Ground Floor	1,178.24
Level 1	1,232.55
Level 2	1,550.57
Level 3	1,550.57
Level 4	1,393.19
Level 5	1,343.81
Level 6	1,343.81
Level 7	1,343.81
Level 8	1,110.95
Level 9	1,062.04
Roof	0
TOTAL GFA	13149.71
TOTAL FSR (x:1)	**4.02 :1**

Ground	327.20
Level 1 - 9	11,931.30
TOTAL GFA	12,258.50

Apartment Mix	PROPOSED YIELD			
	Standard	Adaptable	Total	%
Studio	15	0	**15**	13%
1 Bed	3	8	**11**	9%
2 Bed	45	0	**45**	38%
3 Bed	27	16	**43**	36%
4 Bed (Penthouses)	6	0	**6**	5%
TOTAL UNITS	96	24	**120**	

Apartment Type DCP Requirements	Required No. of Units	Proposed No. of Units
Adaptable Units - 20% of all units	24	24

Car Parking Rates - RESIDENTIAL

	Required Spaces								Proposed Spaces
	NSW Housing SEPP Non-Affordable (Standard Units)		NSW Housing SEPP In-fill Affordable (Affordable Units)		ADG - Guide to Traffic Generating Developments		DCP B7 Table 1 (maximum)		
	rate per unit	total required	rate per unit	total required	rate per unit	total required	rate per unit	total required	
Studio	0.5	0	0.4	6	0.4	6	0.5	7.5	N/A
1 Bed	0.5	2.0	0.4	2.8	0.4	4.4	1	11	N/A
2 Bed	1	36.0	0.5	4.5	0.7	31.5	1.2	54	N/A
3+ Bed	1.5	73.5	1	0	1.2	58.8	1.5	73.5	N/A
TOTAL	111.5		13.3		100.7		146		**145**
Visitors	N/A				1 space per 7 units	17.1	1 space per 4 units	30	30
TOTAL RESIDENTIAL	**124.8**				**117.8**		**176.0**		**175 (incl. accessible)**
Accessible Parking	N/A				N/A		1 per adaptable unit	24	**24**
Car Wash Bay	N/A				N/A		N/A	N/A	**1**
Motorcycle / Scooter	N/A				N/A		5% of parking requirement	8.8	**14**
Bicycle Parking	N/A				N/A		1 space per 2 units	60	**80**
Bicycle Parking - Visitors	N/A				N/A		1 space per 10 units	12	
Service / Loading Bays	N/A				N/A		1 space per 50 units	2.4	**3**
On-Street Bicycle Parking	N/A				N/A		N/A		**5**

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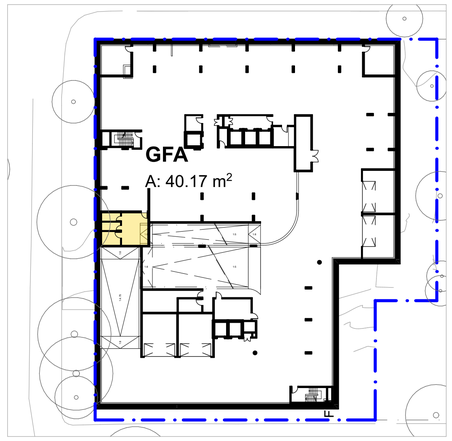
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

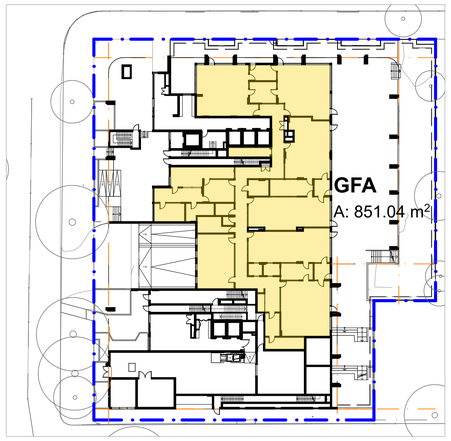
Drawing
GFA Diagrams - Overall

Project No. **24029**
Revision **A**
Drawing No. **DA 001**

Childcare Calculations



1 Basement 1
1:500



2 Ground Level
1:500

Car Parking Rates - CHILDCARE					
	Required Spaces				Proposed Spaces
	ADG - Guide to Traffic Generating Developments		DCP B7 Table 1		
	rate	total required	rate	total required	
Drop-off (per children)	1 in 4	30	1 in 8	15	**15**
Staff	N/A	N/A	1 in 2	11	**11**
	NCC 2022 D4D6		Childcare Planning Guideline		
	rate	total required	rate	total required	
Accessible Parking	1 per 100 car spaces	1	1 in 100 for staff and children (separately)	2	**2**
TOTAL CHILDCARE	**31.0**		**28.0**		**28**
Bicycle Parking	N/A		1 bike space per 10 car spaces	2.8	**12**
Service / Loading Bays	N/A		1 space per 2000sqm GFA	0.4	**1**

Childcare Places*	Proposed
Children (years 0-2)	40
Children (years 2-3)	40
Children (years 3-5)	40
TOTAL CHILDREN	**120**
Staff (for years 0-2) Rate: 1 in 4	10
Staff (for years 2-3) Rate: 1in 5	8
Staff (for years 3-5) Rate: 1 in 11	4
TOTAL STAFF	**22**

* under the Education and Care Services National Regulations (2011 SI 653)

Childcare Storage*	Required	Proposed
Internal (minimum 0.2m3 per child)	24	129.98
External (minimum 0.3m3 per child)	36	37.29
TOTAL	**60**	**167.27**

* under the Education and Care Services National Regulations (2011 SI 653)

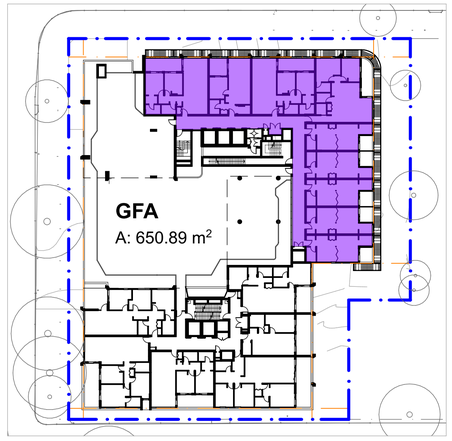
Childcare GFA Calculations (m2) approx.		
	Required*	Proposed
Unencumbered indoor space (3.25m2 per child)	390	405.33
Other Areas (Indoor Only)	485.88	
TOTAL GFA	891.21	
Unencumbered outdoor space (7m2 per child)	840	868.67

* DPIE Child Care Planning Guideline 2021

Affordable Housing Calculations

TOTAL NO. OF UNITS :	**120**
TOTAL RES. GFA	**12258.50**
TOTAL GFA (incl. CCC)	**13149.71**

ADG COMPLIANT



2 Level 01
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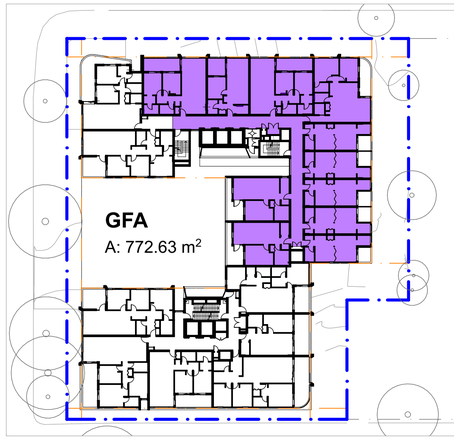

3 Level 02
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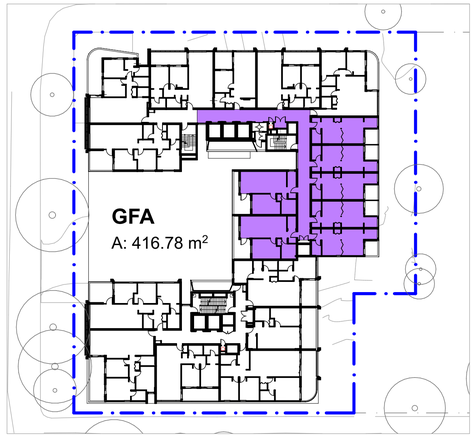

2 Level 03
1:500

PROPOSED AFFORDABLE UNITS					
LEVEL	UNIT	BEDS	GFA (m2)	SOLAR - LIVING h min. 2h	SOLAR - POS h min. 2h
Level 01	B1.01	2	92.92	6	2
	B1.02	1 + STUDY	61.25	6	4
	B1.03	2	93.04	6	3
	B1.04	2 + STUDY	84.29	1	2
	B1.05	STUDIO	40.23	2	2
	B1.06	STUDIO	40.28	2	2
	B1.07	STUDIO	40.28	2	2
	B1.08	STUDIO	40.28	2	2
	B1.09	STUDIO	40.28	2	0
	Circulation/Other Area		118.04		
Level 02	B2.03	2	92.92	6	2
	B2.04	1 + STUDY	61.25	6	4
	B2.05	2	93.04	6	3
	B2.06	2 + STUDY	84.29	1	2
	B2.07	STUDIO	40.23	2	2
	B2.08	STUDIO	40.28	2	2
	B2.09	STUDIO	40.28	2	2
	B2.10	STUDIO	40.28	2	2
	B2.11	STUDIO	40.28	2	0
	B2.12	1 + STUDY (ADAPT)	57.45	0	0
	B2.13	1 + STUDY (ADAPT)	57.60	0	0
	Circulation/Other Area		124.73		
Level 03	B3.07	STUDIO	40.23	2	2
	B3.08	STUDIO	40.28	2	2
	B3.09	STUDIO	40.28	2	2
	B3.10	STUDIO	40.28	2	2
	B3.11	STUDIO	40.28	2	0
	B3.12	1 + STUDY (ADAPT)	57.45	0	0
	B3.13	1 + STUDY (ADAPT)	57.60	0	0
	Circulation/Other Area		100.38		
TOTAL	**27**		**1840.30**	**21**	**20**
TOTAL %:	**23%**		**15%**	**78%**	**74%**

AFFORDABLE HOUSING

15% OF RESIDENTIAL GFA IS ALLOCATED TO AFFORDABLE HOUSING (27 UNITS)

ADG COMPLIANCE

78% AFFORDABLE APARTMENT LIVING AREAS RECEIVE 2HRS OF SOLAR (9-3pm WINTER SOLSTICE)

74% AFFORDABLE APARTMENT PRIVATE OPEN SPACES RECEIVE 2HRS OF SOLAR (9-3pm WINTER SOLSTICE)

LEGEND:	**STUDIO**		**15**	48.39%
	1 BEDROOM		**7**	22.58%
	2 BEDROOM		**9**	29.03%

Legend

- Childcare GFA
- Affordable Housing GFA

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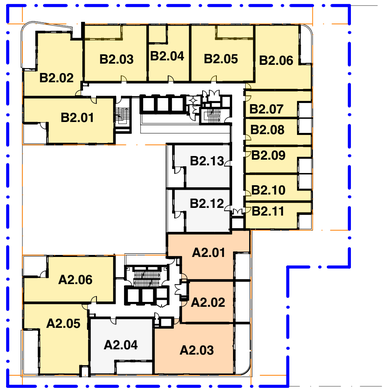
Drawing
GFA Diagrams - Affordable Housing & Childcare

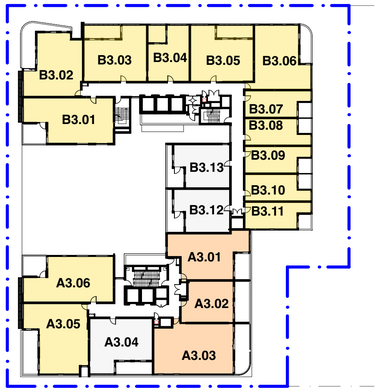
Project No. **24029**
Revision **A**
Drawing No. **DA 002**

Solar Access Diagrams

2 Level 01
1:500



2 Level 02
1:500



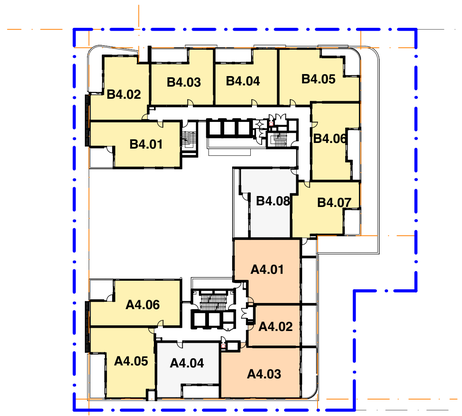
3 Level 03
1:500

2 OR MORE HRS

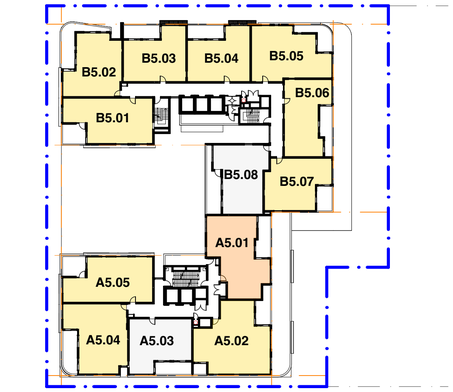
LESS THAN 2 HRS

NO DIRECT SUNLIGHT

104 OF 120 UNITS (87%) RECEIVE DIRECT SOLAR BETWEEN 9-3PM (WINTER SOLSTICE)

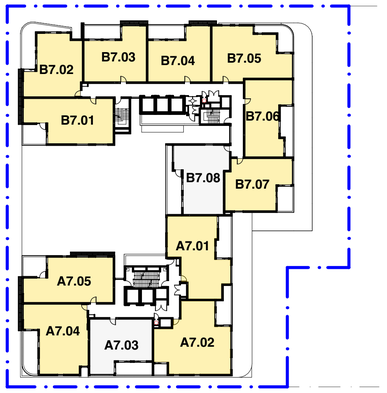


4 Level 04
1:500

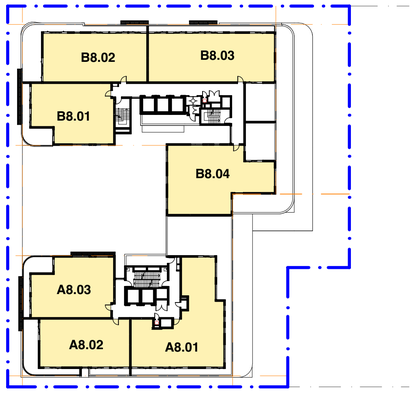


5 Level 05
1:500

6 Level 06
1:500



7 Level 07
1:500



8 Level 08
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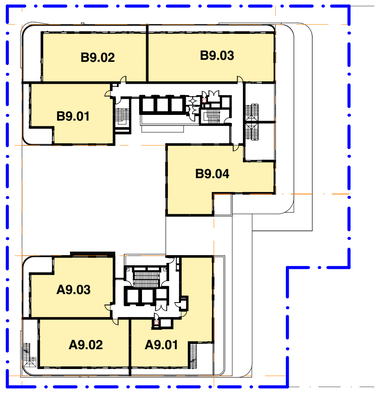

9 Level 09
1:500

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
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3. Arborist
Seasoned Tree Consulting
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4. Landscape
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7. Acoustic
Koikas Acoustics
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8. Traffic and Parking
Genesis Traffic
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9. Waste Management
Elephants Foot
Ruban Jayaratnam
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10. Photomontage
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North

Scale at A1
1:500

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

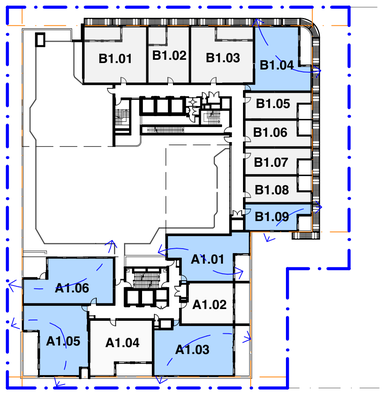
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

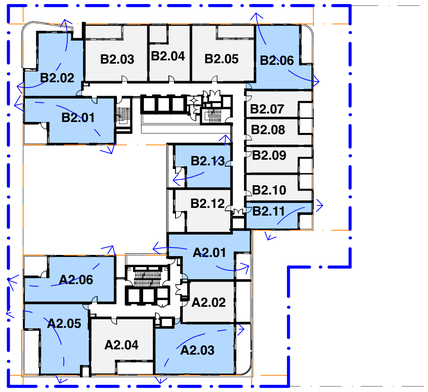
Drawing
Solar Access Diagrams

Project No.	Revision	Drawing No.
24029	A	DA 003

Natural Ventilation Diagrams



1 Level 01
1:500



2 Level 02
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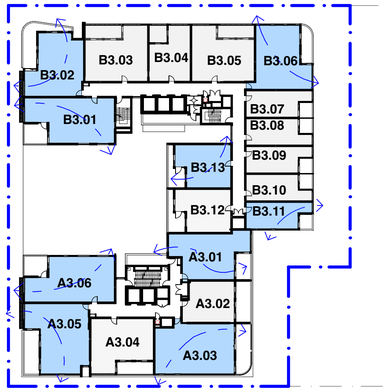
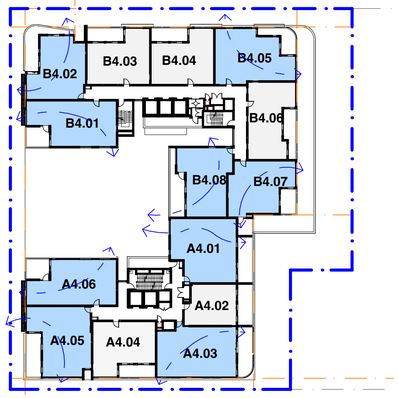


3 Level 03
1:500



4 Level 04
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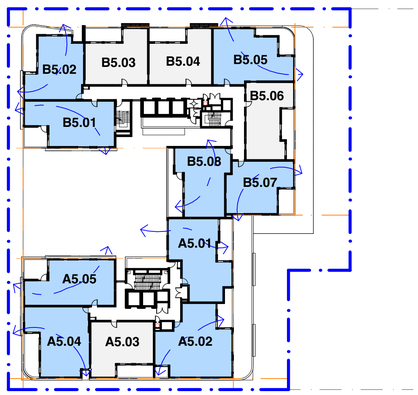

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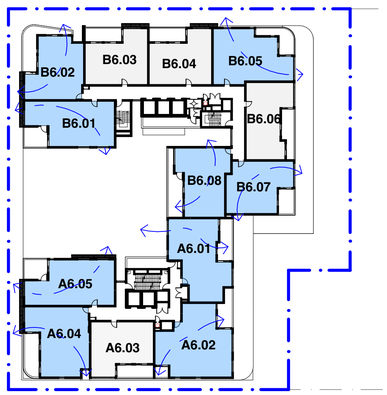

6 Level 06
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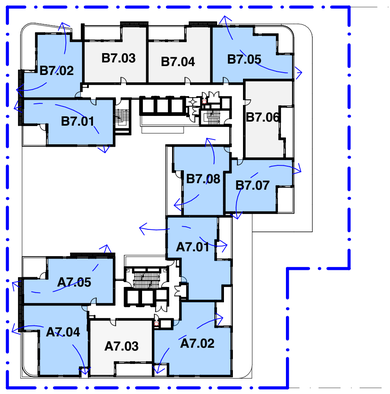

7 Level 07
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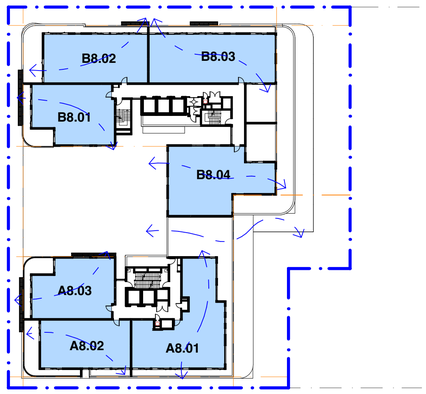

8 Level 08
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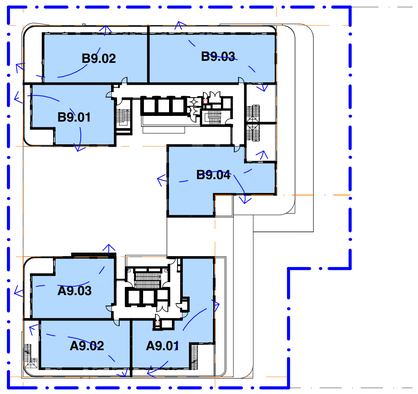

9 Level 09
1:500

ACHIEVE CROSS VENTILATION

77 OF 120 UNITS ACHIEVE CROSS VENTILATION (64.17%)

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North

Scale at A1
1:500

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Natural Ventilation Diagrams

Project No. **24029**
Revision **A**
Drawing No. **DA 004**

ADG Compliance Table

PROPOSED UNITS			INTERNAL AREA		SOLAR & VENTILATION				PRIVATE OPEN SPACE		STORAGE m3		
LEVEL	UNIT	BEDS	ADG min. m2	PROPOSED GFA m2	SOLAR - LIVING h min. 2h	SOLAR - POS h min. 2h	DIRECT SOLAR min. 85%	CROSS-VENT min. 60%	ADG min. m2	PROPOSED POS m2	ADG min. m3	STORAGE (INT) min. 50% of Total Req.	STORAGE (EXT) min. Basement Provision
Level 01	A1.01	2 + STUDY	75	81.49	0	0	✓	✓	10	10.22	8	4.62	3.38
	A1.02	1 + STUDY (ADAPT)	50	53.35	0	0			8	16.08	6	3.01	2.99
	A1.03	3 + STUDY (ADAPT)	95	104.33	0	1	✓	✓	12	19.19	10	6.22	3.78
	A1.04	2	75	78.16	0	0			10	11.6	8	4.01	3.99
	A1.05	3	95	99.17	3	2	✓	✓	12	16.69	10	6.1	3.90
	A1.06	3 (ADAPT)	95	95.00	3	3	✓	✓	15	15.39	10	5.27	4.73
	B1.01	2	75	92.92	6	2	✓		10	12.61	8	4.01	3.99
	B1.02	1 + STUDY	50	61.25	6	4	✓		8	8.22	6	3.61	2.39
	B1.03	2	75	93.04	6	3	✓		10	12.07	8	4.37	3.63
	B1.04	2 + STUDY	75	84.29	2	2	✓	✓	10	10.54	8	4.49	3.51
	B1.05	STUDIO	35	40.23	2	2	✓		4	4.8	4	2.8	1.20
	B1.06	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B1.07	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B1.08	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B1.09	STUDIO	35	40.28	2	0	✓	✓	4	4.92	4	2.8	1.20
	Circulation/Other Area			188.2									
Level 02	A2.01	2 + STUDY	75	81.49	0	0	✓	✓	10	10.22	8	4.74	3.26
	A2.02	1 + STUDY (ADAPT)	50	53.35	0.5	0	✓		8	16.08	6	3.01	2.99
	A2.03	3 + STUDY (ADAPT)	95	104.33	0	1	✓	✓	12	19.02	10	6.22	3.78
	A2.04	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A2.05	3	95	99.17	3	2	✓	✓	12	17.16	10	6.1	3.90
	A2.06	3 (ADAPT)	95	95.00	3	3	✓	✓	12	12.05	10	5.27	4.73
	B2.01	3 (ADAPT)	95	95.00	3	2	✓	✓	12	12.05	10	5.27	4.73
	B2.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B2.03	2	75	92.92	6	2	✓		10	12.61	8	4.01	3.99
	B2.04	1 + STUDY	50	61.25	6	4	✓		8	8.22	6	3.6	2.40
	B2.05	2	75	93.04	6	3	✓		10	12.07	8	4.37	3.63
	B2.06	2 + STUDY	75	84.29	2	2	✓	✓	10	10.54	8	4.49	3.51
	B2.07	STUDIO	35	40.23	2	2	✓		4	4.8	4	2.8	1.20
	B2.08	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B2.09	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B2.10	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B2.11	STUDIO	35	40.28	2	0	✓	✓	4	4.92	4	2.8	1.20
	B2.12	1 + STUDY (ADAPT)	50	57.45	0	0			8	12.06	6	3.01	2.99
	B2.13	1 + STUDY (ADAPT)	50	57.60	0	0		✓	8	12.06	6	3.01	2.99
	Circulation/Other Area			213.15									
Level 03	A3.01	2 + STUDY	75	81.49	0	0	✓	✓	10	10.22	8	4.74	3.26
	A3.02	1 + STUDY (ADAPT)	50	53.35	0.5	0	✓		8	16.08	6	3.01	2.99
	A3.03	3 + STUDY (ADAPT)	95	104.33	0	1	✓	✓	12	19.02	10	6.22	3.78
	A3.04	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A3.05	3	95	99.17	3	2	✓	✓	12	17.16	10	6.1	3.90
	A3.06	3 (ADAPT)	95	95.00	3	3	✓		12	12.05	10	5.27	4.73
	B3.01	3 (ADAPT)	95	95.00	3	2	✓	✓	12	12.05	10	5.27	4.73
	B3.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B3.03	2	75	92.92	6	2	✓		10	12.61	8	4.01	3.99
	B3.04	1 + STUDY	50	61.25	6	4	✓		8	8.22	6	3.6	2.40
	B3.05	2	75	93.04	6	3	✓		10	12.07	8	4.37	3.63
	B3.06	2 + STUDY	75	84.29	2	2	✓	✓	10	10.54	8	4.49	3.51
	B3.07	STUDIO	35	40.23	2	2	✓		4	4.8	4	2.8	1.20
	B3.08	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B3.09	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B3.10	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B3.11	STUDIO	35	40.28	2	0	✓	✓	4	4.92	4	2.8	1.20
	B3.12	1 + STUDY (ADAPT)	50	57.45	0	0			8	12.06	6	3.01	2.99
	B3.13	1 + STUDY (ADAPT)	50	57.60	0	0		✓	8	12.06	6	3.01	2.99
	Circulation/Other Area			213.15									
Level 04	A4.01	3	95	104.30	0	0	✓	✓	12	17.92	10	7.1	2.90
	A4.02	1 + STUDY (ADAPT)	50	53.35	0.5	0	✓		8	16.08	6	3.01	2.99
	A4.03	3 + STUDY (ADAPT)	95	104.33	0	1	✓	✓	12	19.02	10	6.21	3.79
	A4.04	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A4.05	3	95	99.17	3	1	✓	✓	12	17.16	10	6.18	3.82
	A4.06	3 (ADAPT)	95	95.00	3	3	✓	✓	12	12.05	10	5.27	4.73
	B4.01	3 (ADAPT)	95	95.00	3	2	✓	✓	12	12.05	10	5.27	4.73
	B4.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B4.03	2	75	78.39	6	4	✓		10	12.9	8	4.01	3.99
	B4.04	2	75	78.28	6	4	✓		10	12.95	8	4.01	3.99
	B4.05	3 + STUDY	95	97.74	2	2	✓	✓	12	14.14	10	6.01	3.99
	B4.06	2 + STUDY	75	81.08	2	2	✓	✓	10	13.9	8	4.98	3.02
	B4.07	2 + STUDY	75	82.26	2	2	✓	✓	10	16.72	8	5.76	2.24
	B4.08	2 + STUDY	75	84.48	0	0		✓	10	20.56	8	4.97	3.03
	Circulation/Other Area			178.63									
Level 05	A5.01	3 + STUDY	95	101.16	0	0	✓	✓	12	14.8	10	6.13	3.87
	A5.02	3 + STUDY	95	116.75	2	0	✓	✓	12	16.44	10	6.77	3.23
	A5.03	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A5.04	3	95	99.17	3	2	✓	✓	12	16.46	10	6.18	3.82
	A5.05	3	95	95.00	3	3	✓	✓	12	12.05	10	5.27	4.73
	B5.01	3 (ADAPT)	95	95.00	3	3	✓	✓	12	12.05	10	5.27	4.73
	B5.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B5.03	2	75	78.35	6	4	✓		10	12.93	8	4.01	3.99
	B5.04	2	75	78.33	6	4	✓		10	12.95	8	4.01	3.99
	B5.05	3 + STUDY	95	97.76	2	2	✓	✓	12	14.14	10	6.01	3.99
	B5.06	2 + STUDY	75	81.08	2	2	✓	✓	10	13.9	8	4.98	3.02
	B5.07	2 + STUDY	75	80.47	2	2	✓	✓	10	10.12	8	5.11	2.89
	B5.08	2 + STUDY	75	84.48	0	0		✓	10	20.55	8	4.97	3.03
	Circulation/Other Area			175.08									
Level 06	A6.01	3 + STUDY	95	101.16	0.5	0	✓	✓	12	14.8	10	6.13	3.87
	A6.02	3 + STUDY	95	116.75	2	1	✓	✓	12	16.44	10	6.77	3.23
	A6.03	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A6.04	3	95	99.17	3	2	✓	✓	12	16.46	10	6.18	3.82
	A6.05	3	95	95.00	4	3	✓	✓	12	12.05	10	5.27	4.73
	B6.01	3 (ADAPT)	95	95.00	3	3	✓	✓	12	12.1	10	5.27	4.73
	B6.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B6.03	2	75	78.35	6	4	✓		10	12.93	8	4.01	3.99
	B6.04	2	75	78.33	6	4	✓		10	12.95	8	4.01	3.99
	B6.05	3 + STUDY	95	97.76	2	2	✓	✓	12	14.14	10	6.01	3.99
	B6.06	2 + STUDY	75	81.08	2	2	✓	✓	10	13.9	8	4.98	3.02
	B6.07	2 + STUDY	75	80.47	2	2	✓	✓	10	10.12	8	5.11	2.89
	B6.08	2 + STUDY	75	84.48	0	0		✓	10	20.55	8	4.97	3.03
	Circulation/Other Area			175.08									
Level 07	A7.01	3 + STUDY	95	101.16	2	0	✓	✓	12	14.8	10	6.13	3.87
	A7.02	3 + STUDY	95	116.75	2	2	✓	✓	12	16.44	10	6.77	3.23
	A7.03	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A7.04	3	95	99.17	3	2	✓	✓	12	16.46	10	6.18	3.82
	A7.05	3	95	95.00	4	3	✓	✓	12	12.05	10	5.27	4.73
	B7.01	3 (ADAPT)	95	95.00	3	3	✓	✓	12	12.1	10	5.27	4.73
	B7.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B7.03	2	75	78.35	6	4	✓		10	12.93	8	4.01	3.99
	B7.04	2	75	78.33	6	4	✓		10	12.95	8	4.01	3.99
	B7.05	3 + STUDY	95	97.76	2	2	✓	✓	12	14.14	10	6.01	3.99
	B7.06	2 + STUDY	75	81.08	2	2	✓	✓	10	13.9	8	4.98	3.02
	B7.07	2 + STUDY	75	80.47	2	2	✓	✓	10	10.12	8	5.11	2.89
	B7.08	2 + STUDY	75	84.48	0	0		✓	10	20.55	8	4.97	3.03
	Circulation/Other Area			175.08									
Level 08	A8.01	SUB-PENT	112	169.37	6	6	✓	✓	12	112.37	10	11.58	-1.58
	A8.02	3	95	114.27	1	3	✓	✓	12	34.32	10	5.97	4.03
	A8.03	3 (ADAPT)	95	120.89	6	6	✓	✓	12	18.97	10	8.65	1.35
	B8.01	3 (ADAPT)	95	120.89	0	3	✓	✓	12	18.97	10	8.65	1.35
	B8.02	3 + STUDY	95	134.18	6	6	✓	✓	12	43.33	10	5.26	4.74
	B8.03	SUB-PENT	107	162.90	6	2	✓	✓	12	49.19	10	11.68	-1.68
	B8.04	SUB-PENT	112	157.99	2	2	✓	✓	12	29.13	10	5.54	4.46
	Circulation/Other Area			130.46									
Level 09	A9.01	PENTHOUSE	112	131.54	2	2	✓	✓	12	101.13	10	7.11	2.89
	A9.02	3	95	114.37	1	3	✓	✓	12	115.52	10	5.97	4.03
	A9.03	3	95	120.89	6	6	✓	✓	12	18.97	10	8.65	1.35
	B9.01	3 (ADAPT)	95	120.89	0	3	✓	✓	12	19.26	10	8.65	1.35
	B9.02	3 + STUDY	95	134.18	6	6	✓	✓	12	43.34	10	5.26	4.74
	B9.03	PENTHOUSE	107	162.90	6	2	✓	✓	12	120.17	10	10.37	-0.37
	B9.04	PENTHOUSE	107	147.23	2	2	✓	✓	12	97.26	10	5.48	4.52
	Circulation/Other Area			130.04									
TOTAL	**120**			**11,931.30**	**87**	**84**	**104**	**77**					
TOTAL %:					**73%**	**70%**	**87%**	**64.17%**					

ADG COMPLIANCE - SOLAR

73% APARTMENT LIVING AREAS RECEIVE 2HRS OF SOLAR (9-3pm WINTER SOLSTICE)

70% APARTMENT PRIVATE OPEN SPACES RECEIVE 2HRS OF SOLAR (9-3pm WINTER SOLSTICE)

87% APARTMENTS (ANY ROOM) RECEIVE DIRECT SOLAR (9-3pm WINTER SOLSTICE)

ADG COMPLIANCE - VENTILATION

64% APARTMENTS HAVE NATURAL CROSS-VENTILATION

ADG COMPLIANCE - AREAS

ALL APARTMENTS ACHIEVE REQUIRED AREAS FOR INTERNAL APARTMENT SIZES, STORAGE & PRIVATE OPEN SPACES

LEGEND:			
	STUDIO	**15**	12.50%
	1 BEDROOM	**11**	9.17%
	2 BEDROOM	**45**	37.50%
	3 BEDROOM	**43**	35.83%
	4 BEDROOM	**6**	5.00%

TOTAL NO. OF UNITS :	**120**
TOTAL RES. GFA	**12258.50**
TOTAL GFA (incl. CCC)	**13149.71**

ADG COMPLIANT

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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

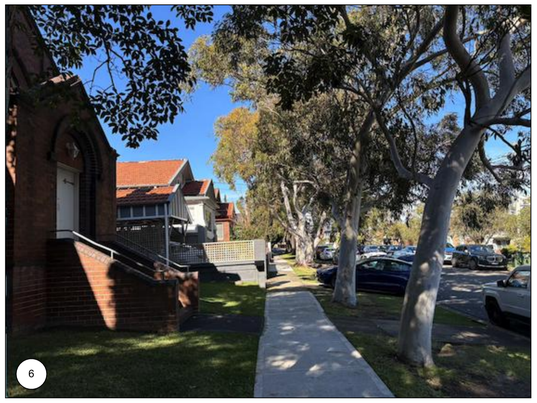
Print Date
31/3/2026

Checked
JG, JB

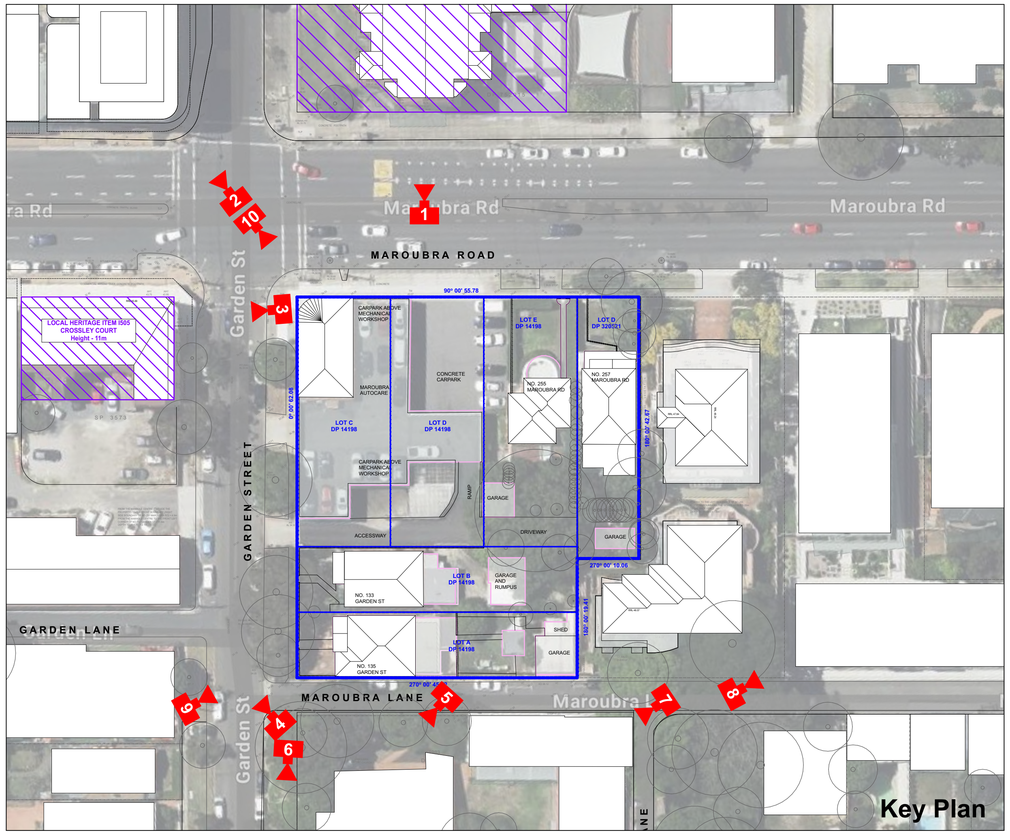
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
ADG Compliance

Project No. **24029**
Revision **A**
Drawing No. **DA 005**



1. HOLY FAMILY CATHOLIC CHURCH ON MAROUBRA ROAD (NORTH OF THE SUBJECT SITE)
2. No.128 APARTMENTS ON MAROUBRA ROAD
3. CROSSLEY COURT ON MAROUBRA ROAD (WEST THE SUBJECT SITE)
4. MAROUBRA CENTRE ON GARDEN STREET (WEST THE SUBJECT SITE)
5. BAPTIST CHURCH ON MAROUBRA LANE (SOUTH THE SUBJECT SITE)
6. ROW OF HOUSES (SOUTH THE SUBJECT SITE)
7. BRICK HOUSE ON MAROUBRA LANE
8. NEW HOUSE ON MAROUBRA LANE (EAST OF THE SUBJECT SITE)
9. No.135 GARDEN ST (PART OF THE SUBJECT SITE)
10. MAROUBRA AUTOCARE ON MAROUBRA ROAD (PART OF THE SUBJECT SITE)



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Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Existing Site Photos

Project No. 24029
Revision A
Drawing No. DA 006

General Notes

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North

Scale at A1
1:300

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

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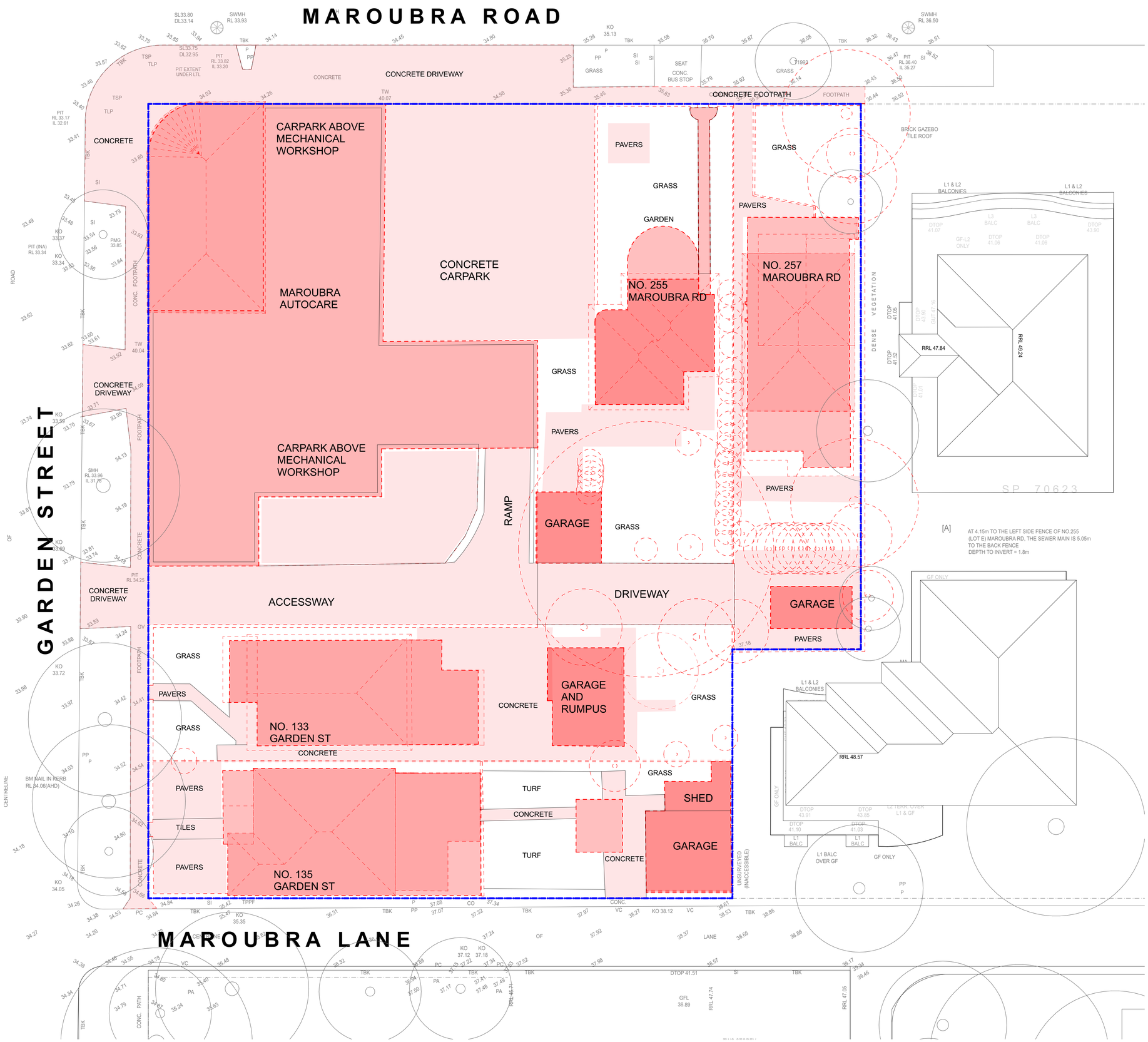
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Existing Site Analysis

Project No. 24029
Revision A
Drawing No. DA 007



LEGEND

- SITE BOUNDARY
- EXISTING TO BE DEMOLISHED
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- 0.00 EXISTING LEVELS

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North

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1:150

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

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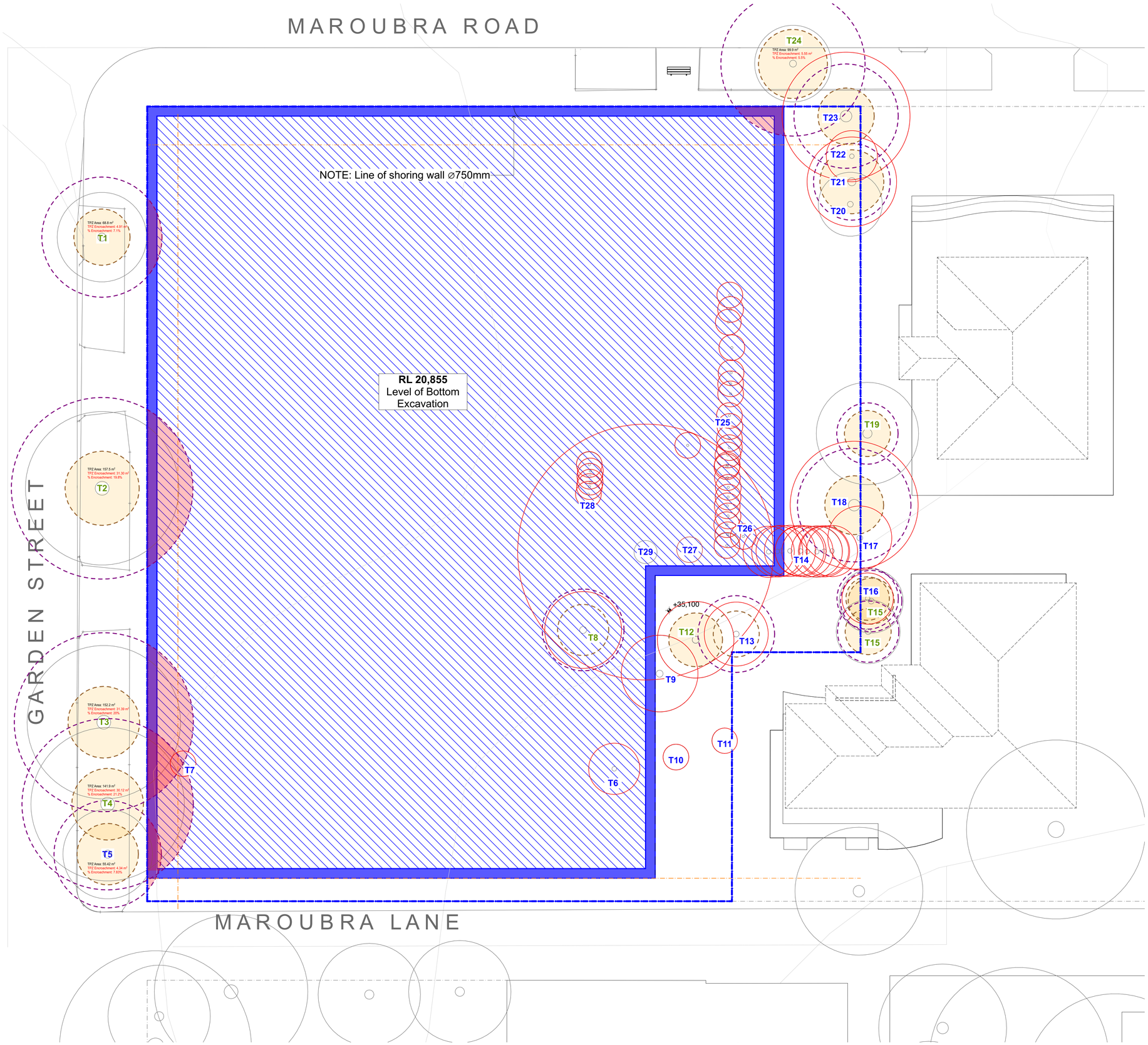
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Demolition Plan

Project No. 24029
Revision A
Drawing No. DA 008



LEGEND

- SITE BOUNDARY
- LINE OF SHORING WALL
- PROPOSED EXCAVATION
- EXISTING TREES
- Trees Proposed to be removed
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- TPZ Encroachment Area
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree

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North

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Status
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Drawn
CM, SA, RD

Print Date
31/3/2026

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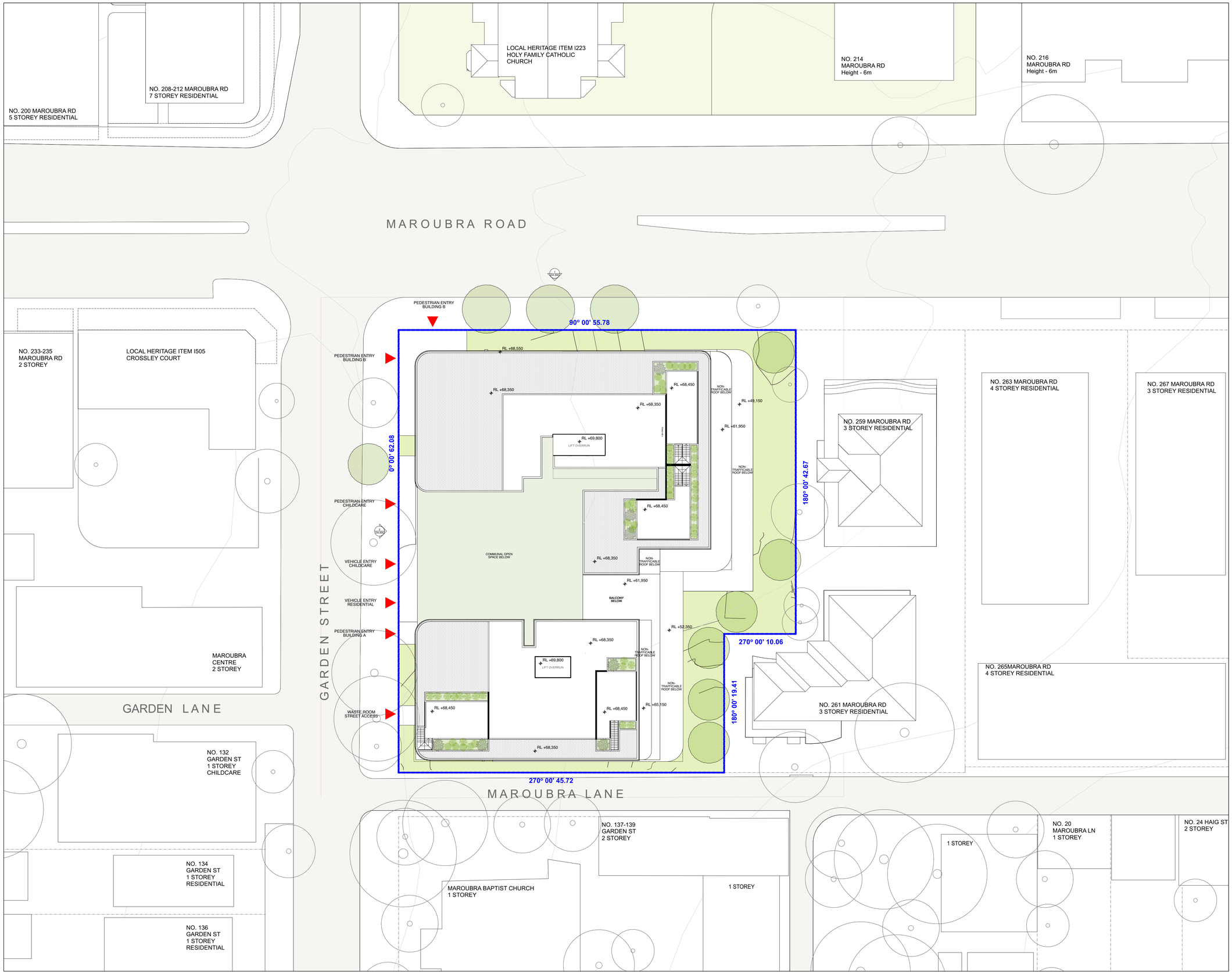
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Excavation Plan

Project No.	Revision	Drawing No.
24029	A	DA 009



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Print Date
31/3/2026

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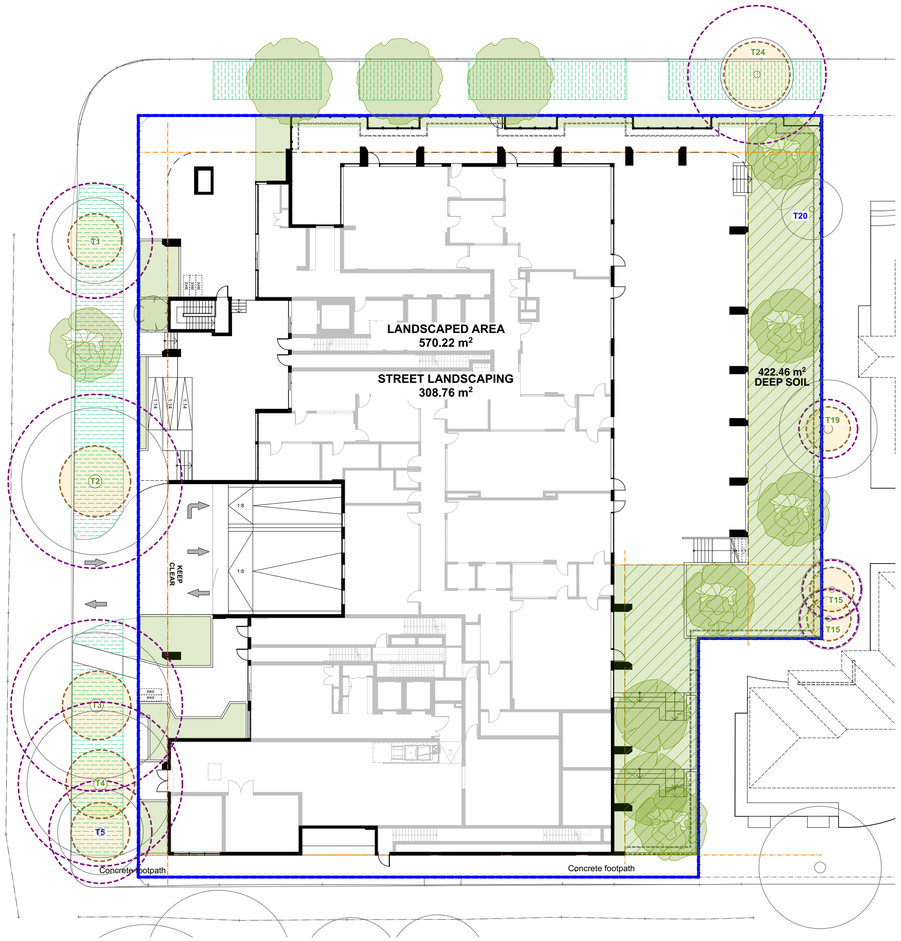
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

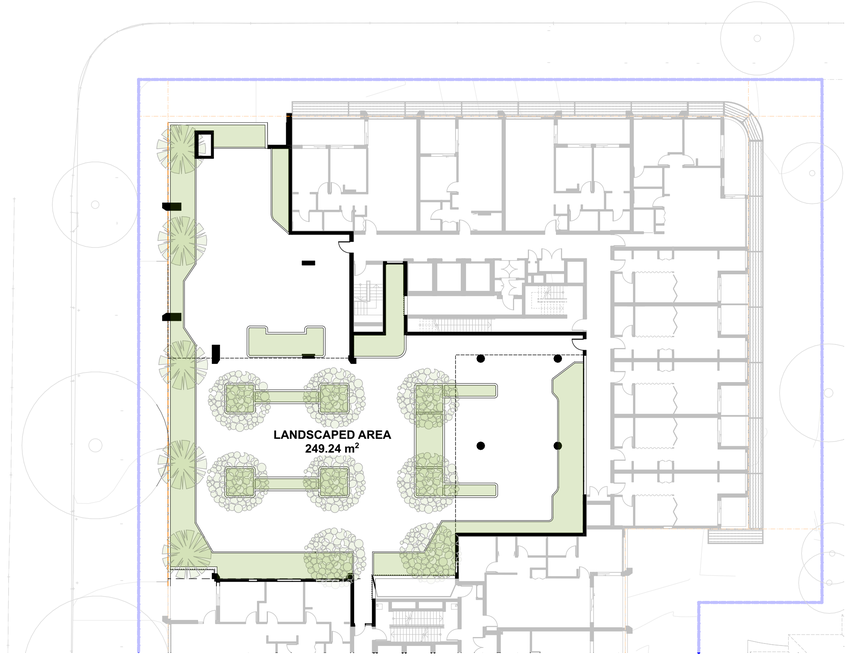
Drawing
Site Plan

Project No. **24029**
Revision **A**
Drawing No. **DA 010**

Deep Soil and Landscaped Area



1 Deep Soil & Landscaped Area Plan - Ground Level
1:250



2 Landscaped Area Plan - Level 01
1:250

3 Landscaped Area Plan - Rooftop Terraces
1:250

LEGEND

- SITE BOUNDARY
- ADG REQUIRED DEEP SOIL Min. 6m wide
- LANDSCAPED AREA
- STREET LANDSCAPING

SITE AREA: 3270.1 m2

Landscaping	Area Requirements (m2)	
	ADG Objective 3E-1	**Proposed (m2)**
Deep soil	(Min. 7% of site area, at least 6m wide)	12.9%
	228.907	422.46
Landscaped Area*	N/A	27.3%
		892.14
Street Landscaping	N/A	308.76

*Note: Landscaped area calculated using RLEP 2012 definition

ADG COMPLIANT

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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

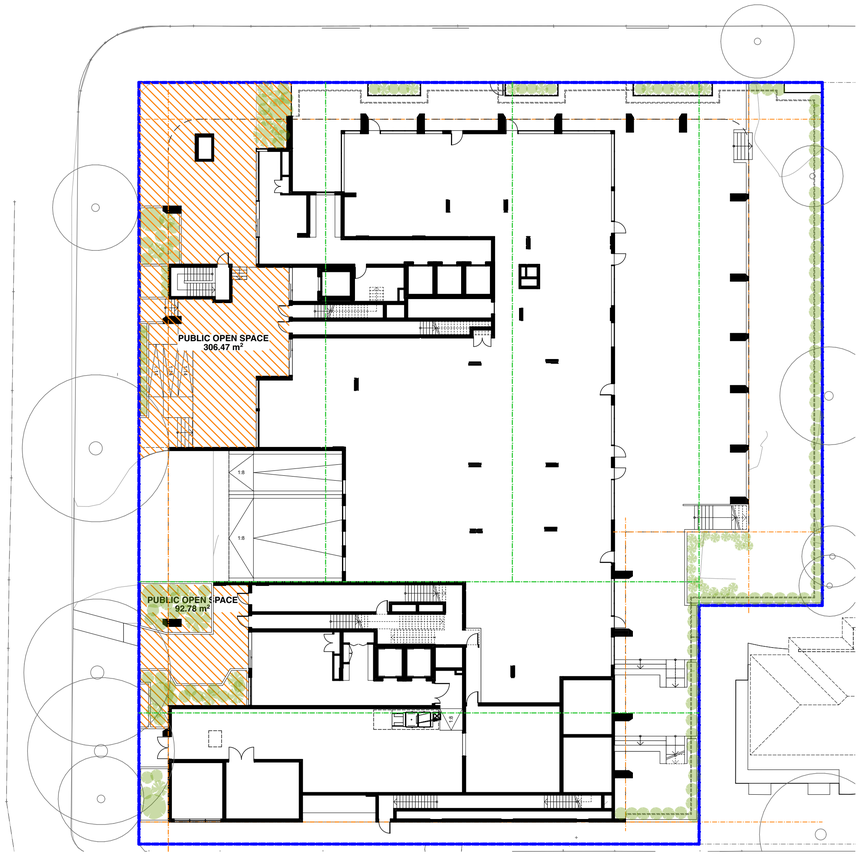
Print Date
31/3/2026

Checked
JG, JB

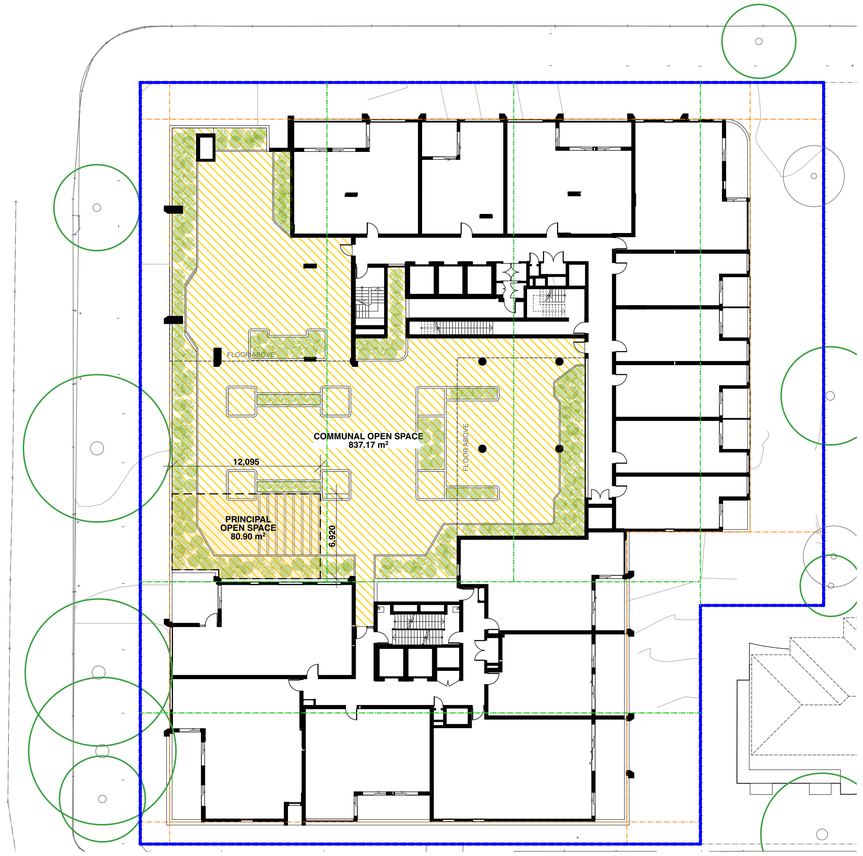
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Analysis - Deep Soil and Landscaped Area

Project No. **24029**
Revision **A**
Drawing No. **DA 011**



1 Public Open Space - Ground Level
1:250



2 Communal Open Space - Level 01
1:250

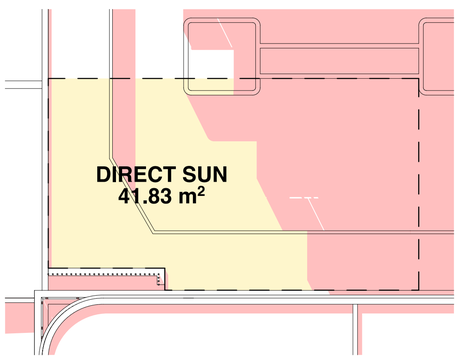
LEGEND

- SITE BOUNDARY
- ADG REQUIRED COMMUNAL OPEN SPACE (COS) Min. 3m wide
- ADG REQUIRED PRINCIPAL OPEN SPACE (POS) Min. 3m wide
- PUBLIC OPEN SPACE

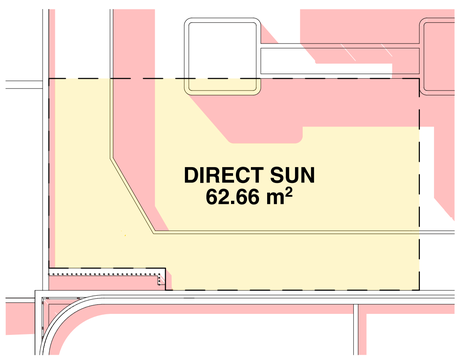
COMMUNAL OPEN SPACE - ADG ANALYSIS	
SITE AREA m2	3270.1
COMMUNAL OPEN SPACE (COS) m2	837.17
PUBLIC OPEN SPACE m2	399.25
PRINCIPAL OPEN SPACE (POS) m2	80.9
COS PROPORTION OF SITE AREA (min. 25%)	25.60%

POS SOLAR ANALYSIS (min. 2h to 50% of POS)		
TIME (JUNE 21)	DIRECT SUNLIGHT m2	PERCENTAGE OF POS (min. 50%)
9am	0	0.00%
10am	0	0.00%
11am	0	0.00%
12pm	15.15	18.73%
1pm	41.83	51.71%
2pm	62.66	77.45%
3pm	54.91	67.87%

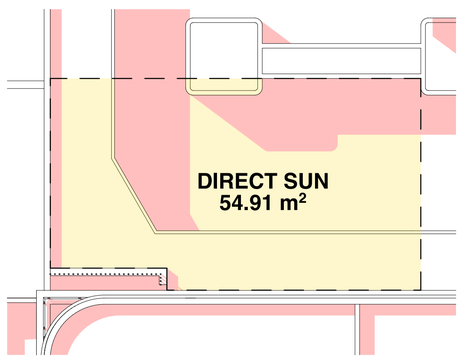
ADG COMPLIANT



3 Principal POS Shadow Diagram - 1pm
1:100



4 Principal POS Shadow Diagram - 2pm
1:100



5 Principal POS Shadow Diagram - 3pm
1:100

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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Analysis - Communal Open Space

Project No. **24029**
Revision **A**
Drawing No. **DA 012**

Setback Analysis

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

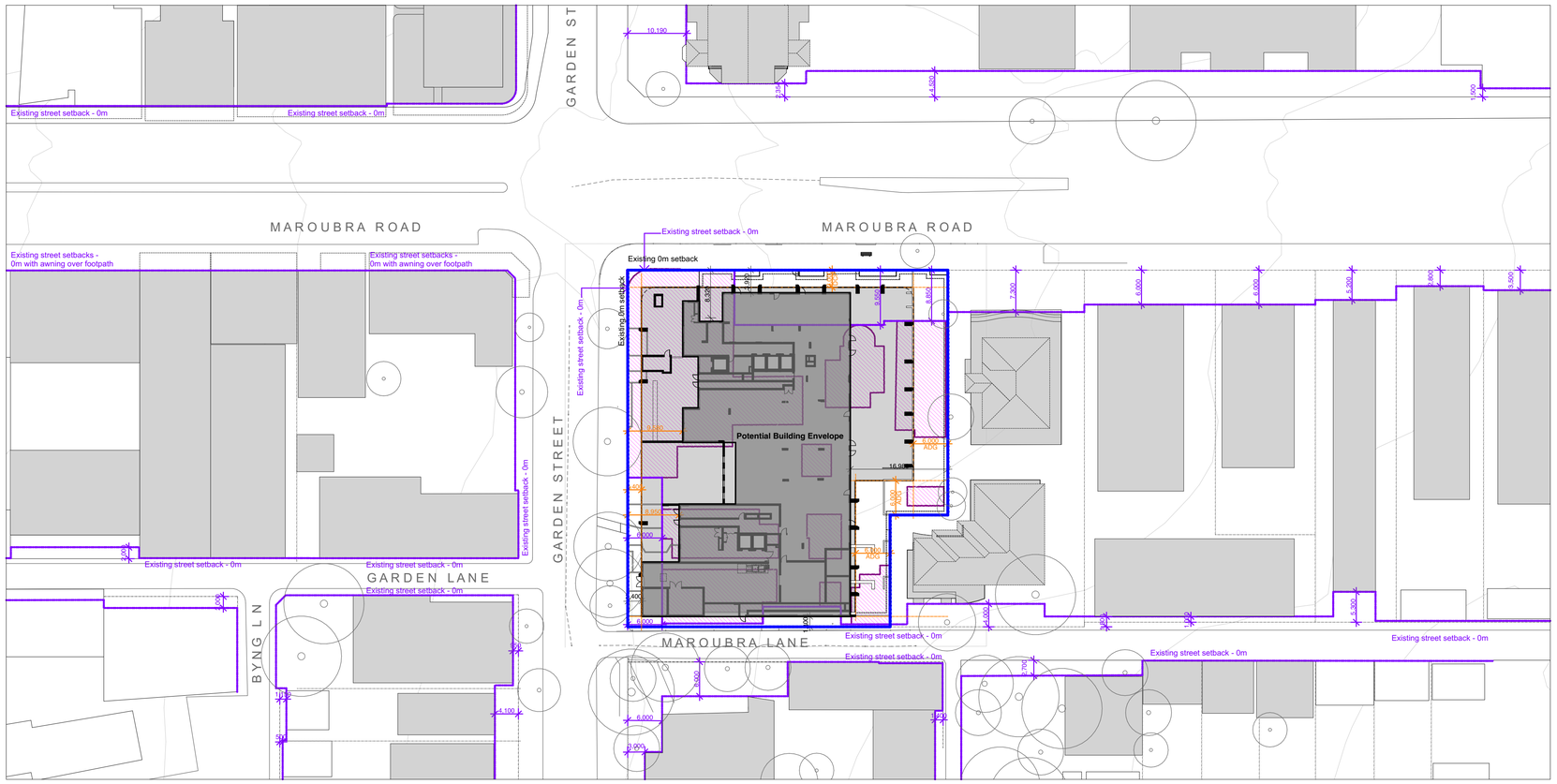
Design criteria

1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

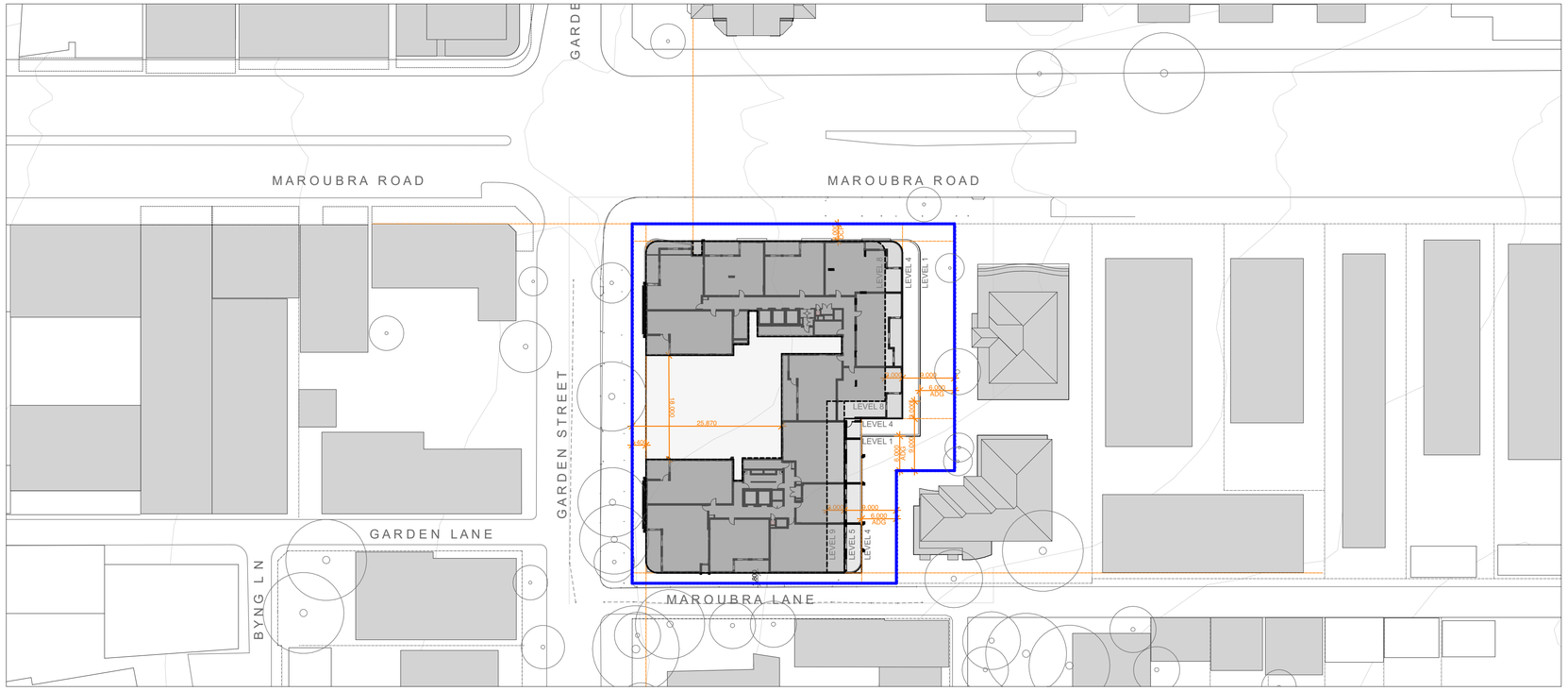
Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

Source: Apartment Design Guide, Part 3F Visual Privacy

Setbacks	DCP Part 3.4	ADG
Street and Front	Consistent with prevailing street setback (primary and secondary frontages) Generally no less than 3m Must incorporate landscape planting	
Side and Rear	Site frontage width of 20m and above requirea 4m side setback Provide a minimum rear setback of 15% of allotment depth or 5m, whichever is the greater.	*To Habitable Rooms and Balconies -* 6m min. (up to 4th storey) 9m min. (up to 5-8th storey) 12m min. (9th storey +) *To Non-habitable Rooms -* 3m min. (up to 4th storey) 4.5m min. (up to 5-8th storey) 6m min. (9th storey +)



1 Proposed Setback Analysis - Ground
1:500



2 Proposed Setback Analysis - Typ. level
1:500

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North

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Drawn
CM, SA, RD

Print Date
31/3/2026

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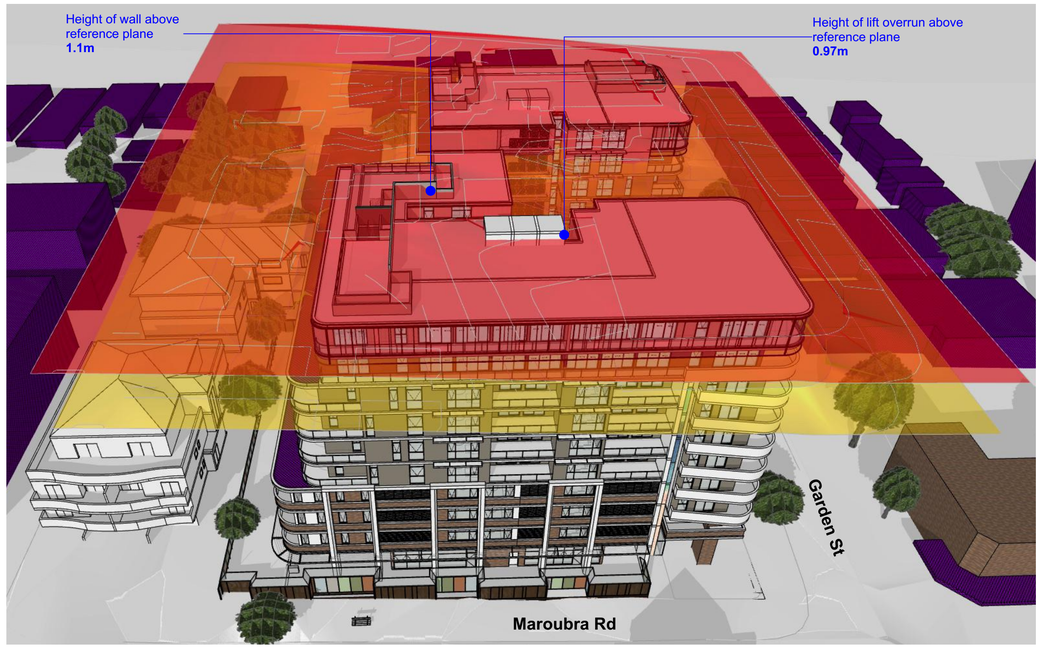
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

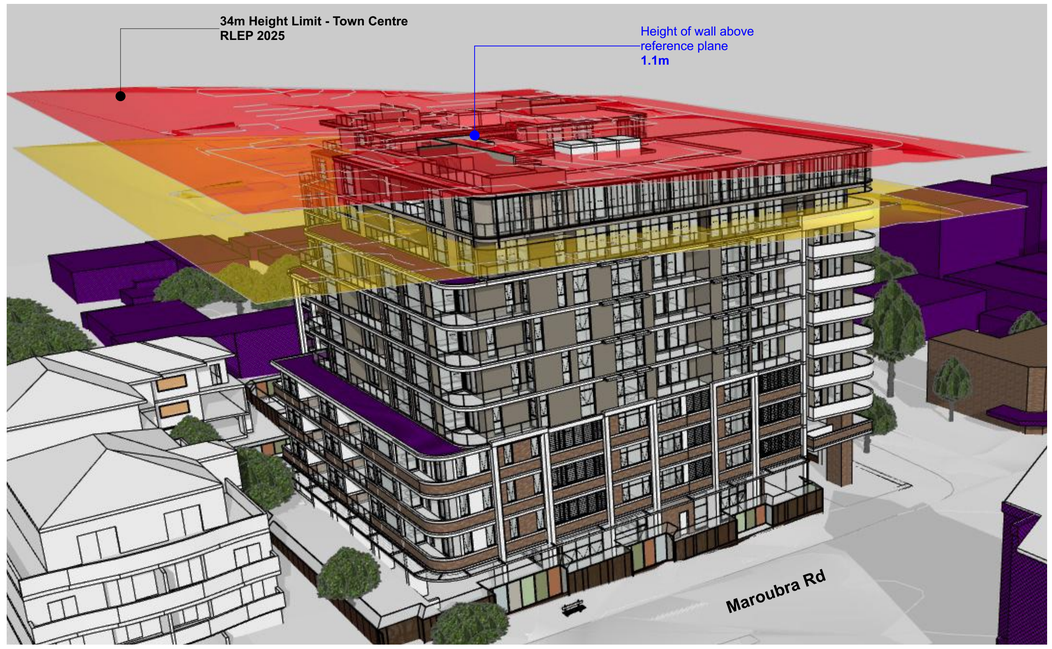
Drawing
Analysis - Setbacks

Project No. **24029**
Revision **A**
Drawing No. **DA 013**

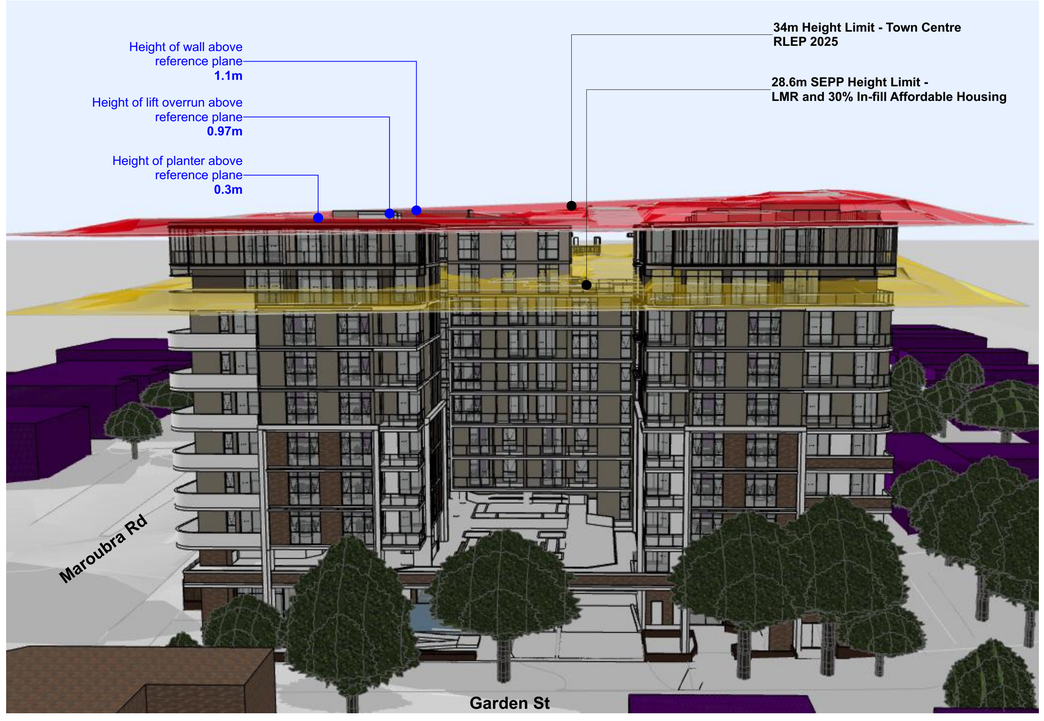
Height Plane Analysis



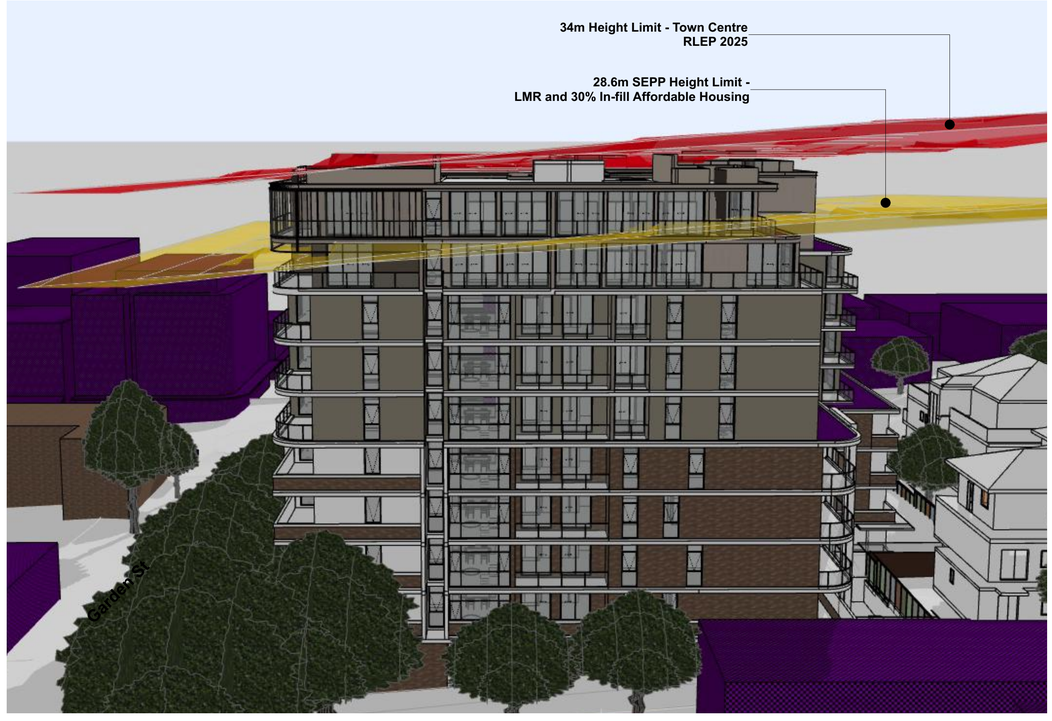
1 North Perspective - Maroubra Rd



2 North-East Perspective - Maroubra Rd



3 North West Perspective - Garden St



4 South West Perspective - Maroubra Ln

NOTE: Max. height limit planes are used as a reference only.

Proposed maximum building height: **35.6m** (incl. 2m roof service zones)

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North

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Print Date
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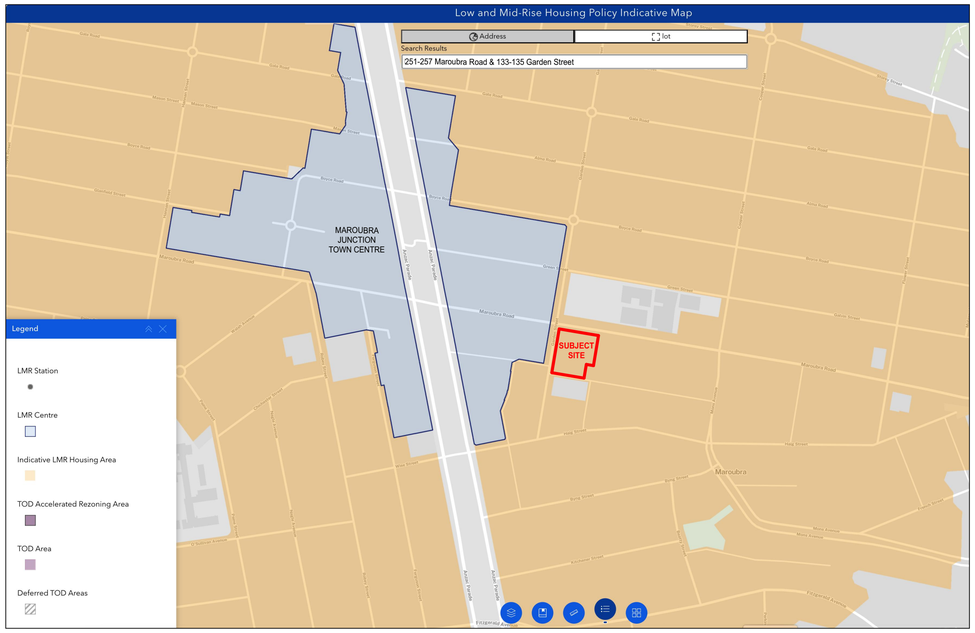
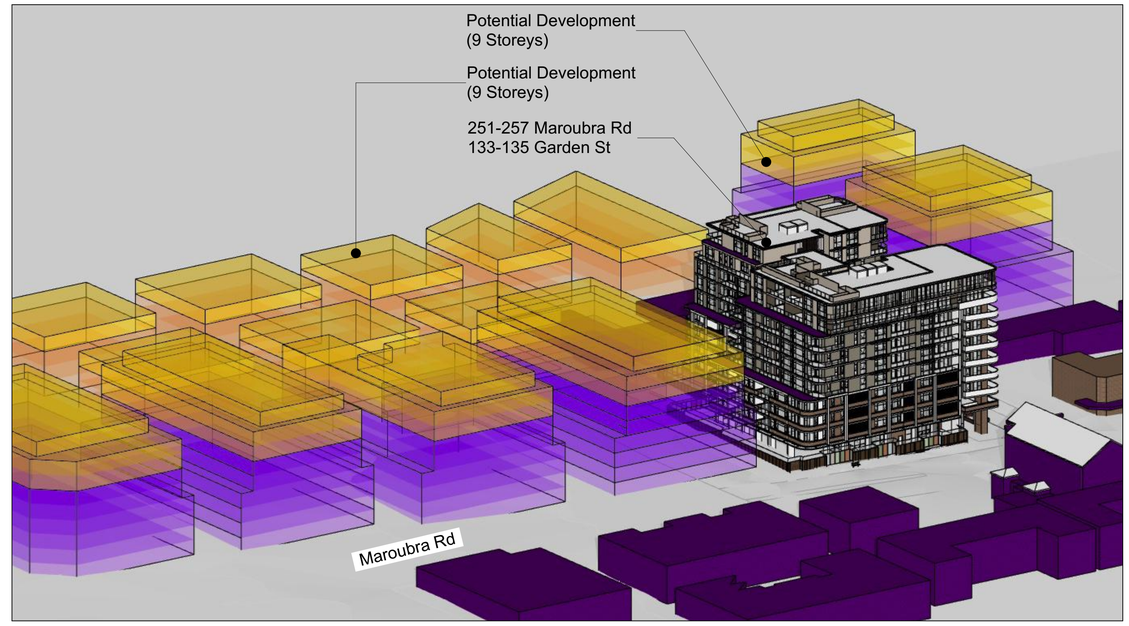
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

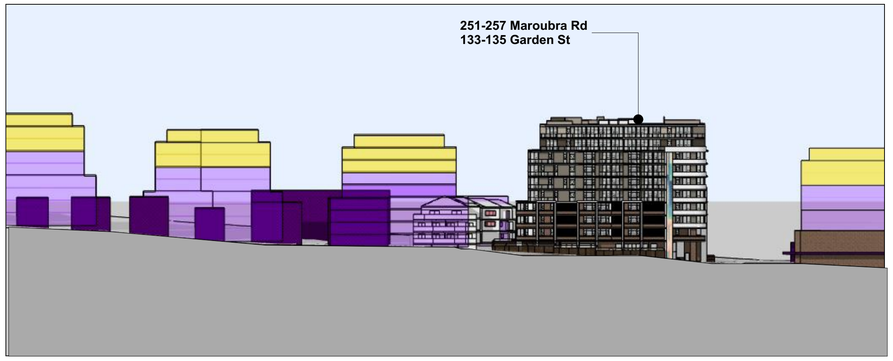
Drawing
Analysis - Height Plane

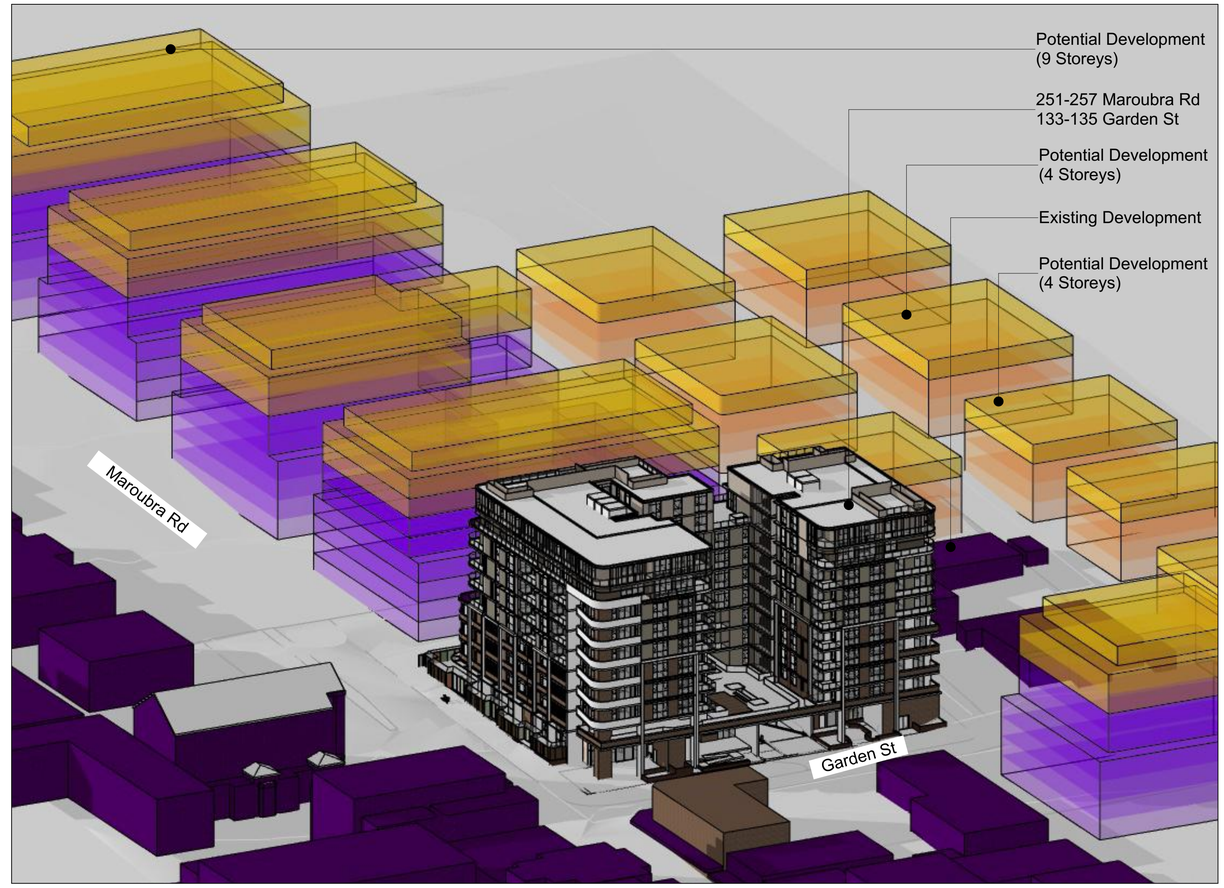
Project No. **24029**
Revision **A**
Drawing No. **DA 014**

Future Character of the Area









Site Massing Legend:

- Indicative LMR Housing Policy R2
- Indicative LMR Housing Policy R3
- 30% Affordable In-Fill Housing SEPP

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Drawing
Analysis - Future Character of the Area

Project No. **24029**
Revision **A**
Drawing No. **DA 015**

Tree Canopy	Area Requirements (m2)	
	ADG Objective 3E-1	**Proposed (m2)**
Tree Canopy Area	N/A	15.46%
		505.53

LEGEND

- SITE BOUNDARY
- EXISTING RETAINED TREE CANOPY
- PROPOSED TREE CANOPY
- PROPOSED TREE CANOPY AREA WITHIN BOUNDARY

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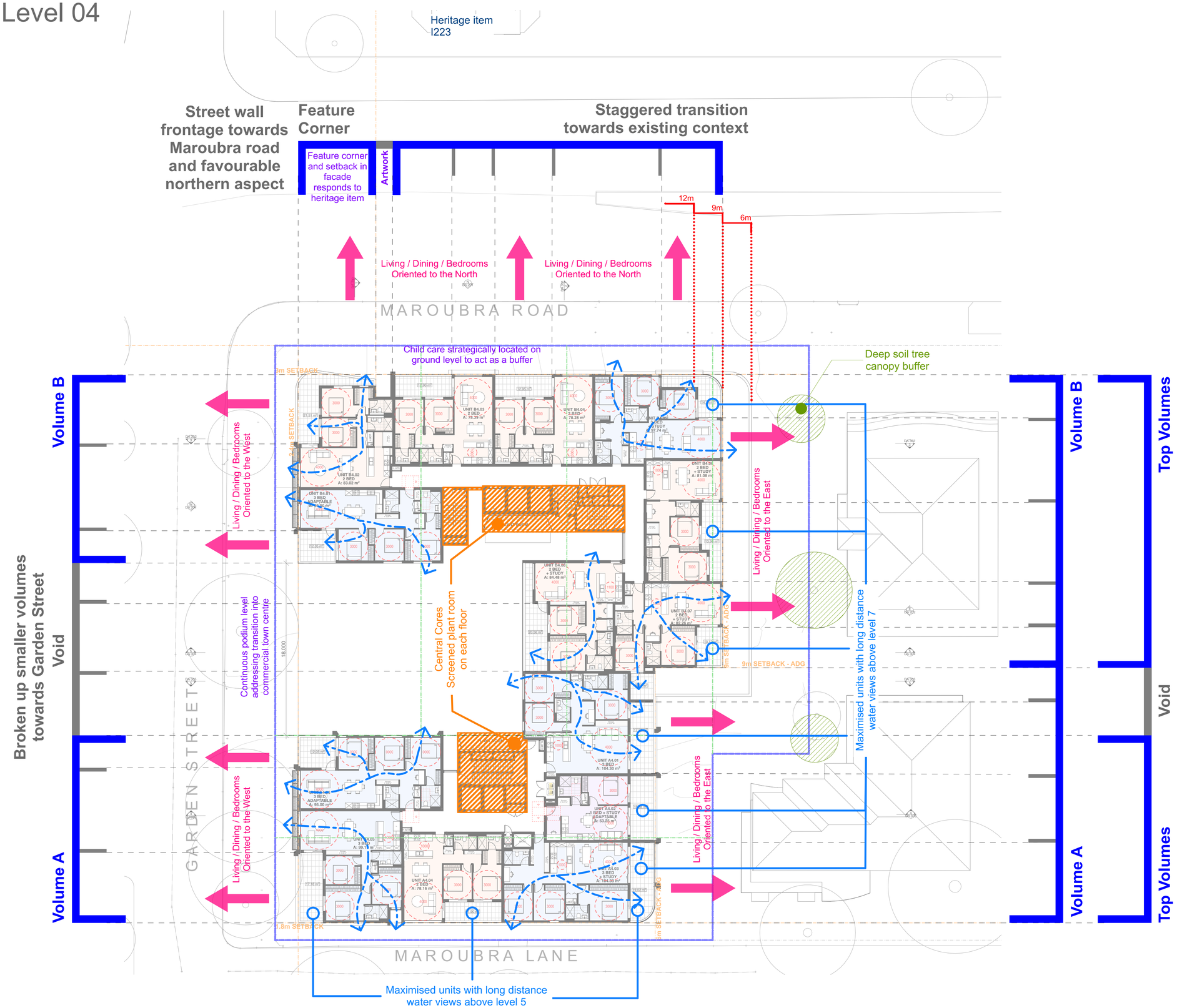
Drawing
Analysis - Tree Canopy Coverage

Project No. **24029**
Revision **A**
Drawing No. **DA 016**

Architectural Analysis: Typical Floor Plan

Level 04



LEGEND

- SITE BOUNDARY
- 2 BEDROOM
- 3 BEDROOM
- 1 BEDROOM
- CROSS-VENTILATION
- ORIENTATION

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North

Scale at A1
1:200

Status
SSDA

Drawn
CM, SA, RD

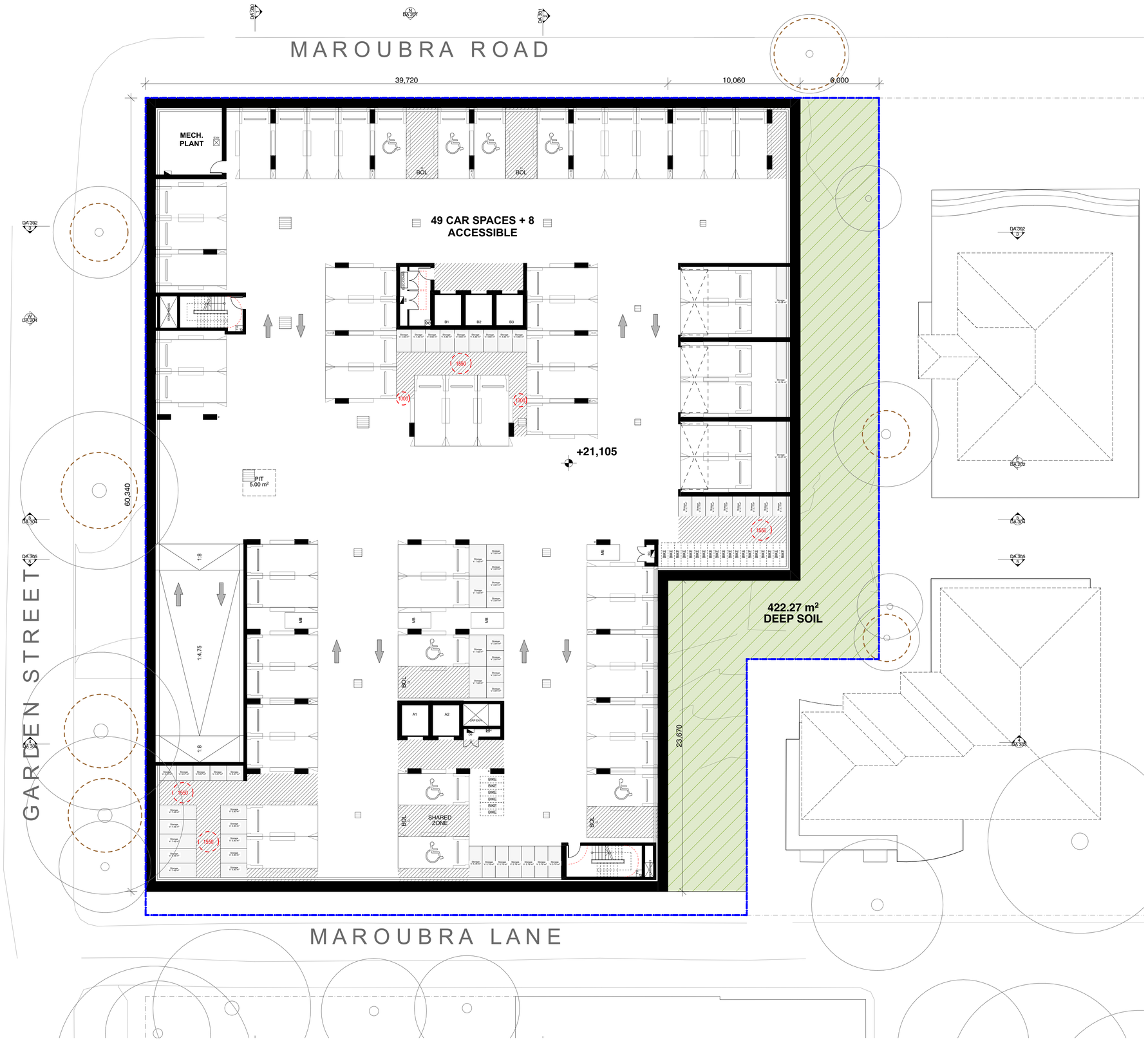
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Analysis - Typical Floor Plan

Project No. **24029**
Revision **A**
Drawing No. **DA 017**



General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
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T : 0423 066 002

2. Surveyor
RGM
Huy Thai
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3. Arborist
Seasoned Tree Consulting
David Gowenlock
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4. Landscape
Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

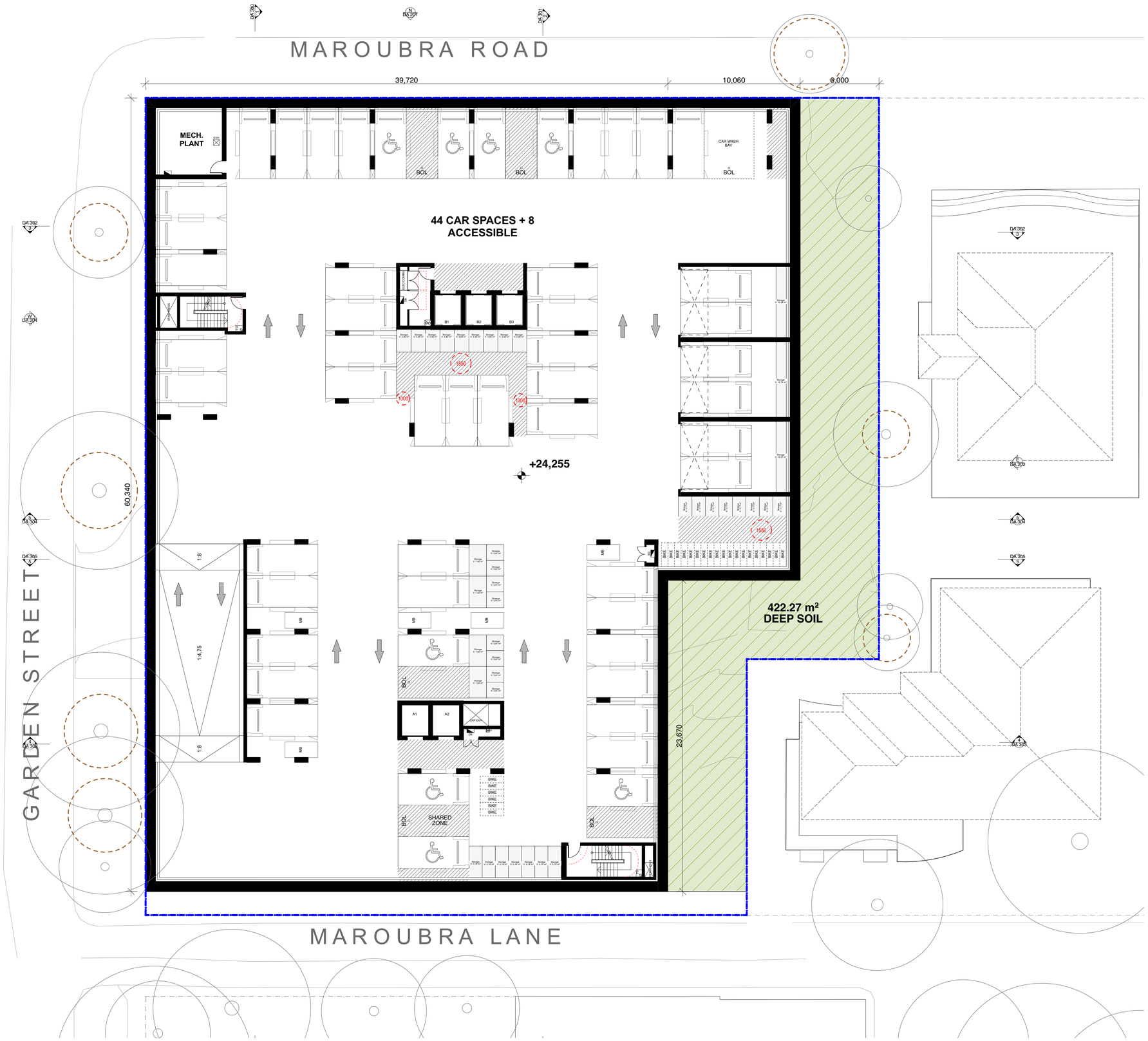
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Basement 04 Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 090



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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

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Bernard Lo
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9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
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LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

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North

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1:150

Status
SSDA

Drawn
CM, SA, RD

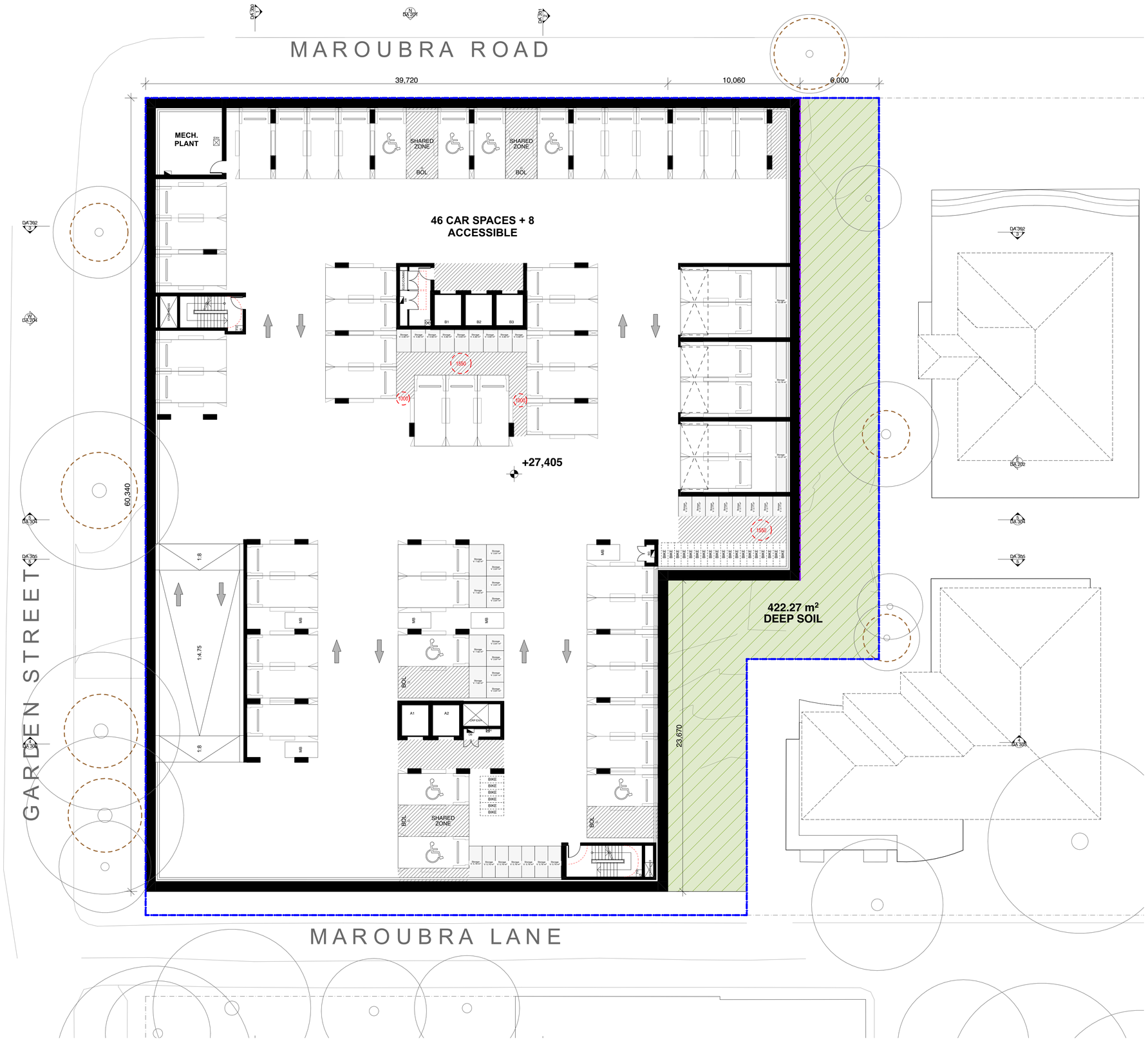
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Basement 03 Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 091



LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

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North

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1:150

Status
SSDA

Drawn
CM, SA, RD

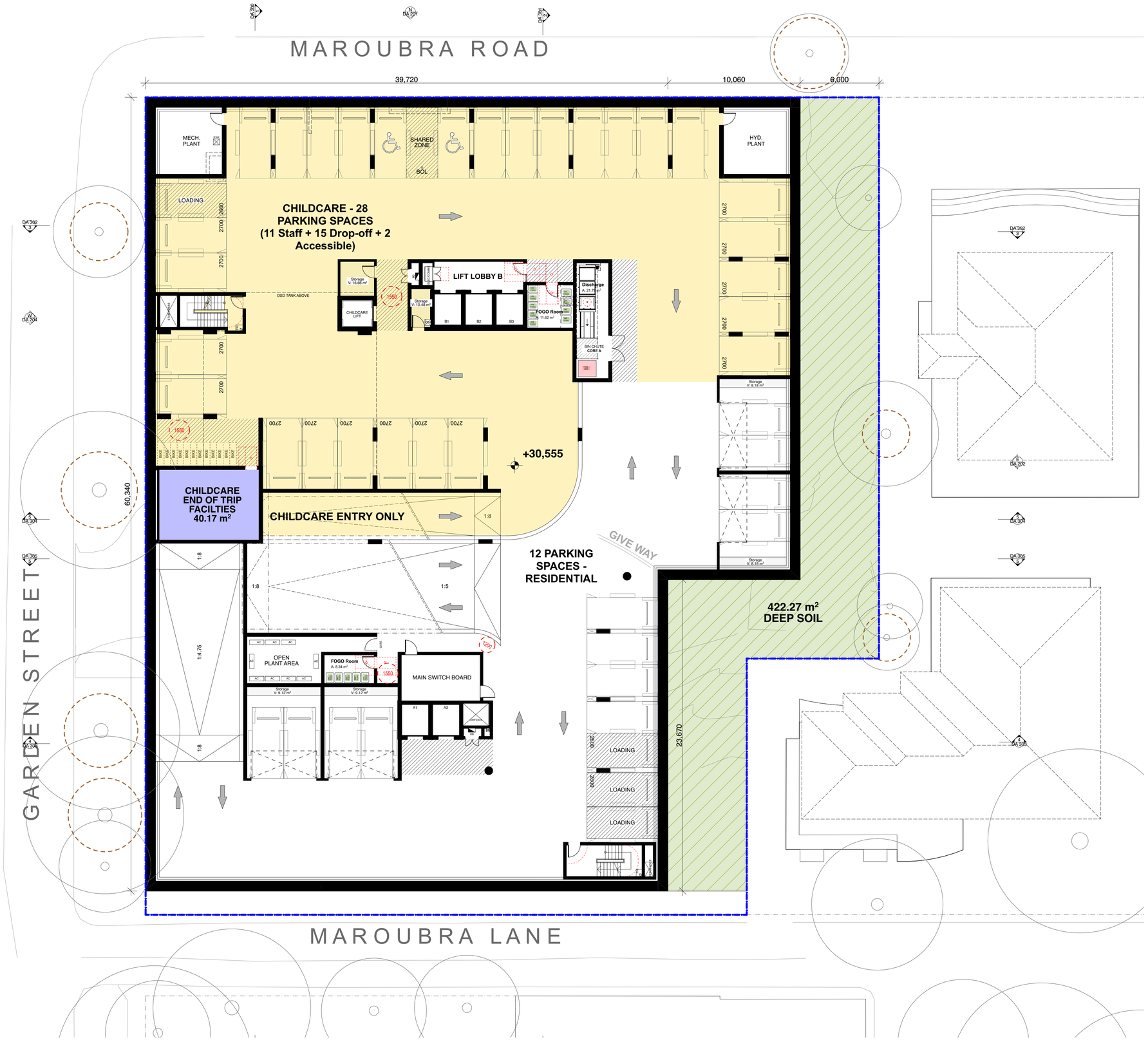
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Basement 02 Floor Plan

Project No. **24029**
Revision **A**
Drawing No. **DA 092**



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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission
B	31/3/2026	Minor Amendments SSDA resubmission

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

1. Planner
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North

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1:150

Status
SSDA

Drawn
CM, SA, RD

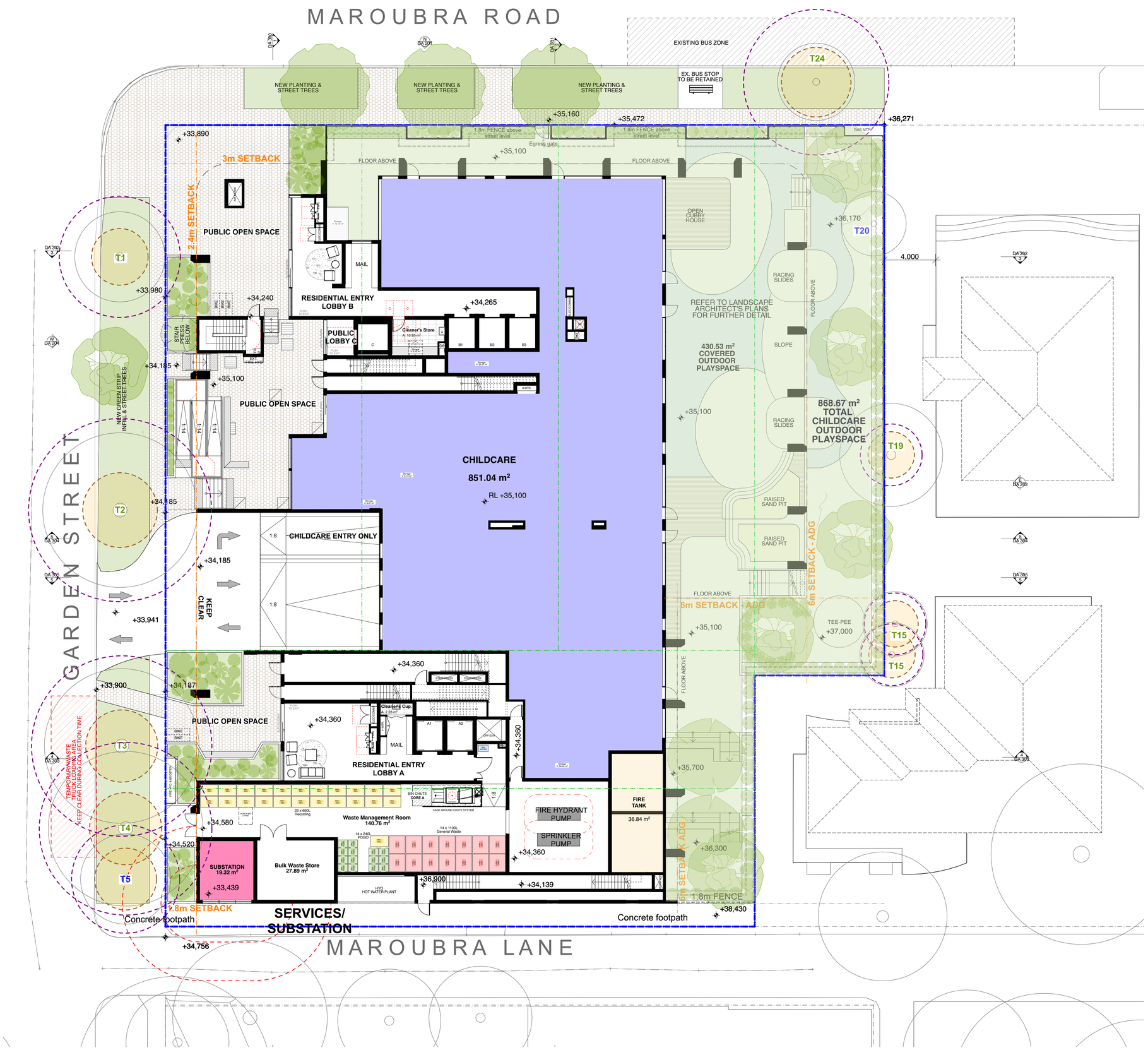
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Basement 01 Floor Plan

Project No. 24029
Revision B
Drawing No. DA 093



LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances
- Childcare Administration Room
- Childcare Activity Room
- Childcare Sleeping Area

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission
B	26/3/2026	Minor Amendments SSDA resubmission
C	31/3/2026	Minor Amendments SSDA resubmission

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Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

Checked
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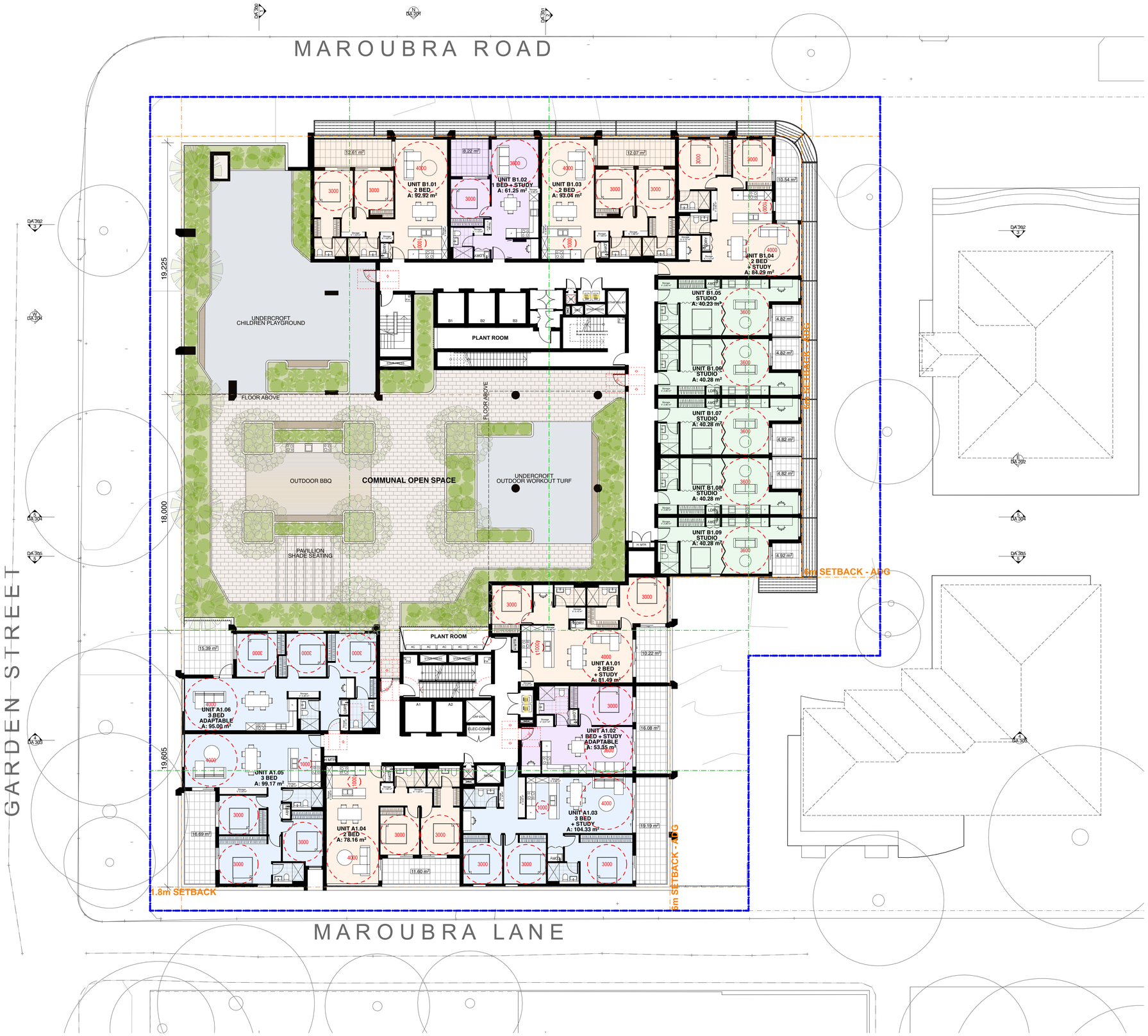
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Ground Floor Plan

Project No. 24029
Revision C
Drawing No. DA 100



LEGEND:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

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North

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1:150

Status
SSDA

Drawn
CM, SA, RD

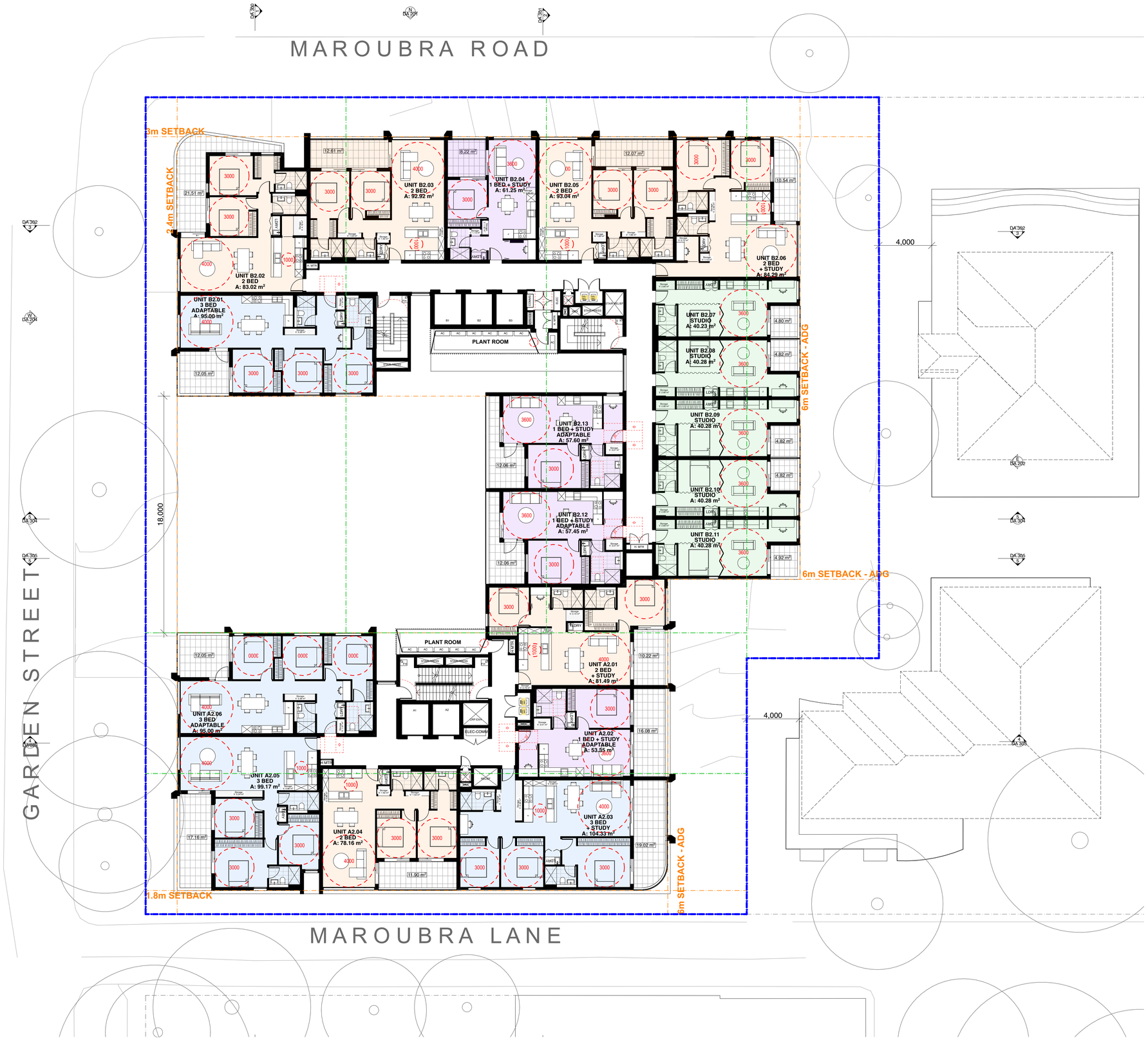
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 01 Floor Plan

Project No. **24029**
Revision **A**
Drawing No. **DA 101**



LEGEND:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
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- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
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1:150

Status
SSDA

Drawn
CM, SA, RD

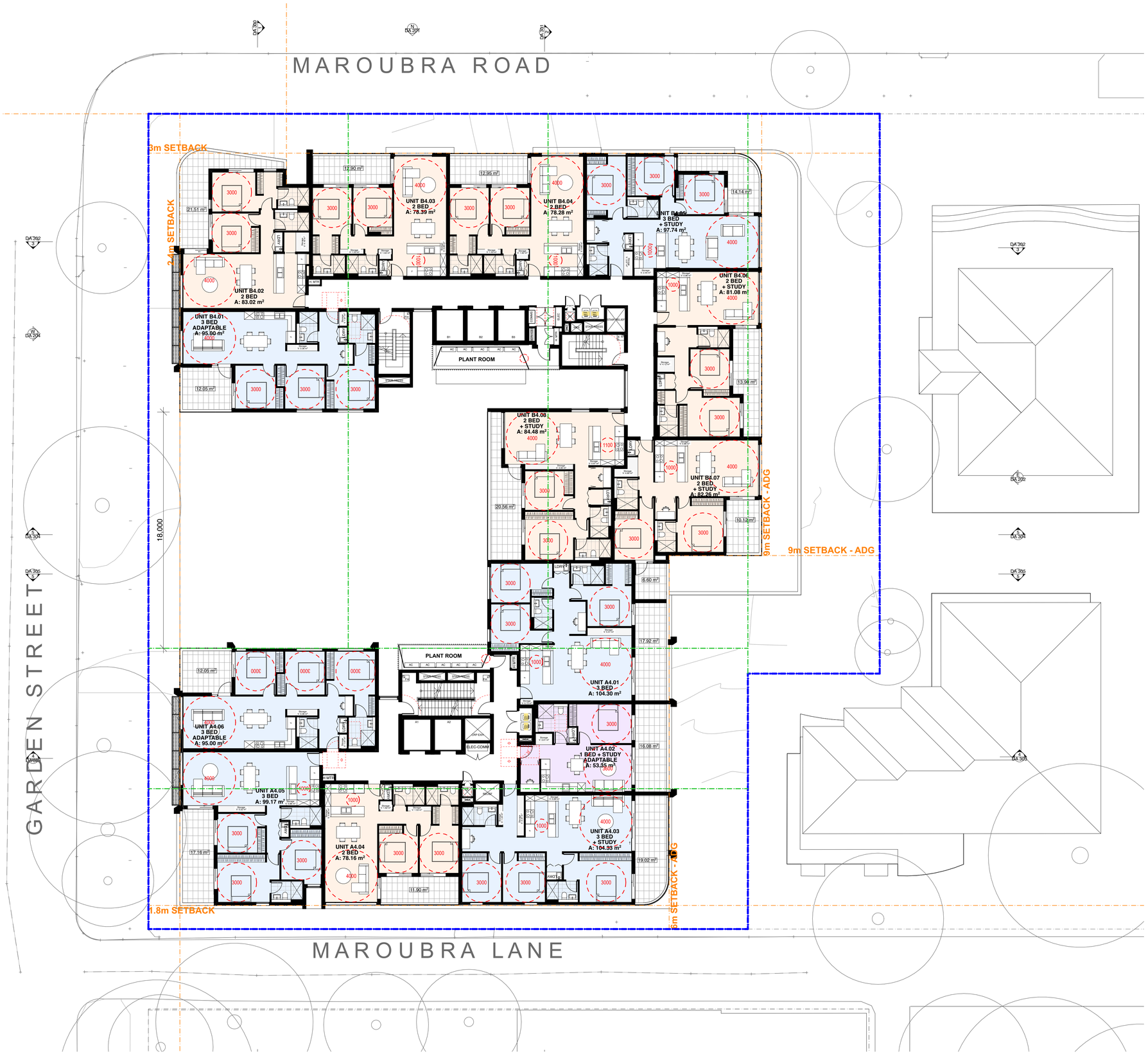
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 02-03 Floor Plan

Project No. 24029
Revision A
Drawing No. DA 102



LEGEND:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
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9. Waste Management
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10. Photomontage
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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

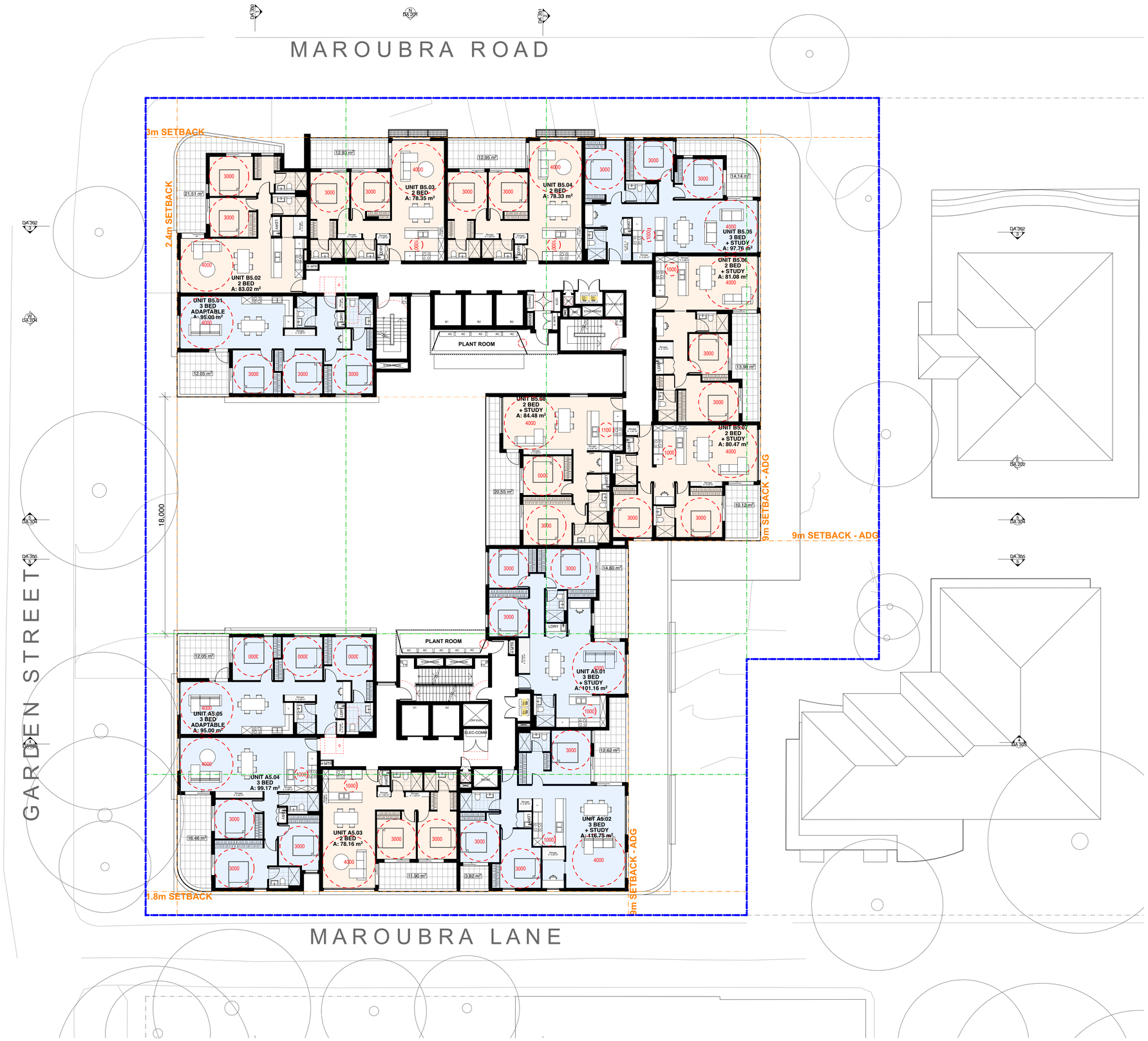
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 04 Floor Plan

Project No. 24029
Revision A
Drawing No. DA 103



LEGEND:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
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2. Surveyor
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3. Arborist
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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

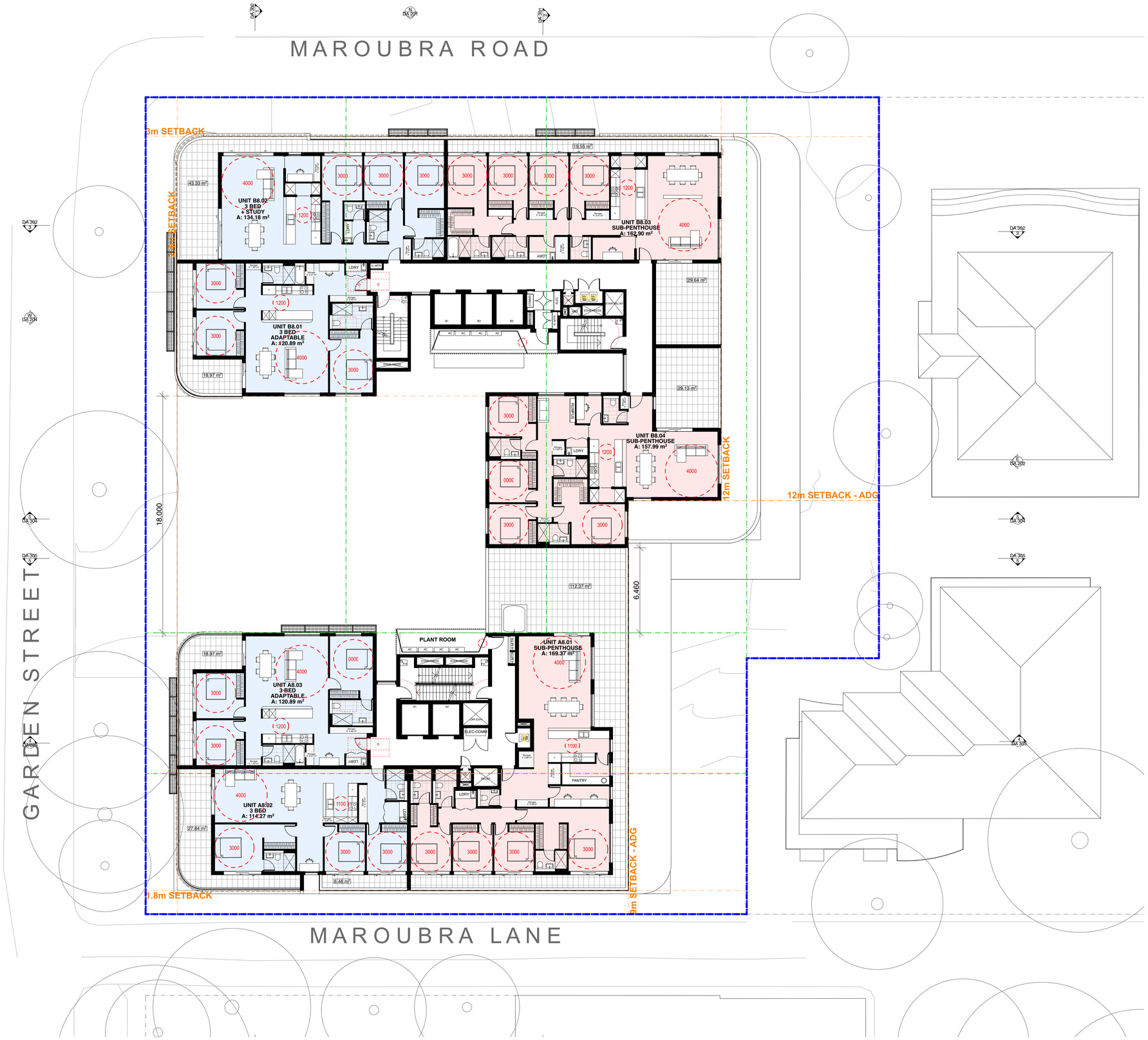
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 05-07 Floor Plan

Project No. **24029**
Revision **A**
Drawing No. **DA 104**



LEGEND:

- Studio
- 1 Bedroom
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- 3 Bedroom
- 4 Bedroom

LEGEND:

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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

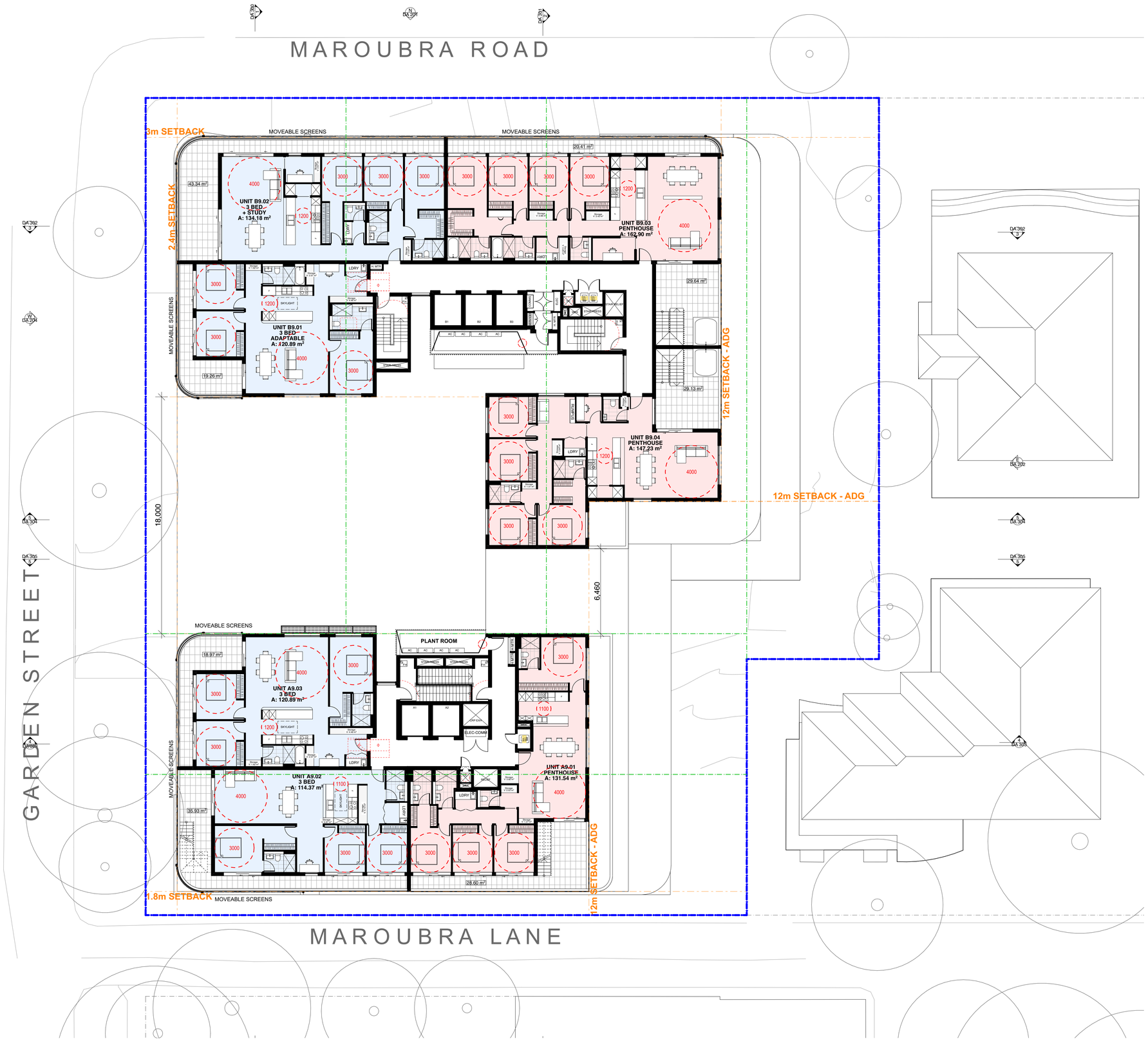
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 08 Floor Plan

Project No. 24029
Revision A
Drawing No. DA 105



LEGEND:

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- 4 Bedroom

LEGEND:

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North

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1:150

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

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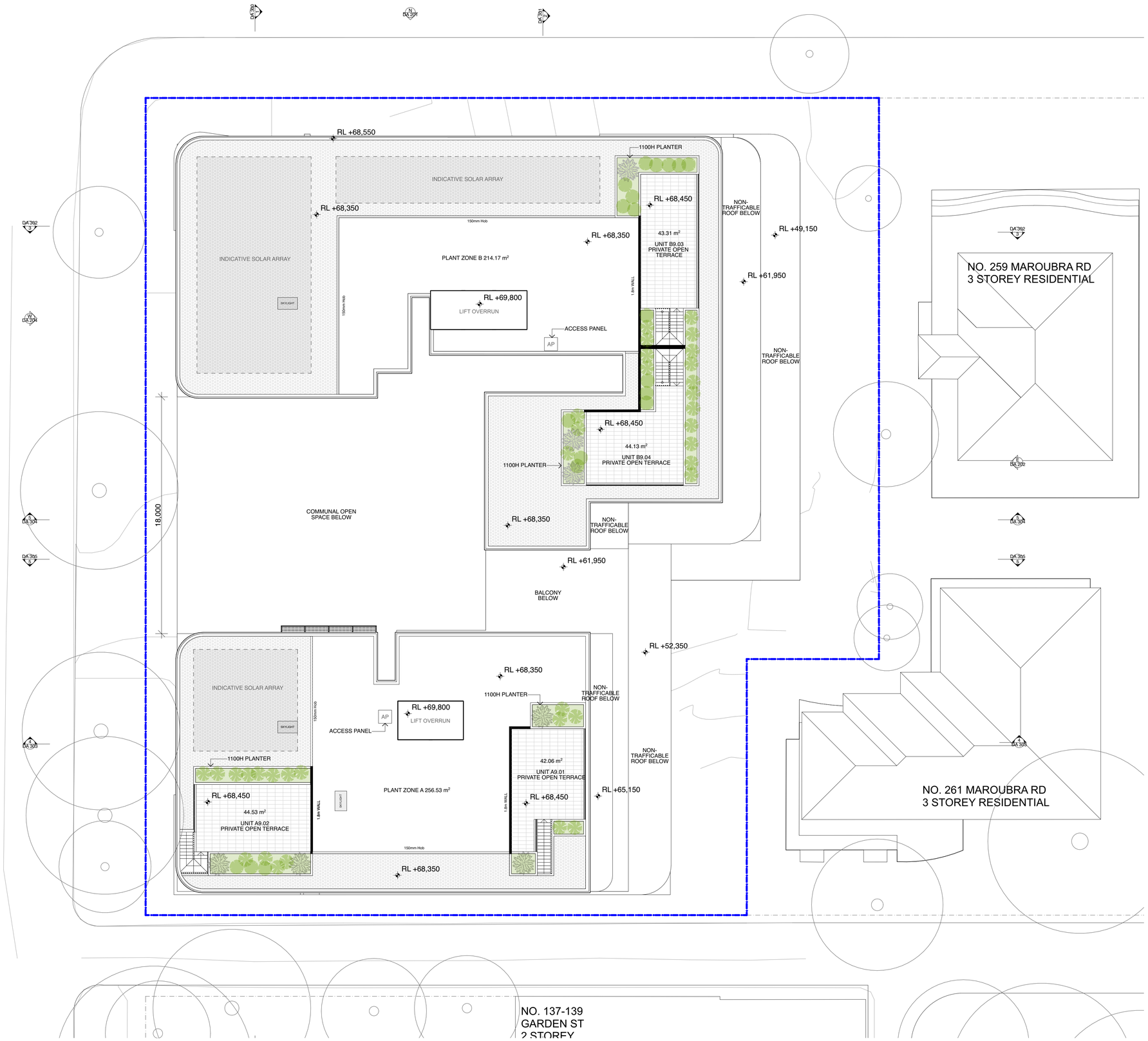
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 09 Floor Plan

Project No. **24029**
Revision **A**
Drawing No. **DA 106**



LEGEND:

- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines

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A	12/2/2026	SSDA Submission

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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

Checked
JG, JB

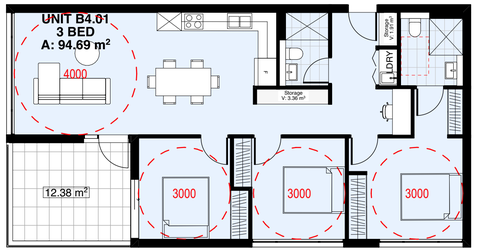
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Roof Plan

Project No. **24029**
Revision **A**
Drawing No. **DA 107**

Adaptable Units

13 UNITS : A1.06, A2.06, A3.06, A4.06, A5.05, A6.05, A7.05, B2.01, B3.01, B4.01, B5.01, B6.01, B7.01



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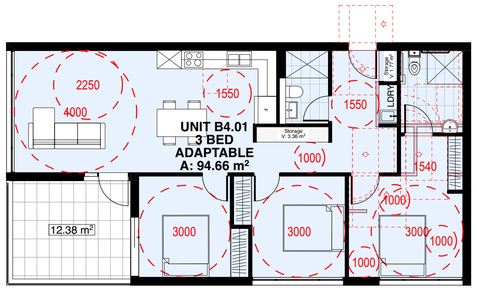

POST - ADAPTATION

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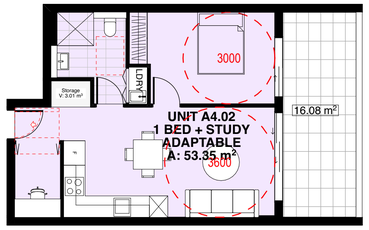
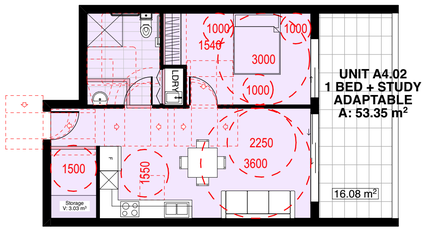
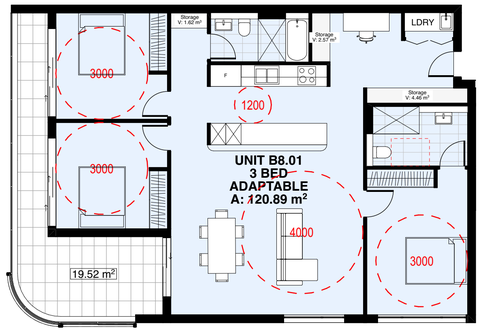


PRE - ADAPTATION



POST - ADAPTATION

3 UNITS : A8.03, B8.01, B9.01



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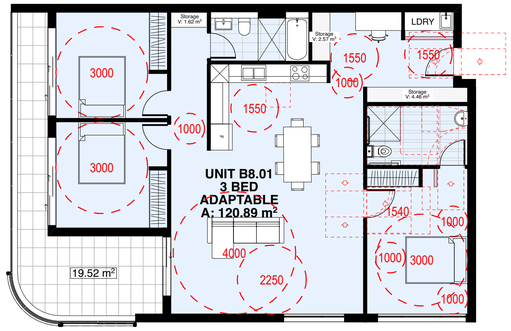

POST - ADAPTATION

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North

Scale at A1
1:100

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

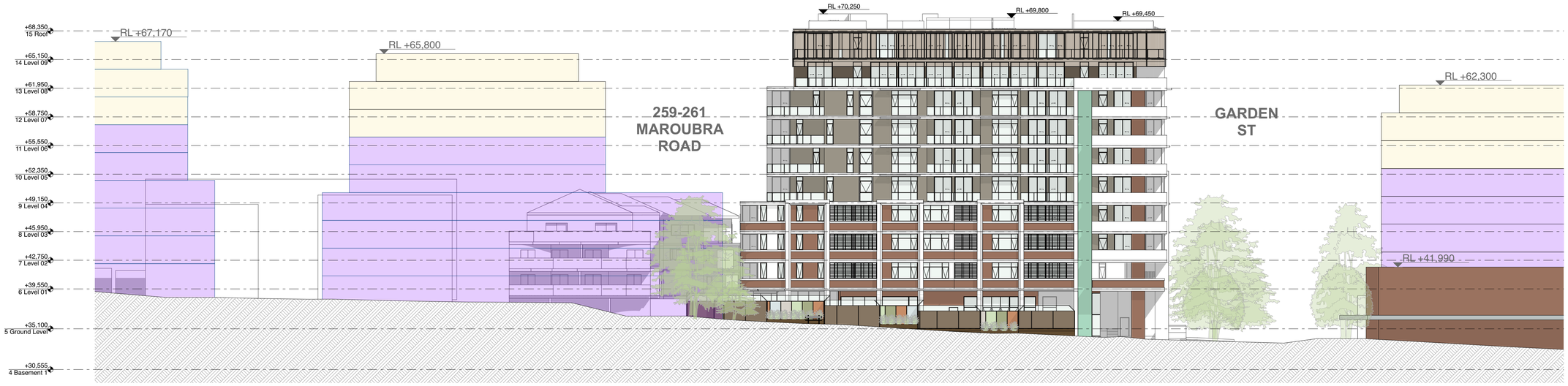
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Adaptable Units

Project No. **24029**
Revision **A**
Drawing No. **DA 108**

Streetscape Elevations



1 Maroubra Rd Elevation
1:250

2 Garden Street Elevation
1:250

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North

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1:250

Status
SSDA

Drawn
CM, SA, RD

Print Date
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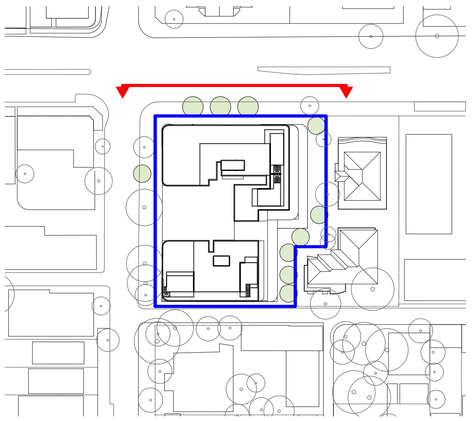
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Streetscape Elevation

Project No. **24029**
Revision **A**
Drawing No. **DA 200**



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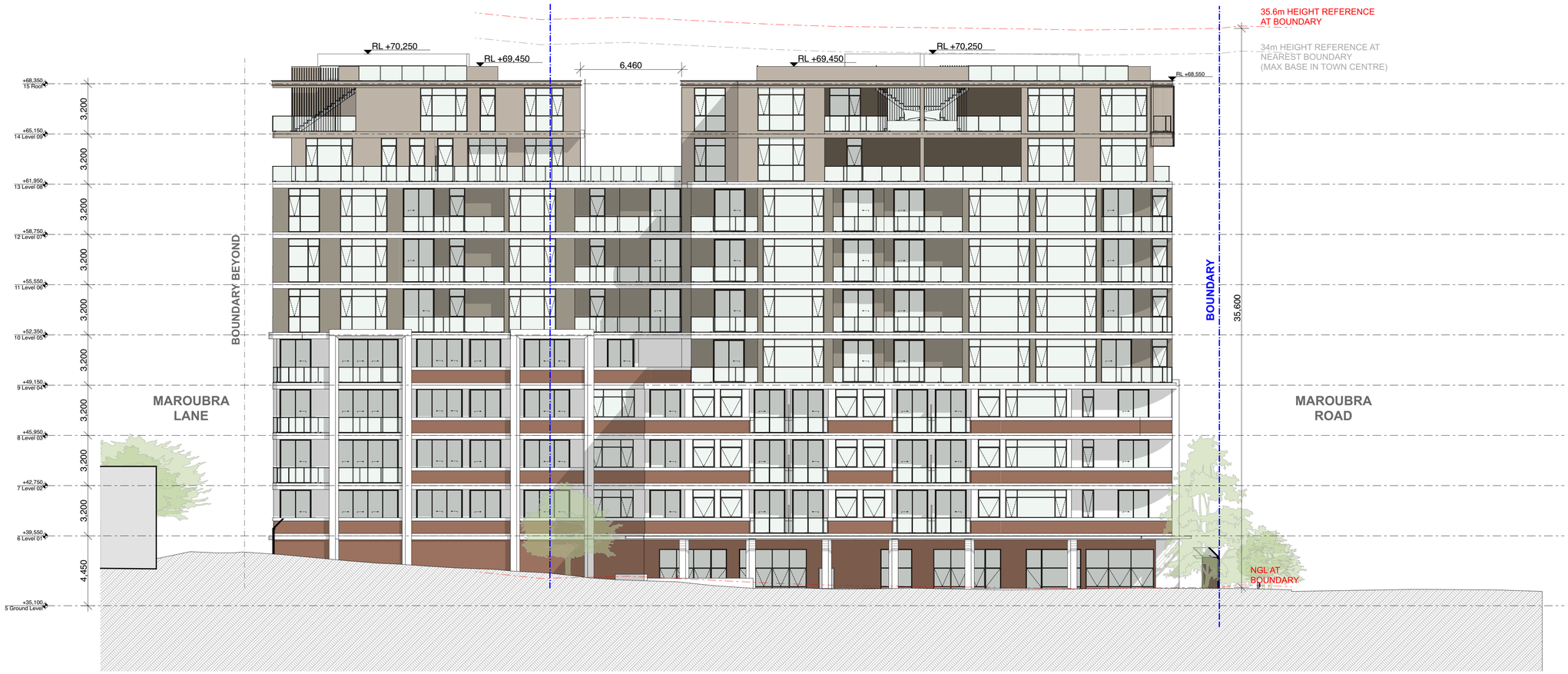
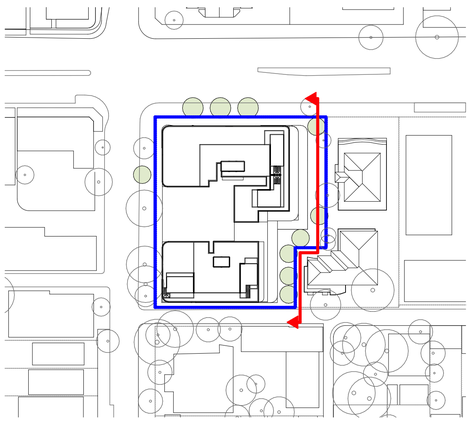
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
North Elevation - Maroubra Road

Project No. **24029**
Revision **A**
Drawing No. **DA 201**





General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

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2. Surveyor
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3. Arborist
Seasoned Tree Consulting
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T : 0415 961 074

4. Landscape
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5. Civil and Stormwater
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6. BCA and Access
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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

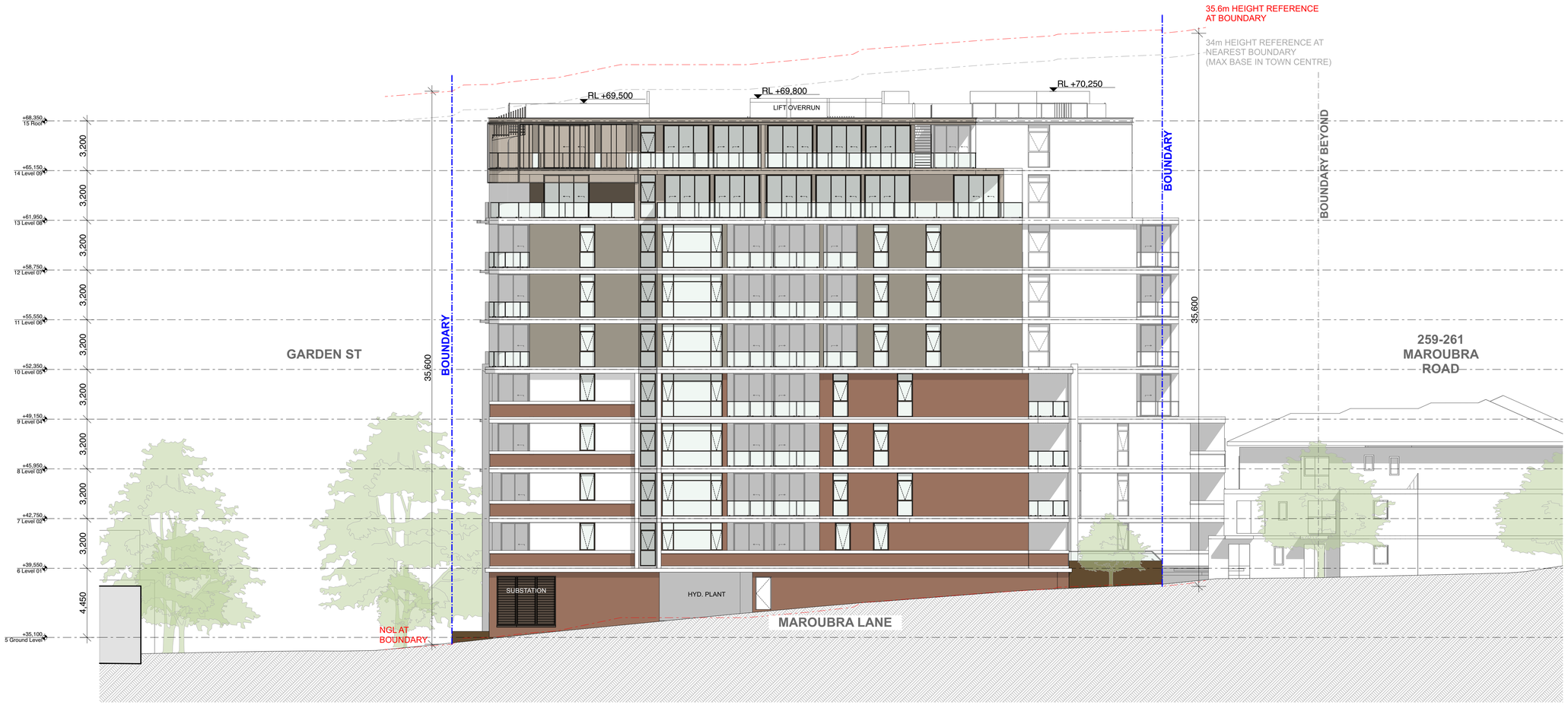
Print Date
31/3/2026

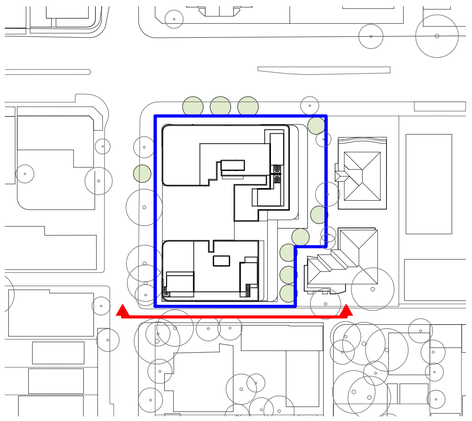
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
East Elevation

Project No. **24029**
Revision **A**
Drawing No. **DA 202**





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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

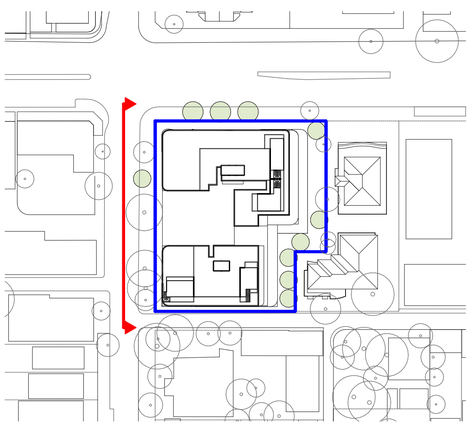
Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
South Elevation - Maroubra Lane

Project No.	Revision	Drawing No.
24029	**A**	**DA 203**



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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

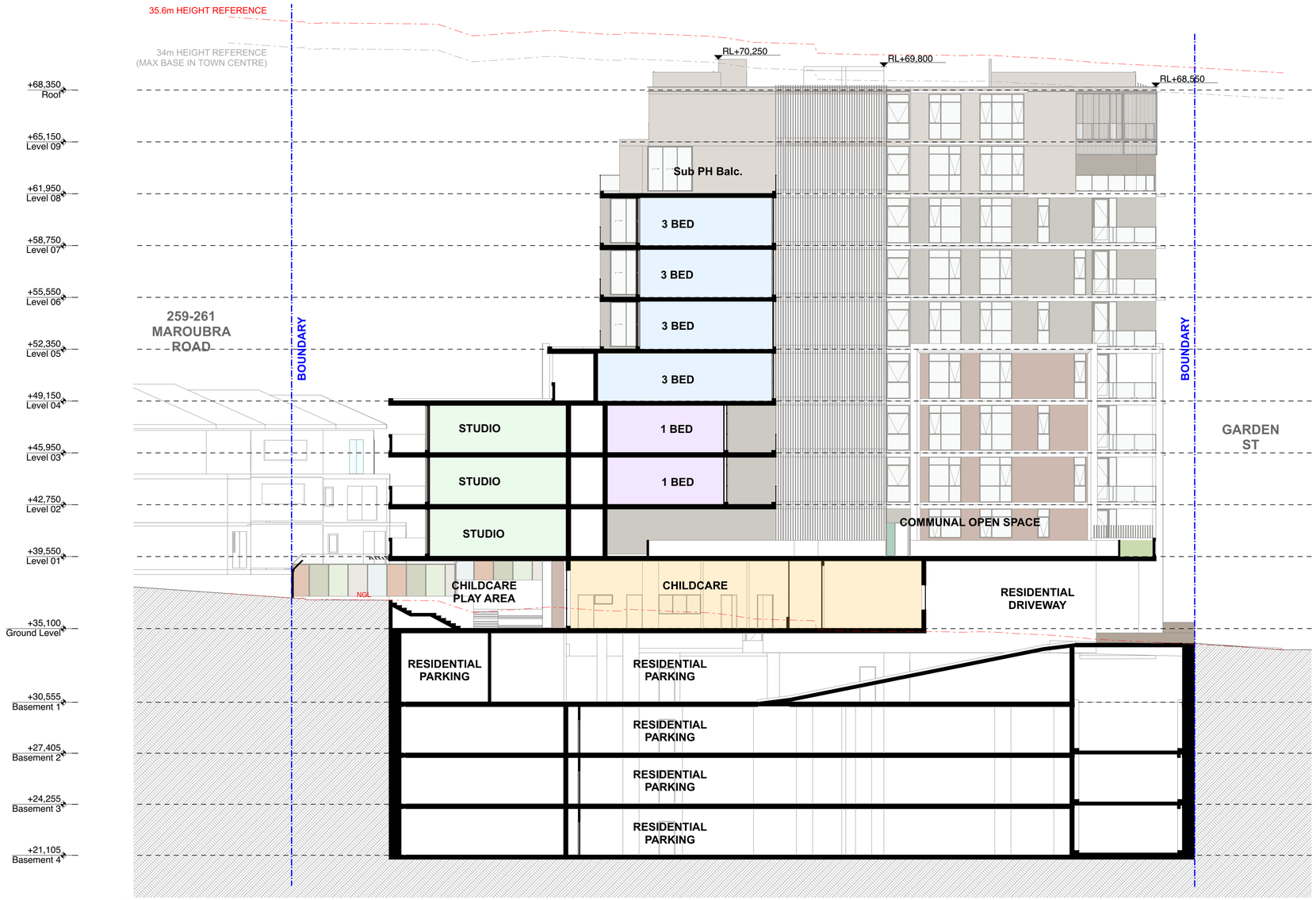
Print Date
31/3/2026

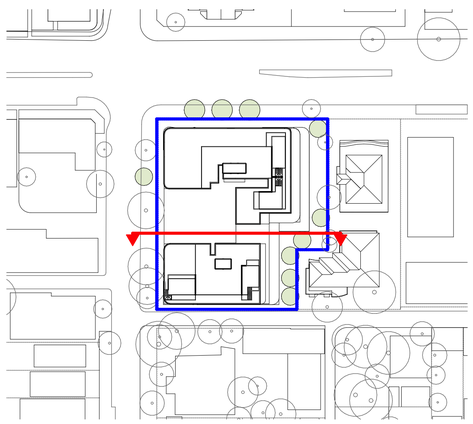
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
West Elevation - Garden Street

Project No. **24029**
Revision **A**
Drawing No. **DA 204**





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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	26/3/2026	Minor Amendments SSDA resubmission

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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

Checked
JG, JB

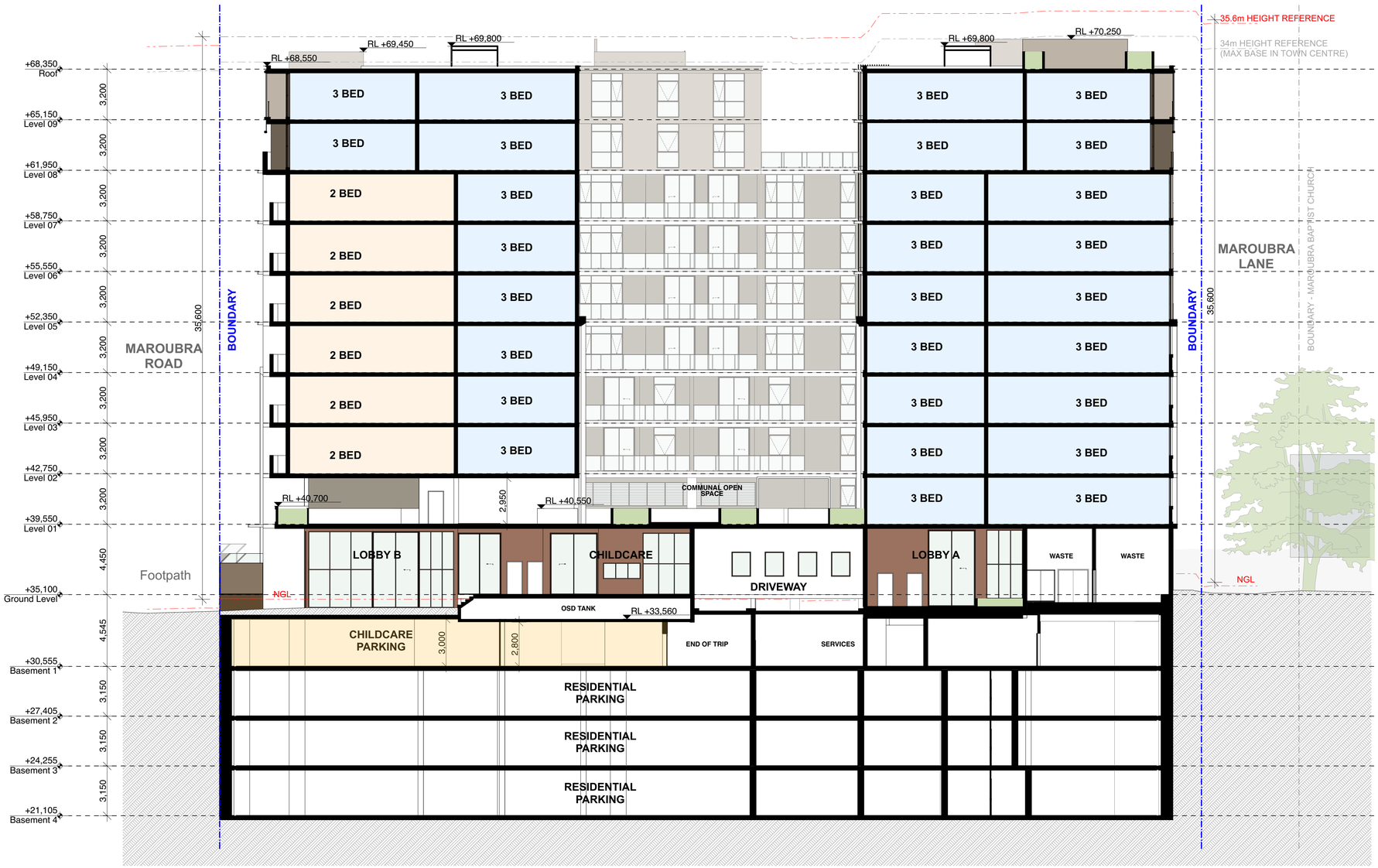
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

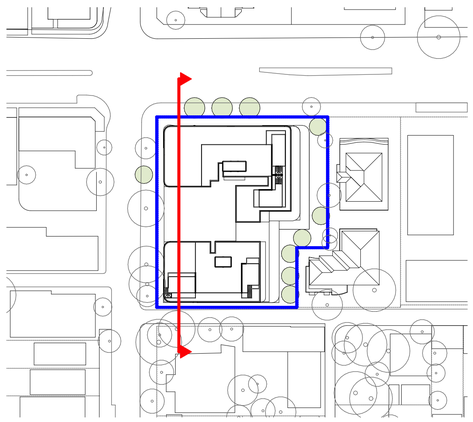
Drawing
Section 6

Project No.
24029

Revision
A

Drawing No.
DA 305





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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission
B	26/3/2026	Minor Amendments SSDA resubmission

1. Planner
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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

Checked
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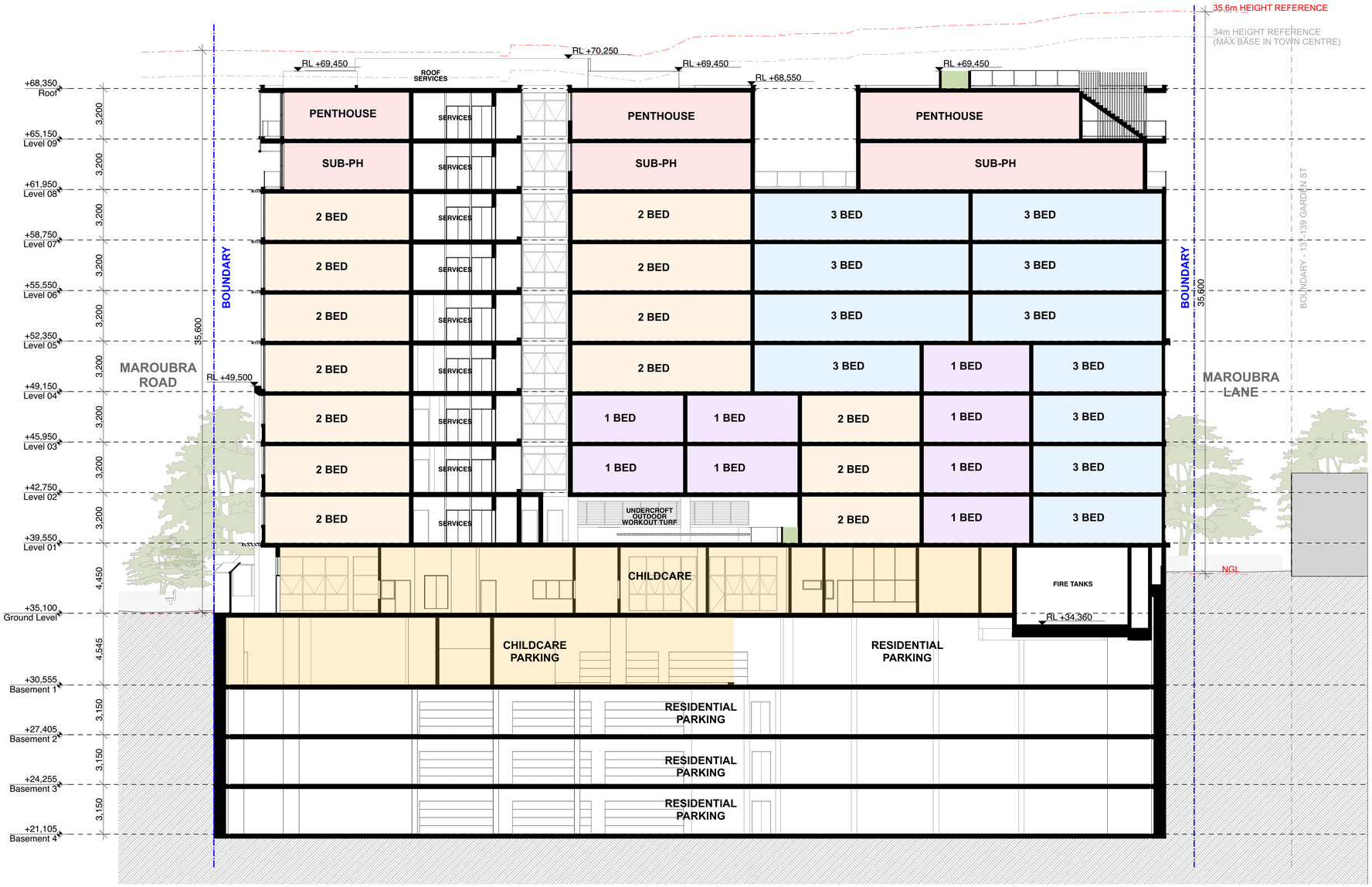
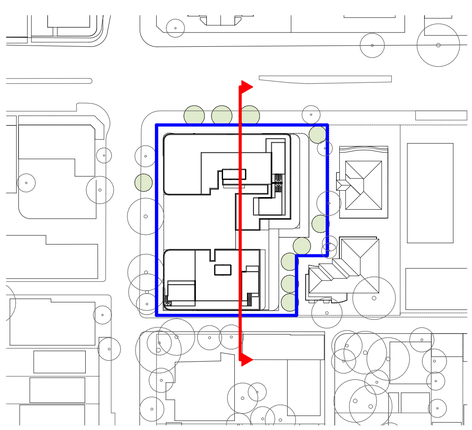
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Section 1

Project No. **24029**
Revision **B**
Drawing No. **DA 300**





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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

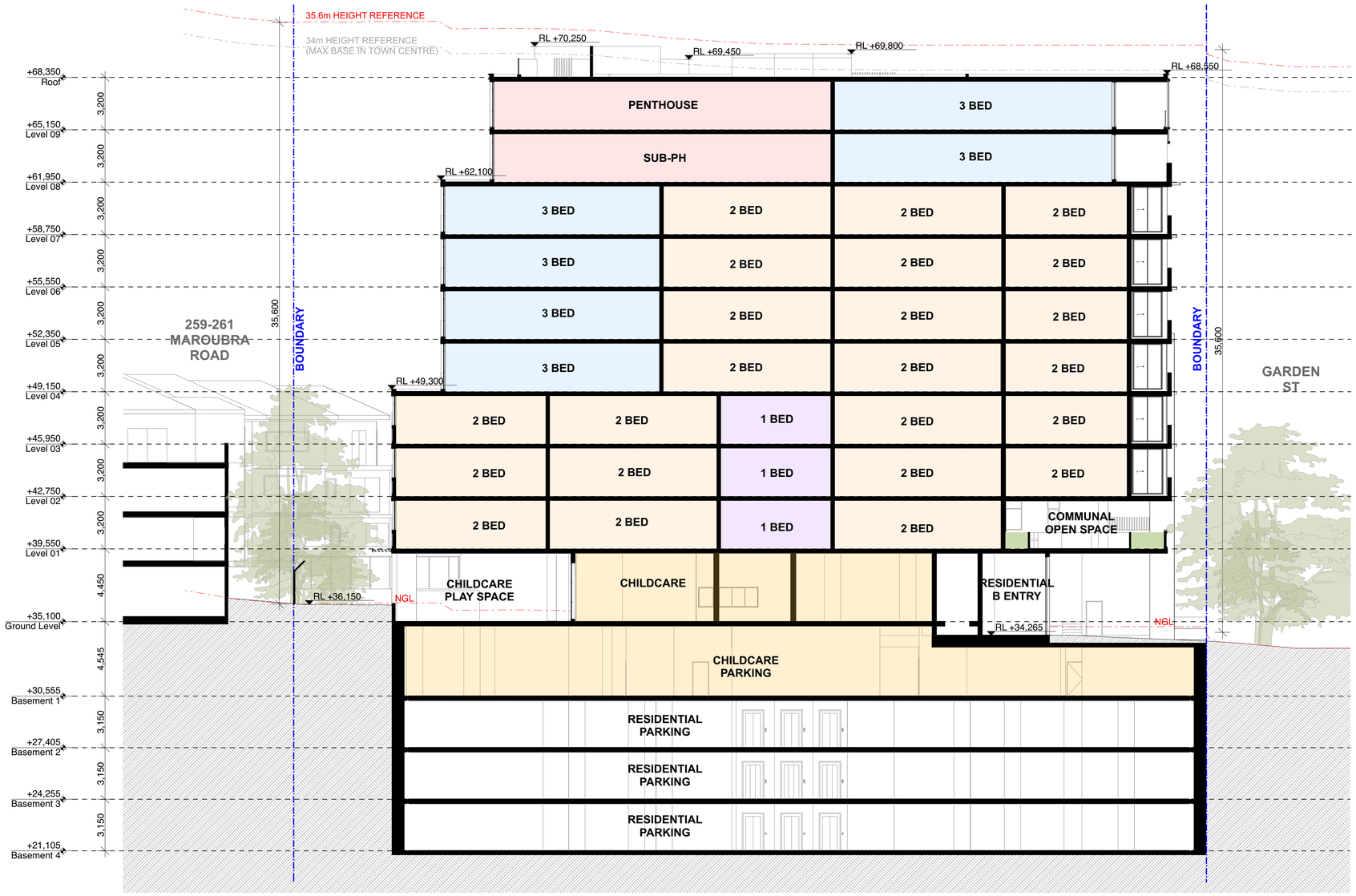
Print Date
31/3/2026

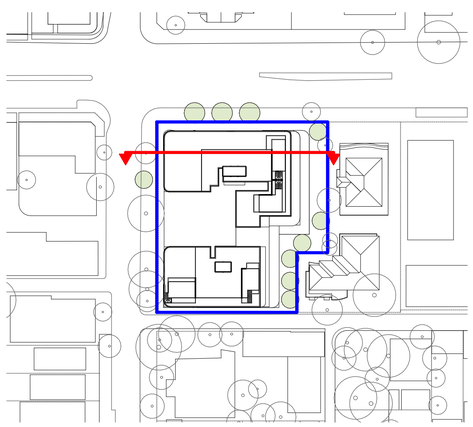
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Section 2

Project No. **24029**
Revision **A**
Drawing No. **DA 301**





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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

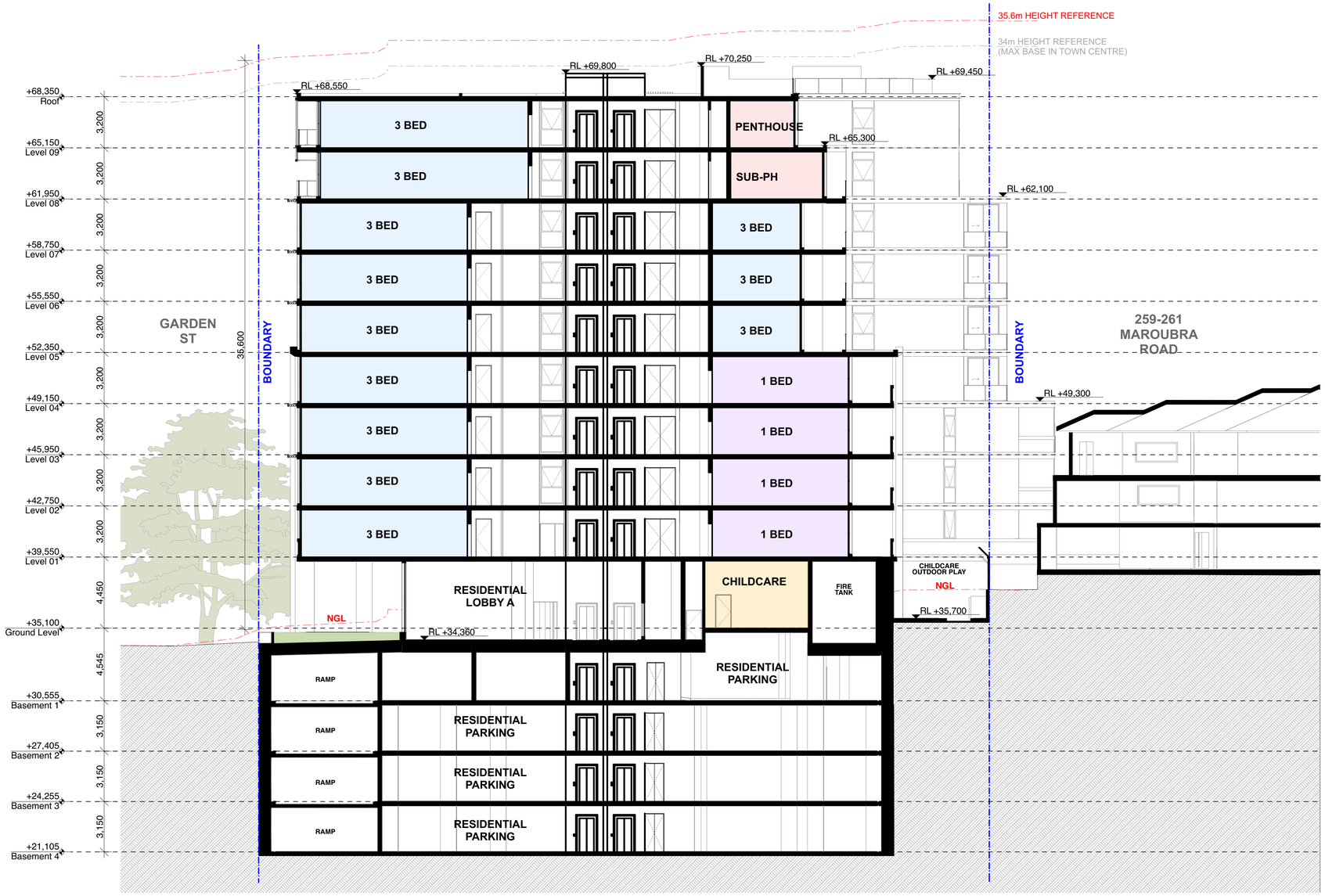
Print Date
31/3/2026

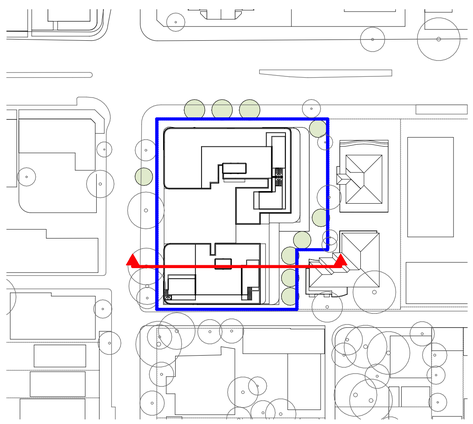
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Section 3

Project No. **24029**
Revision **A**
Drawing No. **DA 302**





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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

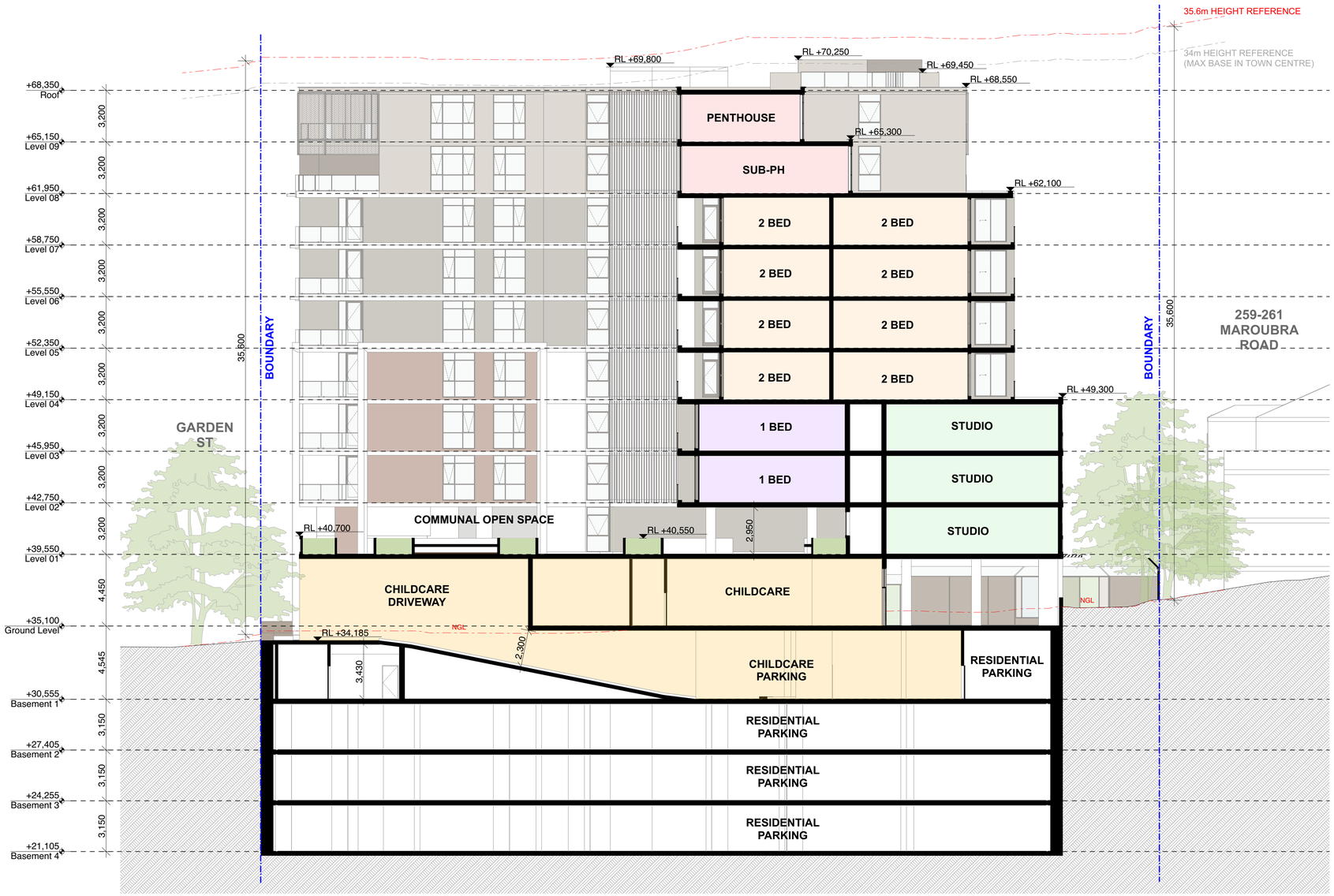
Print Date
31/3/2026

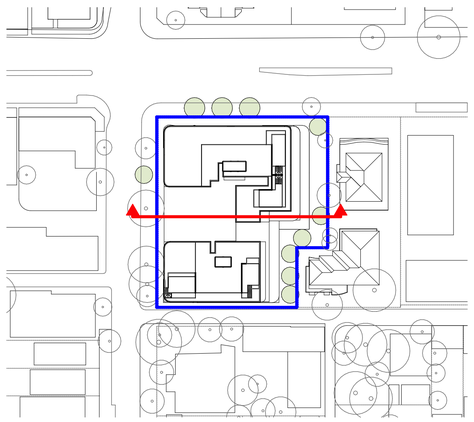
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Section 4

Project No. **24029**
Revision **A**
Drawing No. **DA 303**





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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission
B	26/3/2026	Minor Amendments SSDA resubmission

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4. Landscape
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5. Civil and Stormwater
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North

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Status
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Drawn
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Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Section 5

Project No. **24029**
Revision **B**
Drawing No. **DA 304**

Materiality

Balanced Composition
Solid heavier brick base + Lighter shaft

Brick balustrades wrapping around podium level balconies
Earthy material connecting to the natural context

Sculpted curved balcony
Reinterpretation of white art deco ornamentation on Crossley Court

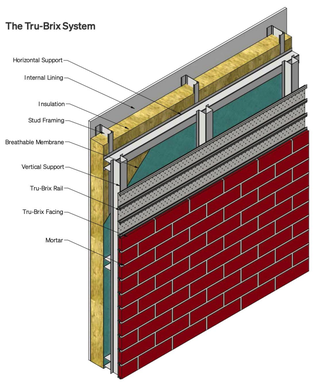
Public artwork - Mural & Sculpture
Emphasis on verticality and connecting with country

RED BRICK - 35%

MID BROWN BRICK - 50%

BLONDE BRICK - 15%

BRK01
Tru-brix facade with brown, red and sand face brick - custom blend inspired by the neighbouring heritage items



Tru-brix technical section

Perspective view
Key Material Traits

General Notes

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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Materiality

Project No. **24029**
Revision **A**
Drawing No. **DA 601**

External Finishes Schedule

01
PERFORATED HERRINGBONE SCREEN OR EQUIVALENT, POWDERCOATED IN DULUX NICKEL PEARL

02
STEEL SHEET EXPRESSED JOINT CLADDING OR EQUIVALENT, IN COLORBOND DUNE

03
CEMENT RENDER WITH PAINT FINISH JASPER OR SIMILAR

04
TRUBRIX FACADE SYSTEM OR EQUIVALENT WITH THIN BRICK BLEND OF REDS, BROWNS AND SAND

05
CEMENT RENDER WITH PAINT FINISH GULLY OR SIMILAR

06
CEMENT RENDER WITH PAINT FINISH SNOWY MOUNTAINS HALF OR SIMILAR

07
TIMBER-LOOK ALUMINIUM OR EQUIVALENT SOFFIT CLADDING

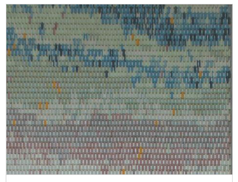
08
LOUVRE SHADING OR EQUIVALENT IN POWDERCOATED WHITE

09
ALUMINIUM POWERCOATED FRAMES OR EQUIVALENT IN DULUX BRONZE PEARL

10
CLEAR GLASS BALUSTRADE

11
PERFORATED DECORATIVE SCREEN OR EQUIVALENT, POWDERCOAT DULUX BRONZE PEARL

12
COLOURED ACOUSTIC PANEL FENCE



13
FEATURE WALL TILE

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Print Date
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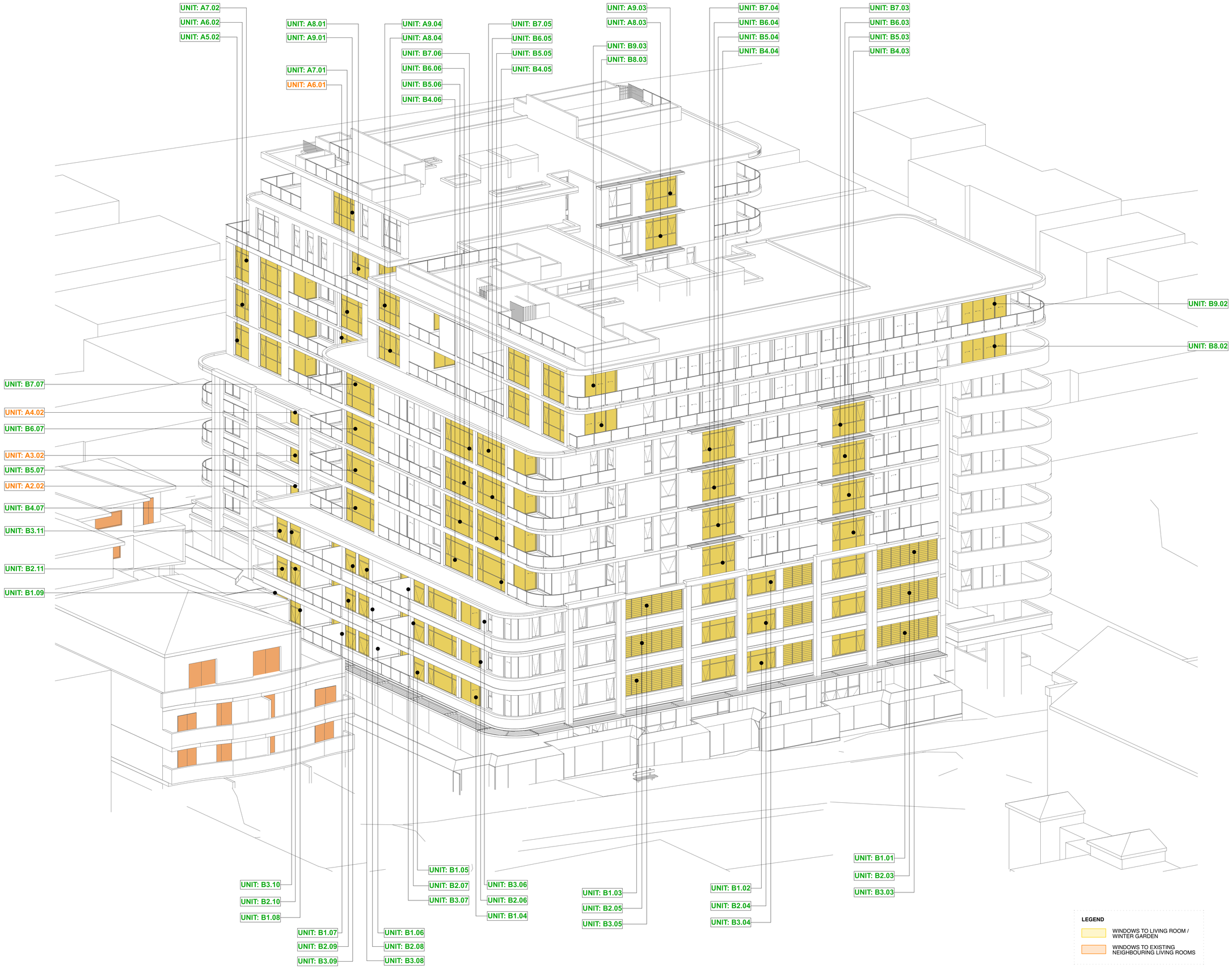
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
External Finishes Schedule

Project No. **24029**
Revision **A**
Drawing No. **DA 600**



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Print Date
31/3/2026

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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 9am

Project No. **24029**
Revision **A**
Drawing No. **DA 700**

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Print Date
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Project
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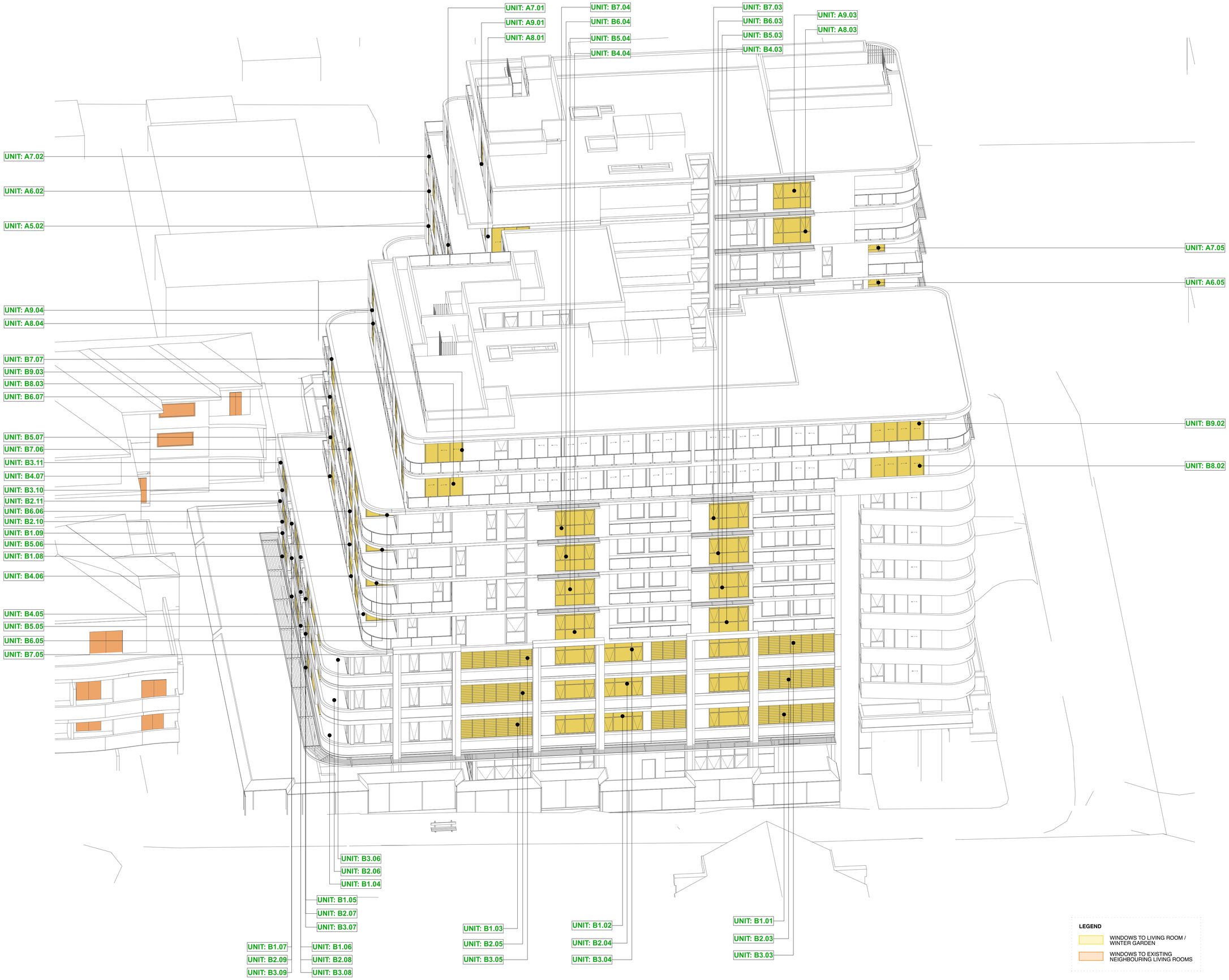
Drawing
Eye of the Sun Diagram - 10am

Project No.	Revision	Drawing No.
24029	A	DA 701



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Print Date
31/3/2026

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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 11am

Project No.	Revision	Drawing No.
24029	A	DA 702

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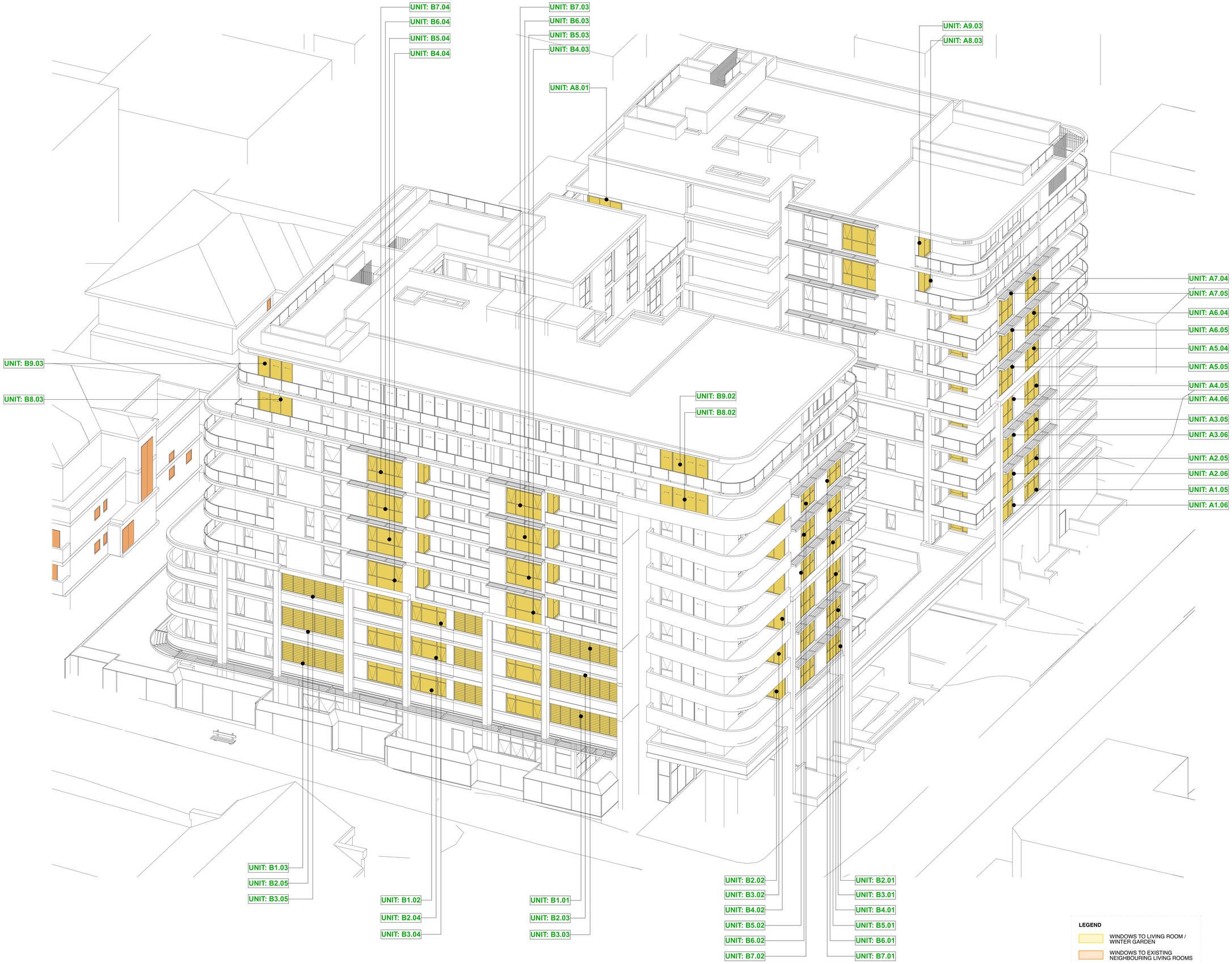
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 12pm

Project No. 24029
Revision A
Drawing No. DA 703



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31/3/2026

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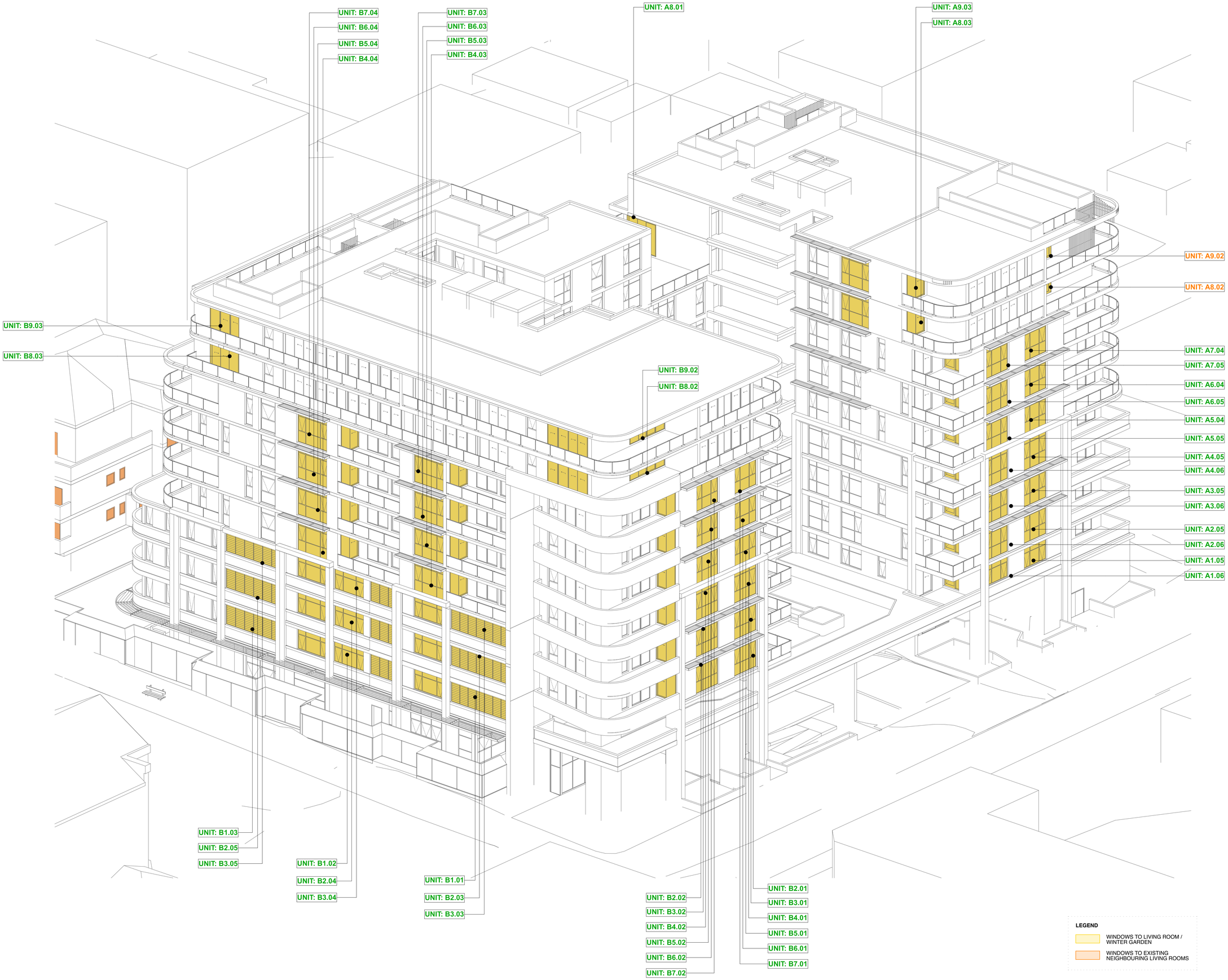
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 1pm

Project No.	Revision	Drawing No.
24029	**A**	**DA 704**



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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
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2. Surveyor
RGM
Huy Thai
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3. Arborist
Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape
Conzept
Robert Frew
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5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
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6. BCA and Access
Building Innovations
Mardiros Tatian
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7. Acoustic
Koikas Acoustics
Rowan Frizell
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8. Traffic and Parking
Genesis Traffic
Bernard Lo
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9. Waste Management
Elephants Foot
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Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 2pm

Project No. **24029**
Revision **A**
Drawing No. **DA 705**

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

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Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

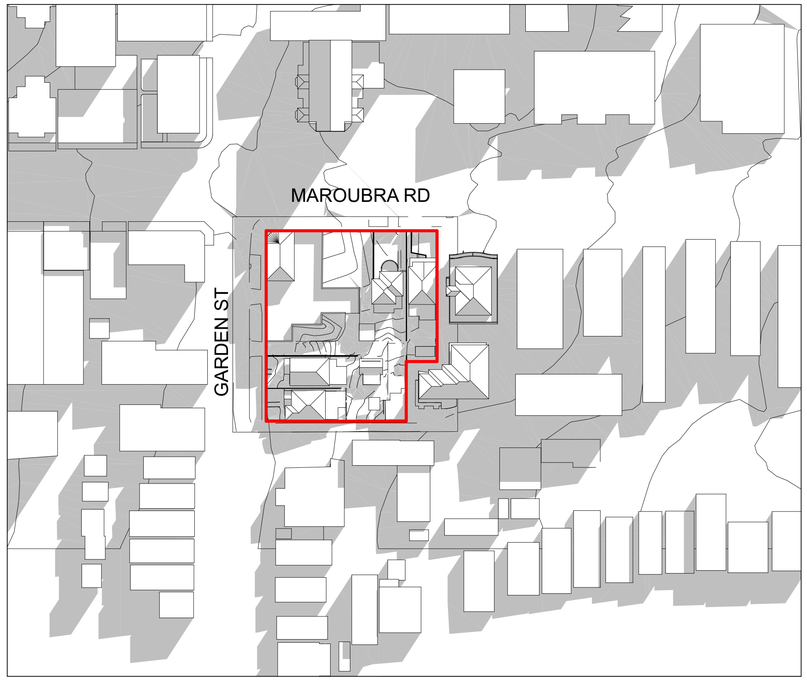
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 3pm

Project No. 24029
Revision A
Drawing No. DA 706

Shadow Diagrams



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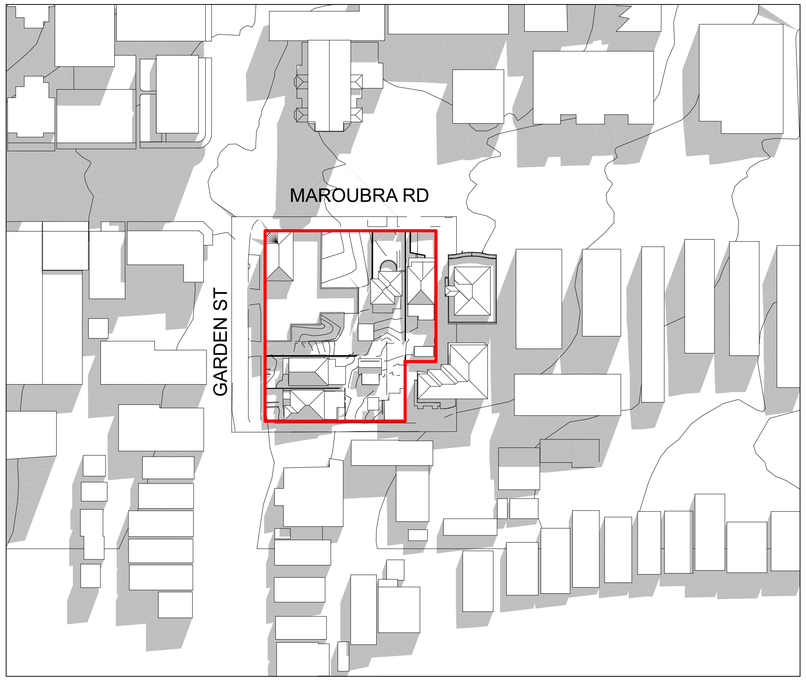
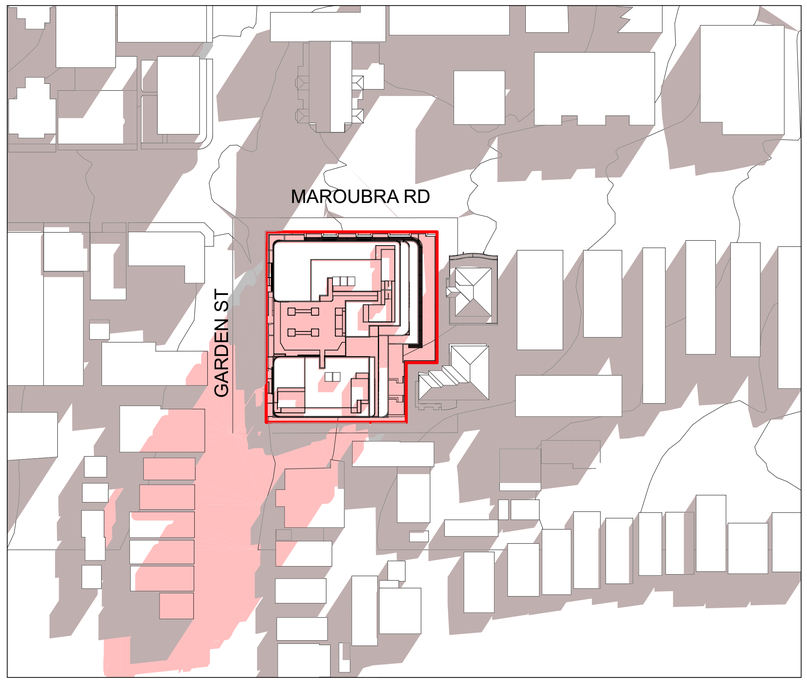
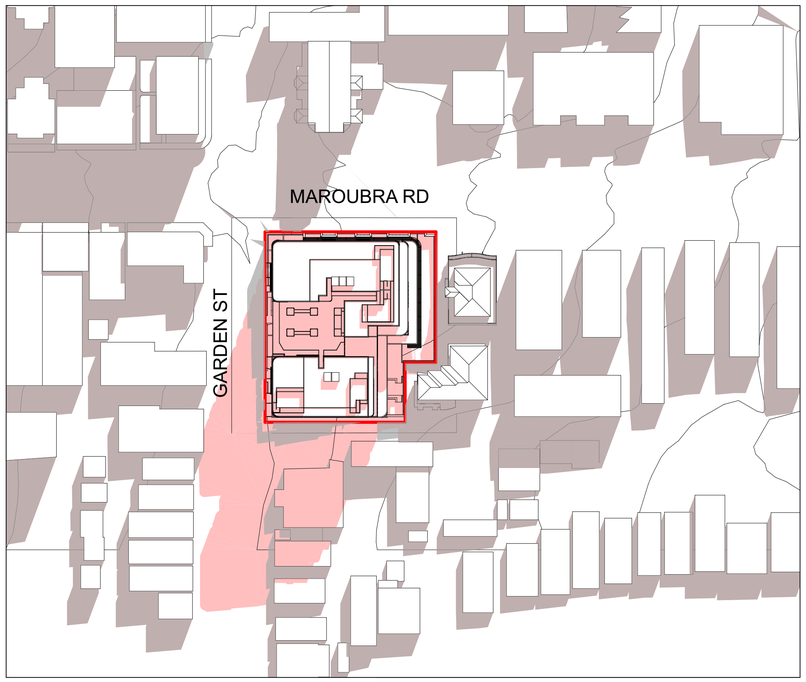


2 Shadow Diagram - 10am Existing
1:1000



3 Shadow Diagram - 9am Proposed
1:1000



4 Shadow Diagram - 10am Proposed
1:1000

EXISTING SHADOW

PROPOSED SHADOW

General Notes

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Mardiros Tatian
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North

Scale at A1
1:1000

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

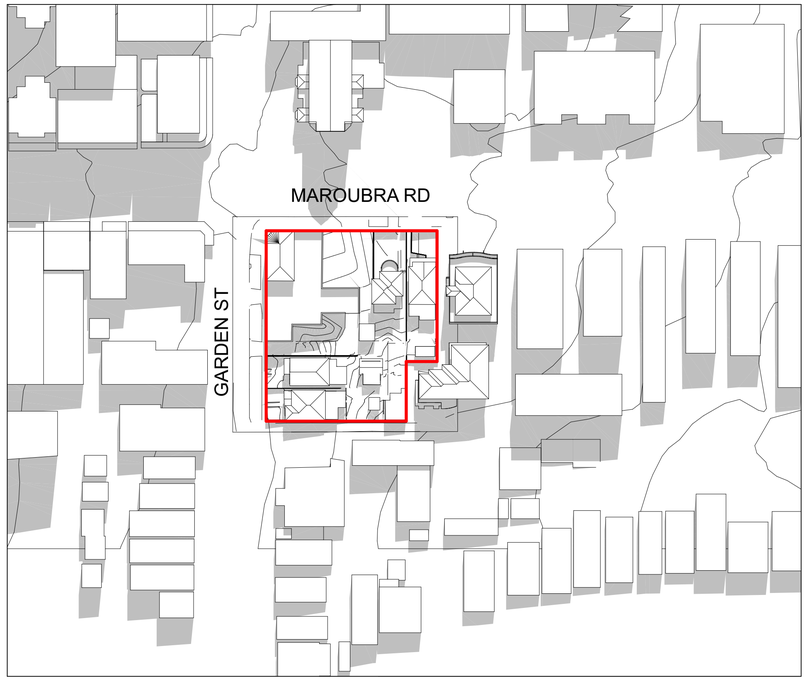
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Shadow Diagrams 1

Project No. **24029**
Revision **A**
Drawing No. **DA 710**

Shadow Diagrams



1 Shadow Diagram - 11am Existing
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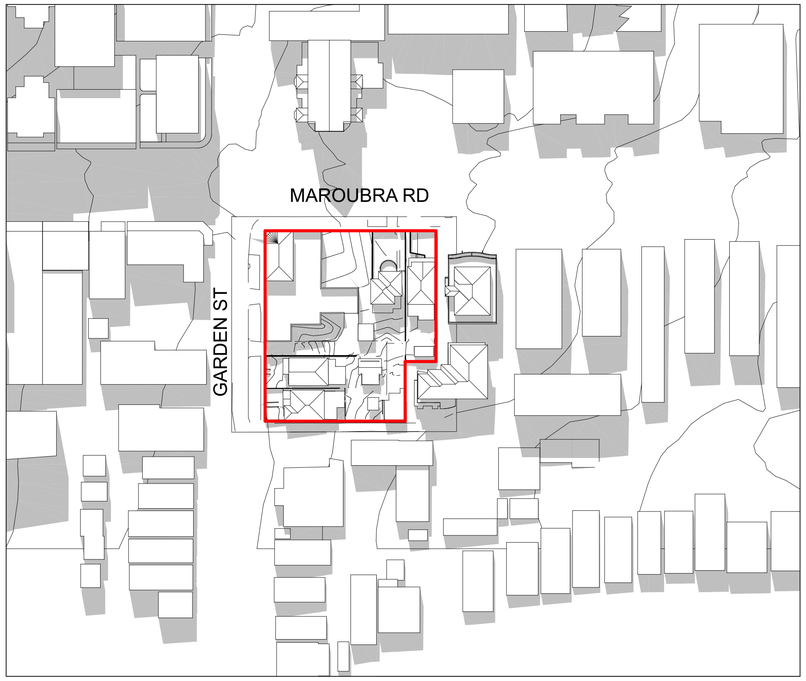

2 Shadow Diagram - 12pm Existing
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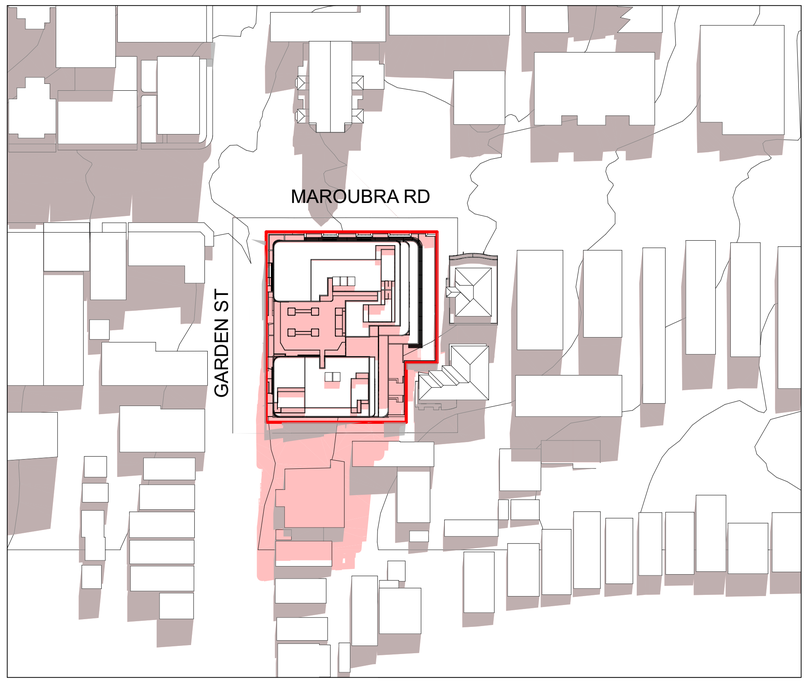
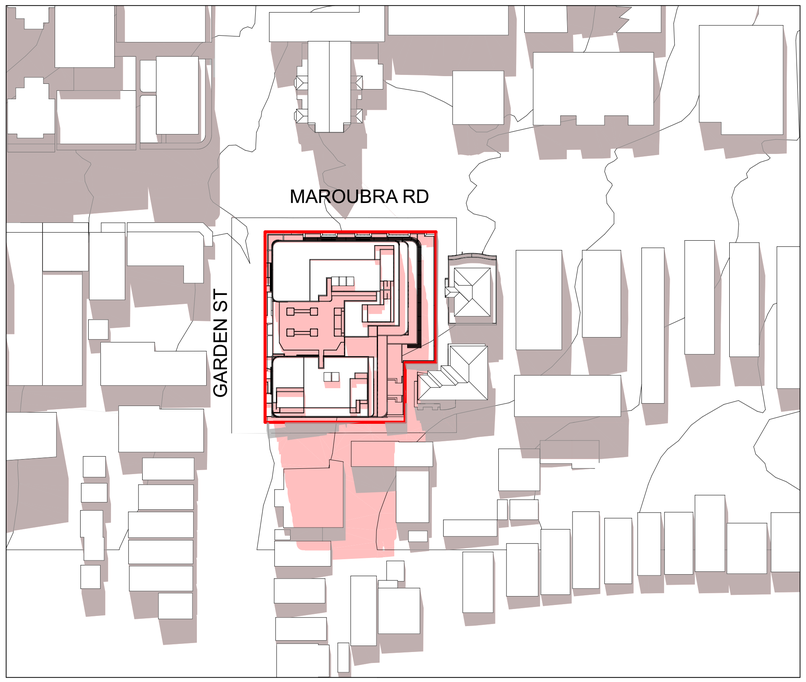


3 Shadow Diagram - 11am Proposed
1:1000



4 Shadow Diagram - 12pm Proposed
1:1000

EXISTING SHADOW

PROPOSED SHADOW

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Nominated Architect (NSW) - John Baker 3552

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Ruban Jayaratnam
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10. Photomontage
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North

Scale at A1
1:1000

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

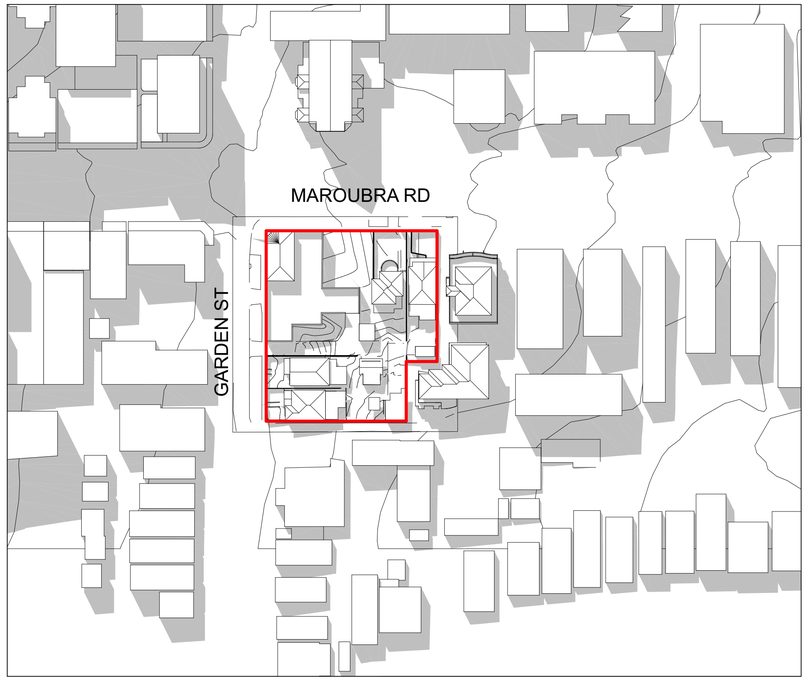
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

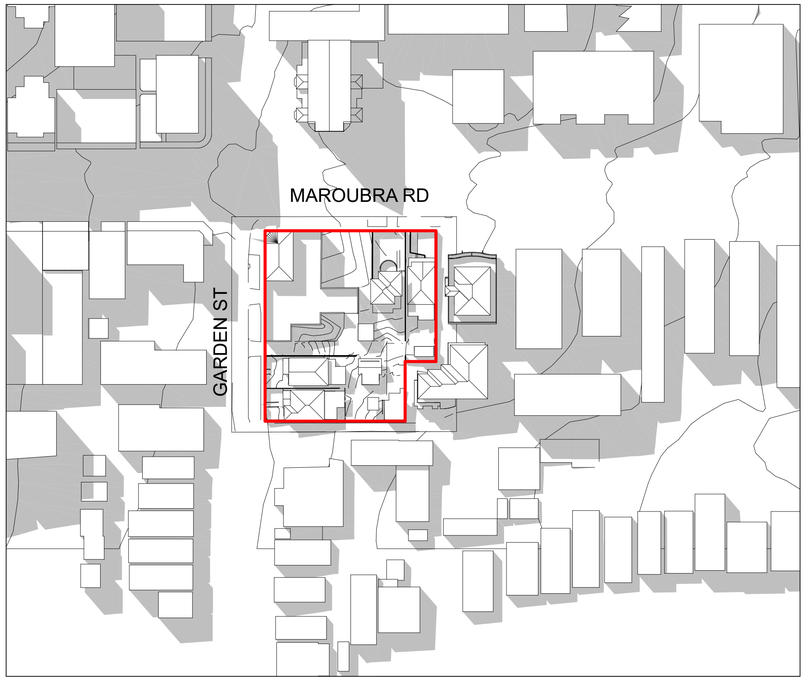
Drawing
Shadow Diagrams 2

Project No. **24029**
Revision **A**
Drawing No. **DA 711**

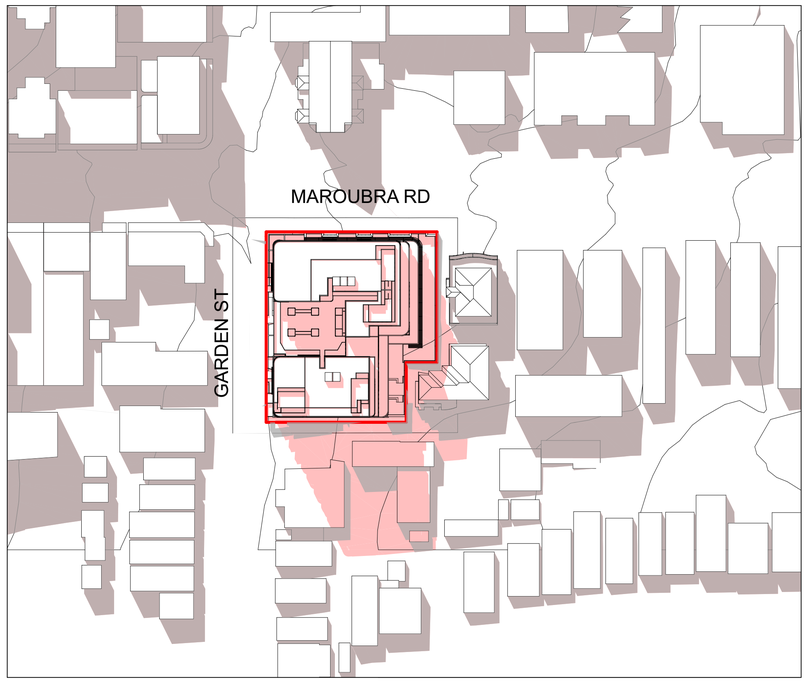
Shadow Diagrams



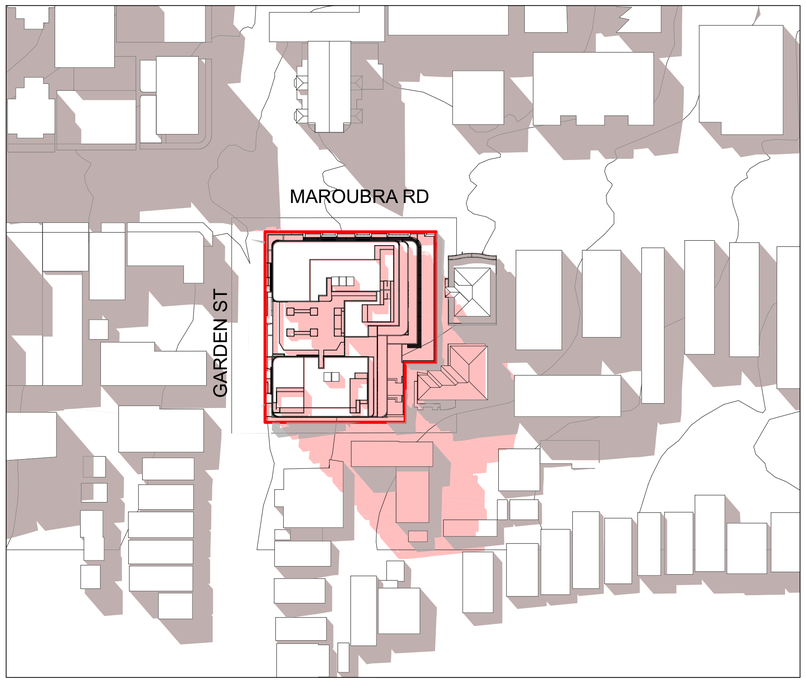
1 Shadow Diagram - 1pm Existing
1:1000



4 Shadow Diagram - 2pm Existing
1:1000



2 Shadow Diagram - 1pm Proposed
1:1000



3 Shadow Diagram - 2pm Proposed
1:1000

EXISTING SHADOW

PROPOSED SHADOW

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North

Scale at A1
1:1000

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

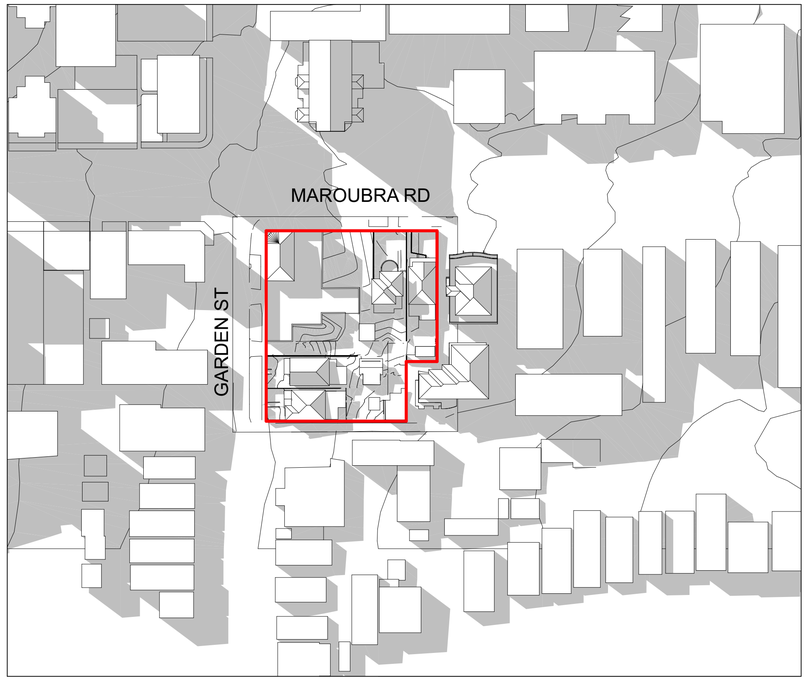
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Shadow Diagrams 3

Project No. **24029**
Revision **A**
Drawing No. **DA 712**

Shadow Diagrams



1 Shadow Diagram - 3pm Existing
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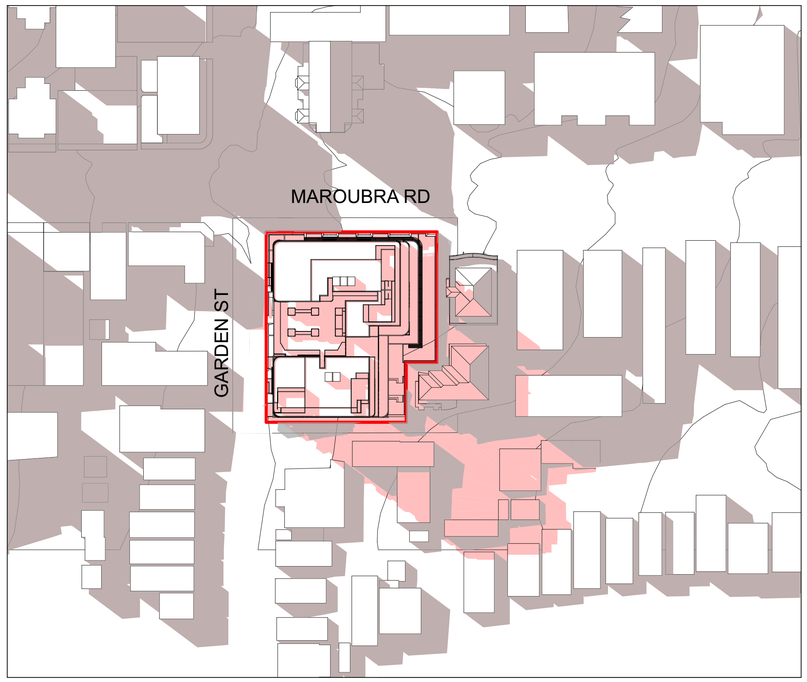

2 Shadow Diagram - 3pm Proposed
1:1000

EXISTING SHADOW

PROPOSED SHADOW

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North

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1:1000

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Shadow Diagrams 4

Project No.	Revision	Drawing No.
24029	**A**	**DA 713**

Photomontage

1 Artist's CGI Impression - Corner view of Maroubra Road & Garden Street

2 Existing View

General Notes

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Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
3D Views - Sheet 1

Project No. **24029**
Revision **A**
Drawing No. **DA 800**

Photomontage

1 Artist's CGI Impression - View along Maroubra Road towards the Town Centre

2 Existing View

General Notes

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5. Civil and Stormwater
Smart Structures
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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
31/3/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
3D Views - Sheet 2

Project No. **24029**
Revision **A**
Drawing No. **DA 801**

Photomontage

1 Artist's CGI Impression - Aerial view along Maroubra Road towards the Town Centre

2 Existing View

General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

All dimensions are in millimetres unless stated otherwise.
All architectural, drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing. BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Minor changes to form and configuration may be required when drawings are subseqeuently prepared for construction purposes after the grant of development consent.
Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
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2. Surveyor
RGM
Huy Thai
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3. Arborist
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4. Landscape
Conzept
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Drawing
3D Views - Sheet 3

Project No. **24029**
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