



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 1/12/2020 - DA2018/01251.01 - 150 DARBY STREET, COOKS
HILL - REVIEW OF DETERMINATION - MIXED-USE
DEVELOPMENT - COMMERCIAL PREMISES AND SHOP TOP
HOUSING**

PAGE 3 **ITEM-3** **Attachment A:** Submitted Plans

PAGE 17 **ITEM-3** **Attachment B:** Processing Chronology

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**PV 1/12/2020 - DA2018/01251.01 - 150 DARBY STREET, COOKS
HILL - REVIEW OF DETERMINATION - MIXED-USE
DEVELOPMENT - COMMERCIAL PREMISES AND SHOP TOP
HOUSING**

ITEM-3 **Attachment A:** Submitted Plans

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150 DARBY STREET COOKS HILL

NEW SHOP TOP DEVELOPMENT DA2018/01251 REVIEW OF DETERMINATION

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
A1006	3D Views	N/A

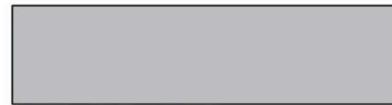
BUILDING FINISHES

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	Select Heritage Brick
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
TL	Timber Louvres	Timber Finish (sim to HWD)
Z	Metal Cladding	Zinc or simliar

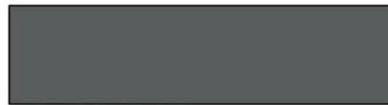
REVIEW OF DETERMINATION AMENDMENT
Timber Louvres, Metal Cladding added

REVIEW OF DETERMINATION AMENDMENT
Face Brick 1 Revised

REVIEW OF DETERMINATION AMENDMENT
Face Brick 1 Revised



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

REVIEW OF DETERMINATION AMENDMENT
Heritage Materials added



Face Brick Type 1



Metal Cladding

REVIEW OF DETERMINATION AMENDMENT
Face Brick 2 deleted



Face Brick Type 2



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	NFRC Glazing System values: ⇒ U ≤ 4.80 and SHGC = 0.59 (± 5%)
	Modifying units: 103, 203 and 303 (Darby street windows only)	
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

6.7

Average star rating

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:
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F	18/11/20	Review of Determination-R.II		Andrew + Rob Dawson
E	21/10/20	Review of Determination-Rev		
D	15/7/20	Review of Determination		
C	11/6/19	Amendments to DA-as noted		
B	3/4/19	Amendments to DA-as noted		
A	27/8/18	Development Application		

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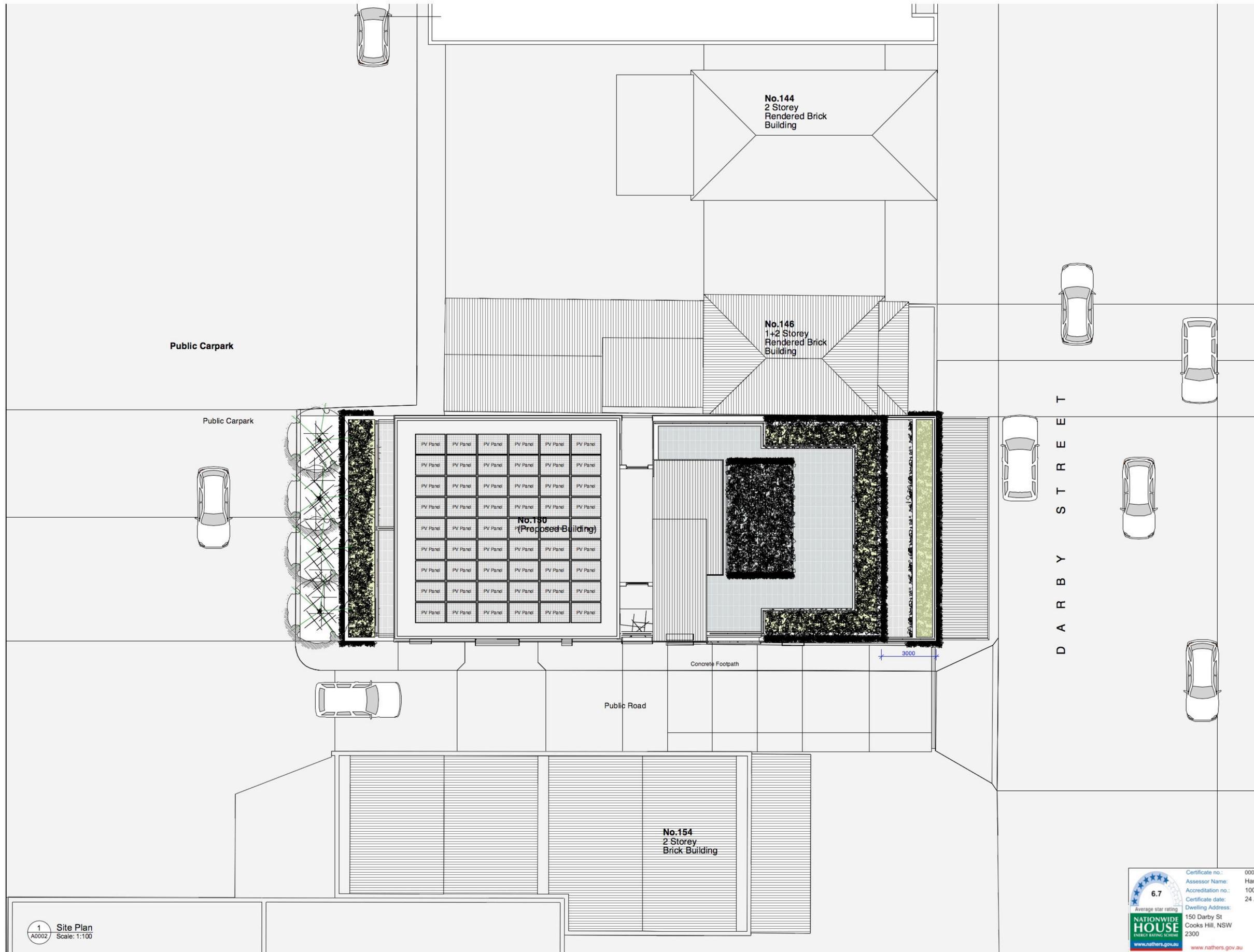
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project
New Shop-Top Development
150 Darby Street, Cooks Hill, NSW

drawing title
Cover Sheet

Job no : 15.14
15.14 DA05
cad file : Determination Review
date : DS^{wk}
drawn : August 2018
scale : AS NOTED

A001 F



1 Site Plan
A0002 Scale: 1:100

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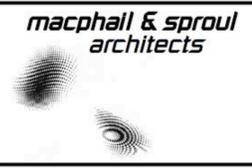
Average star rating: 6.7
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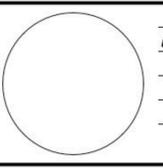
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B Amendments to DA-as noted	3/4/19			
A Development Application	27/8/18			

client
Andrew + Rob Dawson

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



Job no : 15.14
 15.14 DA05 Determination Review
 cad file :
 date : DS^{wk}
 drawn : August 2018
 scale : AS NOTED
A0002 F

DESIGN COMPLIANCE

LEP CONTROLS

FSR Calculations
 Site: 427m²
 FSR: 2.1
 Allowable area: 854m²
Proposed Area:
 Level G: 122m²
 Level 1: 260m²
 Level 2: 230m²
 Level 3: 133m²
 Total: 745m²

Building Height
 Max. Height: 14m
 Proposed Height: 14m

SEPP 65 APARTMENT DESIGN GUIDE

Communal Open Space
 Required Space = 23% of Site
 = 107m²
Space Proposed= 107m²

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

Apartment Sizes Required
 1 Bed Units = 50m² (min)
 2 Bed Units = 70m² (min)
 3 Bed Units = 90m² (min)
Apartment Sizes Proposed:
 1 Bed Units = 53m²
 3 Bed Units = 107/138m²

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

CRITERIA: 8 unit Development @ 70%
REQUIRED: 5.6 units (min)
PROPOSED: 6 units - **COMPLIES**

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

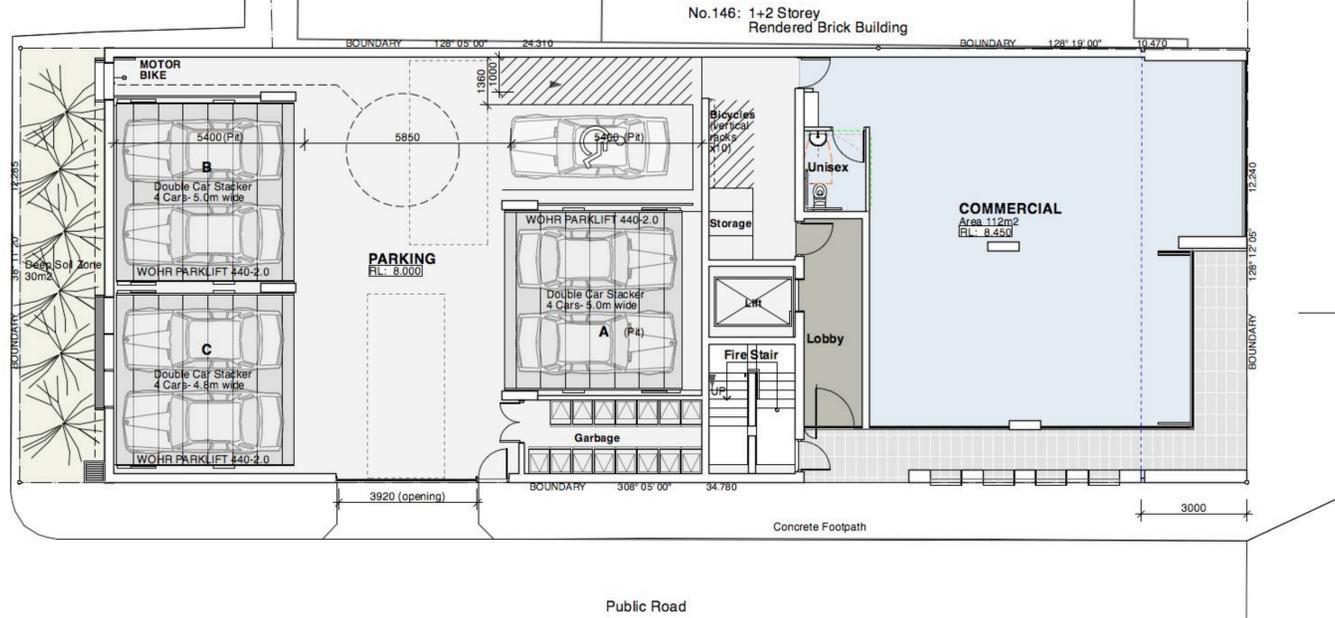
CRITERIA: 8 unit Development @ 70%

PERMITTED: 1.2 units (max)
PROPOSED: 2 units - **COMPLIES**

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

REQUIRED: 4.8 units (min)
PROPOSED: 8 units 100%

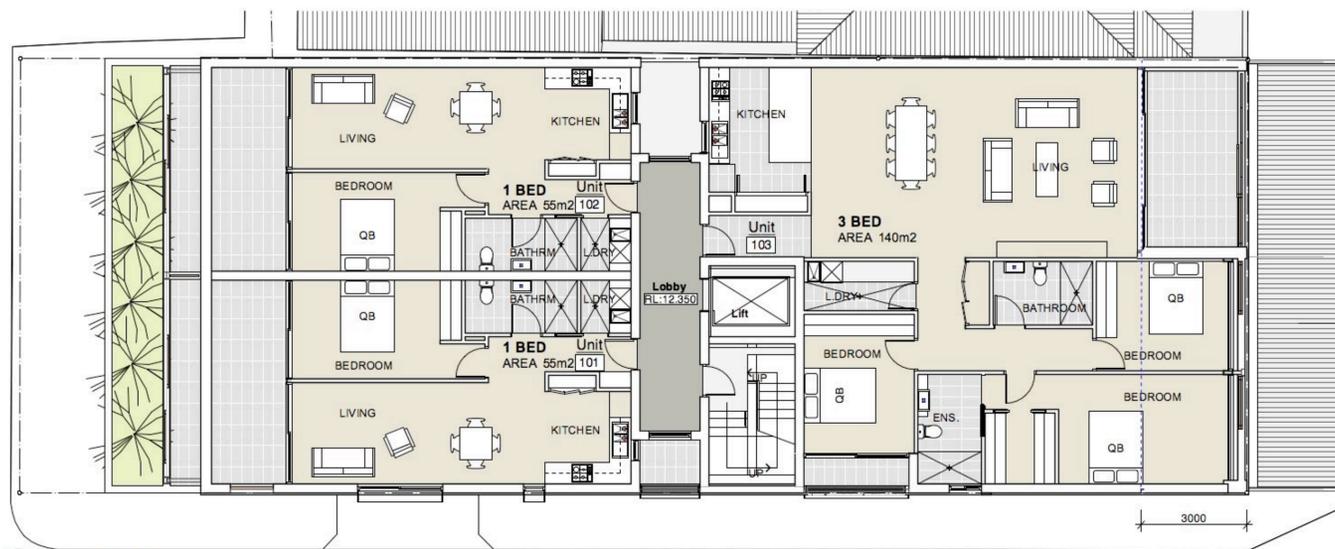
Public Carpark



Public Road



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



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

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:
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 Cooks Hill, NSW
 2300

Average star rating: **6.7**

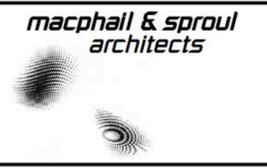
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ABSA
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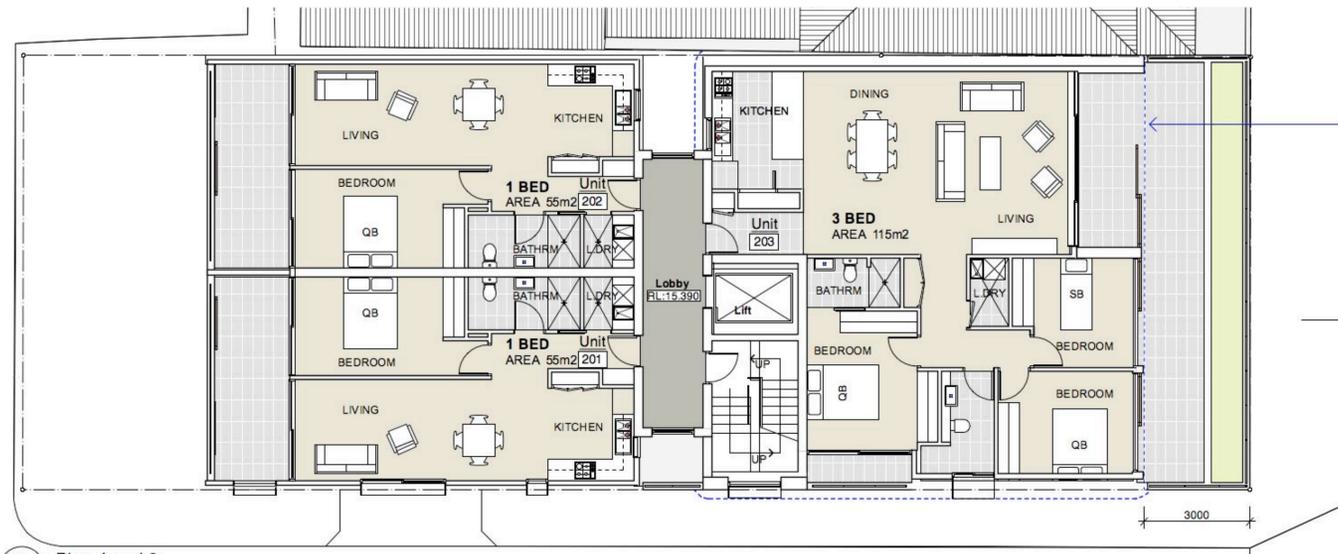


project
New Shop-Top Development
 150 Darby Street, Cooks Hill, NSW

drawing title
Floor Plans I

Job no : 15.14
 15.14 DA05
cad file : Determination Review
date : DS^W
drawn : August 2018
scale : AS NOTED

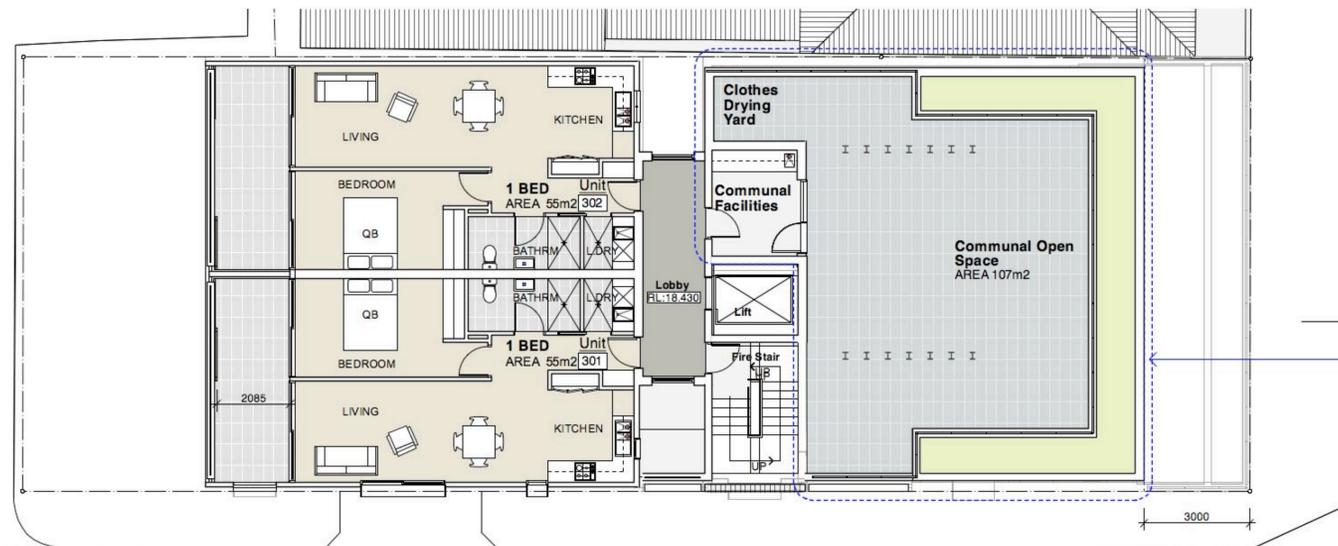
A003 F



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

REVIEW OF DETERMINATION AMENDMENT
Front section of residential and Core component inset to emphasise 2-Storey element

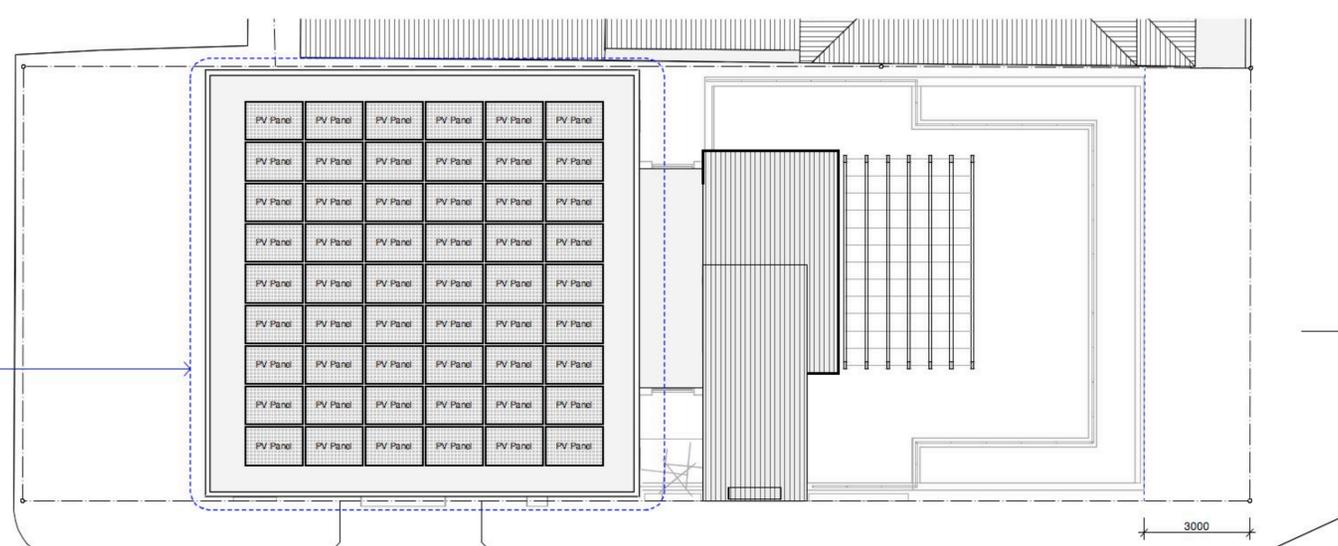
D A R B Y S T R E E T



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

REVIEW OF DETERMINATION AMENDMENT
Remove Unit 303, Outdoor Common space relocated to front of building, L3 (from Roof)

D A R B Y S T R E E T



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

REVIEW OF DETERMINATION AMENDMENT
Removal of Rooftop Outdoor Common, relocated to front of building on L3

D A R B Y S T R E E T

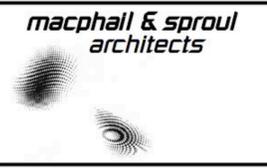
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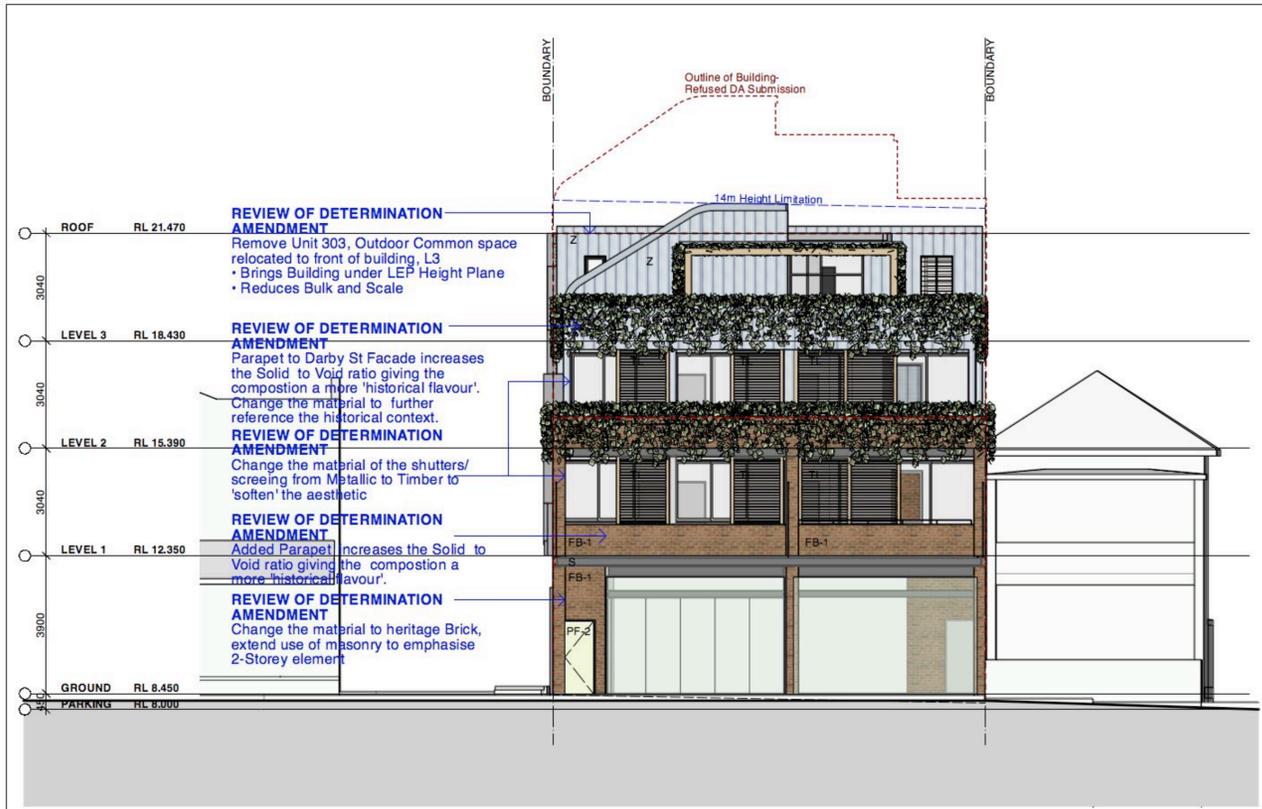
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project
New Shop-Top Development
150 Darby Street, Cooks Hill, NSW
drawing title
Floor Plans II

Job no : 15.14
15.14 DA05
cad file : Determination Review
date : DS^{wk}
drawn : August 2018
scale : AS NOTED
A004 F



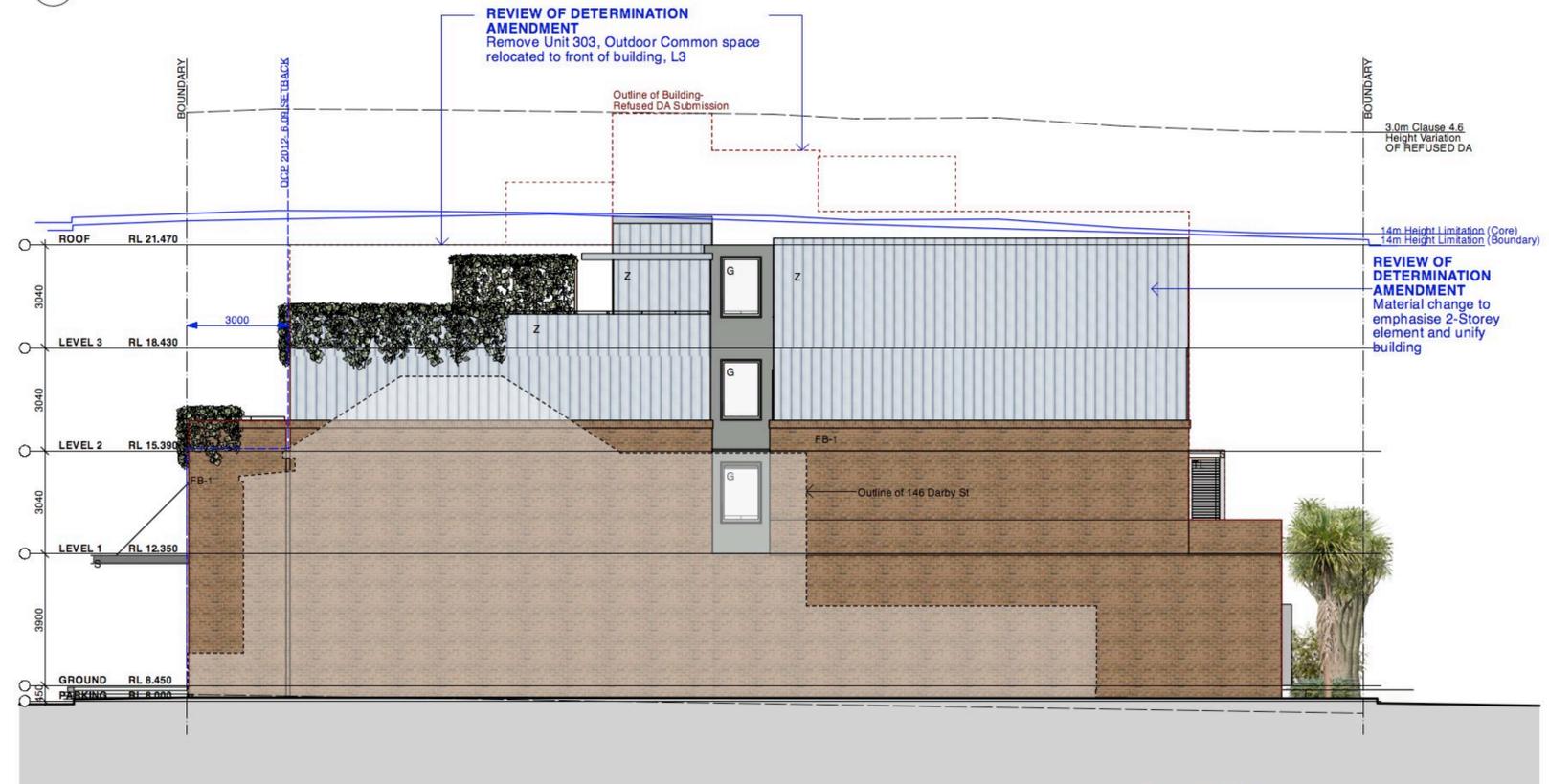
1 Elevation-East, Darby Street
Scale: 1:100



2 Elevation-South
Scale: 1:100



3 Elevation-West
Scale: 1:100

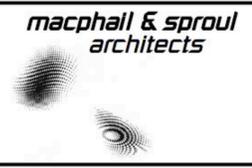


4 Elevation-North
Scale: 1:100

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

Job no : 15.14
cad file : 15.14 DA05 Determination Review
date : DS^{wk}
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A005 F

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Certificate date: 24 August 2018
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6.7
Average star rating
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1 Site Analysis Plan
A1001 Scale: 1:300

Certificate no.: 0003103140
Assessor Name: Hamidul Islam
Accreditation no.: 100982
Certificate date: 24 August 2018
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150 Darby Street, Cooks Hill, NSW

drawing title
Site Analysis Plan

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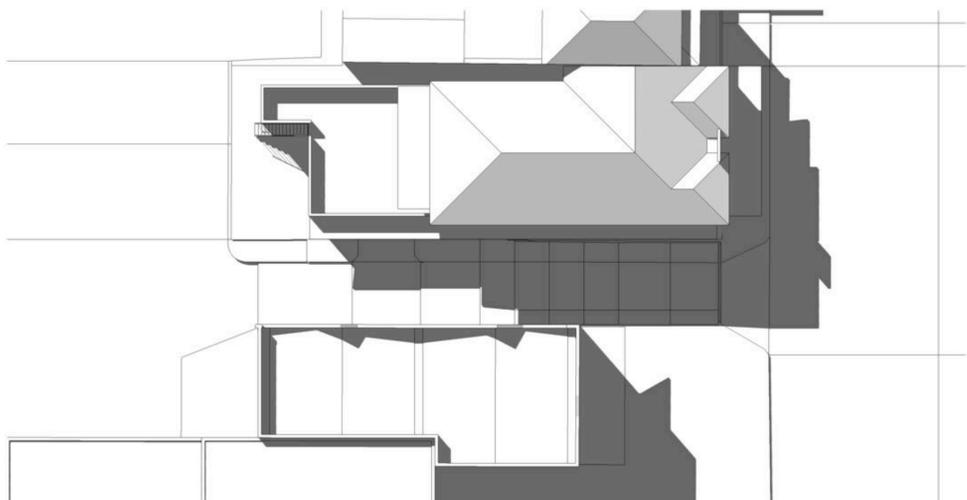
A1001 C



1 Existing Shadows- 9am June 21
Scale: 1:250



4 Proposed Shadows- 9am June 21
Scale: 1:250



2 Existing Shadows- 12pm June 21
Scale: 1:250



5 Proposed Shadows- 12pm June 21
Scale: 1:250



3 Existing Shadows- 3pm June 21
Scale: 1:250



6 Proposed Shadows- 3pm June 21
Scale: 1:250

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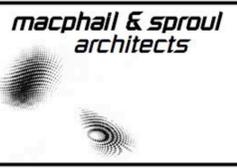
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ABSAs
Australian Building Sustainability Association

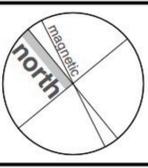
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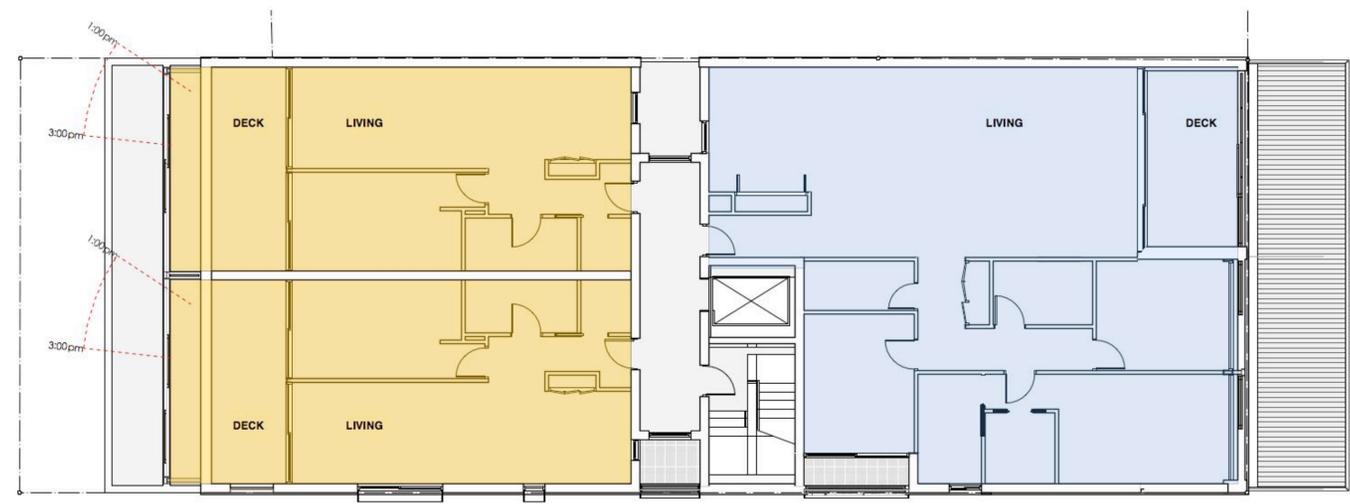
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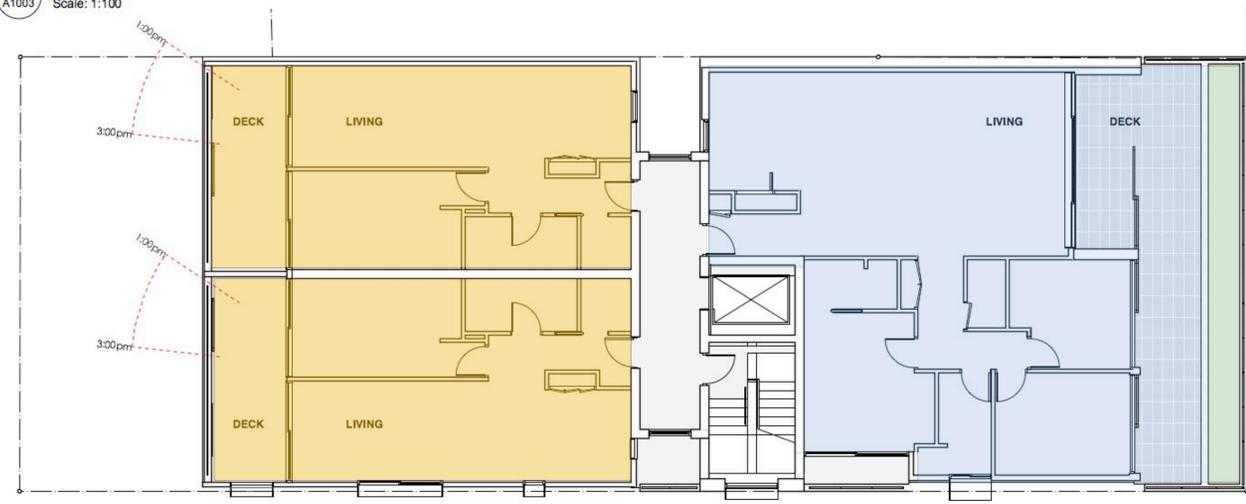
project
New Shop-Top Development
 150 Darby Street, Cooks Hill, NSW
 drawing title
Shadow Diagrams



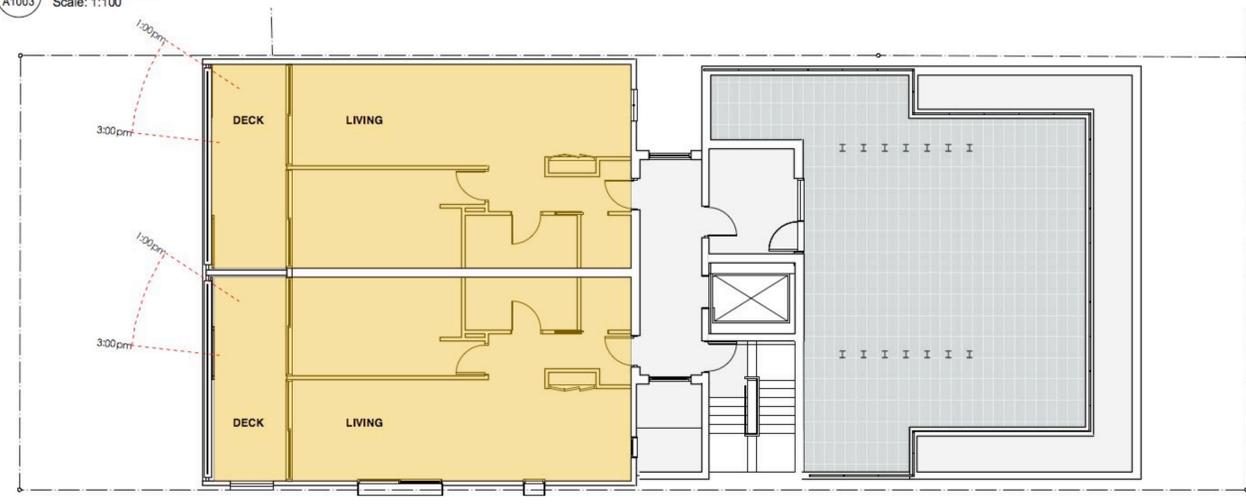
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 Determination Review
 date : DS^{wk}
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 scale : AS NOTED
A1002 C



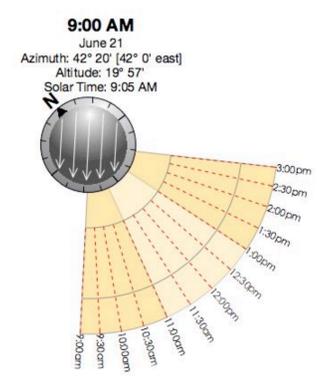
1 Plan- Level 1
A1003 Scale: 1:100



2 Plan- Level 2
A1003 Scale: 1:100



3 Plan- Level 3
A1003 Scale: 1:100



SEPP 65 ADG SOLAR ACCESS CALCULATIONS:

SOLAR ACCESS REQUIREMENT 1:
70% minimum number of apartments to have solar access to living room and Private Outdoor Space for 2 hrs between the hours of 9am-3pm 21 June

CRITERIA: 8 unit Development @ 70%
REQUIRED: 6 units (min)
ACHIEVED: 6 units - **COMPLIES**

SOLAR ACCESS REQUIREMENT 2:
15% maximum number of apartments permitted to have no solar access

CRITERIA: 8 unit Development @ 70%
PERMITTED: 2 units (max)
ACHIEVED: 2 units - **COMPLIES**

LEGEND

- COMPLIANT:**
Receives 2Hrs sun between 9am-3pm to Living Room + Private Open Space
- COMPLIANT:**
Receives 2Hrs sun between 9am-3pm to unit
- NON-COMPLIANT:**
Receives no sun between 9am-3pm

Average star rating: **6.7**

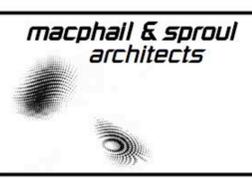
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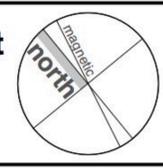
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B	15/7/20	Review of Determination	15/7/20	
A	27/8/18	Development Application	27/8/18	

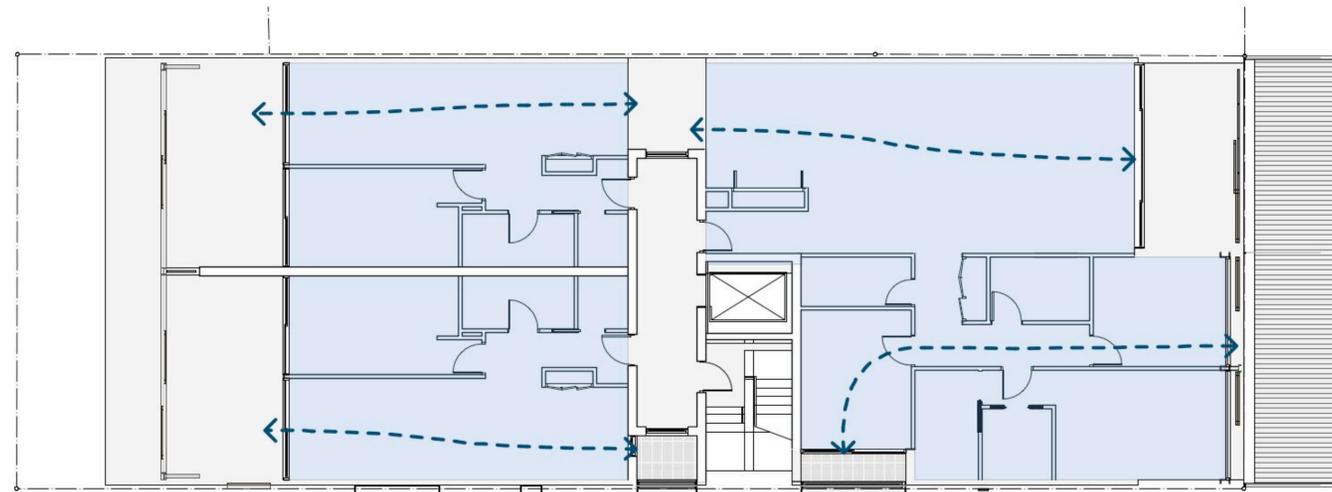
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habitat, suite 44, building C3, 1 porter street, byron bay, 2480 nsw
m 0408 804 010
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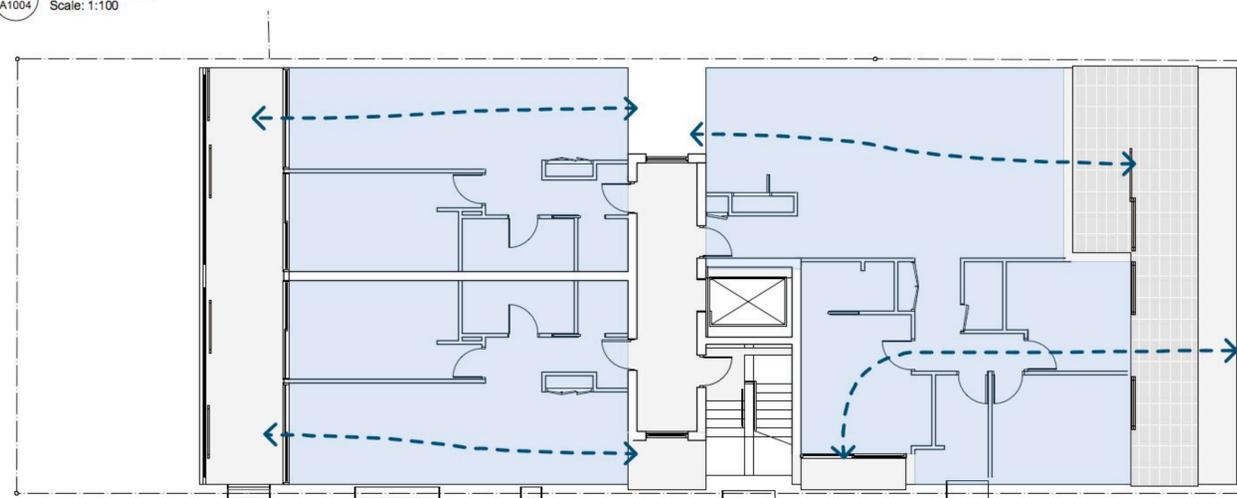
project
New Shop-Top Development
150 Darby Street, Cooks Hill, NSW
drawing title
Solar Access Plans



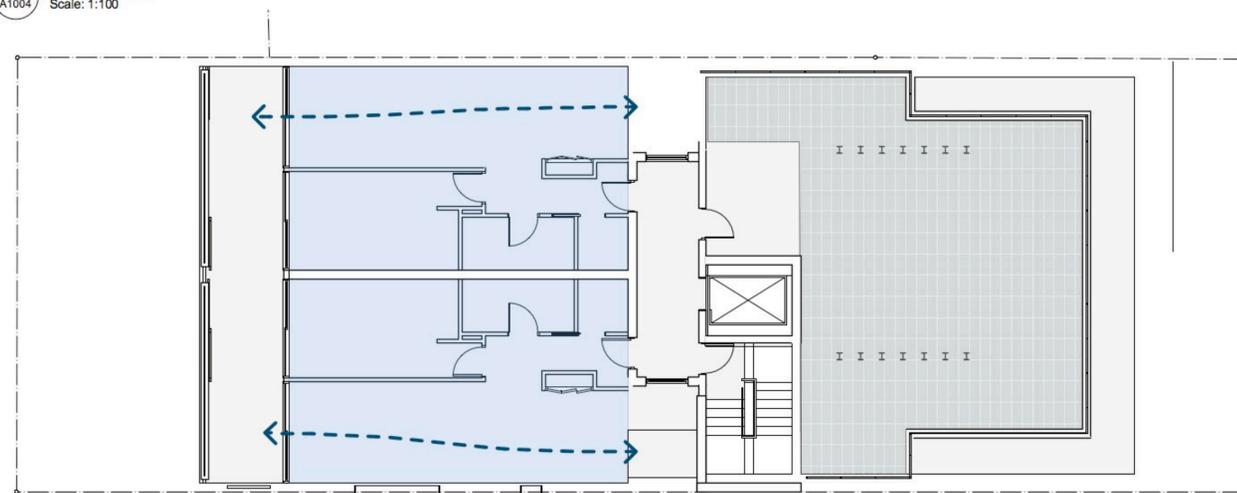
Job no : 15.14
15.14 DA05
Determination Review
date : DS^{wk}
drawn : August 2018
scale : AS NOTED
A1003 C



1 Plan- Level 1
A1004 Scale: 1:100



2 Plan- Level 2
A1004 Scale: 1:100



3 Plan- Level 3
A1004 Scale: 1:100

SEPP 65 ADG VENTILATION CALCULATIONS:

VENTILATION REQUIREMENT:
60% of apartments to have natural cross-flow ventilation
8 unit Development @ 60%

REQUIRED: 5 units (min)
ACHIEVED: 8 units 100%

- LEGEND**
-  Air Flow
 -  Unit COMPLIANCE-
Cross-Flow Ventilation achieved
 -  Unit NON-COMPLIANCE-
Cross-Flow Ventilation NOT achieved



6.7
Average star rating

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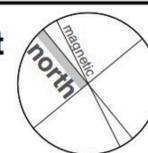
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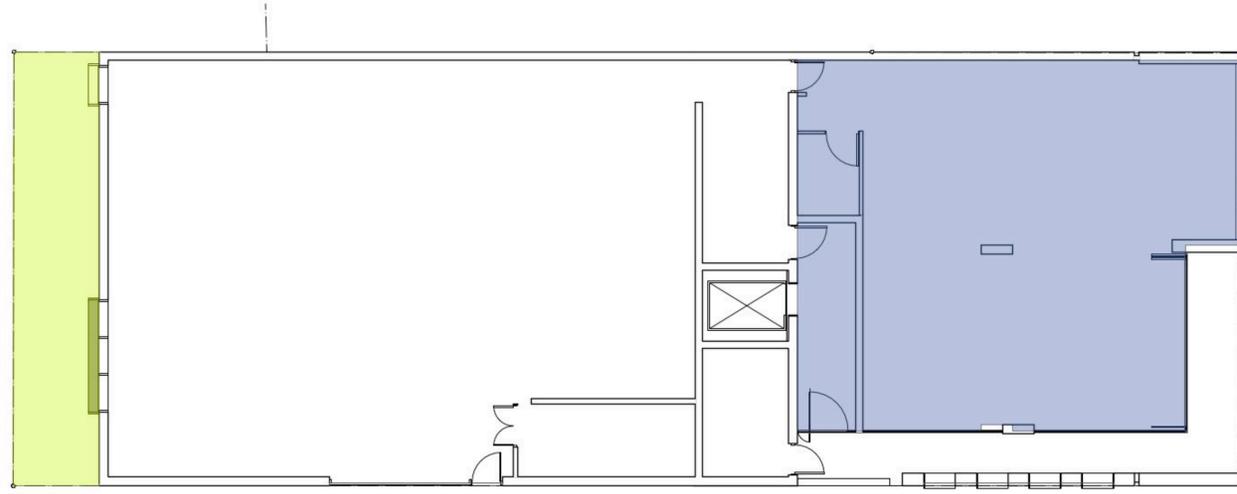
project
New Shop-Top Development
150 Darby Street, Cooks Hill, NSW

drawing title
Ventilation Plans



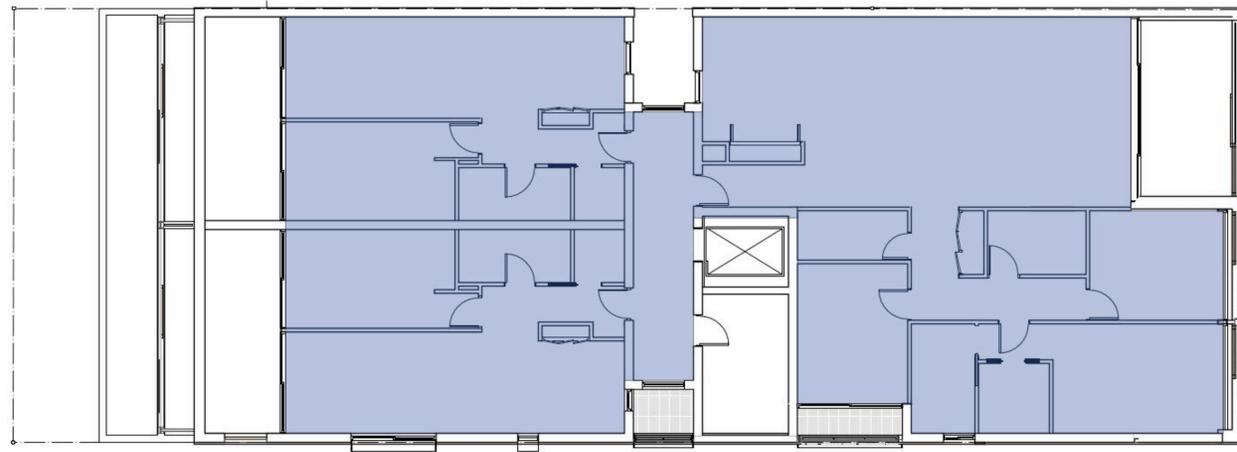
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cad file : Determination Review
date : DS^{wx}
drawn : August 2018
scale : AS NOTED

A1004 C



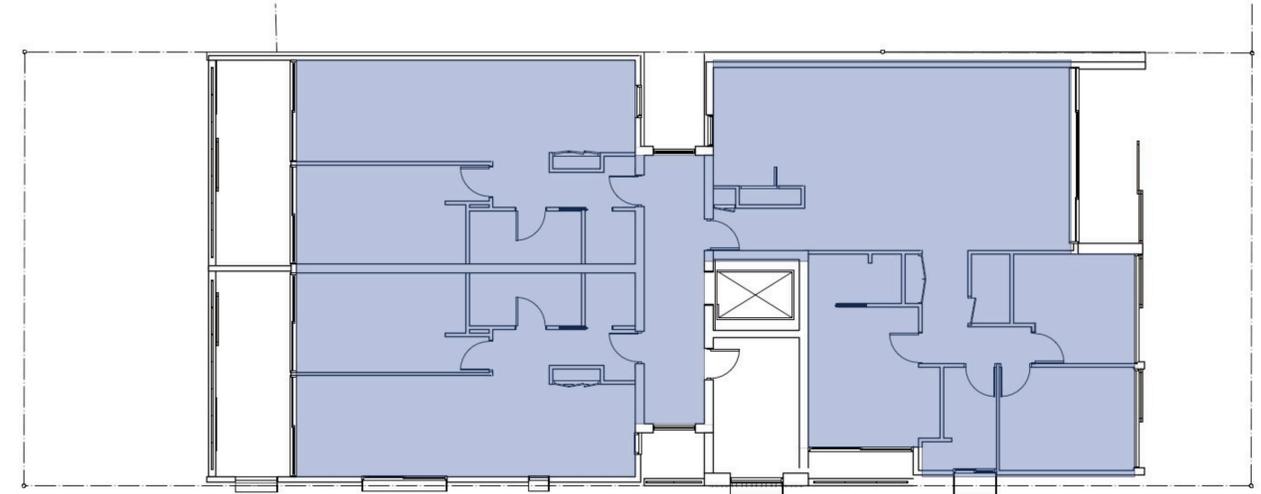
1 Plan- Ground Level
A1005 Scale: 1:100

122 m2 30 m2



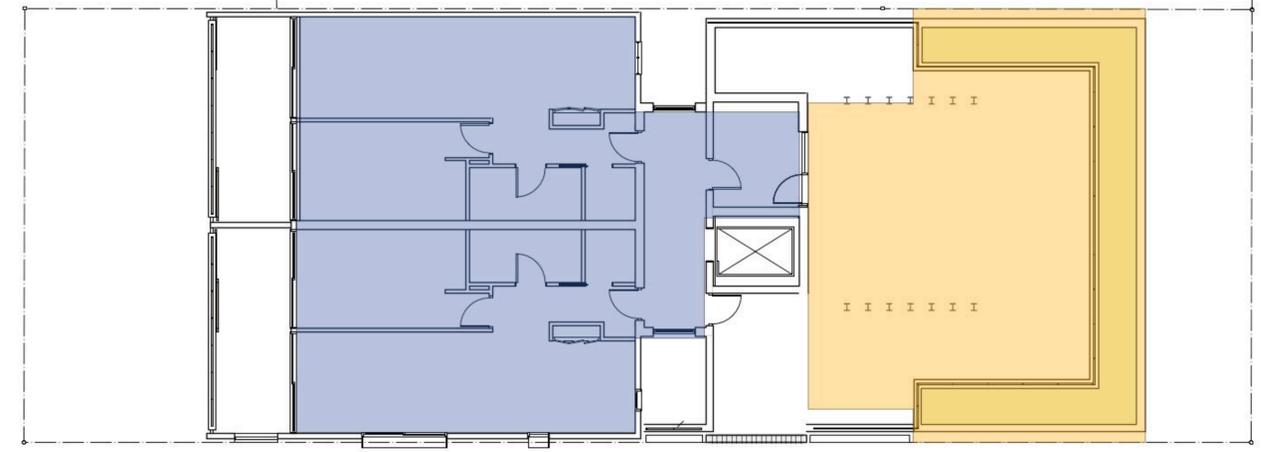
2 Plan- Level 1
A1005 Scale: 1:100

260 m2



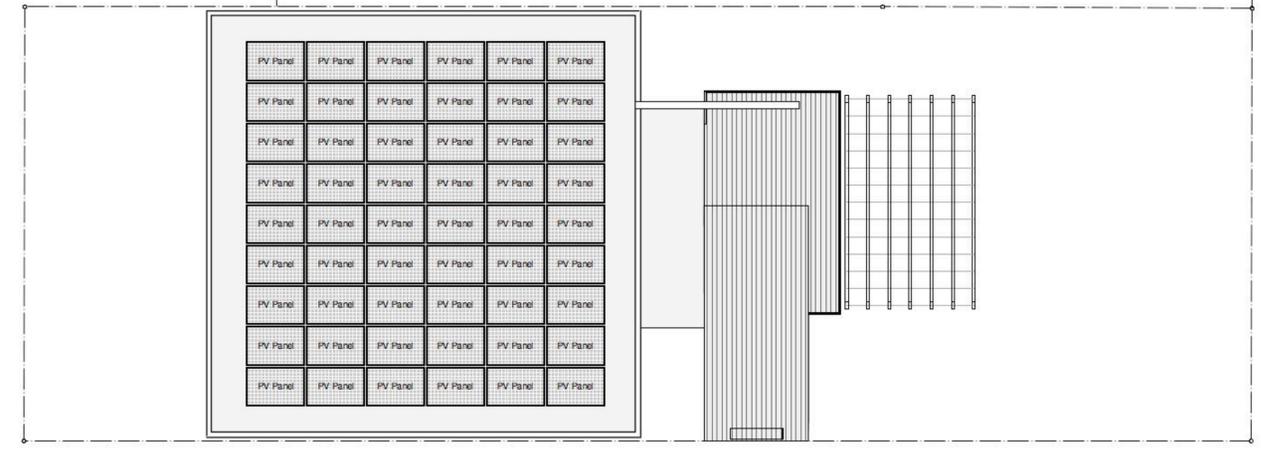
3 Plan- Level 2
A1005 Scale: 1:100

230 m2



4 Plan- Level 3
A1005 Scale: 1:100

133 m2 107 m2



5 Plan- Level 3
A1005 Scale: 1:100

LEGEND

- Gross Floor Area
- Communal Open Space
- Deep Soil Planting

DESIGN COMPLIANCE

LEP CONTROLS
FSR Calculations
 Site: 427m2
 FSR: 2.1
 Allowable area: 854m2
Proposed Area:
 Level G: 122m2
 Level 1: 260m2
 Level 2: 230m2
 Level 3: 133m2
Total: 745m2

SEPP 65 APARTMENT DESIGN GUIDE
Communal Open Space
 Required Space = 25% of Site = 107m2
Space Proposed= 107m2

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

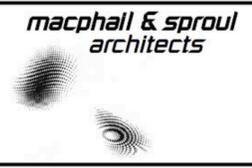
6.7
Average star rating

Certificate no.: 0003103140
 Assessor Name: Hamidul islam
 Accreditation no.: 100982
 Certificate date: 24 August 2018
 Dwelling Address:
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 Cooks Hill, NSW
 2300

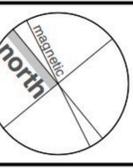
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B	15/7/20	Review of Determination		
A	27/8/18	Development Application		

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 email design@msarchitects.com.au
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project
New Shop-Top Development
 150 Darby Street, Cooks Hill, NSW
 drawing title
Area Calculations Plans



Job no : 15.14
 15.14 DA05
 cad file : Determination Review
 date : DS^{wk}
 drawn : August 2018
 scale : AS NOTED
A1005 C



View from Darby Street looking South/West



View from Carpark looking South



View from Darby Street looking North



View from Darby Street looking South/West



View from Carpark looking East

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Issue description	date	Issue description	date	client
				Andrew + Rob Dawson
B	18/11/20	Review of Determination-R.II		
A	21/10/20	Review of Determination		

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a.b.n.

macphail & sproul architects



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

drawing title
3D Views

Job no : 15.14
15.14 DA05
cad file : Determination Review
date : 18/11/2018
drawn : July 2017
scale : AS NOTED

A1006 B



ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**PV 1/12/2020 - DA2018/01251.01 - 150 DARBY STREET, COOKS
HILL - REVIEW OF DETERMINATION - MIXED-USE DEVELOPMENT
- COMMERCIAL PREMISES AND SHOP TOP HOUSING**

ITEM-3 Attachment B: Processing Chronology

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PROCESSING CHRONOLOGY

DA2018/01251.01 – 150 Darby Street, Cooks Hill

- 17 July 2020** - Application for 8.2 review lodged.
- 29 July – 17 August 2020** - Public notification.
- September 2020** - Discussions with Owner and Applicant in regard to CN's concerns in particular, heritage requirements and character of Darby Street.
- 6 October – 8 October 2020** - Advice to Applicant in regard to CN requirement for amended plans. Discussions in regard to proposed Public Voice meeting and Council meeting.
- 14 October 2020** - Meeting with Applicant in regard to articulation and materiality of the proposal and revised concept plans.
- 22 October 2020** - Revised plans received.