

Attachment B

Selected Drawings

Ashmore Estate, Erskineville

Revised Stage 2 DA set

16 January 2020

Drawing List

Drawing DA-01-02: Proposed Indicative Ground Level
Drawing DA-01-05: Proposed Setbacks
Drawing DA-01-06: Building Envelopes Plan
Drawing DA-01-07: Proposed Street Wall Height
Drawing DA-01-11: Proposed Building Height



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Legend

- Sub
- Op
- 3M
- 1M

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project no 1.40325

project:	Ashmore Estate, Erskineville Stage 1 DA
drawing:	
Proposed Ground Level Setbacks	
drawing no.	DA01-05
issue	S



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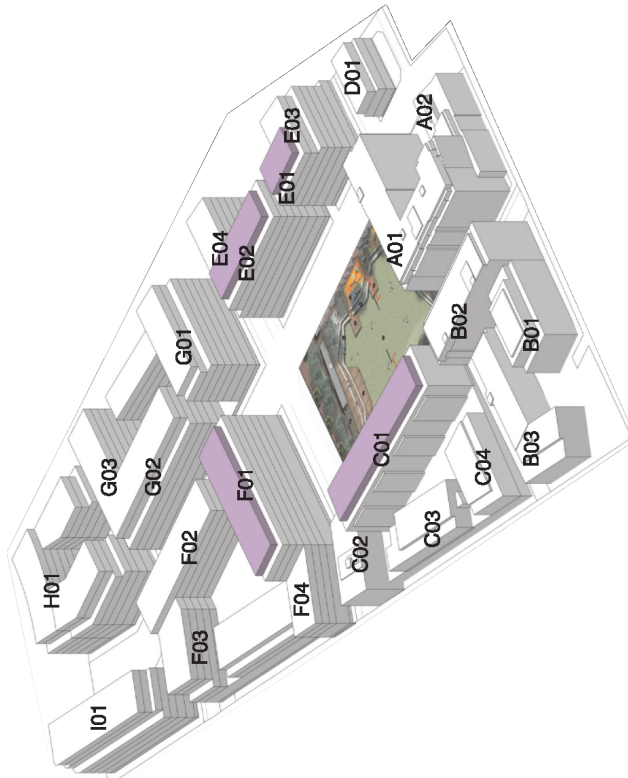


Issue	Amendment	Date
V	Set 15 - Block A and D	27/07/16
W	Set 16 - Block A and D	18/07/16

- Legend**
- Subject Site/Property boundary
 - Open Space
 - 1 Storey (Commercial)
 - 2 Storeys
 - 3 Storeys
 - 4 Storeys
 - 5 Storeys
 - 6 Storeys
 - 7 Storeys
 - 8 Storeys

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Project: Ashmore Estate, Erskineville Stage 1 DA
 Drawing: Proposed Street Wall Height
 Drawing No: DA01-07
 Date: 12/06/2016
 Project No: 140325



- * Assumes 3m floor to floor height for upper level of apartment buildings and 2.6m for terrace houses attic to achieve compliance with SLEP 2012 building heights.
- ** No non-compliance due to upper-level building setback.
- Areas of non compliance to allow for tree retention at intersection of Mitchell Road and Ashmore Street.
- *** The second row indicates the building envelope which protrudes into the LEP height transition.

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Issue	Amendment	Date
A1	S4.05: Block A and D	27/07/19
A2	S4.06: Block A and D	18/07/20

- Legend**
- Indicative Building Envelopes
 - GFA Relocated for tree retention

Note: Final building height is to be fully resolved as part of subsequent Stage 2 DAs which will include consideration of:

- *final detailed design for the public domain, confirming final ground levels;
- *architectural roof form and building design; and
- *final flood levels as determined by design of the stormwater infrastructure, public domain and supporting Flood / Stormwater Reports.

Subsequent Stage 2 DAs will seek compliance with the maximum SLEP 2012 heights, except where identified on these plans for tree retention or where justified to Council's satisfaction under Clause 4.6 of the SLEP 2012

Block Segment	Lowest Existing Ground RL (m)	Proposed Envelopes RL (m)	Max Building Envelope Height (m)	LEP Controls Height (m)	Non-Compliance Height (m)	Non-Compliance GFA (m ²)
A	01	9.0	36.43	27	0.43 (1.59%)	-
	02	9.0	35.85	15	11.85 (79.6%)	-
B	01	8.61	30.7	22	-	-
	02	8.56	30.0	15***	6.44 (42.9%)	7.86
	03	9.0	36.53	27	0.05 (0.18%)	-
C	01	8.51	24.13	15	-	-
	02	8.8	37.42	27	1.62 (6%)	1,033
	03	9.14	33.45	15***	9.31 (62.1%)	16.26
	04	8.47	27.93	18	0.83 (4.6%)	-
D	01	9.29	24.3	15	-	-
	02	9.43	24.3	15	-	-
E	01	8.98	20.47	9	2.49 (27.6%)	-
	02	8.58	36.59	27	1.01 (3.7%)	240
F	01	8.52	36.59	27	1.07 (4%)	518
	02	8.58	33.49	27	-	-
G	01	8.7	33.49	27	-	-
	02	8.2	37.75	27	2.55 (9.4%)	825
H	01	7.6	34.55*	27	-	-
	02	7.92	31.55	25	-	-
I	01	8.4	25.35	18	-	-
	02	8.6	35.59*	27	-	-
J	01	8.2	32.49*	27	-	-
	02	7.55	32.49*	25	-	-
K	01	7.54	32.79	25	-	-
	02	7.54	25.00**	25	-	-

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Project
Ashmore Estate, Erskineville
Stage 1 DA

Drawing
Proposed Building Height

Drawing no.
DAO 1-11

Sheet
AB