

PUBLIC VOICE COMMITTEE MEETING

20 August 2019

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

REPORTS BY COUNCIL OFFICERS

Attachment A - Plans DA2018/01251 – 150 Darby Street Cooks Hill
Mixed use, one commercial and 9 shop top houses

DISTRIBUTED UNDER SEPARATE COVER

150 DARBY STREET COOKS HILL

NEW SHOP TOP DEVELOPMENT DEVELOPMENT APPLICATION

DRAWING SCHEDULE

Number	Title	Scale @ A1
A0001	Cover Sheet	N/A
A0002	Site Plan	1:100
A0003	Floor Plan I	1:100
A0004	Floor Plan II	1:100
A0005	Elevations	1:100
A0006	Section	1:100
A1001	Site Analysis Plan	1:300
A1002	Shadow Diagrams	1:250
A1003	Solar Access Plans	1:100
A0104	Ventilation Plans	1:100
A1005	Area Calculations Plans	1:100

BUILDING FINISHES

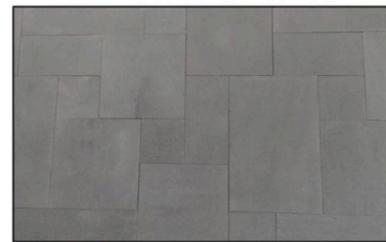
Ref	Material Description	Specification
AL	Aluminium Screen in Powdercoat Finish 1	Commercial System in Charcoal Powdercoat - Dulux Powdercoat Anotec® Silver Grey
G	Glass- Aluminium Window System-Powdercoat Finish 2	Commercial Aluminium Window System - Dulux Powdercoat Eternity® Charcoal Pearl
HWD	Hardwood Timber- Oiled finish	Natural Decking Oil
FB-1	Face Brick Type 1	Austral Paloma Series- Gaudi
FB-2	Face Brick Type 2	Austral Paloma Series- Miro
FC	Fibre Cement Cladding System	CSR Barestone
MDR	Metal Deck Roof Sheeting	Lysaght Longline 305- Colorbond Basalt Matt
OFC	Off-Form Concrete	Off-Form Insitu Concrete
PF-1	Paint Finish 1	Dulux equivalent to
PF-2	Paint Finish 2	Dulux Olive Creed
PF-3	Paint Finish 3	Dulux Discretion
S	Steel with Protective Steel Coating- Micaceous Iron Oxide	Dulux Ferrodor, Natural Grey
SP	Stone Pavers	French Pattern Bluestone pavers



Aluminium- Powdercoat Finish 1



Metal Deck Roof Sheeting



Stone Pavers



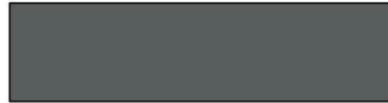
Window Framing- Powdercoat Finish 2



Off form Concrete



Hardwood Timber-Oiled finish



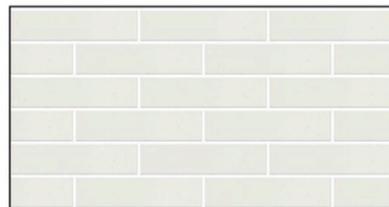
Paint Finish 1



Face Brick Type 1



Paint Finish 2



Face Brick Type 2



Paint Finish 3



Steel- Micaceous Iron Oxide

Basix Building Fabric Requirements: (150 Darby St)

Element	Material Type	Detail
External walls	Cavity Brick + R2.0 Insulation + PB	Light and dark colour
Internal walls	Plasterboard on studs	Intra-tenancy walls
	Brick + Plasterboard	Inter-tenancy walls
Windows	ALM-002-01 A Aluminium B SG Clear	NFRC Glazing System values: ⇒ U ≤ 6.70 and SHGC = 0.70 (± 5%)
	ALM-004-01 A Aluminium B DG Air Fill Clear-Clear Modifying units: 103, 203 and 303 (Darby street windows only)	NFRC Glazing System values: ⇒ U ≤ 4.80 and SHGC = 0.59 (± 5%)
Skylights	Single Glazed	
Downlights	Sealed	
Floor	Concrete slab	Tile (wet and kitchen) Carpet (bedrooms and living)
	Concrete slab + R1.0 Insulation	To outside air/non conditioned space below car park
Ceiling	Plasterboard + R3.0 Insulation (top floor)	
Roof	Concrete	Medium colour

NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0003103140
Assessor Name: Hamidul islam
Accreditation no.: 100982
Certificate date: 24 August 2018
Dwelling Address:
150 Darby St
Cooks Hill, NSW
2300
www.nathers.gov.au

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Issue description	date	Issue description	date
C	Amendments to DA-as noted	11/6/19	
B	Amendments to DA-as noted	3/4/19	
A	Development Application	27/8/18	

client
Andrew + Rob Dawson

macphail & sproul architects pty limited
suite 4.1, 105 kippax street, surry hills, 2010 nsw
t 02 9281 9800, f 02 9281 3800
habitat, suite 44, building C3, 1 porter street, byron bay, 2480 nsw
m 0408 804 010
email design@msarchitects.com.au
a.b.n. 94 052 147 834

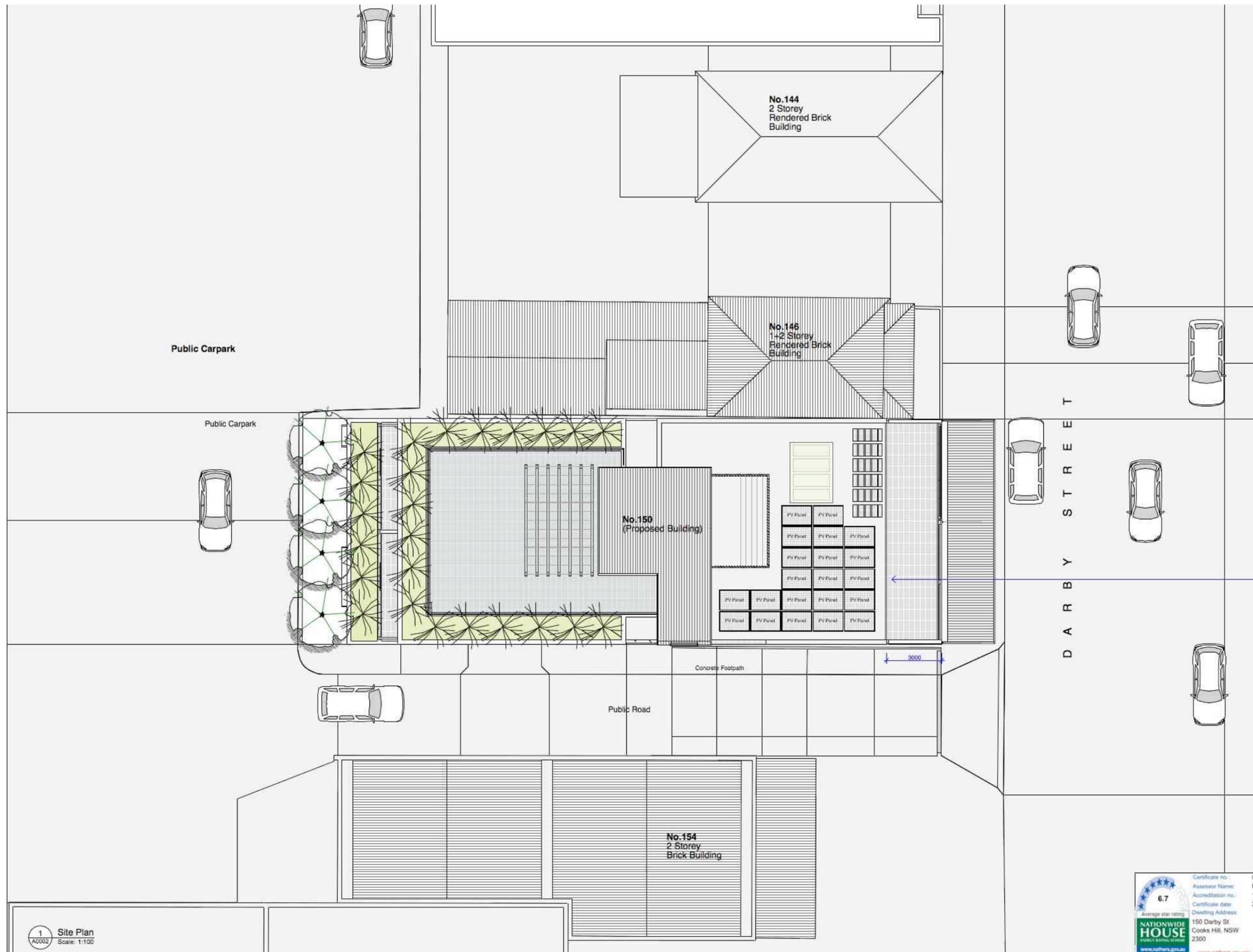
macphail & sproul architects

project
New Shop-Top Development
150 Darby Street, Cooks Hill, NSW

drawing title
Cover Sheet

job no : 15.14
cad file : 15.14 DA01 Drawings.wvx
date : DS
drawn : August 2018
scale : AS NOTED

A001 C



DA AMENDMENT 1
Building facade moved
to comply with DCP Setback

1 Site Plan
A0002 Scale: 1:100

Certificate no.: 0003103140
Assessor Name: Hamidul Islam
Accreditation no.: 100982
Certificate date: 24 August 2018
Dwelling Address: 150 Darby St, Cooks Hill, NSW 2300
www.nathers.gov.au

6.7
Average star rating
NATIONWIDE HOUSE
www.nationwidehouse.com.au

ABSA
www.absa.gov.au

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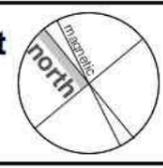
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macphail & sproul architects pty limited
suite 4/1, 105 kippax street, surry hills, 2010 nsw
t 02 9281 9800, f 02 9281 3800
habitat, suite 4/4, building C3, 1 porter street, byron bay, 2480 nsw
m 0408 804 010
email design@msarchitects.com.au
a.b.n. 94 092 147 834

macphail & sproul architects

project
New Shop-Top Development
150 Darby Street, Cooks Hill, NSW
drawing title
Site Plan



job no : 15.14
cad file : 15_14 DA01 Drawings.vwx
date : DS
drawn : August 2018
scale : AS NOTED
A0002 C

DESIGN COMPLIANCE

LEP CONTROLS

FSR Calculations
 Site: 427m²
 FSR: 2:1
 Allowable area: 854m²
Proposed Area:
 Level 0: 122m²
 Level 1: 260m²
 Level 2: 230m²
 Level 3: 230m²
 Total: 842m²

Building Height
 Max. Height: 14m
 Proposed Height: 14m- (Non-compliance to part of Unit 303)

SEPP 65 APARTMENT DESIGN GUIDE

Communal Open Space
 Required Space = 25% of Site = 107m²
 Space Proposed= 140m²

Deep Soil Zone
 Required Space = 7% of Site = 30m²
 Space Proposed= 30m²

Apartment Sizes Required
 1 Bed Units = 30m² (min)
 2 Bed Units = 70m² (min)
 3 Bed Units = 90m² (min)

Apartment Sizes Proposed:
 1 Bed Units = 55m²
 3 Bed Units = 107/138m²

Solar Access Requirement 1:
 70% minimum number of apartments to have solar access¹ living room and Private Outdoor Space for 2 hrs between the hours of 9am-3pm 21 June

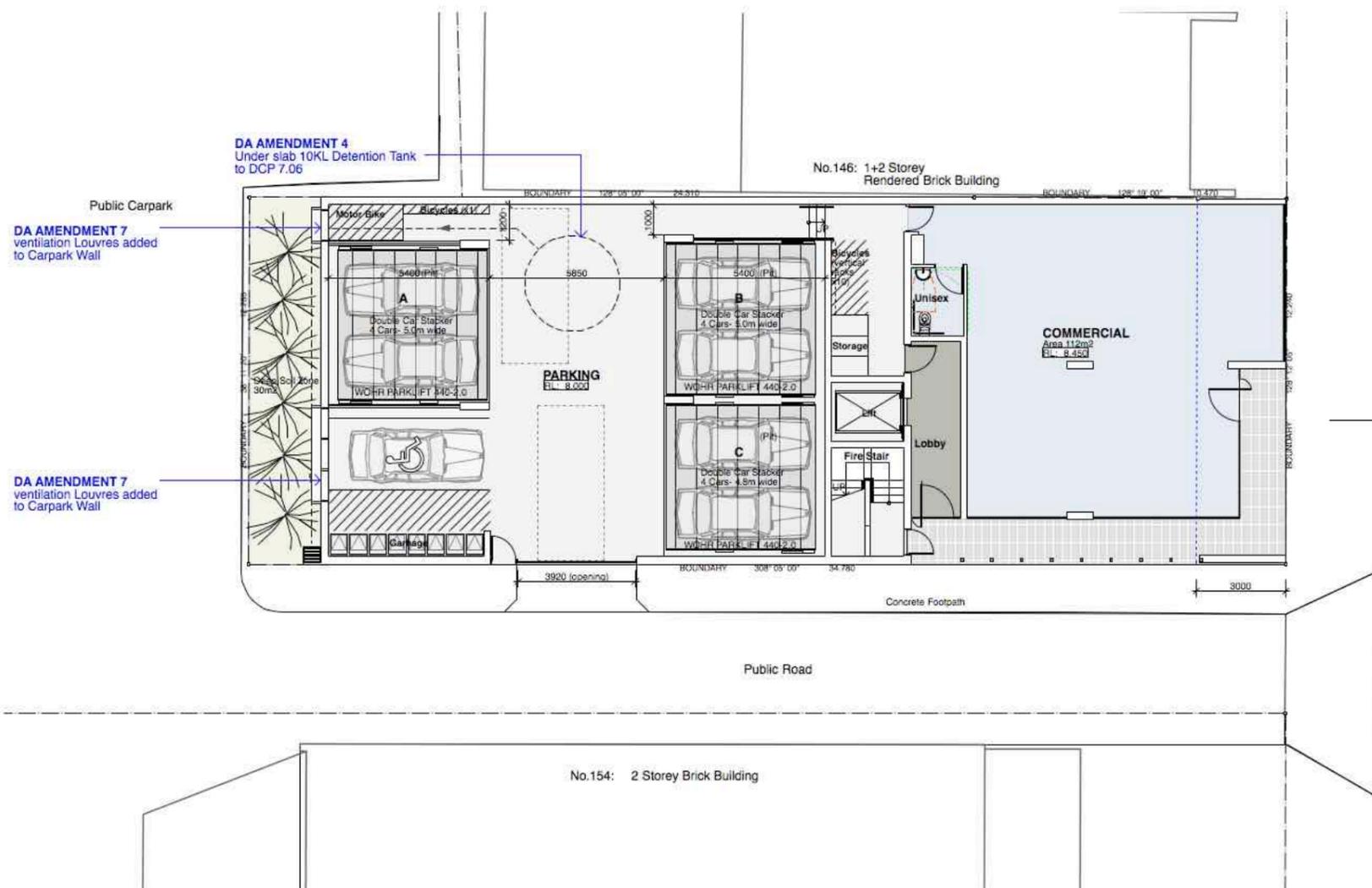
CRITERIA: 9 unit Development @ 70%
REQUIRED: 7 units (min)
PROPOSED: 7 units - **COMPLIES**

Solar Access Requirement 2:
 15% maximum number of apartments permitted to have no solar access

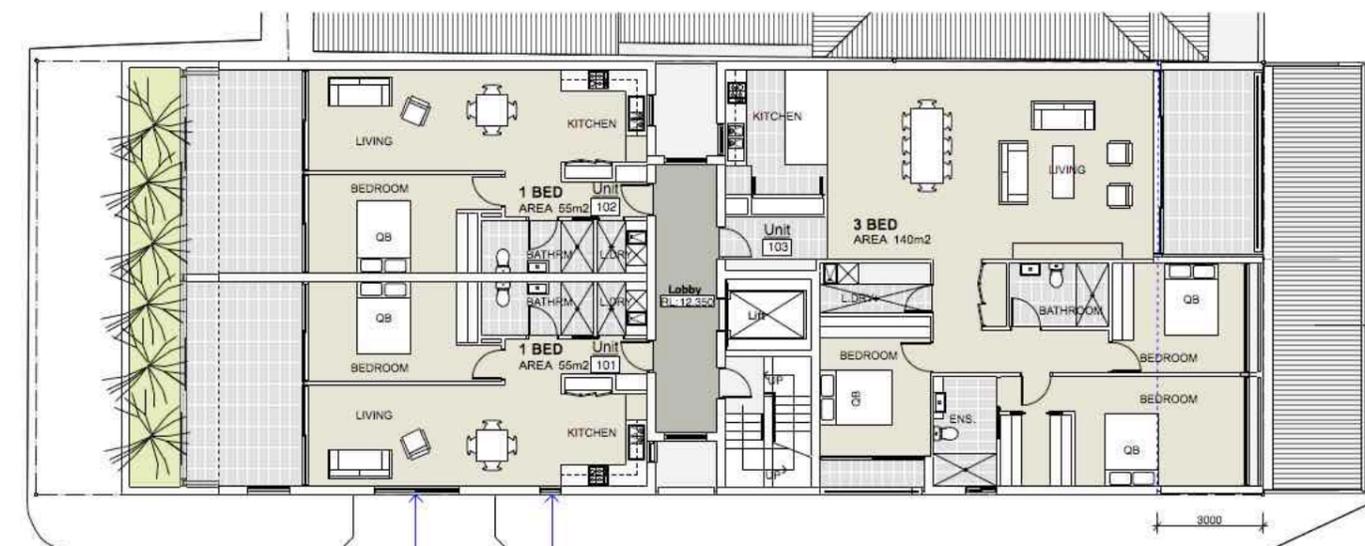
CRITERIA: 9 unit Development @ 70%
PERMITTED: 2 units (max)
PROPOSED: 2 units - **COMPLIES**

Ventilation:
 60% of apartments to have natural cross-flow ventilation
 9 unit Development @ 60%

REQUIRED: 6 units (min)
PROPOSED: 9 units 100%



1 Plan- Ground Floor
 Scale: 1:100 (@A1)



2 Plan- Level 1
 Scale: 1:100 (@A1)

DA AMENDMENT 6
 Windows to South-Western facade

D A R B Y S T R E E T

D A R B Y S T R E E T

Certificate no.: 0003103140
 Assessor Name: Hamidul Islam
 Accreditation no.: 100982
 Certificate date: 24 August 2018
 Dwelling Address: 150 Darby St, Cooks Hill, NSW 2300
www.nathers.gov.au

NATIONWIDE HOUSE
 Average star rating: 6.7

ABSA

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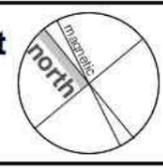
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 suite 4.1, 105 kippax street, surry hills, 2010 nsw
 t 02 9281 9800, f 02 9281 3800
 habitat, suite 44, building C3, 1 porter street, byron bay, 2480 nsw
 m 0408 804 010
 email design@msarchitects.com.au
 a.b.n. 94 092 147 834

macphail & sproul architects

project
New Shop-Top Development
 150 Darby Street, Cooks Hill, NSW
 drawing title
Floor Plans I



job no : 15.14
 cad file : 15_14 DA01 Drawings.vwx
 date : DS
 drawn : August 2018
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A0003 C

DESIGN COMPLIANCE

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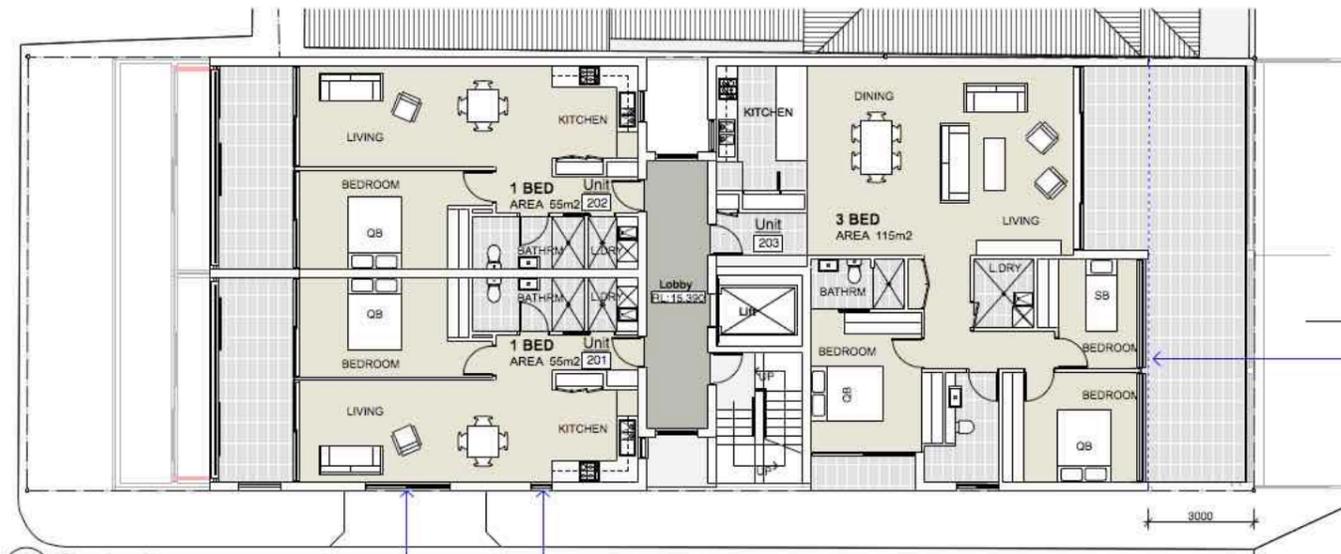
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Solar Access Requirement 2:
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 9 unit Development @ 60%

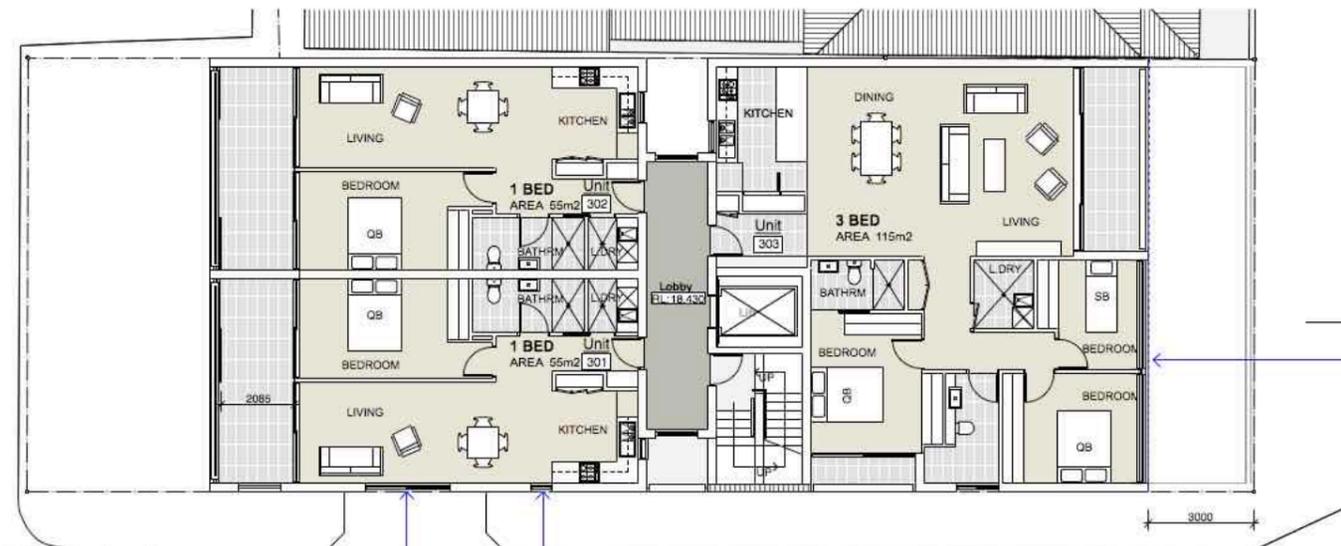
REQUIRED: 6 units (min)
PROPOSED: 9 units 100%



3 Plan- Level 2
 Scale: 1:100 (@A1)

DA AMENDMENT 6
 Windows to South-Western facade

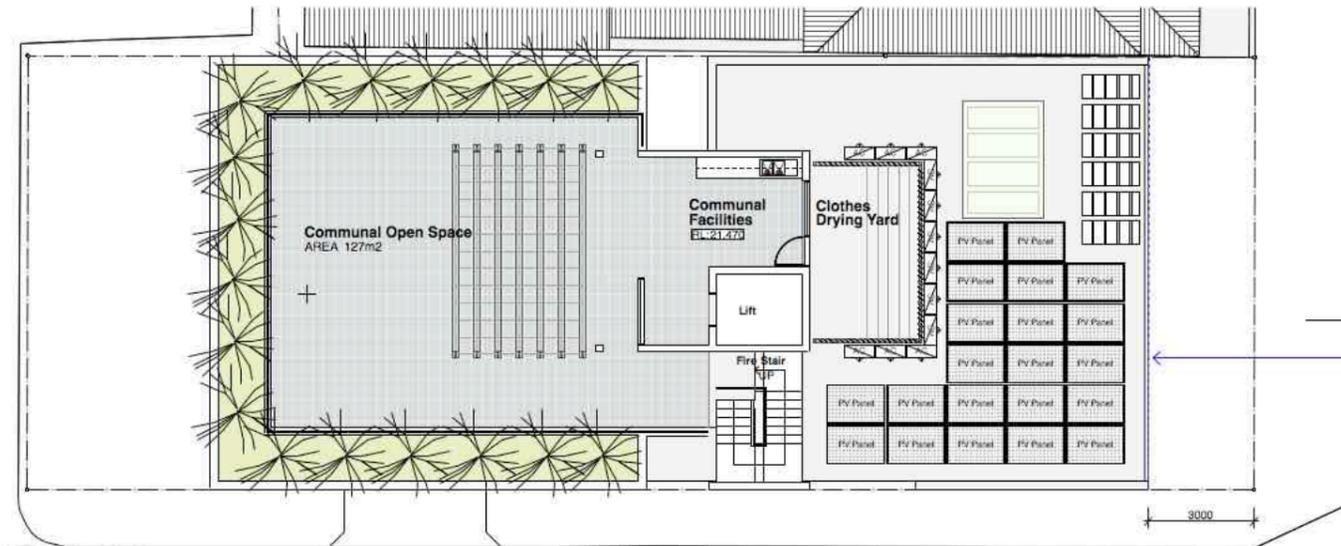
DA AMENDMENT 1
 Building facade moved to comply with DCP Setback



4 Plan- Level 3
 Scale: 1:100 (@A1)

DA AMENDMENT 6
 Windows to South-Western facade

DA AMENDMENT 1
 Building facade moved to comply with DCP Setback



5 Plan- Roof
 Scale: 1:100 (@A1)

DA AMENDMENT 1
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D A R B Y S T R E E T

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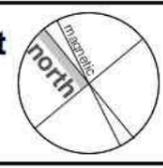
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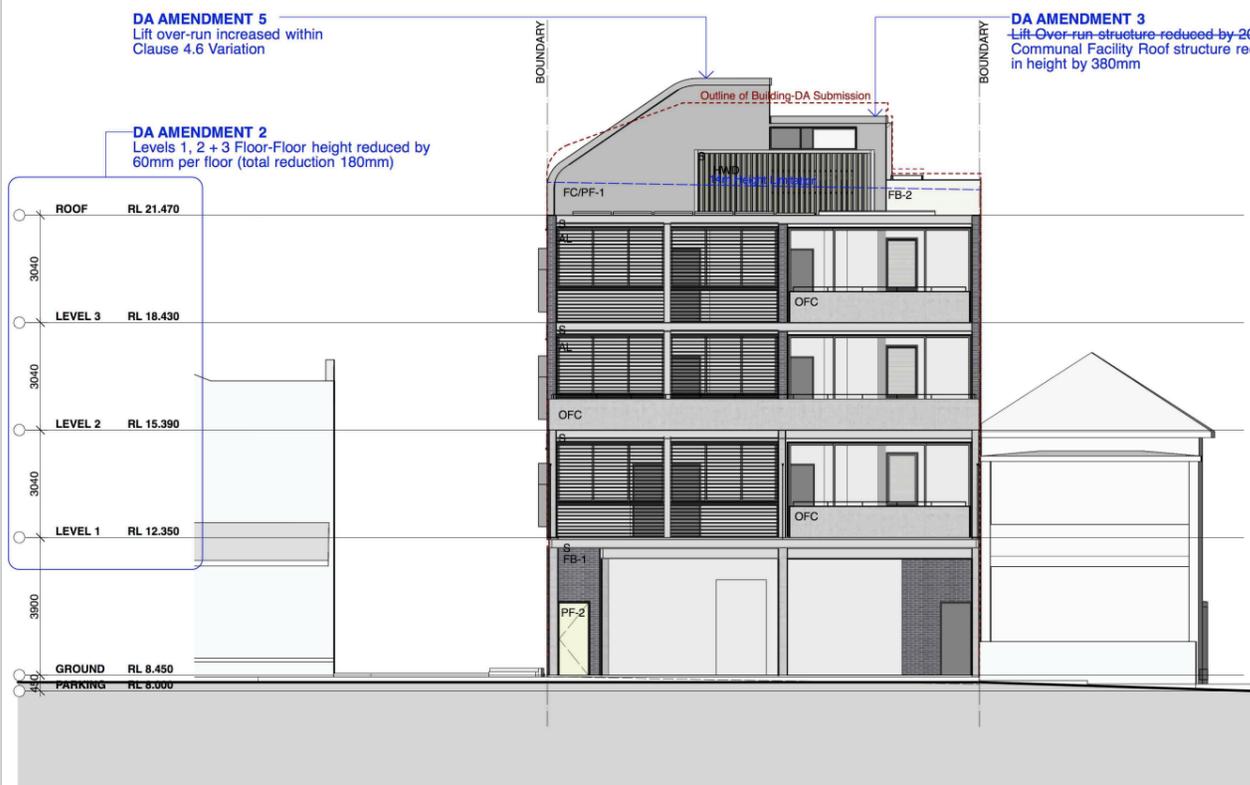
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drawing title
Floor Plans II



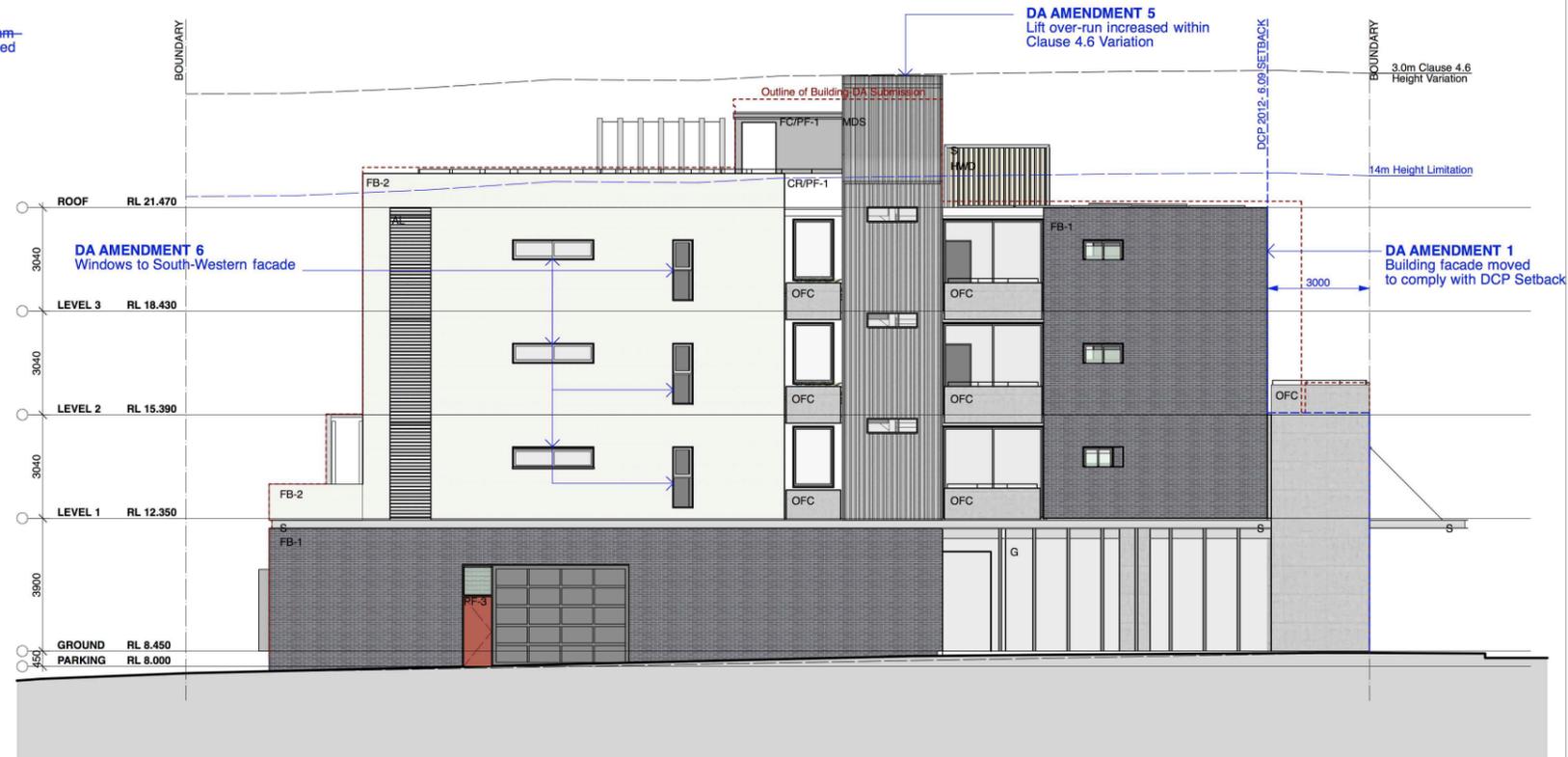
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A0004 C

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 Accreditation no.: 100982
 Certificate date: 24 August 2018
 Dwellling Address: 150 Darby St, Cooks Hill, NSW 2300
 www.nathers.gov.au

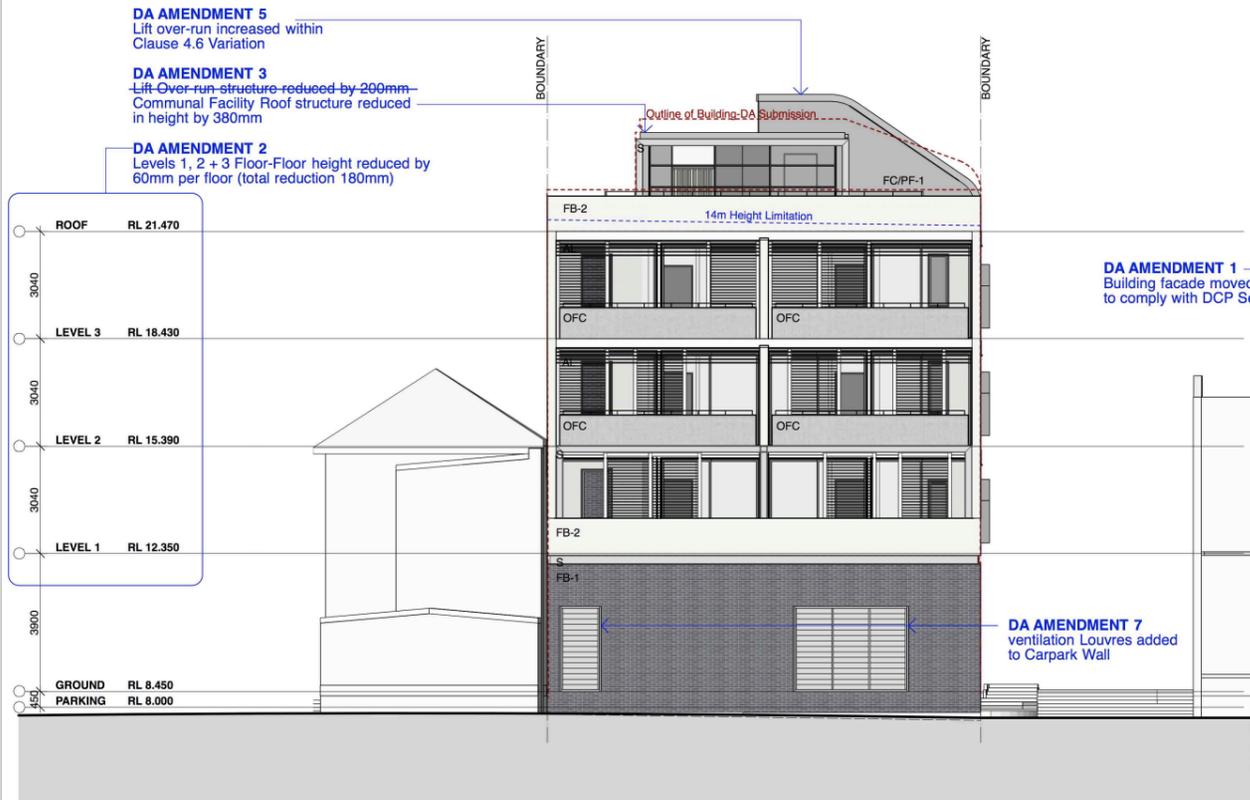
NATIONWIDE HOUSE
 Average star rating: 6.7
 www.nationwidehouse.com.au



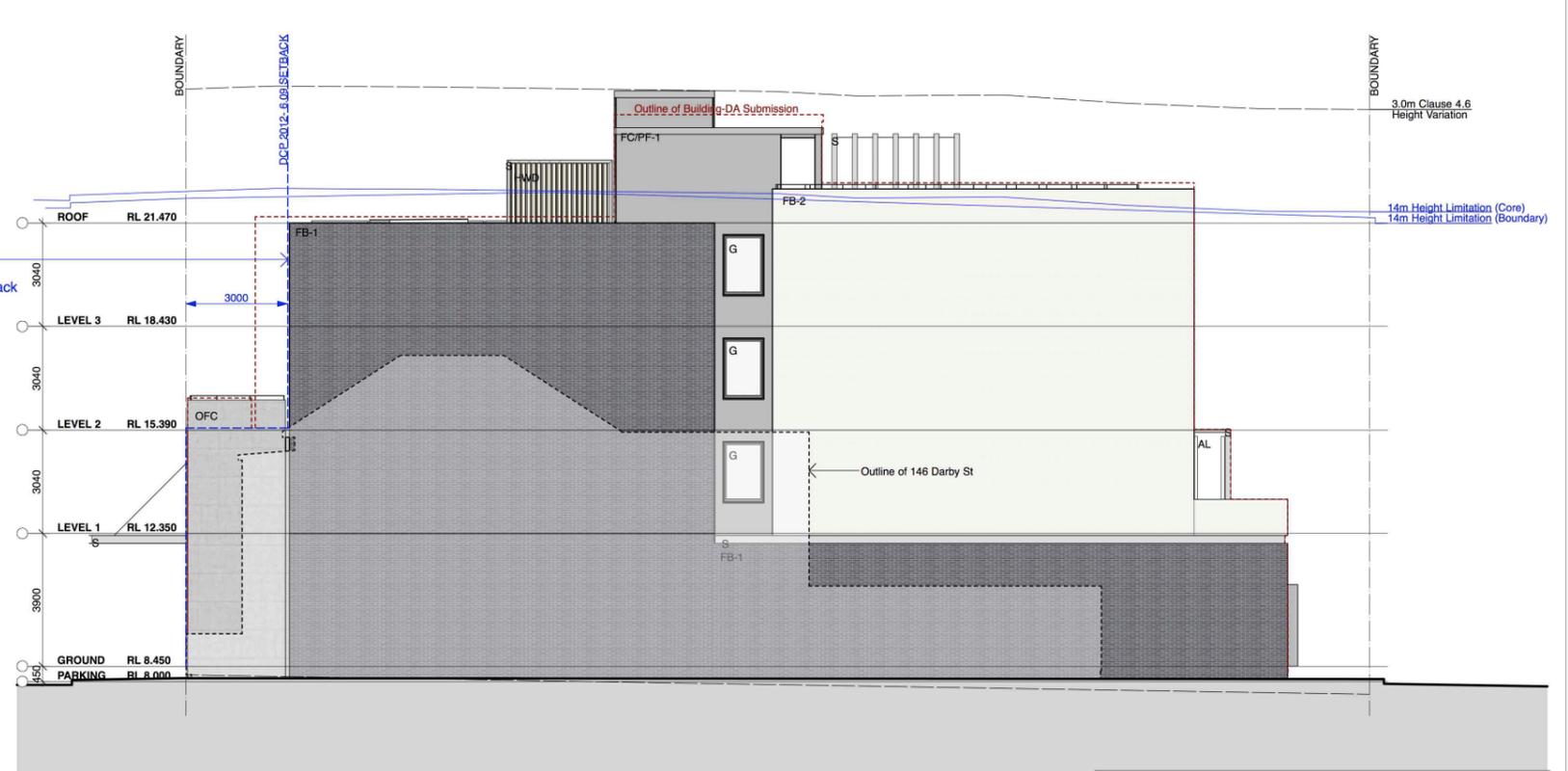
1 Elevation-East, Darby Street
Scale: 1:100



2 Elevation-South
Scale: 1:100



3 Elevation-West
Scale: 1:100



4 Elevation-North
Scale: 1:100

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Elevations

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