



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

PV 15/09/2020 – DA2018/00547 – 113-125 DARBY STREET, COOKS HILL – MIXED-USE DEVELOPMENT (COMMERCIAL AND RESIDENTIAL FLAT BUILDING) – FOUR STOREY MIXED-USE DEVELOPMENT COMPRISING GROUND FLOOR COMMERCIAL AND RESIDENTIAL FLAT BUILDING (29 UNITS), BASEMENT CAR PARKING, LANDSCAPING, ASSOCIATED SITE WORKS INCLUDING DEMOLITION OF EXISTING STRUCTURES

PAGE 3 ITEM-1 Attachment A: Submitted Plans

PAGE 34 ITEM-1 Attachment B: Processing Chronology

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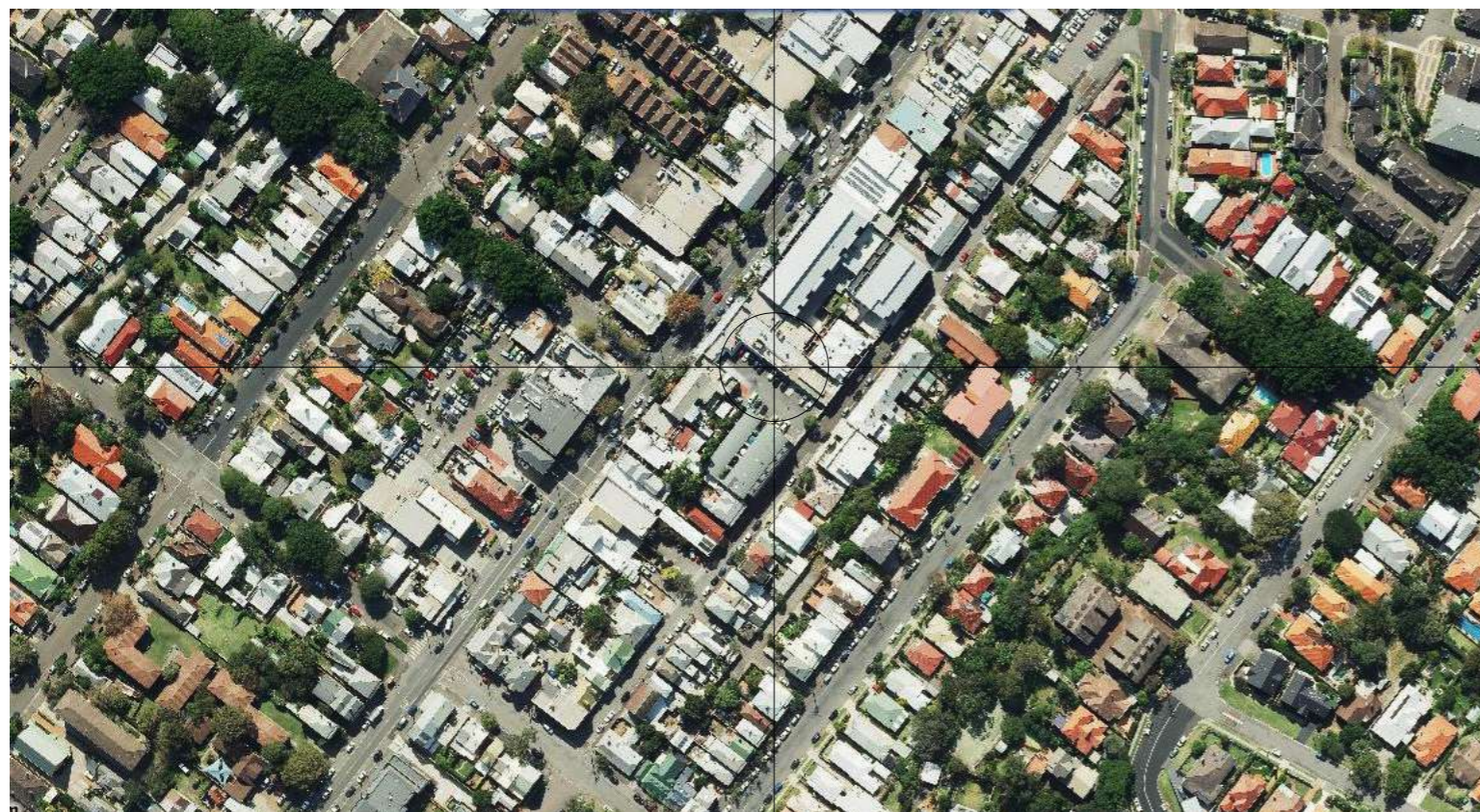
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ITEM-1 Attachment A: Submitted Plans

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CHCUT Darby Street Development

113-125 Darby Street
Cooks Hill, NSW

Project Information

ground floor - approx. 491sqm Commercial

- 2 units (1 x 1 bed, 1 x 2 bed) units

first floor - 9 in total (3 x 1 bed, 3 x 2 bed, 3 x 3 bed) units

second floor - 9 in total (3 x 1 bed, 4 x 2 bed, 2 x 3 bed) units

third floor - 9 in total (3 x 1 bed, 4 x 2 bed, 2 x 3 bed) units

total - 29 units

- 26.6 residential car spaces req. + 6 visitors

- 12.25 'shop' car spaces req. (1 per 40sqm)

Cars Required = 44.85 cars

(as per DCP 7.03 Traffic Parking & Access)

Cars Provided = 44 cars

Gross Floor Area - approx 3,307sqm (excluding winter gardens)

- approx 3,449sqm (including winter gardens)

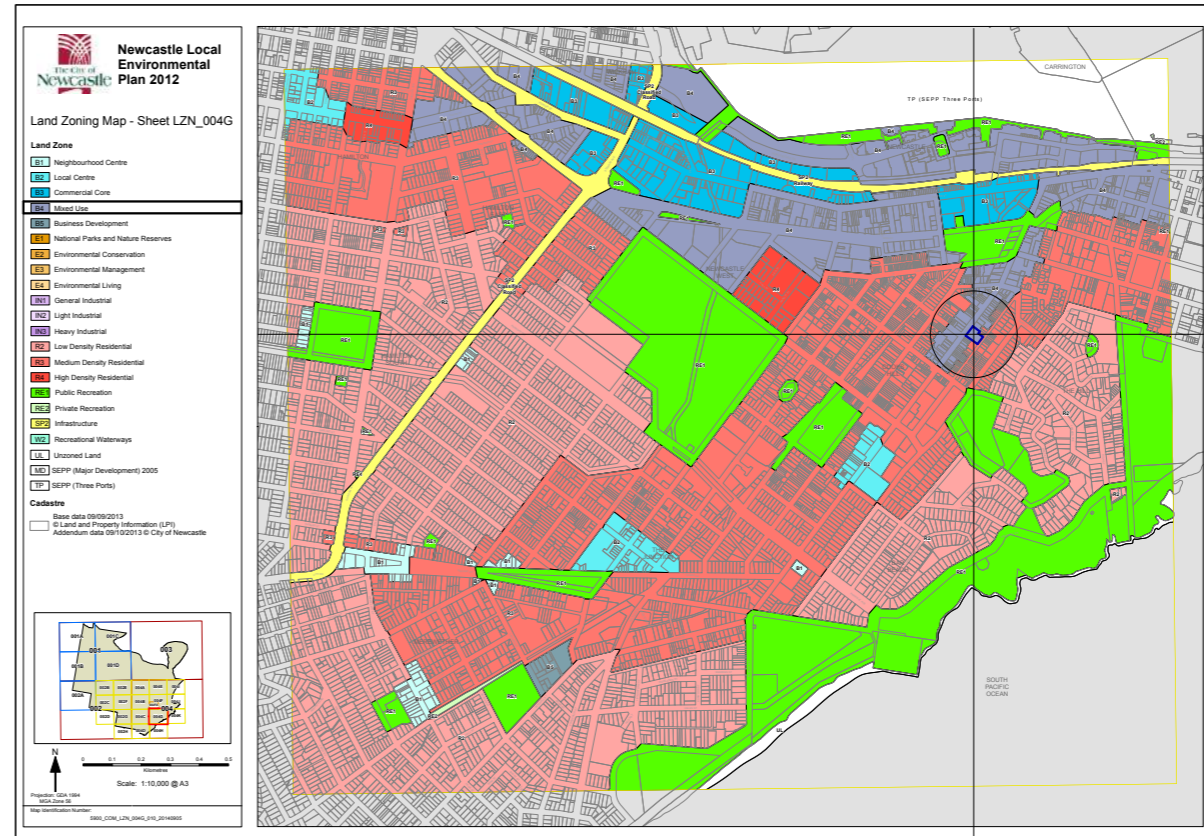
Council Requirements

SITE AREA = 1831sqm
 ZONING = B4 Mixed Use
 FSR = 2:1 (3662sqm of allowable GFA)
 HOB = 14m
 ACID SULPHATE = Class 4
 PRECINCT = Darby Street Commercial Precinct
 HERITAGE = Heritage Conservation Area - General

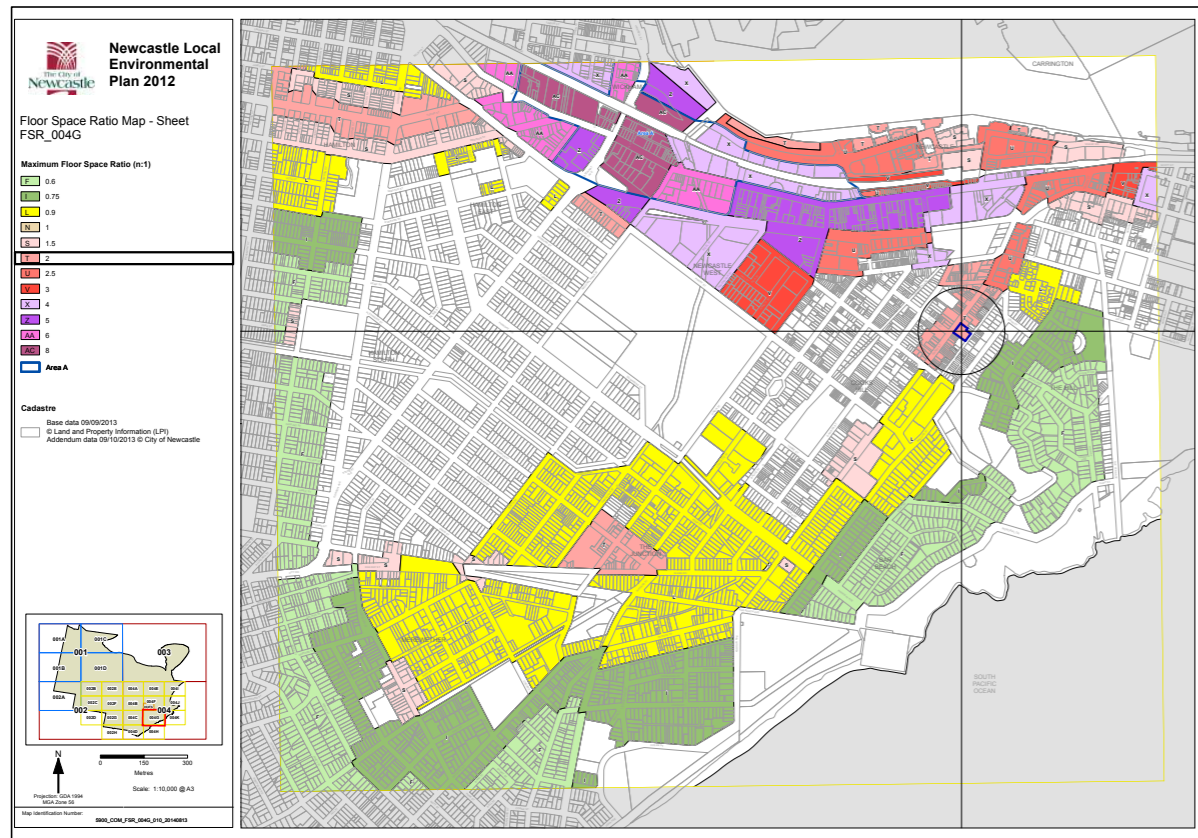
ZONE B4: MIXED USE

LEP Definitions

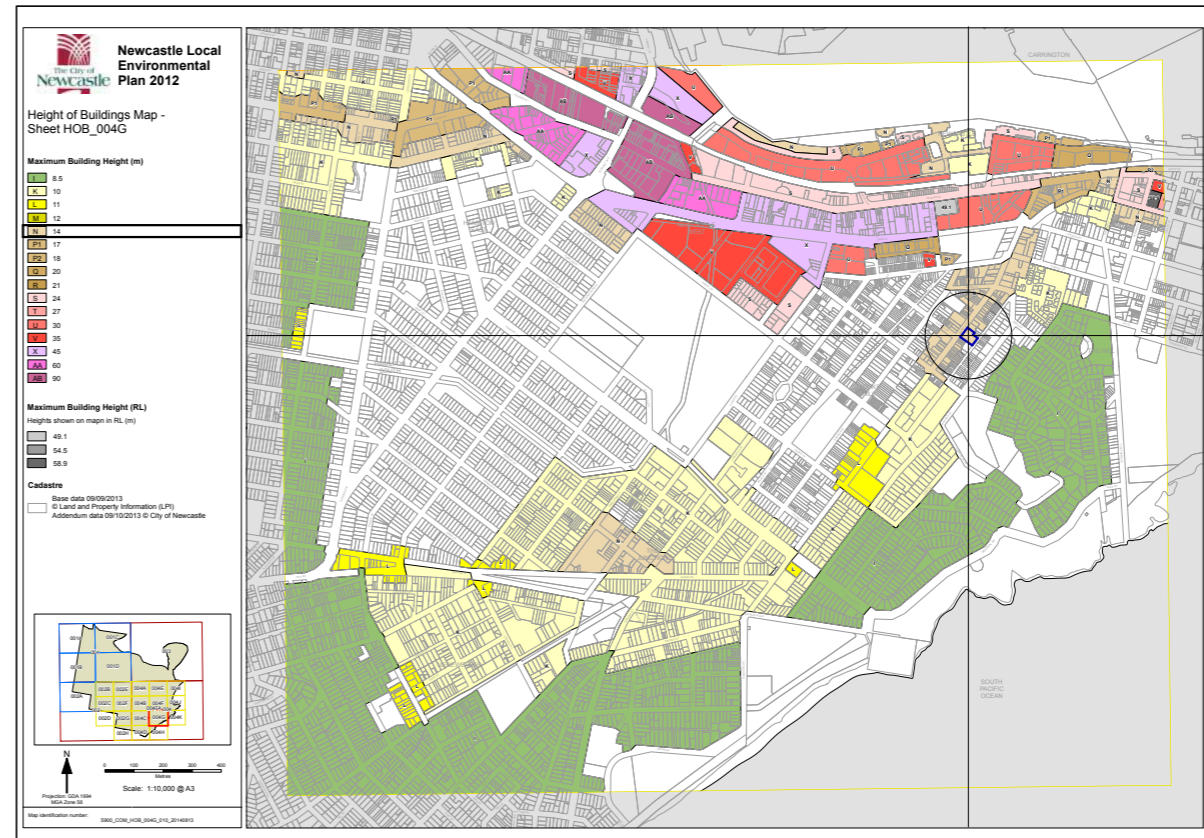
- Objectives of zone
 - To provide a mixture of compatible land uses.
 - To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
 - To support nearby or adjacent commercial centres without adversely impacting on the viability of those centres.
- Permitted without consent
 Environmental protection works; Home occupations
- Permitted with consent
 Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4
- Prohibited
 Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Camping grounds; Caravan parks; Cemeteries; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Farm buildings; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Open cut mining; Resource recovery facilities; Rural industries; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Truck depots; Vehicle body repair workshops; Waste disposal facilities; Water recycling facilities; Water supply systems



Land Zoning- B4 Mixed Use



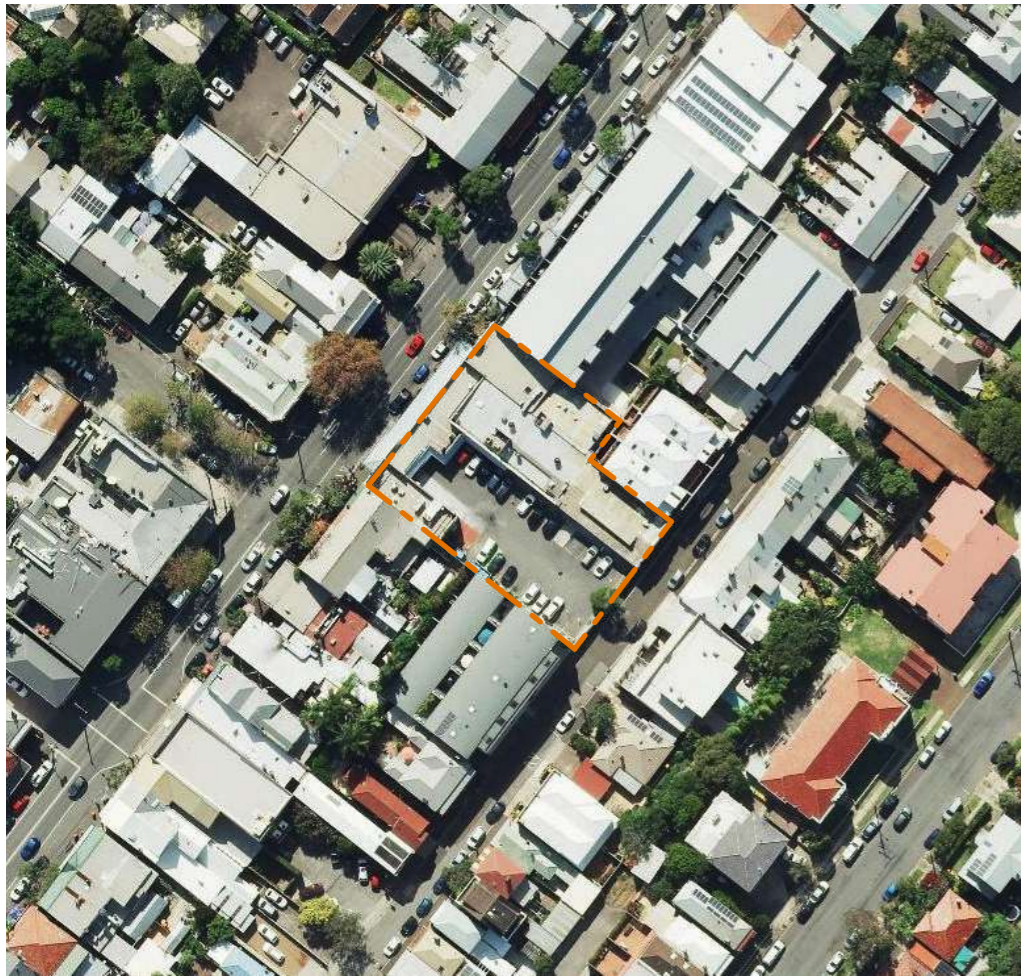
Floor Space Ratio - 2:1



Height of Building - 14m

REVISED SCHEME

Street Character and Context



Council Street



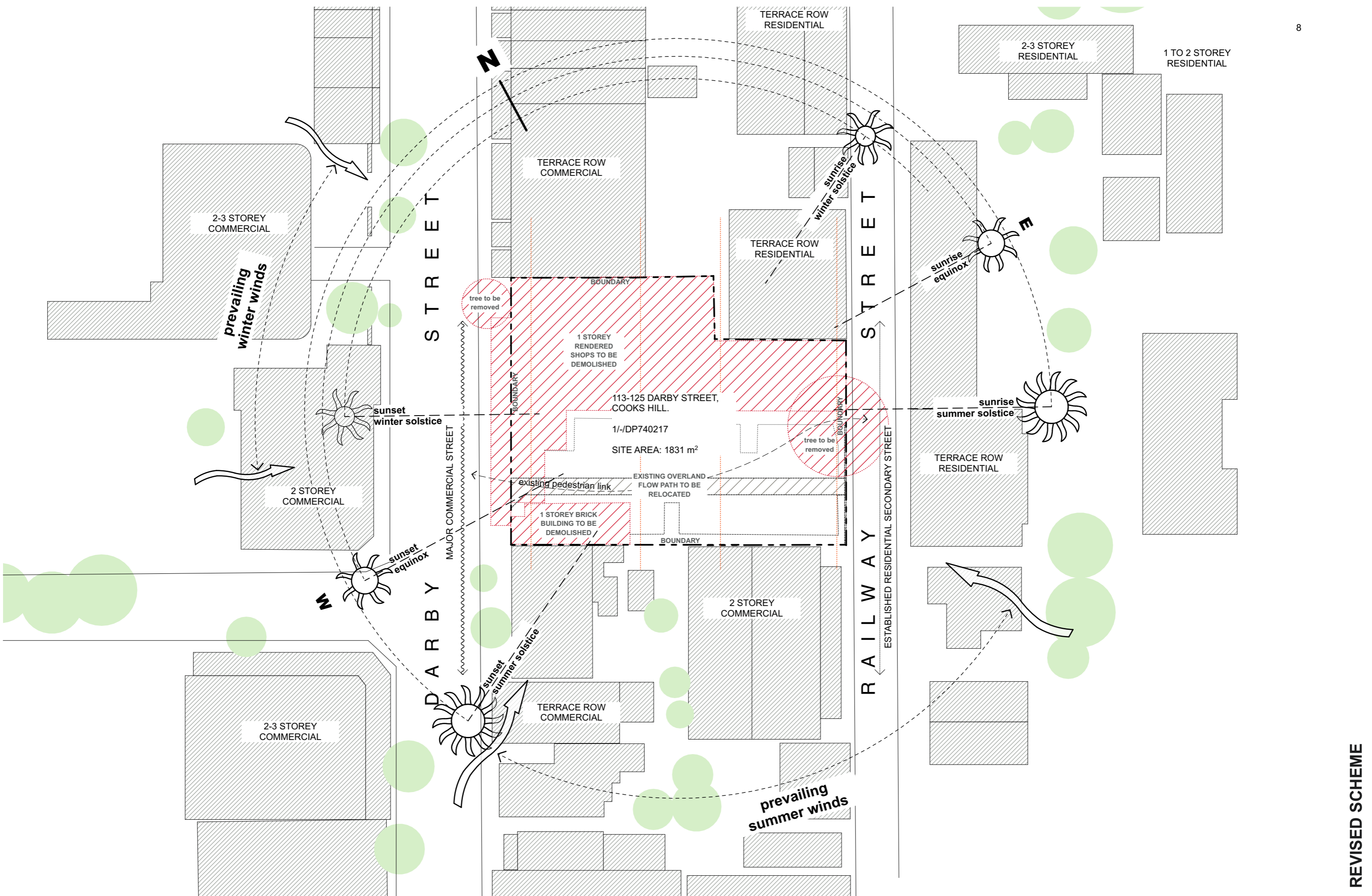
Darby Street



Railway Street

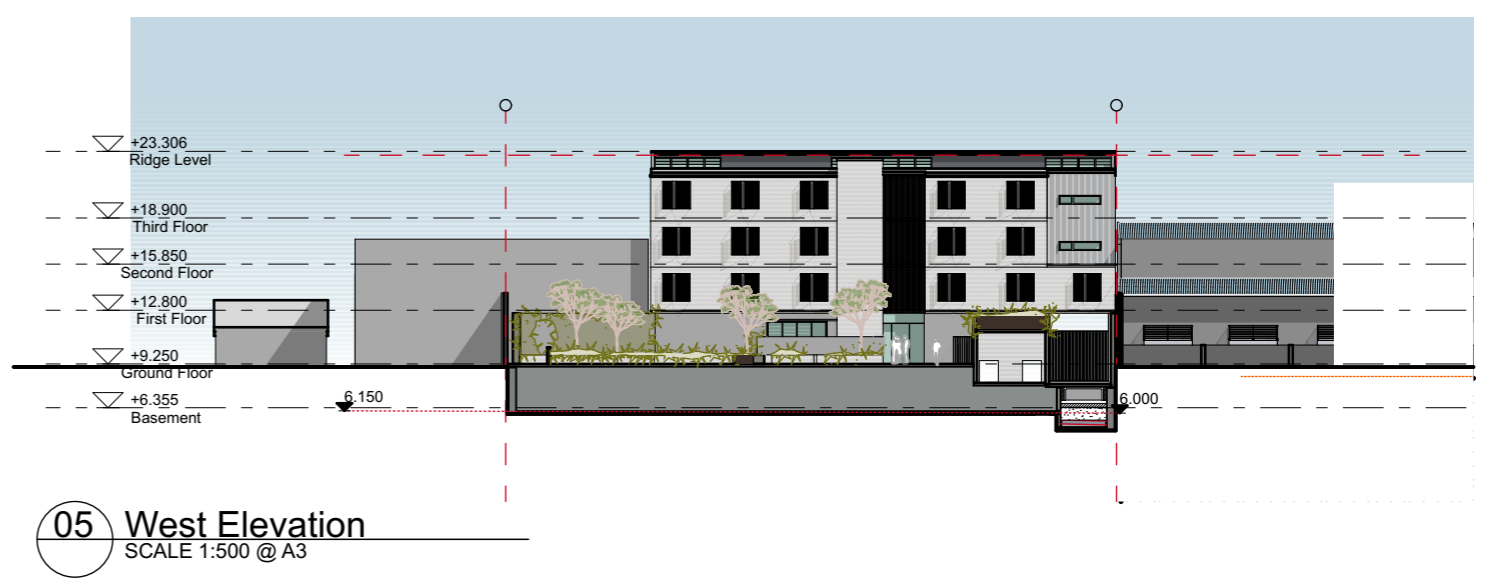
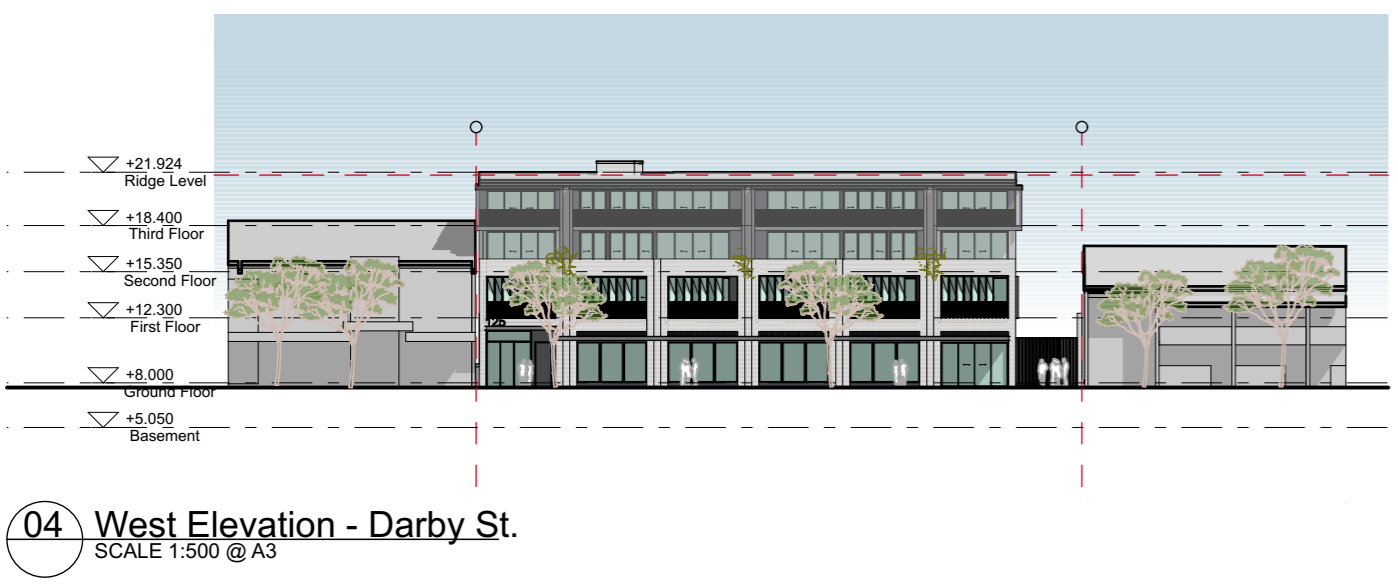
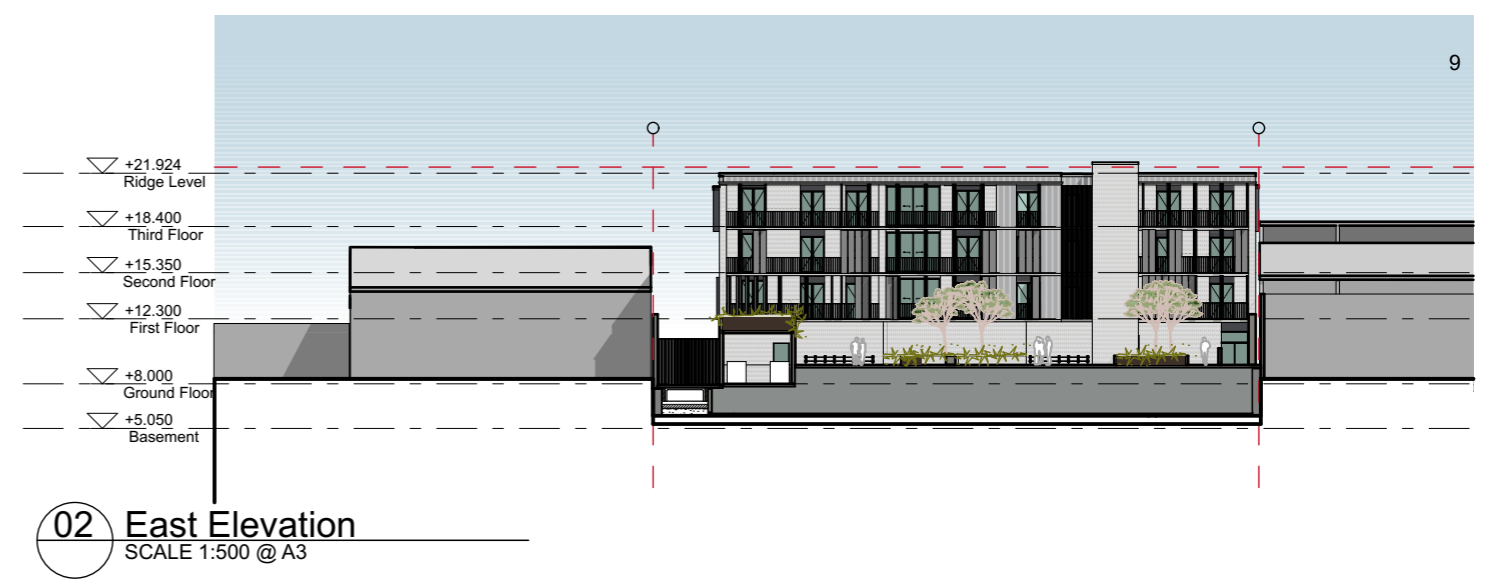
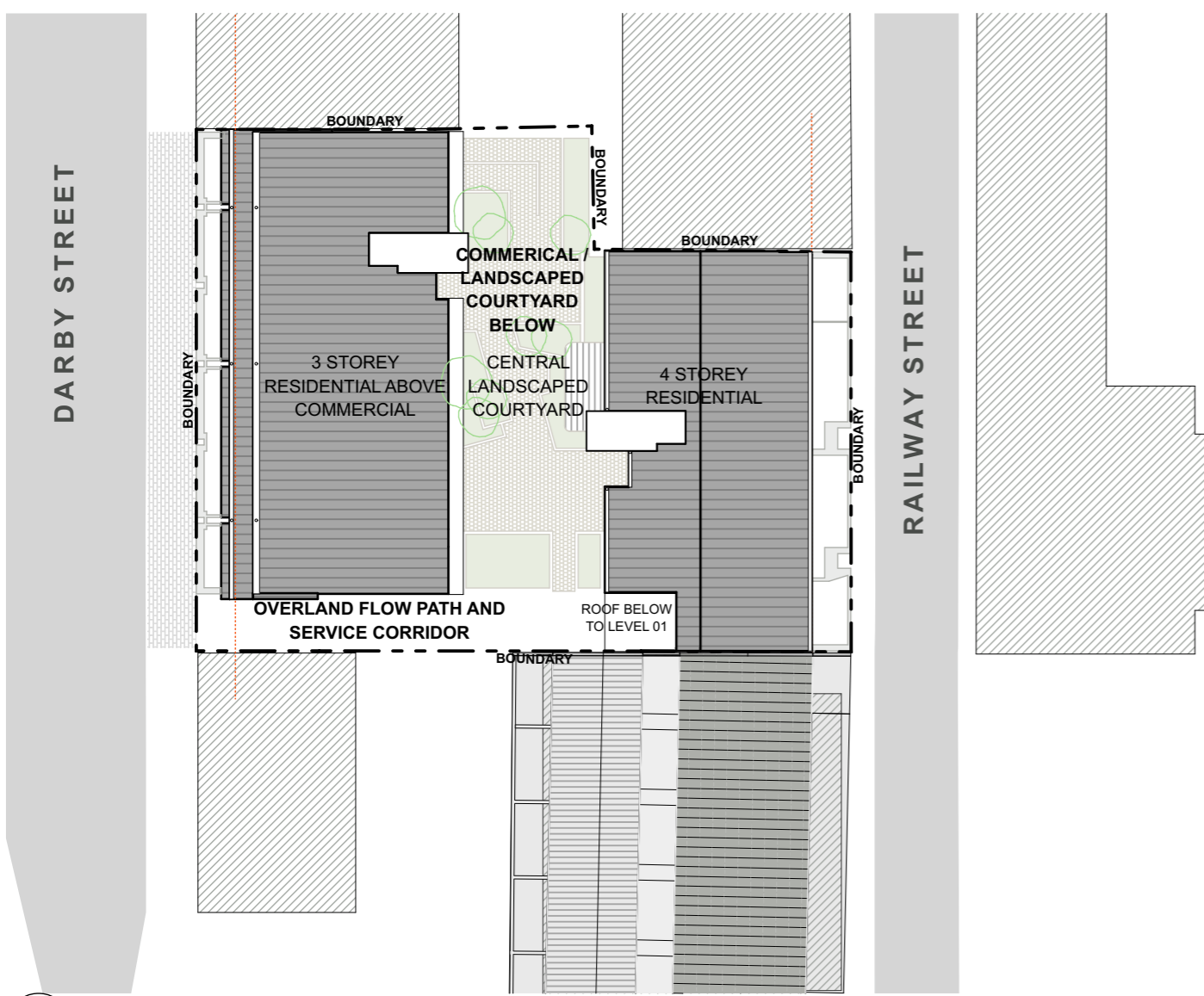
REVISED SCHEME





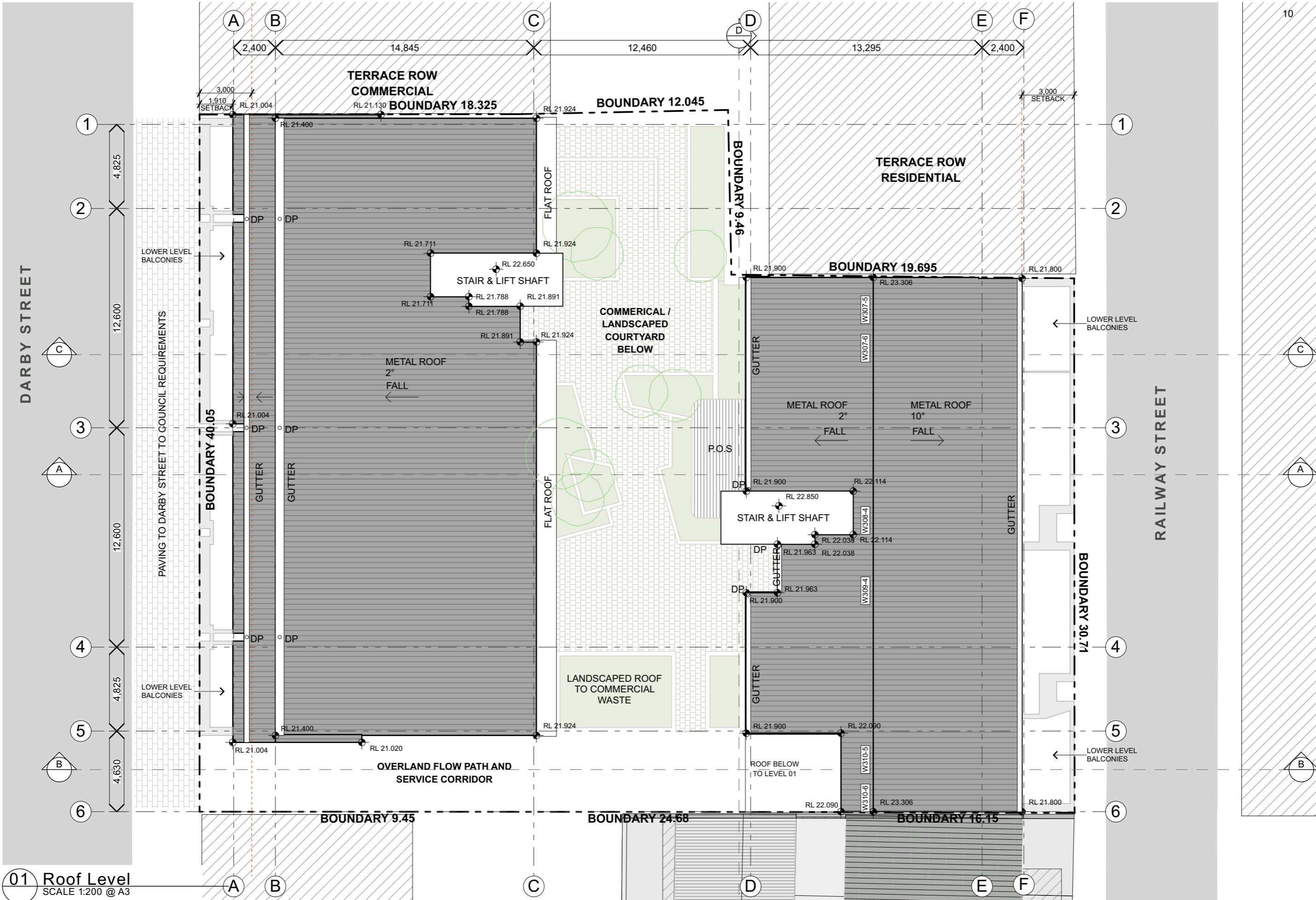
REVISED SCHEME





REVISED SCHEME

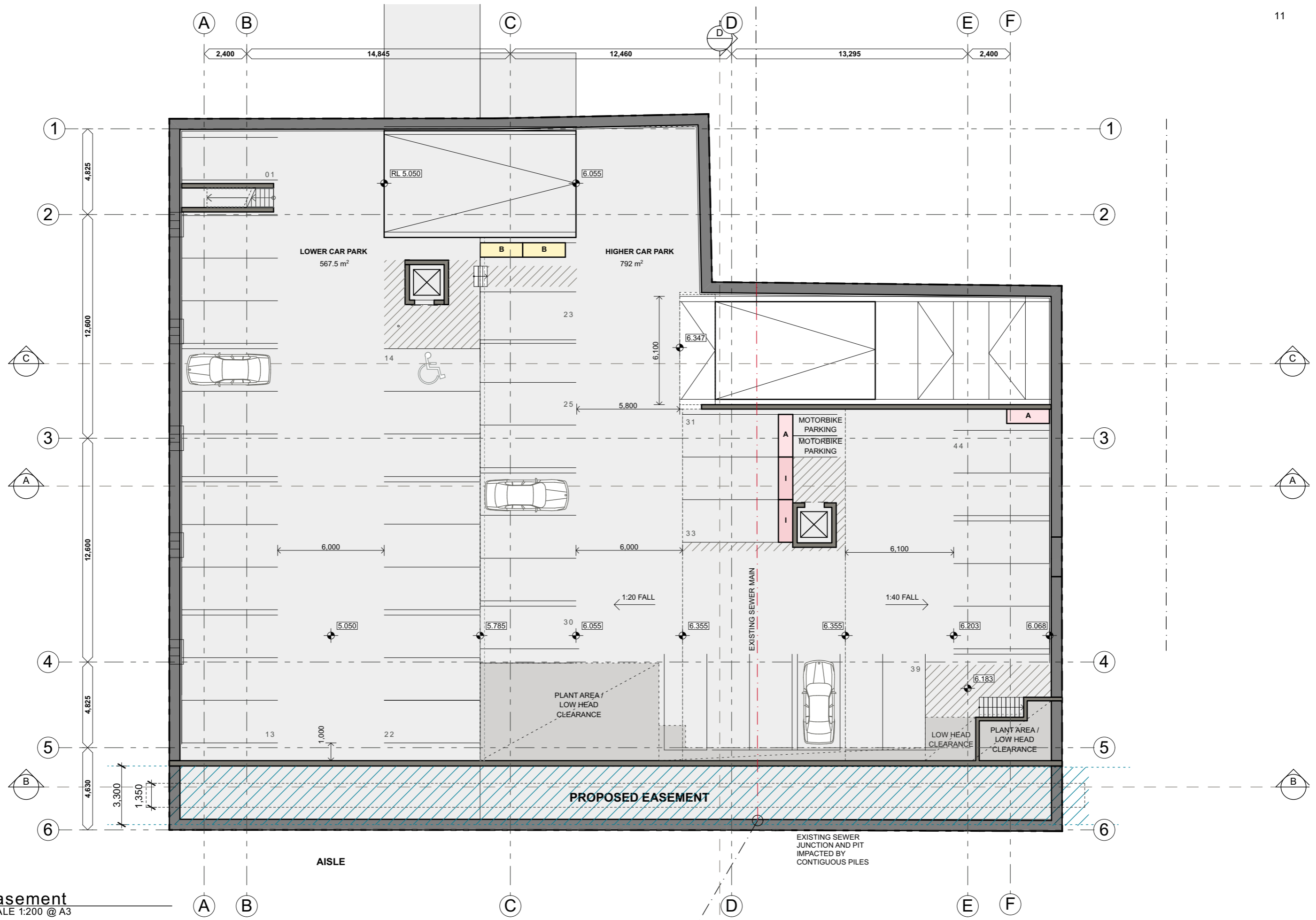




01 Roof Level
SCALE 1:200 @ A3

REVISED SCHEME

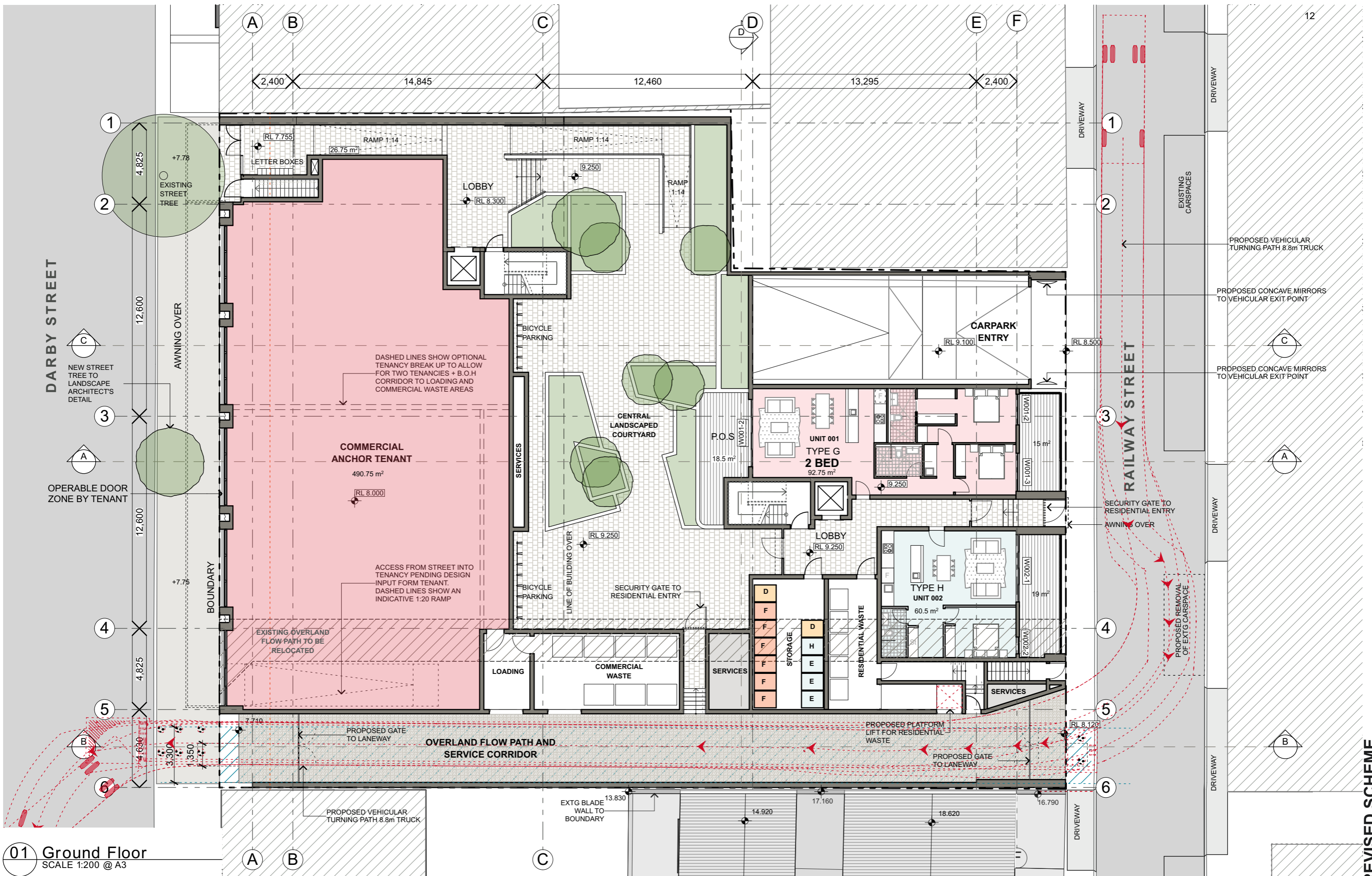




01 Basement
SCALE 1:200 @ A3

REVISED SCHEME





01 Ground Floor
SCALE 1:200 @ A3

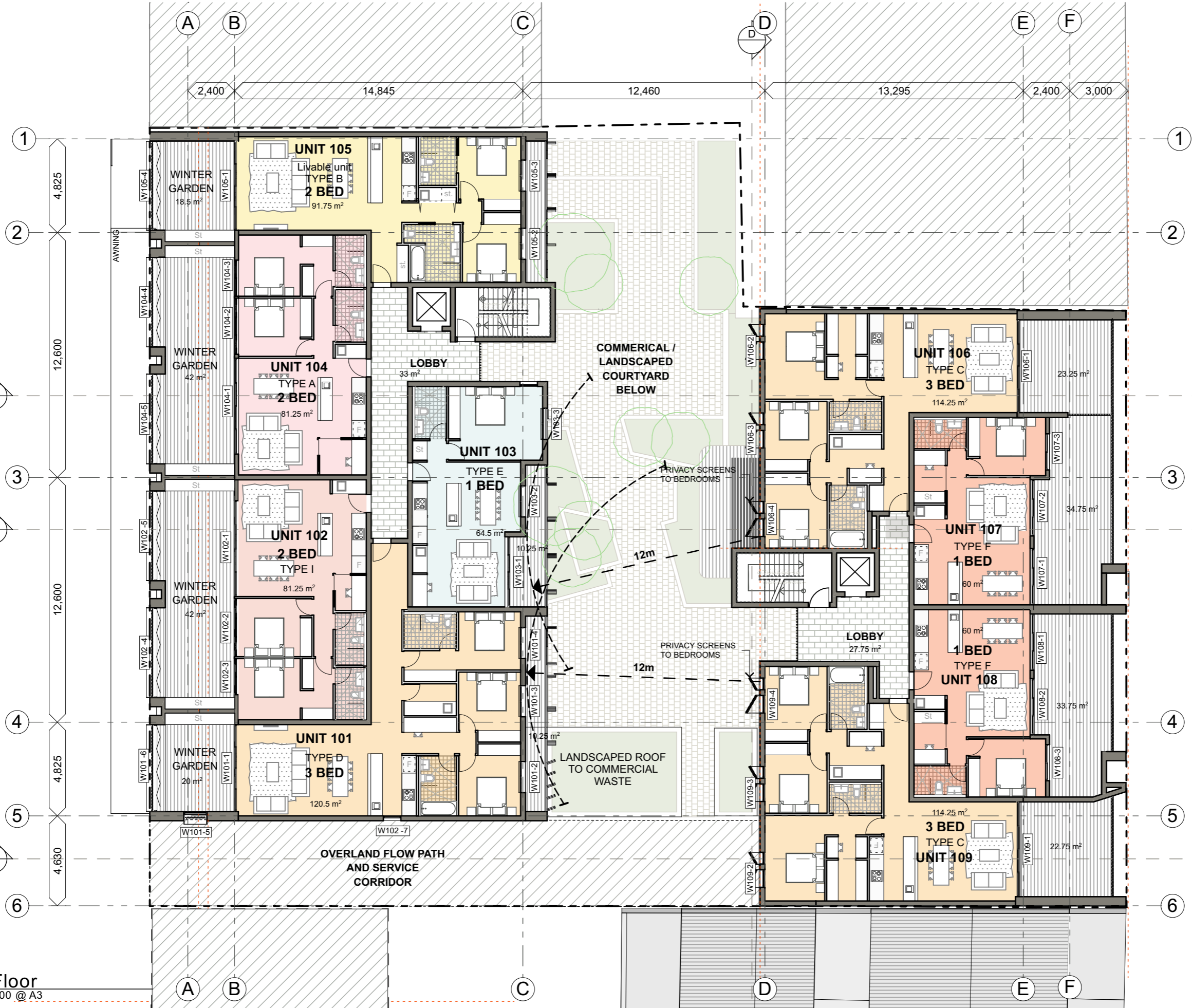
REVISED SCHEME



DARBY STREET

RAILWAY STREET

13



01 First Floor
SCALE 1:200 @ A3

REVISED SCHEME

DARBY STREET

RAILWAY STREET



01 Second Floor
SCALE 1:200 @ A3

REVISED SCHEME



DARBY STREET

RAILWAY STREET

REVISED SCHEME



01 Third Floor
SCALE 1:200 @ A3



01 West (Darby St) Elevation
 SCALE 1:200 @ A3

REVISED SCHEME

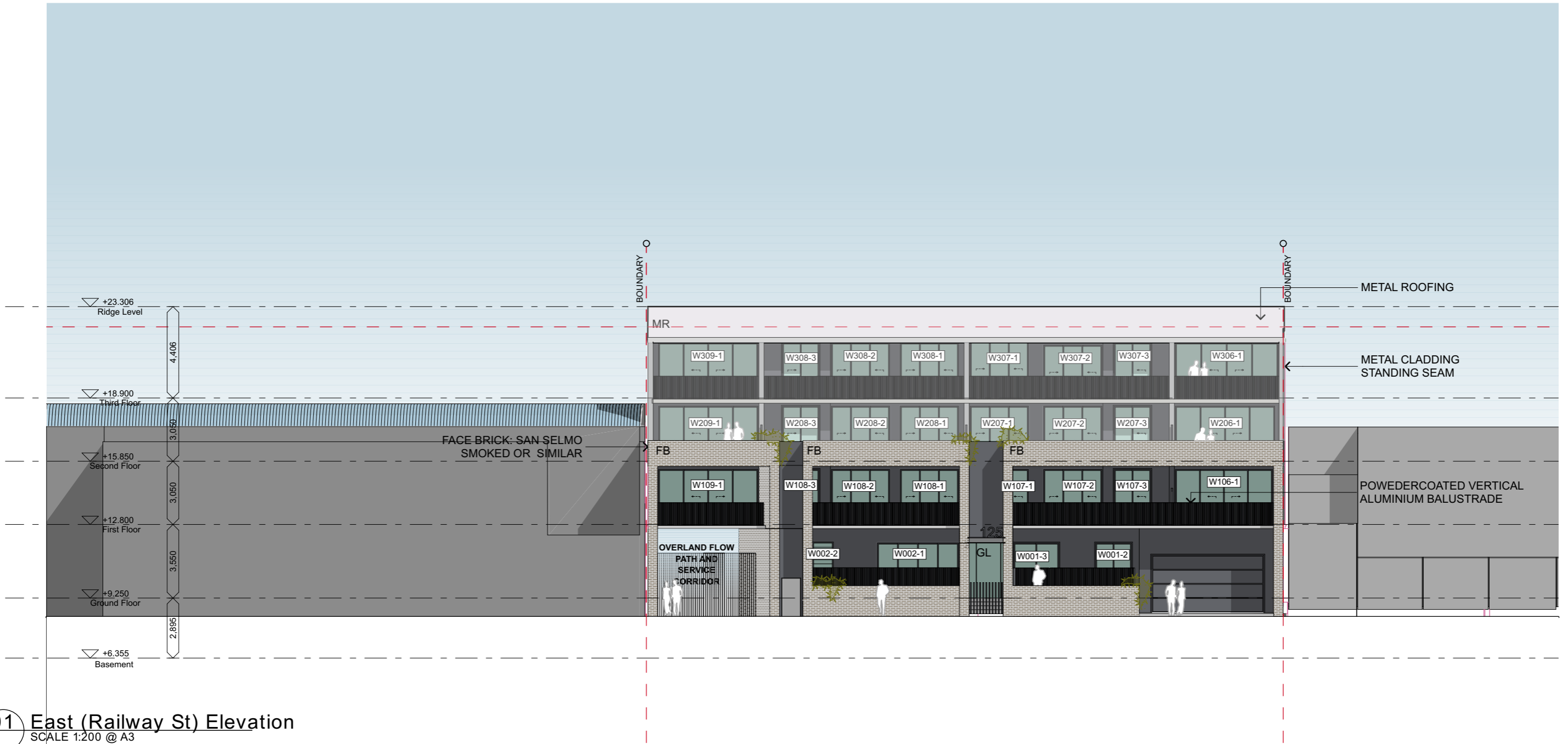




01 East (Courtyard) Elevation
SCALE 1:200 @ A3

REVISED SCHEMI





01 East (Railway St) Elevation
SCALE 1:200 @ A3

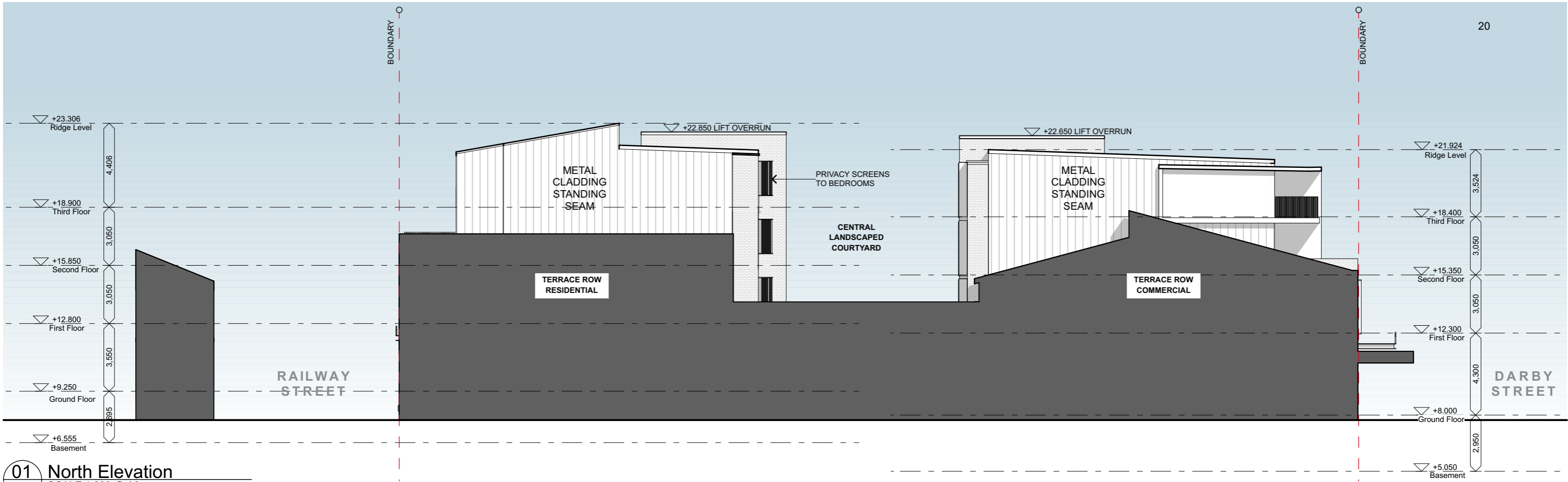
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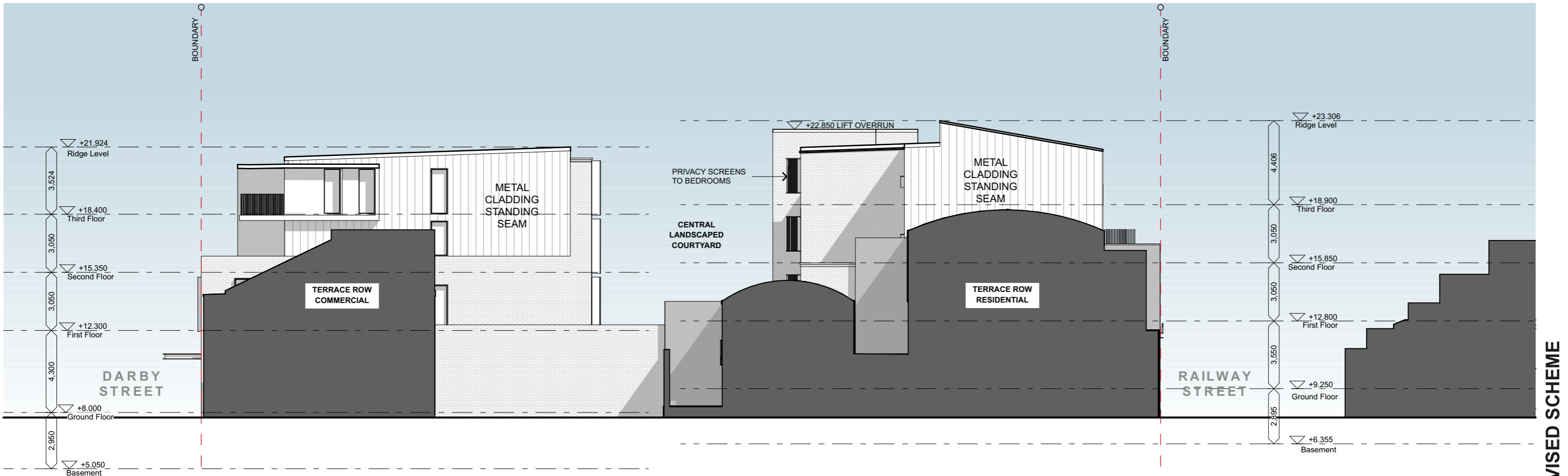


01 West (Courtyard) Elevation
SCALE 1:200 @ A3

REVISED SCHEME

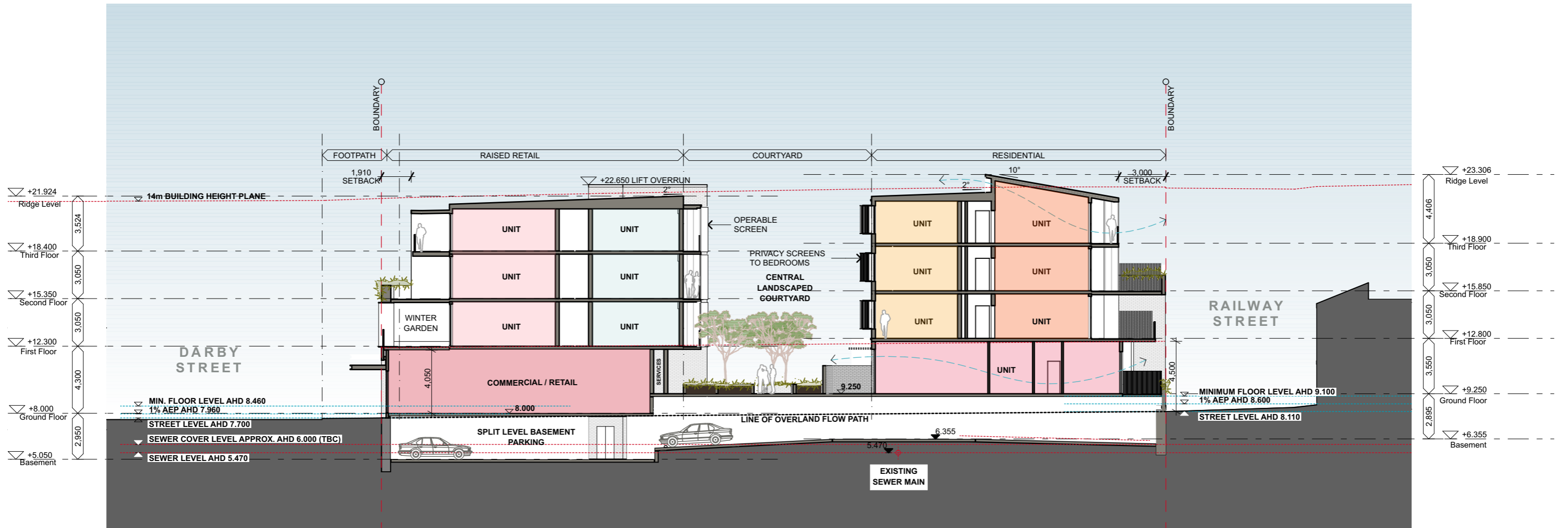


01 North Elevation
SCALE 1:200 @ A3



02 South Elevation
SCALE 1:200 @ A3

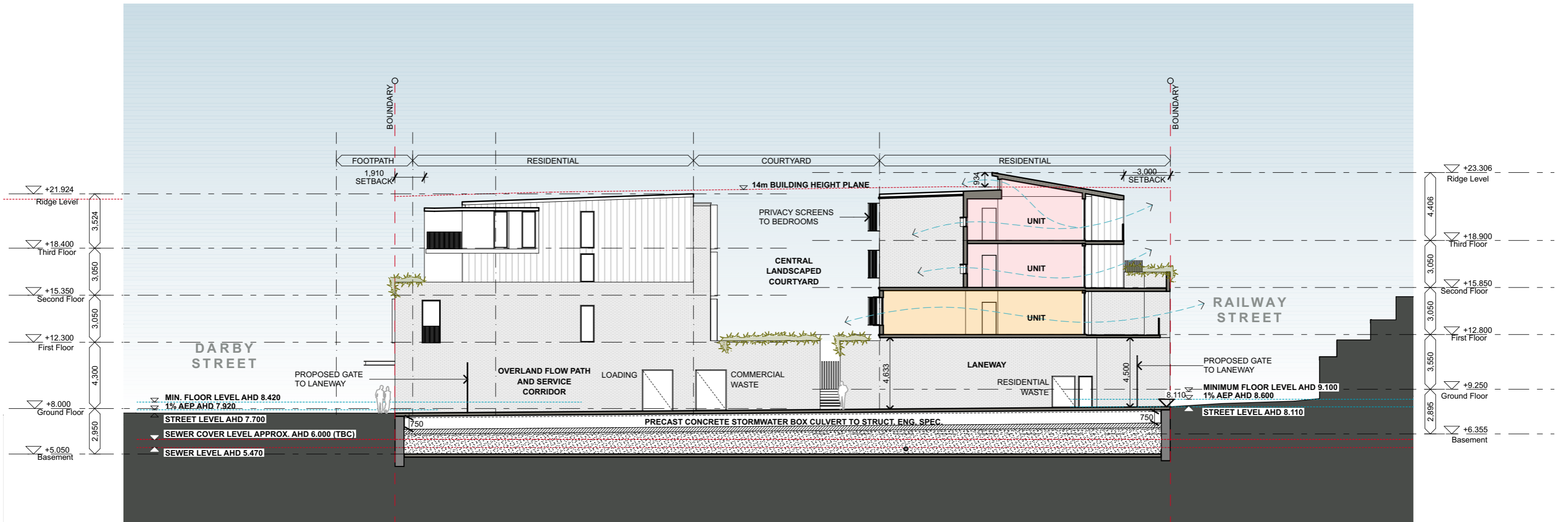
REVISED SCHEME



01 Section A
SCALE 1:250 @ A3

REVISED SCHEME

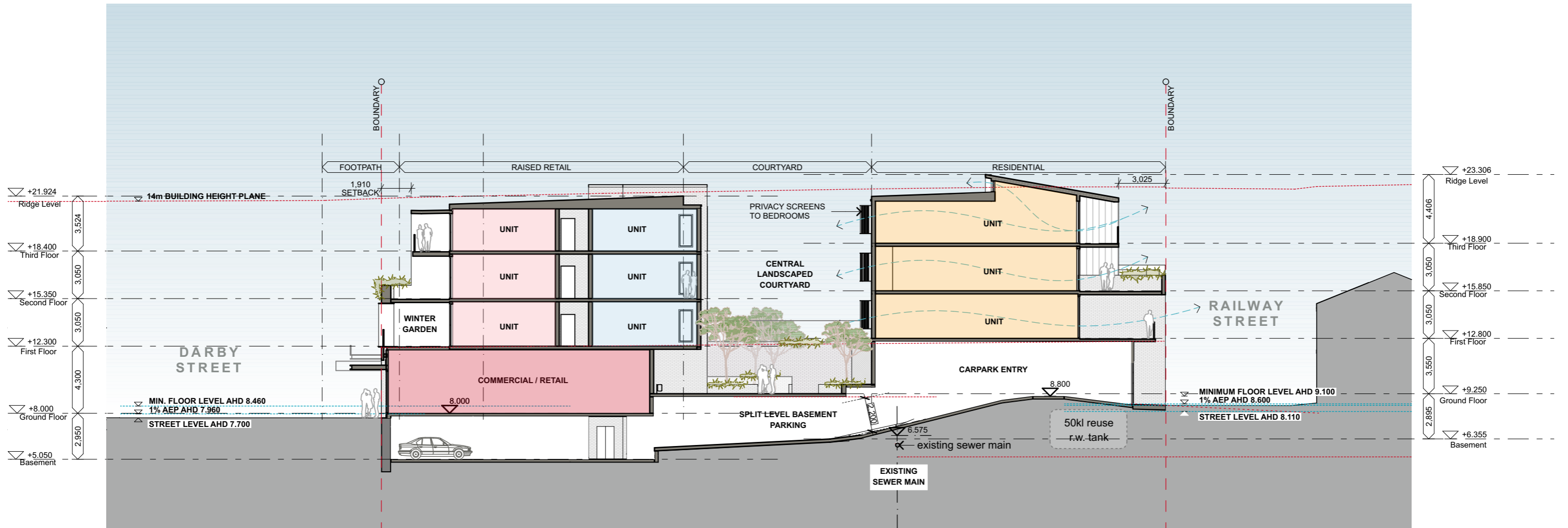




01 Section B
SCALE 1:250 @ A3

REVISED SCHEME

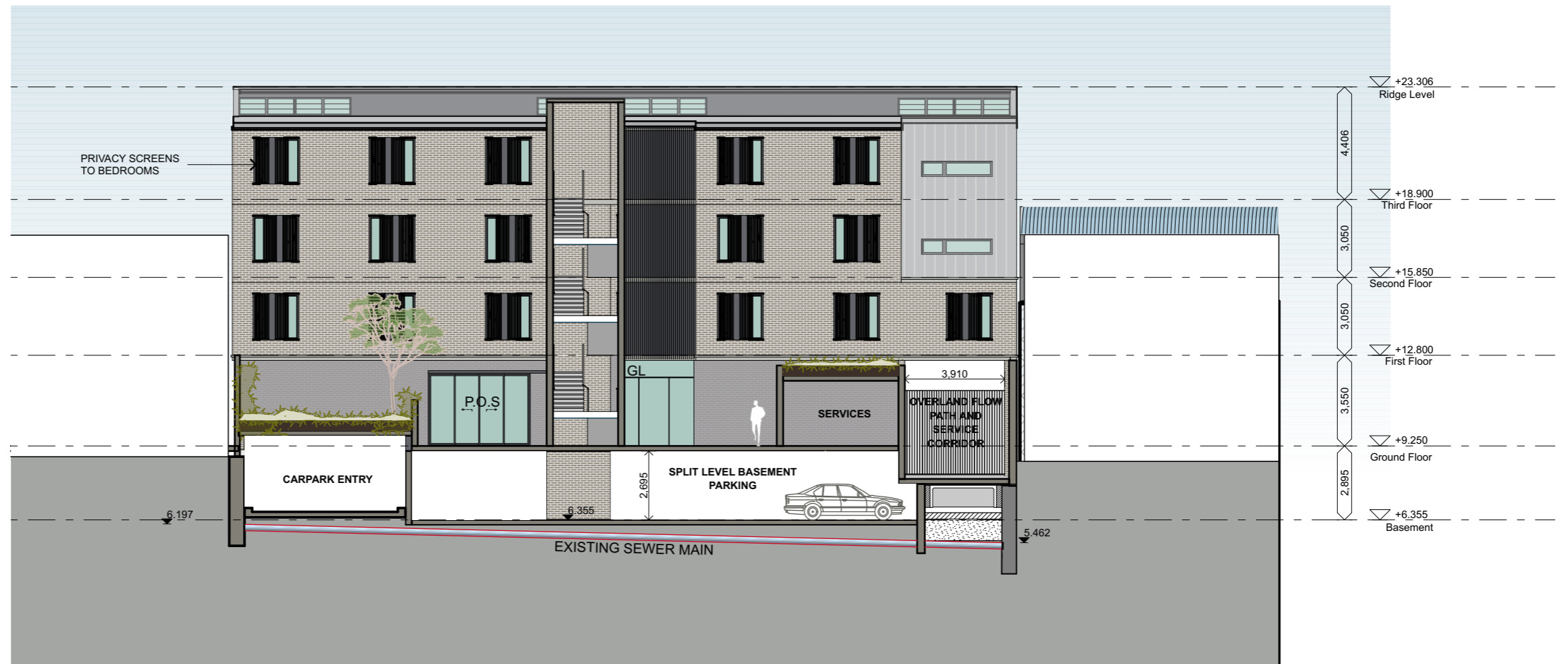




01 Section C
SCALE 1:250 @ A3

REVISED SCHEME





01 Section D
SCALE 1:200 @ A3

REVISED SCHEME





FACE BRICK
SAN SELMO SMOKED
OR SIMILAR



STEEL FRAMED AWNING
FERRODOR NATURAL GREY



POWDERCOATED VERTICAL
ALUMINIUM BALUSTRADE



METAL CLADDING
STANDING SEAM

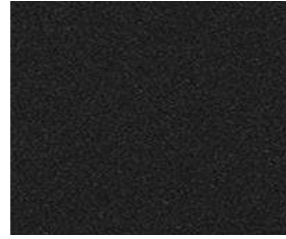


CKDS

DARBY STREET VIEW

REVISED SCHEME





STEEL FRAMED AWNING
FERRODOR NATURAL GREY



POWDERCOATED VERTICAL
ALUMINIUM BALUSTRADE



FACE BRICK
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OR SIMILAR



METAL CLADDING
STANDING SEAM

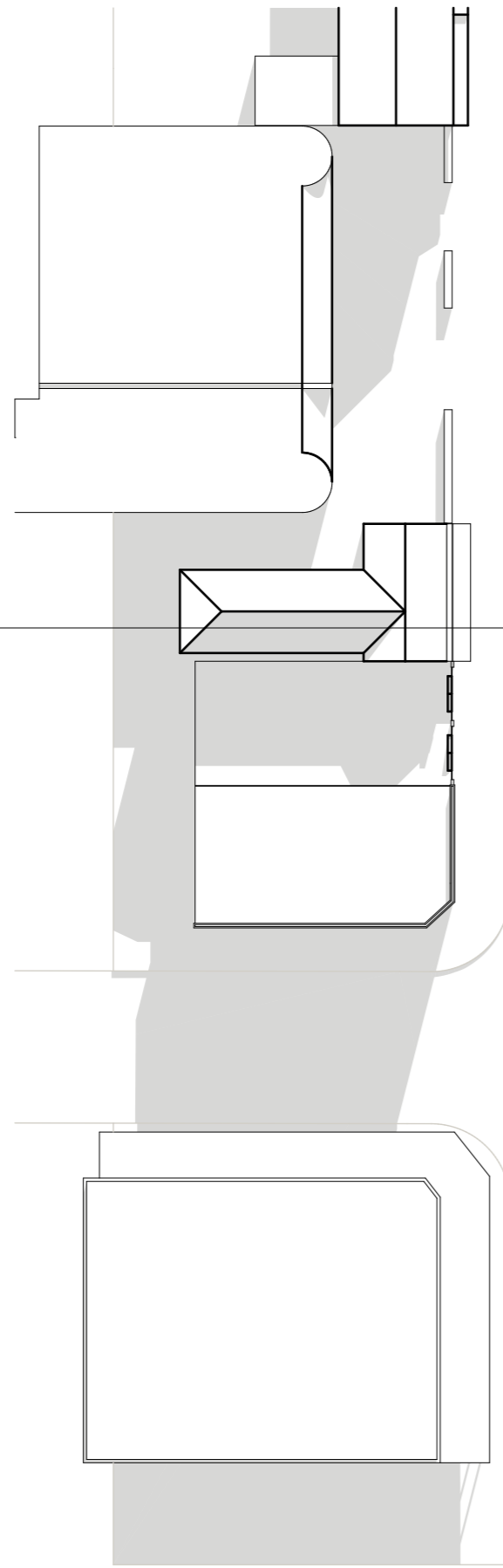


RAILWAY STREET VIEW

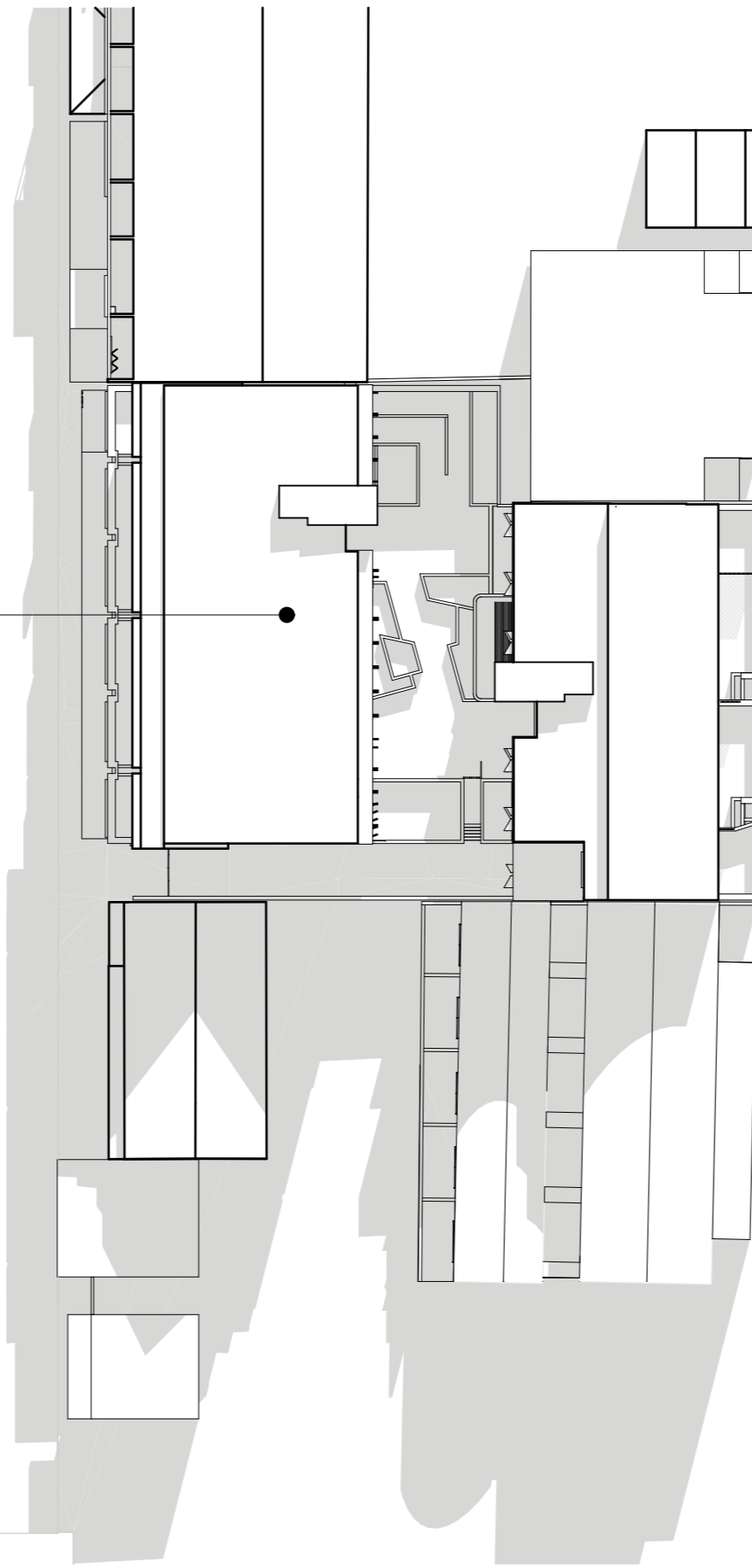
REVISED SCHEME



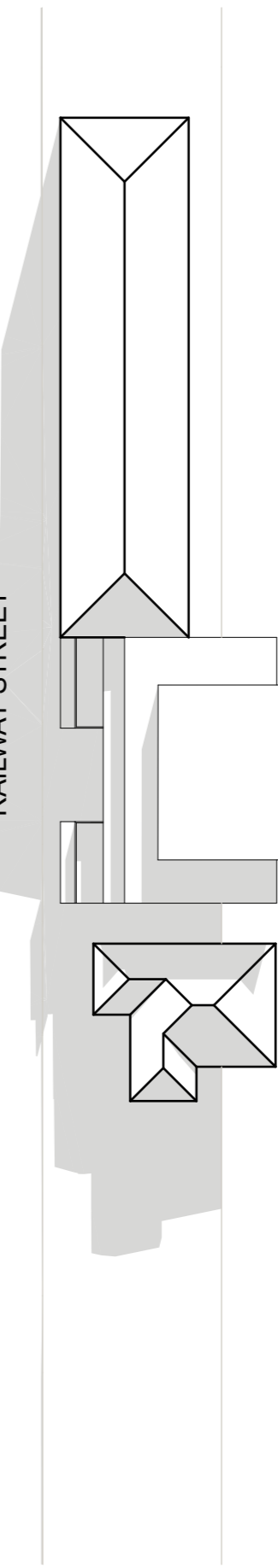
113-125
DARBY STREET



DARBY STREET



RAILWAY STREET

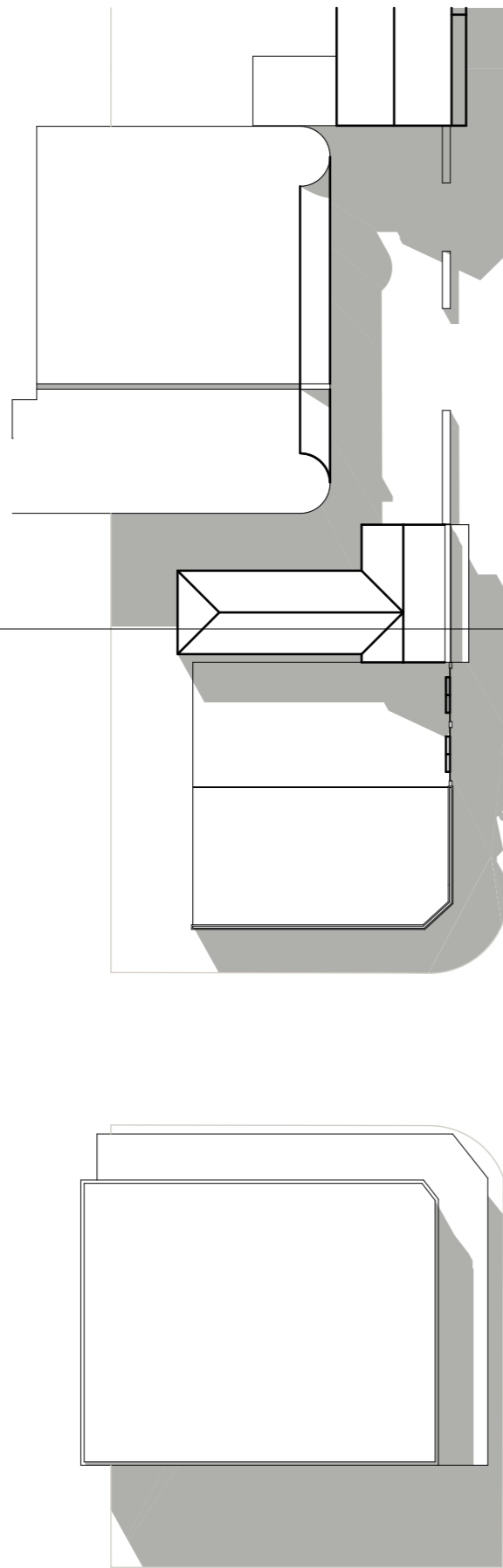


21 June - 9am

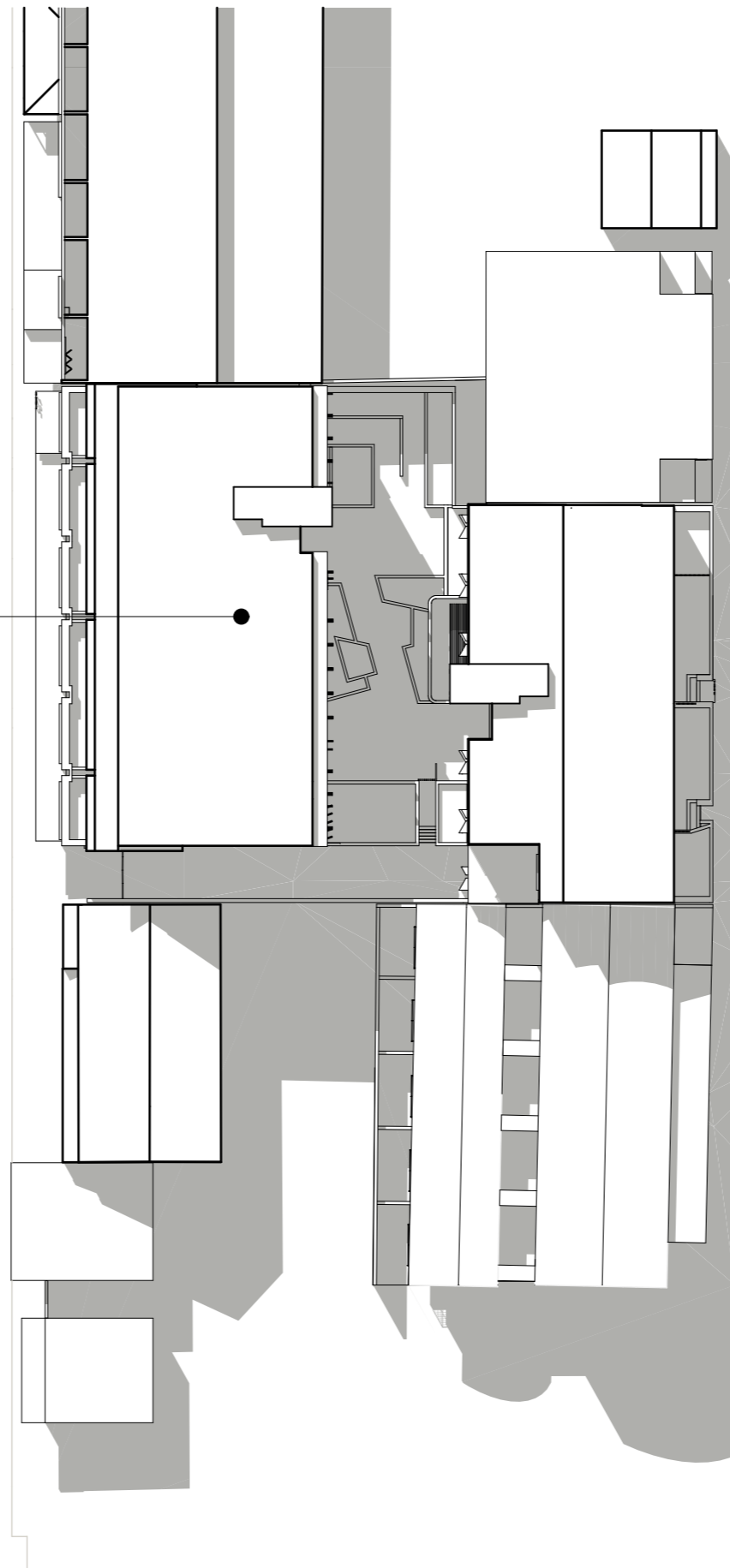
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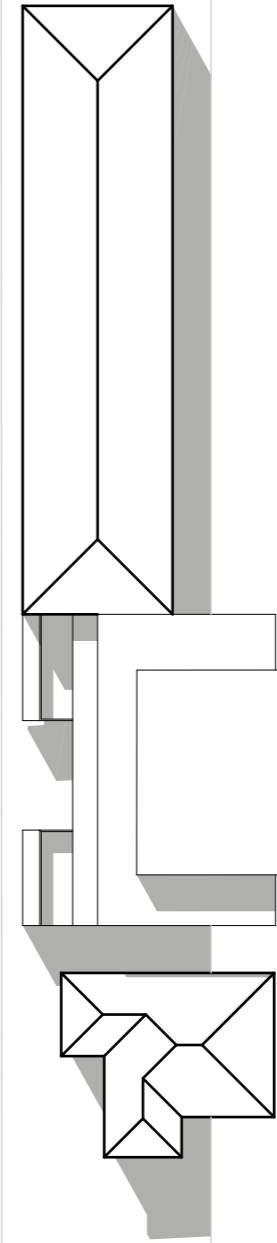
113-125
DARBY STREET



DARBY STREET



RAILWAY STREET

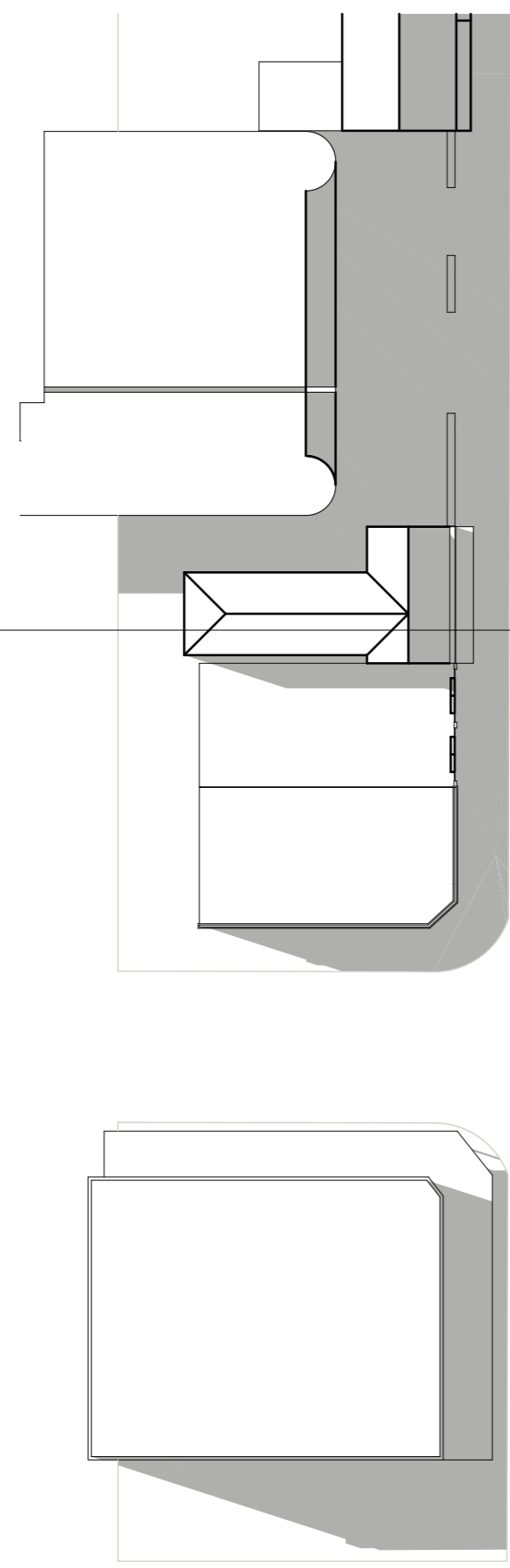


21 June - 12pm

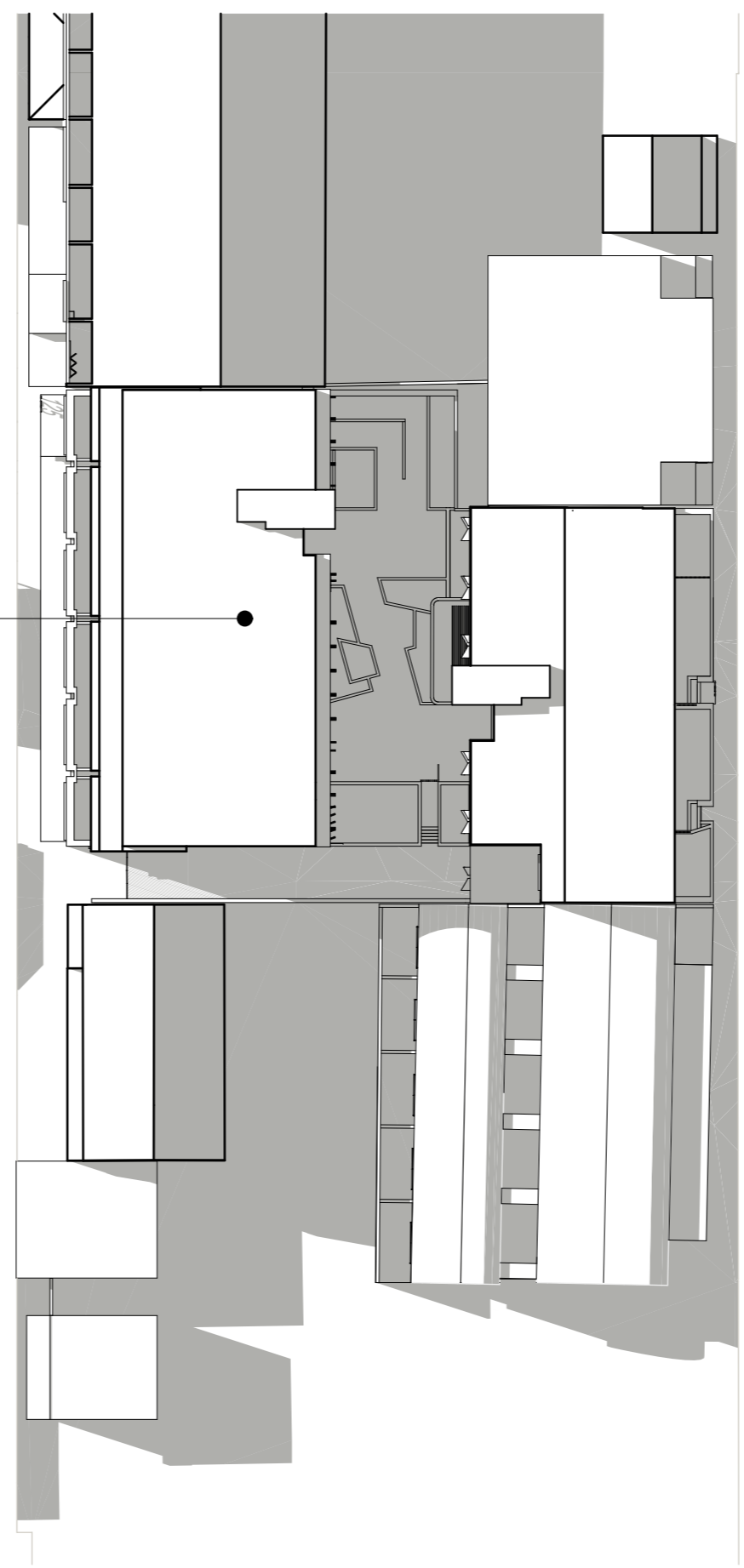
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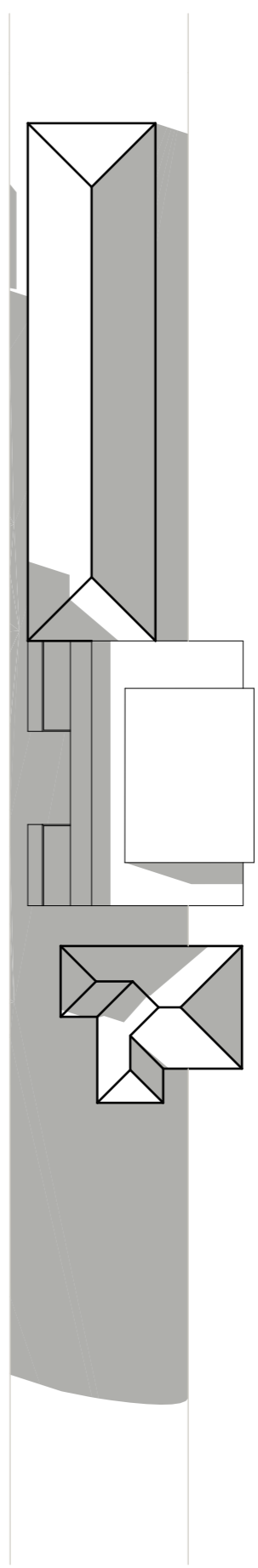
113-125
DARBY STREET



DARBY STREET



RAILWAY STREET



21 June - 3pm

REVISED SCHEME



2. Solar Access / Privacy

2.1 Solar Access (Adjoining Properties)

Concern Raised: "further modelling required to determine the impact of overshadowing on adjoining courtyards at 86 Railway Street"

	EXISTING OVERSHADOWING
	OVERSHADOWING PER DA
	PROPOSED OVERSHADOWING

Design Modifications:

3D sun studies were generated to illustrate the existing conditions, in addition to proposed conditions.

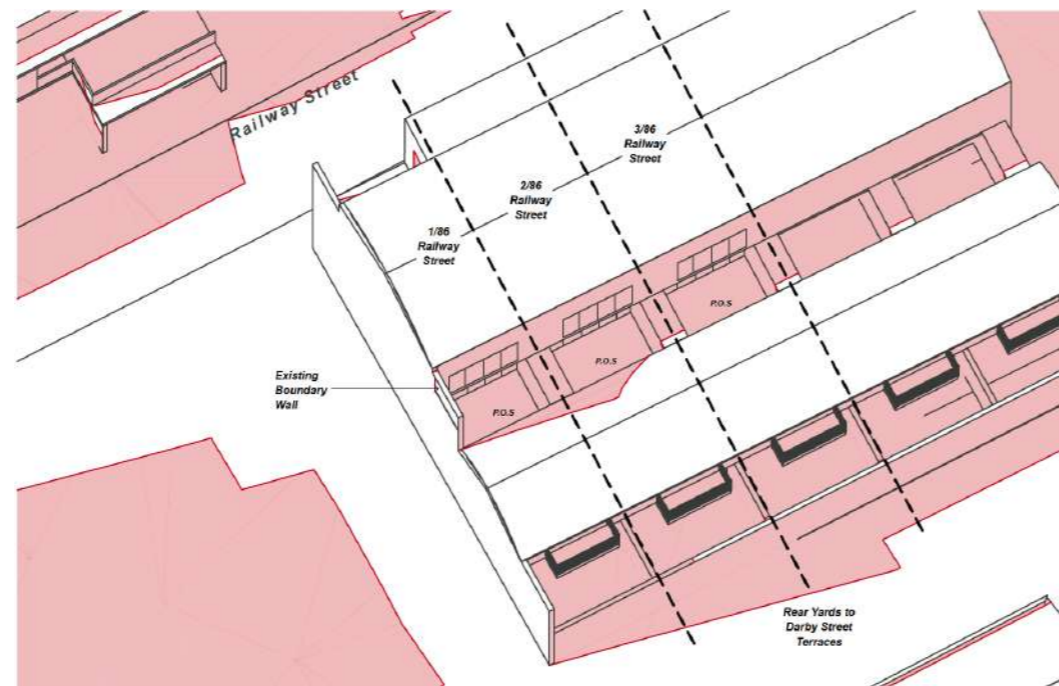
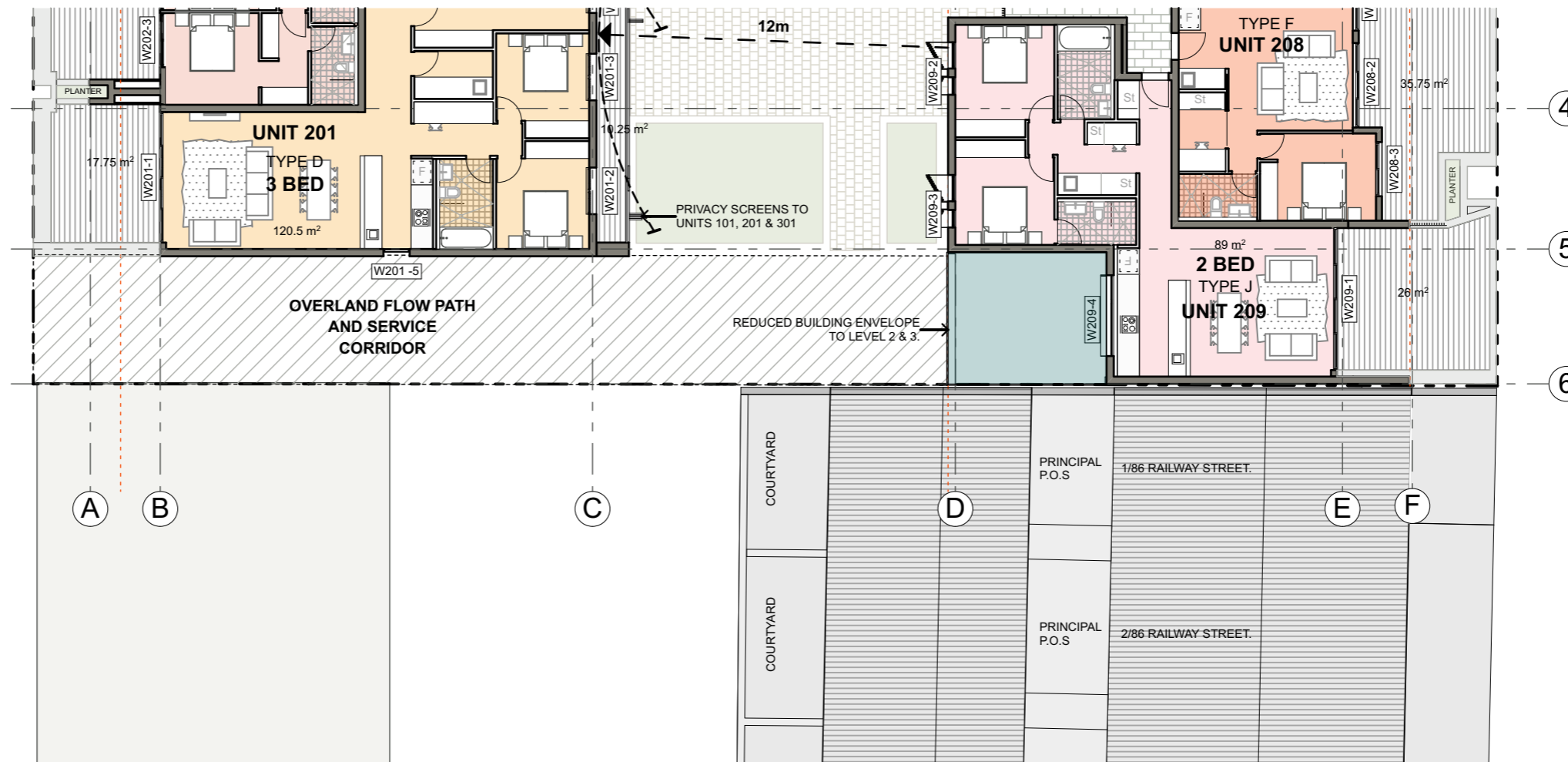
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Further analysis has been undertaken to assess potential design changes to reduce the impact of overshadowing by the proposed development.

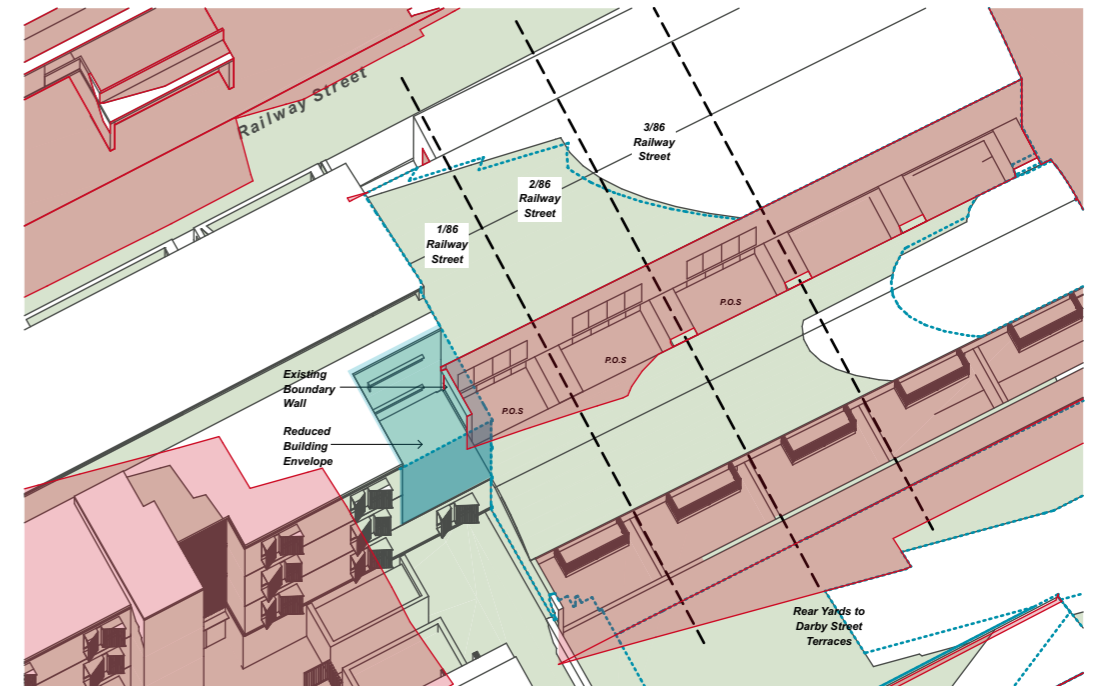
The form of the proposed Railway Street building, adjacent 86 Railway Street, has been reduced on the upper two levels to minimise overshadowing to adjoining courtyards.

Note:

Surrounding properties were 3D modelled based on ridge line survey and information available online (google earth, google maps) used for reference only. Every effort has been made to represent the existing properties as accurately as possible based on the available documentation.



JUNE 21 - 9:00am - Existing overshadowing



JUNE 21 - 9:00am - Proposed overshadowing

REVISED SCHEME

2. Solar Access / Privacy

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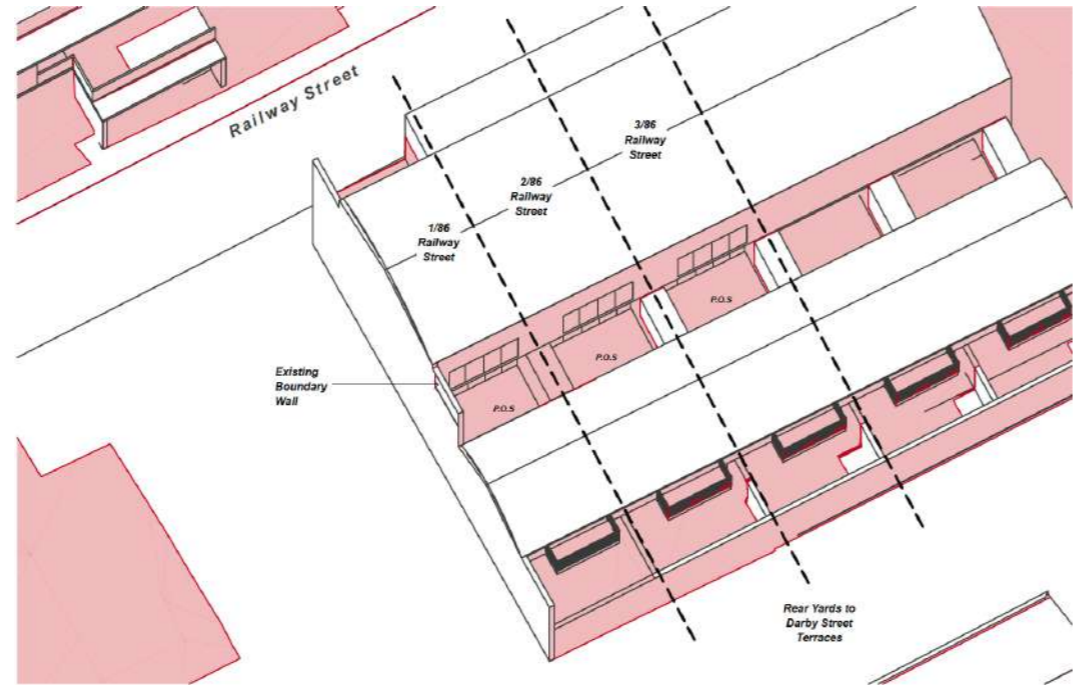
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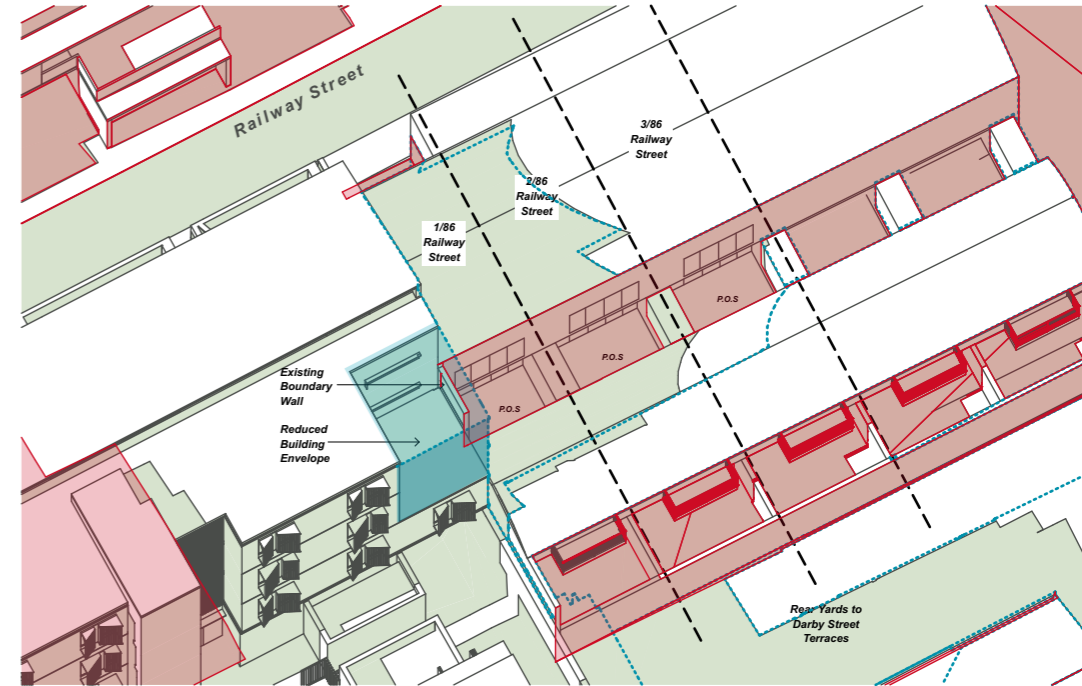
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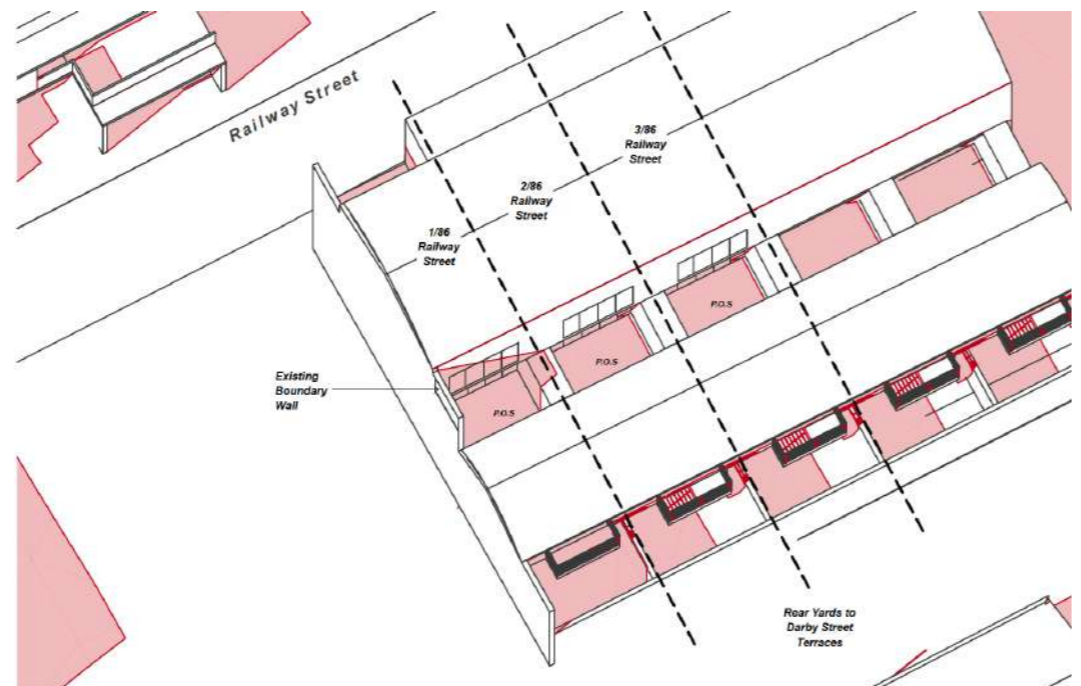
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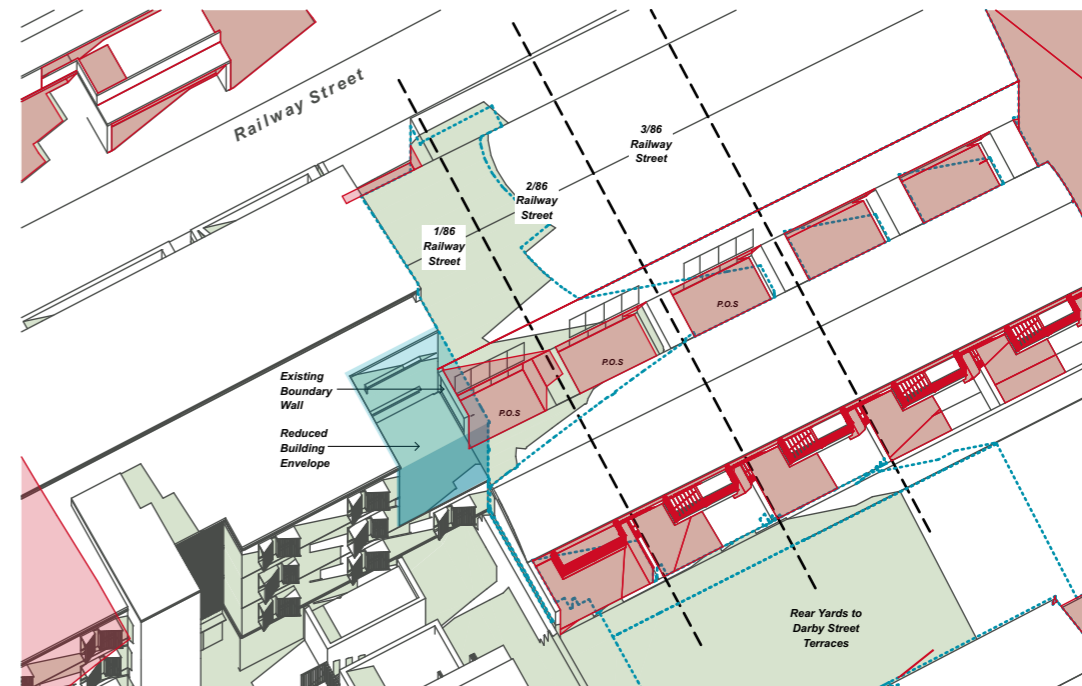
JUNE 21 - 10:00am - Existing overshadowing



JUNE 21 - 10:00am - Proposed overshadowing



JUNE 21 - 11:00am - Existing overshadowing



JUNE 21 - 11:00am - Proposed overshadowing

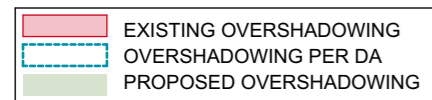
REVISED SCHEME



2. Solar Access / Privacy

2.1 Solar Access (Adjoining Properties)

Concern Raised: "further modelling required to determine the impact of overshadowing on adjoining courtyards at 86 Railway Street"



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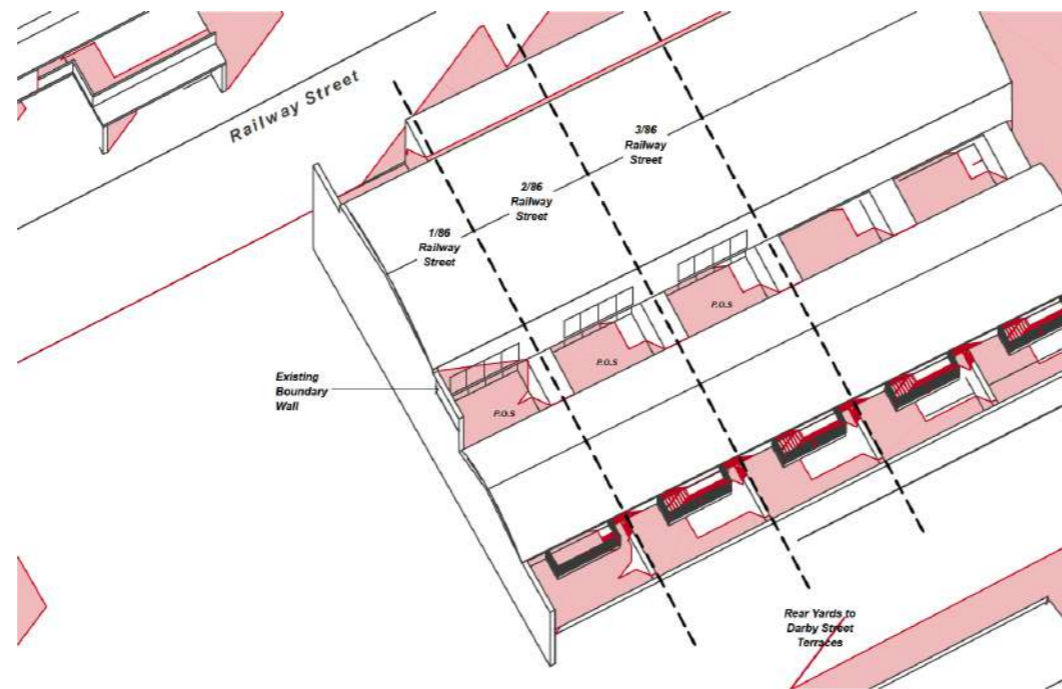
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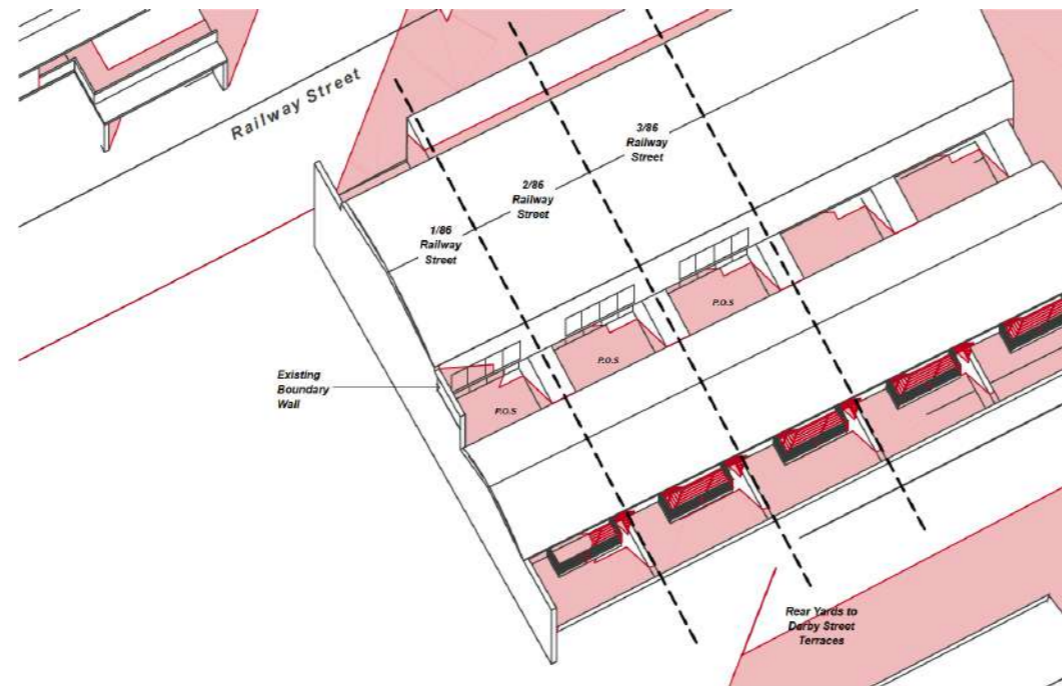
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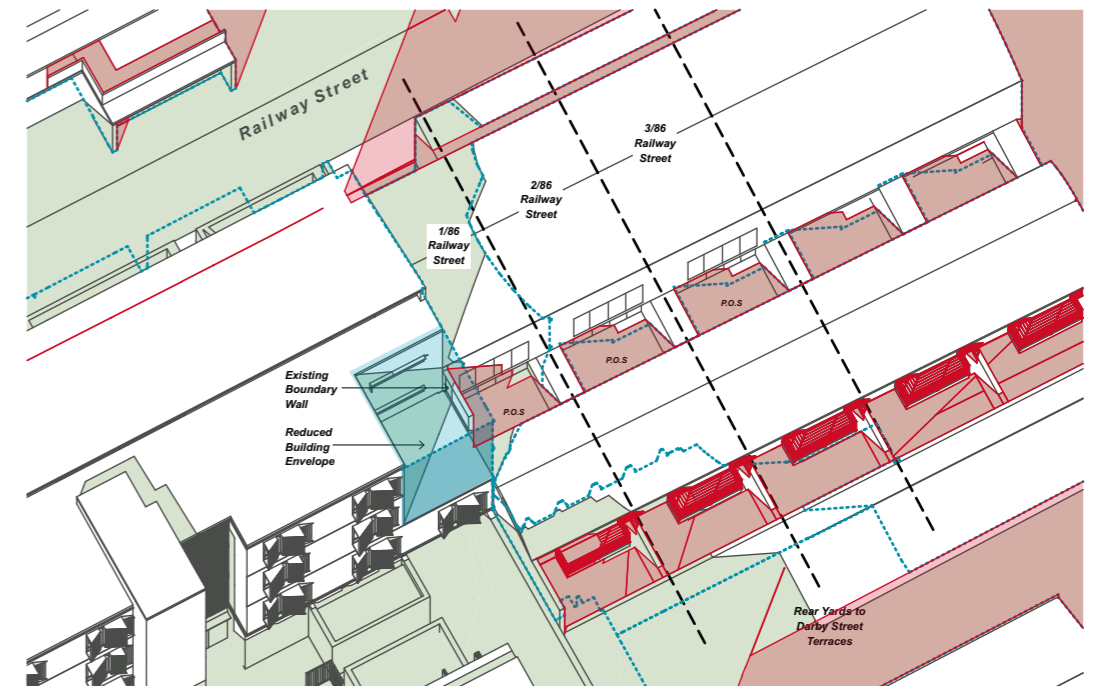
JUNE 21 - 12:00pm - Existing overshadowing



JUNE 21 - 12:00pm - Proposed overshadowing



JUNE 21 - 1:00pm - Existing overshadowing



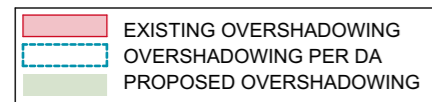
JUNE 21 - 1:00pm - Proposed overshadowing

REVISED SCHEME

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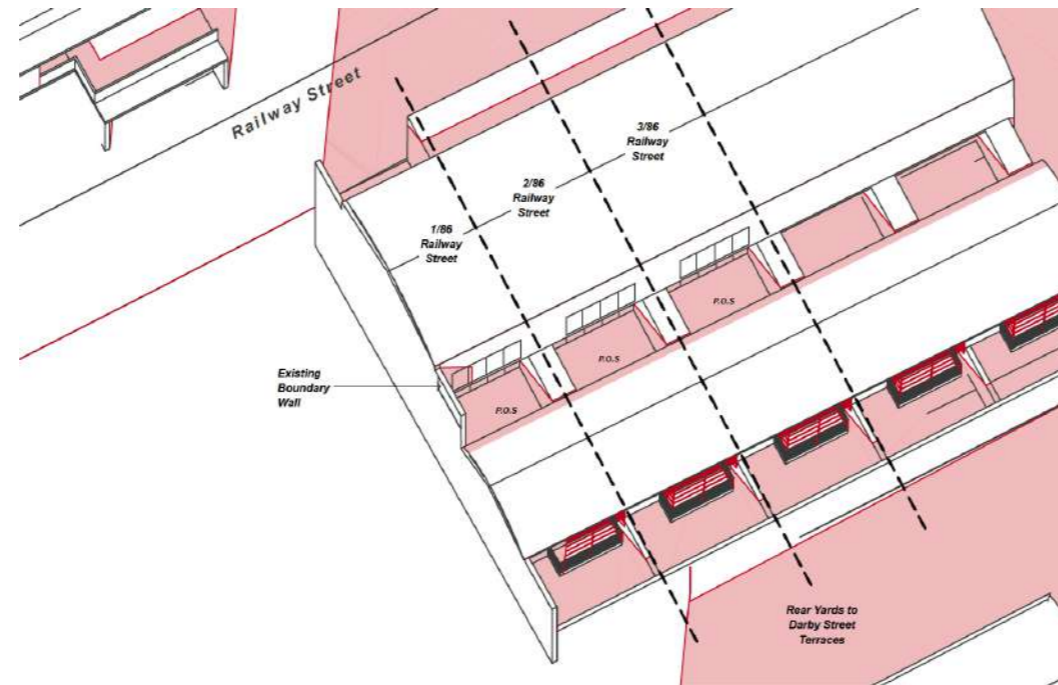
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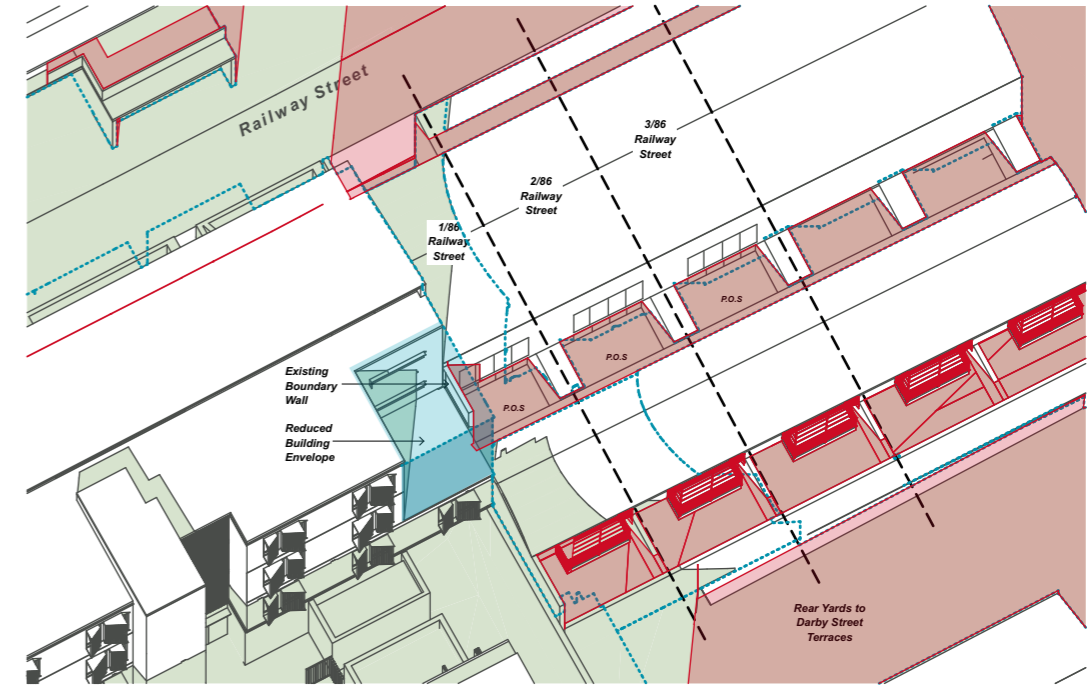
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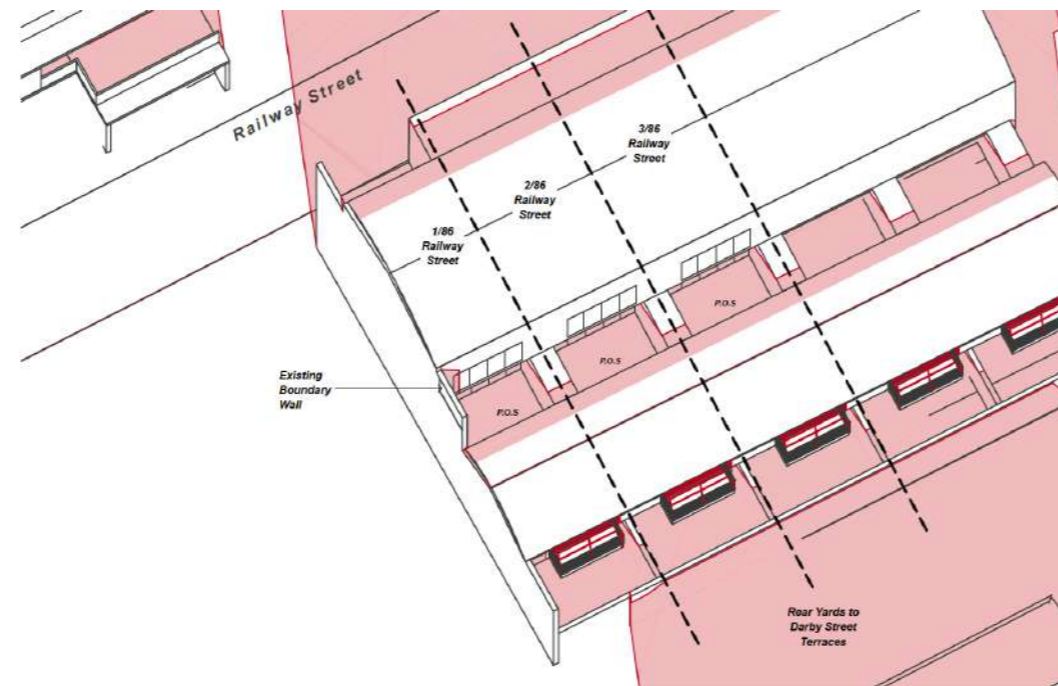
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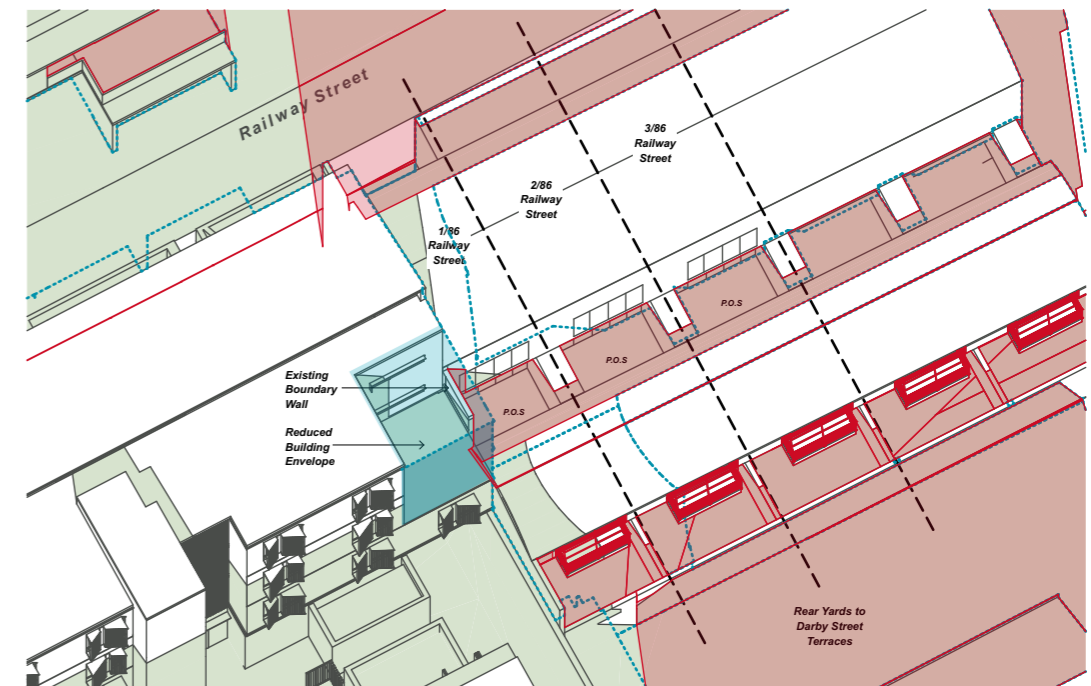
JUNE 21 - 2:00pm - Existing overshadowing



JUNE 21 - 2:00pm - Proposed overshadowing



JUNE 21 - 3:00pm - Existing overshadowing



JUNE 21 - 3:00pm - Proposed overshadowing

REVISED SCHEME





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ITEM-1 **Attachment B:** Processing Chronology

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PROCESSING CHRONLOGY

DA2018/00547 – 113-125 DARBY STREET, COOKS HILL

30 May 2018	-	Application lodged
23 June 2018 to 9 July 2018	-	First round public notification
18 July 2018	-	Proposal considered by UDCG
20 September 2019	-	Amended plans and supporting documents received
30 September 2019	-	Amended engineering plans received
23 April 2020	-	Further amended plans ('April 2020 Amended Plans') and supporting documents received
7 May 2020	-	Amended engineering and stormwater plans received
18 May 2020	-	Clause 4.6 Height Variation request received
3 July 2020	-	Further amended stormwater plans received
7 July 2020 to 31 July 2020	-	Second round of notification - 'April 2020 Amended Plans'