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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ITEM-1 attachment A: Submitted Plans
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

ZONE B4: MIXED USE

1. 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.

2. Permitted without consent
   Environmental protection works; Home occupations

3. 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

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; Hotpads; 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

Height of Building - 14m
Street Character and Context

Council Street

Darby Street

Railway Street
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1 STOREY RENDERED SHOPS TO BE DEMOLISHED
1 STOREY BRICK BUILDING TO BE DEMOLISHED

BOUNDARY
existing pedestrian link
tree to be removed
tree to be removed

sunrise summer solstice
summer solstice
summer solstice
equinox
sunset summer solstice
prevailing winter winds
prevailing summer winds

1 TO 2 STOREY RESIDENTIAL
TERRACE ROW COMMERCIAL
TERRACE ROW RESIDENTIAL

13-125 Darby Street, Cooks Hill, NSW

REVISADO DE OFICIAL DESARROLLADO

1/12 DP740217
SITE AREA: 1831 m²
EXISTING OVERLAND FLOW PATH TO BE RELOCATED
1 STOREY BRICK BUILDING TO BE DEMOLISHED
BOUNDARY

13-125 DARBY STREET,
COOKS HILL.
1/-/DP740217
SITE AREA: 1831 m²
EXISTING OVERLAND FLOW PATH TO BE RELOCATED
1 STOREY BRICK BUILDING TO BE DEMOLISHED
BOUNDARY

1 TO 2 STOREY RESIDENTIAL
TERRACE ROW COMMERCIAL
TERRACE ROW RESIDENTIAL

13-125 DARBY STREET,
COOKS HILL.

PREVIEW SCHEME
CHCUT Darby Mixed Use Development
1720
13-125 Darby Street, Cooks Hill, NSW
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CENTRAL
LANDSCAPED
COURTYARD

BOUNDARY
BOUNDARY
BOUNDARY
BOUNDARY
BOUNDARY

OVERLAND FLOW PATH AND SERVICE CORRIDOR

DARBY STREET
RAILWAY STREET

3 STOREY RESIDENTIAL ABOVE COMMERCIAL
4 STOREY LANDSCAPED COURTYARD
CENTRAL LANDSCAPED COURTYARD

ROOF BELOW TO LEVEL 01

6.150
6.000

+18.400
+21.924
+5.050
+8.000
+12.300
+15.350

Ridge Level
Third Floor
Second Floor
First Floor
Ground Floor
Basement

+18.900
+23.306
+6.355
+9.250
+12.800
+15.850

Ridge Level
Third Floor
Second Floor
First Floor
Ground Floor
Basement

SCALE 1:500 @ A3
Site Plan

SCALE 1:500 @ A3
East Elevation

SCALE 1:500 @ A3
East Elevation - Railway st.

SCALE 1:500 @ A3
West Elevation - Darby St.

SCALE 1:500 @ A3
West Elevation
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1720 DA-102

REFER DRAWING 21/4/20

1 13-125 Darby Street, Cooks Hill, NSW

REVISED SCHEME

CHCUT Darby Mixed Use Development

1720

113-125 Darby Street, Cooks Hill, NSW
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1720 DA-105

REFER DRAWING 21/4/20

1 13-125 Darby Street, Cooks Hill, NSW

REVISED SCHEME

CHCUT Darby Mixed Use Development
1720

113-125 Darby Street, Cocks Hill, NSW

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PLANTER

PLANTER

PLANTER

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

SETBACK

26 m

7.25 m

18.25 m

41.75 m

41.75 m

17.75 m

10.25 m

64.5 m

89 m

37.5 m

35.75 m

25.75 m

91.75 m

33 m

27.25 m

B

D

E

F

DARBY STREET

RAILWAY STREET

REVISED SCHEME
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1720 DA-106

REFER DRAWING

21/4/20

1 13-125 Darby Street, Cooks Hill, NSW

REVISED SCHEME

CHCUT Darby Mixed Use Development

T720

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1720 DA-201

REFER DRAWING 26/3/20

1 13-125 Darby Street, Cooks Hill, NSW

REVISED SCHEME

CHCUT Darby Mixed Use Development

Darby Street Elevation

DA-201 03

113-125 Darby Street, Cooks Hill, NSW

West (Darby St) Elevation

SCALE 1:200 @ A3
REFER DRAWING 26/3/20

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FACE BRICK: SAN SELMO SMOKED OR SIMILAR
PERFORATED ALUMINIUM OPERABLE SCREEN
METAL ROOFING
POWDERCOATED VERTICAL ALUMINIUM BALUSTRADE
FACE BRICK: SAN SELMO SMOKED OR SIMILAR
POWDERCOATED VERTICAL ALUMINIUM BALUSTRADE
METAL CLADDING STANDING SEAM
PRECAST CONCRETE STORMWATER BOX CULVERT TO STRUCT.
ENG. SPEC.
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Refer Drawing 26/3/20

FACE BRICK
SAN SELMO SMOKED
OR SIMILAR

STEEL FRAMED AWNING
FERROCOR NATURAL GREY

POWDERCOATED VERTICAL
ALUMINIUM BALUSTRADE

METAL CLADDING
STANDING SEAM

DARBY STREET VIEW
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1720 DA-402

13-125 Darby Street, Cooks Hill, NSW

REFER DRAWING

26/3/20

REVISED SCHEME

CHCUT Darby Mixed Use Development

1720

13-125 Darby Street, Cooks Hill, NSW

Perspectives

DA-402

03
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REVISED SCHEME
21 June - 3pm
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"

Design Modifications:

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

The analysis demonstrates that the units of 86 Railway Street are largely overshadowed by the existing boundary and courtyard walls.

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
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ITEM-1 Attachment B: Processing Chronology
### PROCESSING CHRONLOGY

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 May 2018</td>
<td>Application lodged</td>
</tr>
<tr>
<td>23 June 2018 to 9 July 2018</td>
<td>First round public notification</td>
</tr>
<tr>
<td>18 July 2018</td>
<td>Proposal considered by UDCG</td>
</tr>
<tr>
<td>20 September 2019</td>
<td>Amended plans and supporting documents received</td>
</tr>
<tr>
<td>30 September 2019</td>
<td>Amended engineering plans received</td>
</tr>
<tr>
<td>23 April 2020</td>
<td>Further amended plans (‘April 2020 Amended Plans’) and supporting documents received</td>
</tr>
<tr>
<td>7 May 2020</td>
<td>Amended engineering and stormwater plans received</td>
</tr>
<tr>
<td>18 May 2020</td>
<td>Clause 4.6 Height Variation request received</td>
</tr>
<tr>
<td>3 July 2020</td>
<td>Further amended stormwater plans received</td>
</tr>
<tr>
<td>7 July 2020 to 31 July 2020</td>
<td>Second round of notification - ‘April 2020 Amended Plans’</td>
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