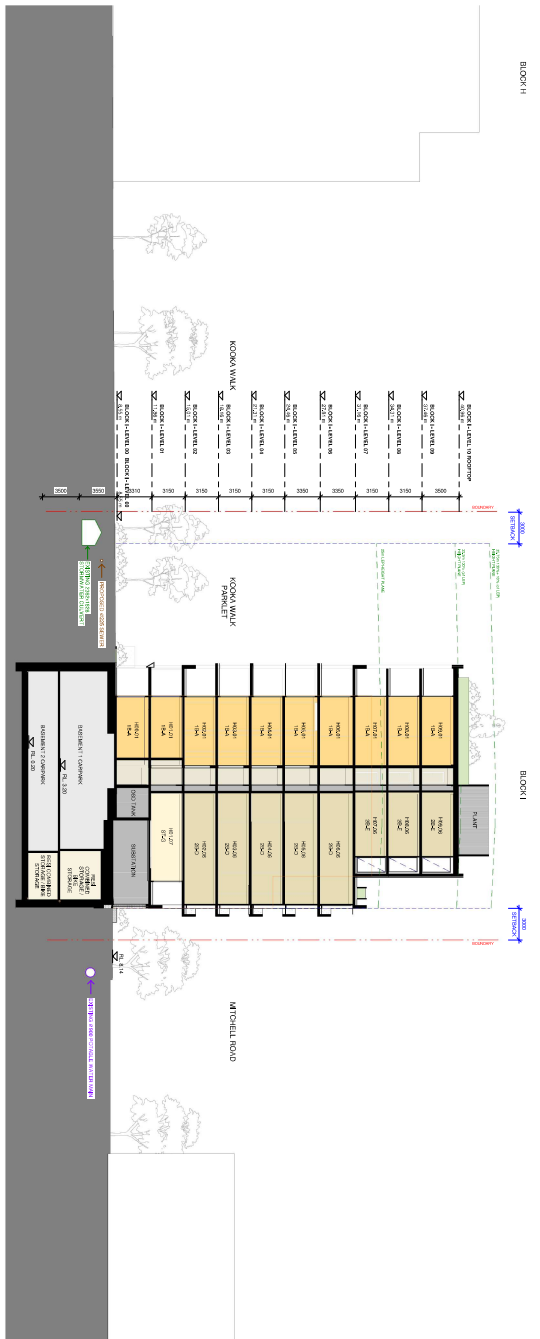


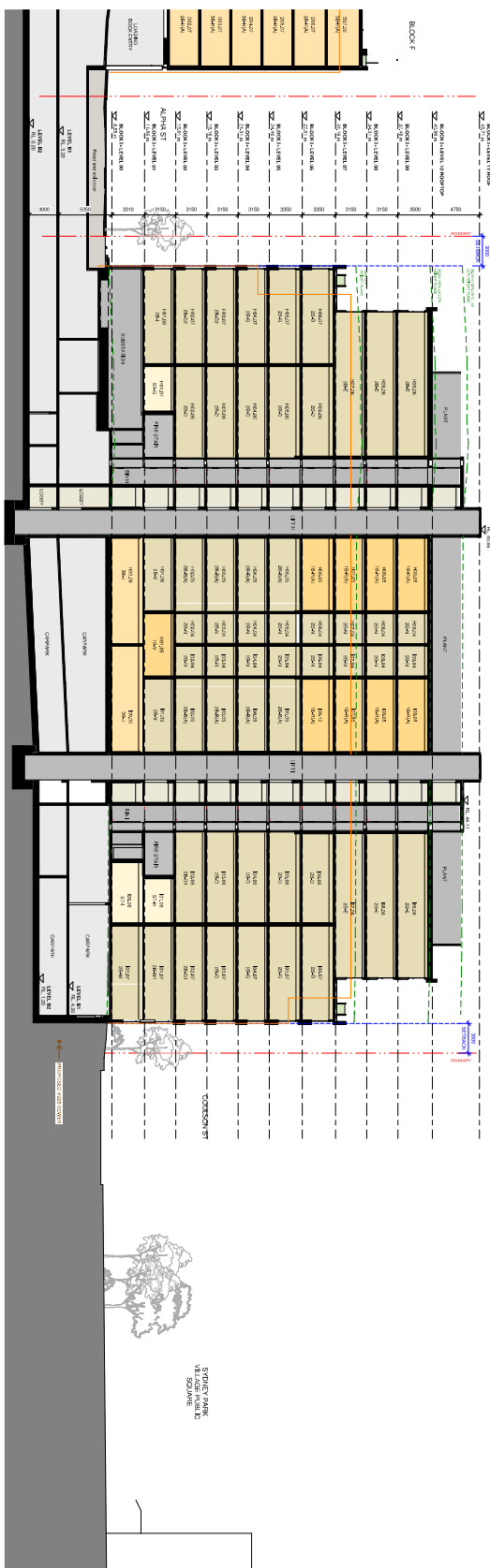
## **Attachment B4**

<b>Architectural Plans – Buildings F&amp;I</b>
--

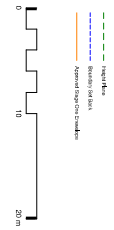
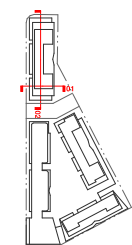




1 Building Section 01 1:200



2 Building Section 02 1:200



CRONATION

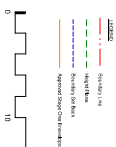
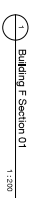
1	2020/21 Proposed Development Application	20	20
2	2020/21 Proposed Development Application	20	20
3	2020/21 Proposed Development Application	20	20
4	2020/21 Proposed Development Application	20	20
5	2020/21 Proposed Development Application	20	20

**Asmore Estate Buildings F&I**  
155 Mitchell Road, Erskineville

Scale	1:200	@ 01
Author	Architect	Contractor
Project No.	57724	
Client	Design Development	
Notes	2020/21 Proposed Development Application	

ARDA-10-10 D

**BATESSMART**  
BateSMART is a leading provider of architectural and engineering services. We are currently seeking experienced professionals to join our team. For more information, please visit our website at [www.batesmart.com.au](http://www.batesmart.com.au).

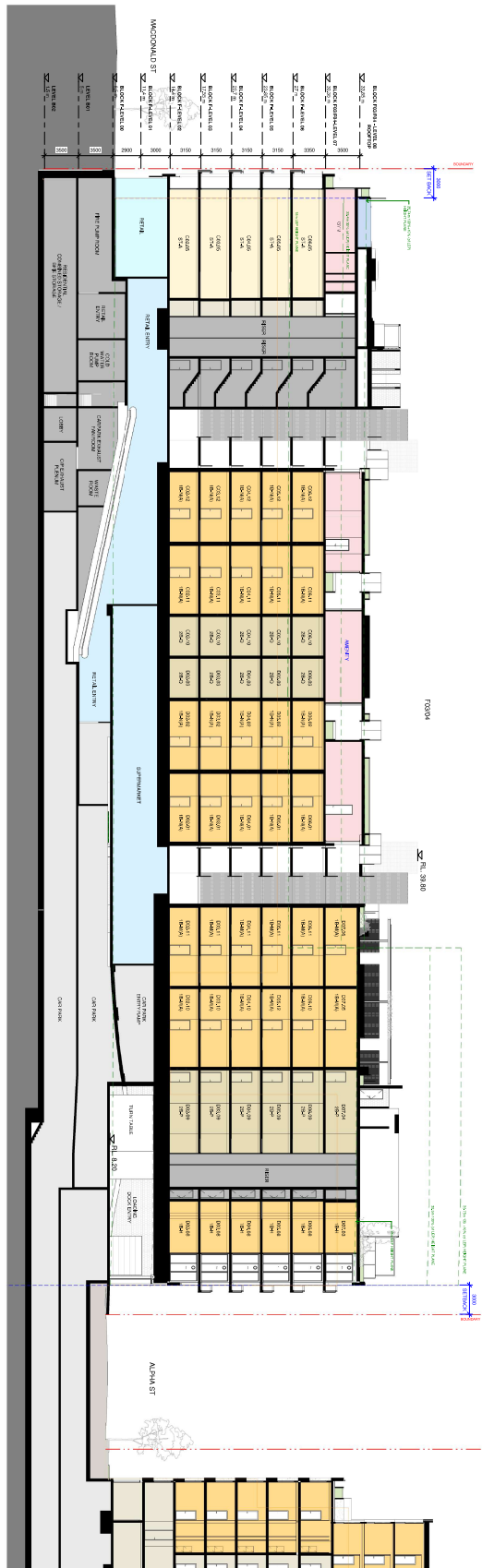


### Block F Section 0

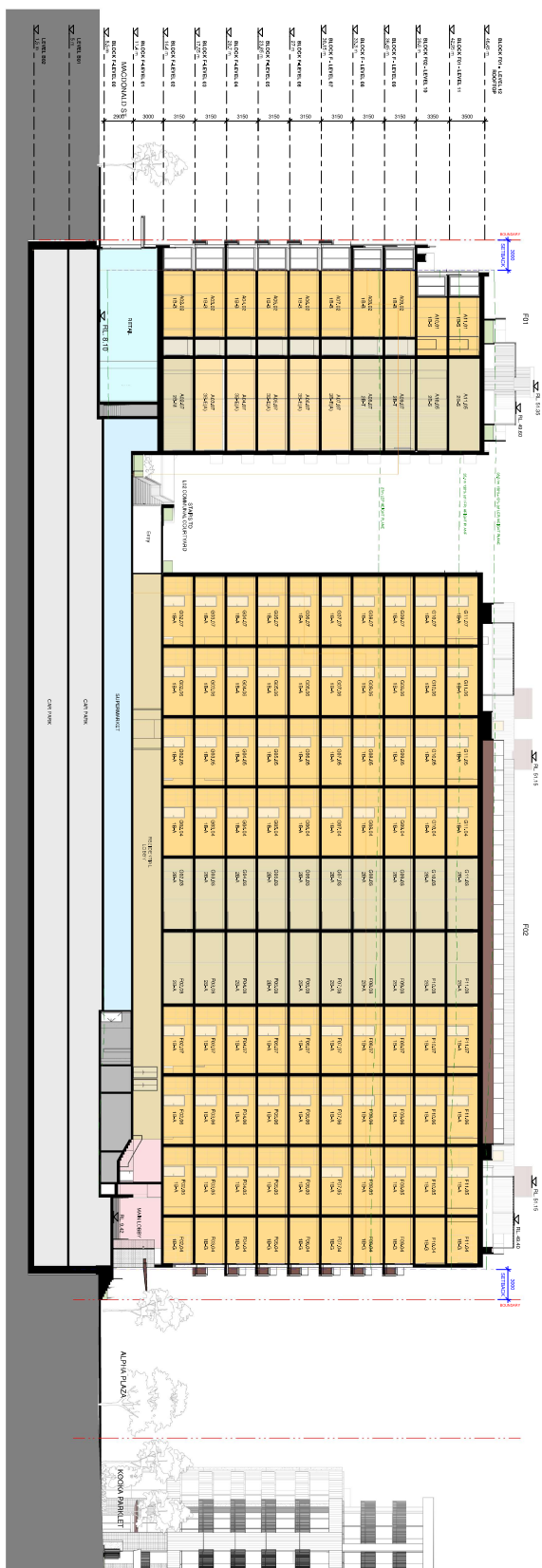
ARJDA-10-20 C

BAI ESSENTIALS

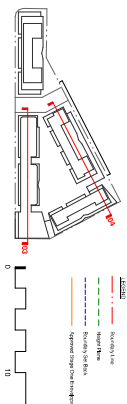




1 Building F Section 03  
1:200



2 Building F Section 04  
1:200



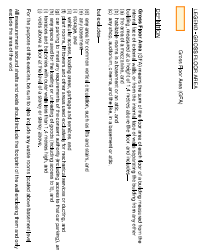
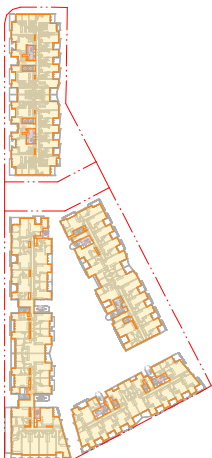
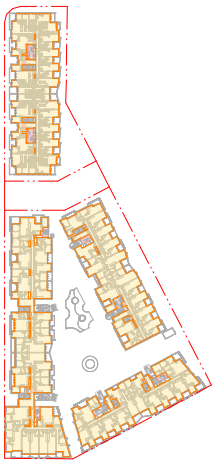
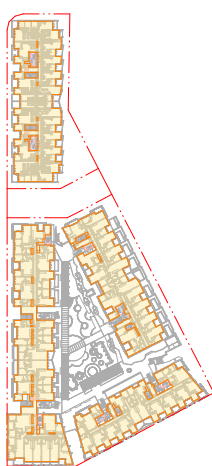
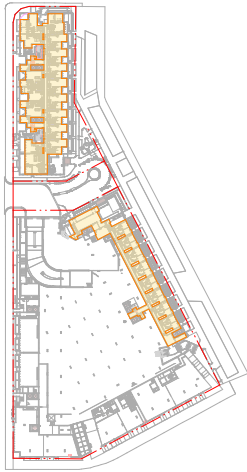
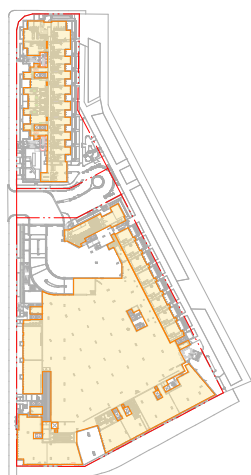
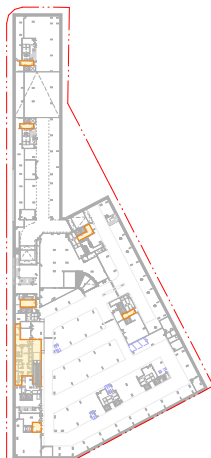
3 Building F Section 05  
1:200

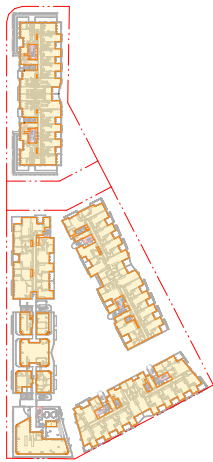
CRONATION

CRONATION

CRONATION

CRONATION





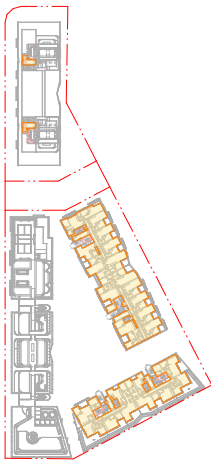
Block 1 GFA:	1060mm²
F01 GFA:	966mm²
F02 GFA:	1130mm²
F03.4 GFA:	1266mm²



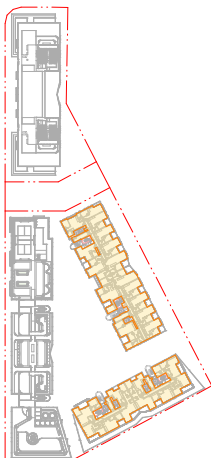
Block 1 GFA:	1060m <sup>2</sup>
F01 GFA:	951m <sup>2</sup>
F02 GFA:	1130m <sup>2</sup>
F03+4 GFA:	23m <sup>2</sup>



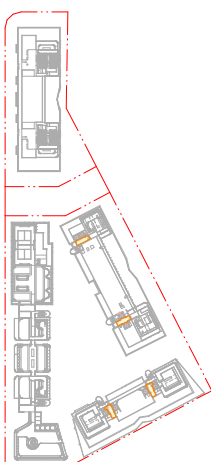
LEVEL 09	
Block 1 GFA:	1060m <sup>2</sup>
F01 GFA:	951m <sup>2</sup>
F02 GFA:	1130m <sup>2</sup>



Block 1 GFA:	43m <sup>2</sup>
F01 GFA:	737m <sup>2</sup>
F02 GFA:	1130m <sup>2</sup>



LEVEL 11	737m <sup>2</sup>
F01 GFA:	1130m <sup>2</sup>
F02 GFA:	



**ROOFTOP**  
F01 GFA: 32m²  
F02 GFA: 31m²

**Site Area:**  
11,419 m<sup>2</sup>

**Total Gross Floor Area:**  
50,424m<sup>2</sup>

[illegible]

Iteration	Date	Description	Initial	Current
C	2/28/25	Approved Development Application	AM	AM
B	2/28/25	Approved Development Application	AM	AM
A	1/3/24	Development Application	HC	HC

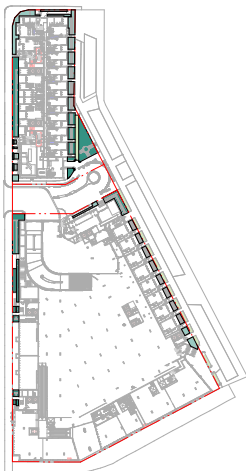
**Ashmore Estate Buildings F&I**  
155 Mitchell Road, Erskineville  
Gross Floor Area Plans 02



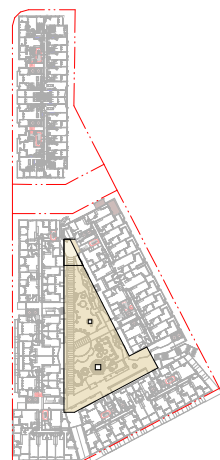
Scat#	NTS	@ B1
Drawn	Author	Checked
Project No.	S12794	
Size	Design Development	
File Date	2006/02/05 10:29 PM	
Unit	American Units - Imperial (SI)	
Drawing No.	ARDA-22-01 C 1/10/06	

<p><b>McQuay-Norris</b> 1 Nicholson Street Melbourne, VIC 3000, Australia Tel: 03 9594 6200 F: 03 9594 6310 Email: <a href="mailto:info@mcquay-norris.com.au">info@mcquay-norris.com.au</a> <a href="http://www.mcquay-norris.com.au">http://www.mcquay-norris.com.au</a></p>	<p><b>Sinclair</b> 45 Brisbane Street Melb. VIC 3000, Australia Tel: 03 9354 5100 F: 03 9354 5188 Email: <a href="mailto:info@sinclair.com.au">info@sinclair.com.au</a> <a href="http://www.sinclair.com.au">http://www.sinclair.com.au</a></p>
<p><b>Bates Smart Architects Pty Ltd</b> AEN 88 054 742 365 PO Box 78, Riverside 19, Adelaide, SA 5004, Australia Tel: 08 839 7119 F: 08 839 7418 <a href="http://www.bates-smart.com.au">http://www.bates-smart.com.au</a></p>	

BATESSMART<sup>TM</sup>



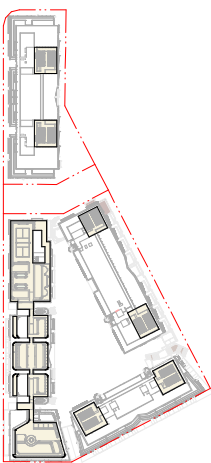
GROUND	
<b>Total Deep Soil:</b>	804m <sup>2</sup> (7% of site)
<b>Including:</b>	468m <sup>2</sup> Min 3m depth within boundary (dark green) 336m <sup>2</sup> Min 3m depth when including flight green adjacency to street planting 32m <sup>2</sup> permeable paving adjacent to deep soil



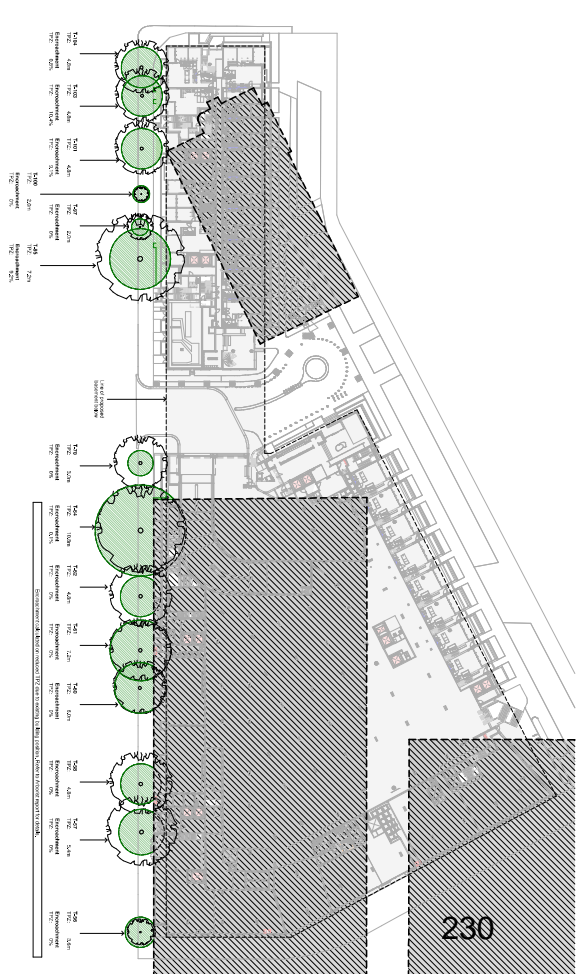
**LEVEL 02**  
Communal Open Space:  
Communal Open Space receiving solar access.



LEVEL 07  
Communal Open Space:  
Communal Open Space receiving solar access:



<b>ROOF PLAN</b>	
Communal Open Space:	2,300m <sup>2</sup>
Communal Open Space receiving solar access:	2,300m <sup>2</sup>



### TREE RETENTION DIAGRAM



**Site Area:**  
11,419 m<sup>2</sup>

**Total Deep Soil**  
804m<sup>2</sup> 7.0%

**Total Communal Open Space:**  
4.386m<sup>2</sup> 98%  
target 2.855m<sup>2</sup> (ADG Min 25% of site area)

**Total Communal Open Space receiving solar access:**  
2.534m<sup>2</sup> 57.5%

(ADG Min 50% direct sunlight to the principal useable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter))

Item	Date	Description	Initial	Checked
C	220425	Attended Developer's Application	AM	AM
B	220425	Attended Developer's Application	AM	AM
A	131224	Developer's Application	HC	HC

**Ashmore Estate Buildings F&I**  
155 Mitchell Road, Erskineville



Scat	NTS	@ B1
Drawn	Author	Checked
Project no.	S12734	Checker
Size	Design Development	
File name	2509-2525-6-03-14.rvt	
Rev		
Author	James Thompson	
File path	\\F:\E:\2509-2525-6-03-14\03-14.rvt	
Drawing no.		Rev 1 of 6

ARDA-22-02 C

**McBourne 1** Nelsonville Street  
Melbourne VIC 3008 Australia  
T 03 9564 4300 F 03 9564 6310  
Email [info@mcbsmart.com.au](mailto:info@mcbsmart.com.au)  
<http://www.mcbsmart.com.au>

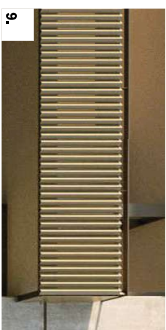
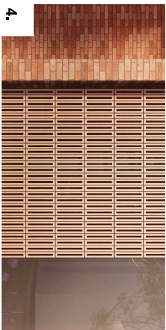
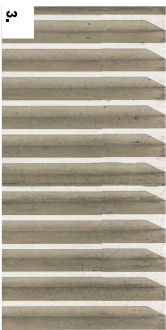
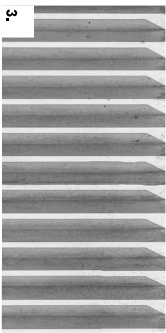
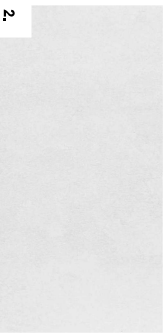
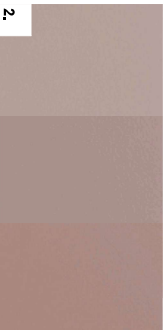
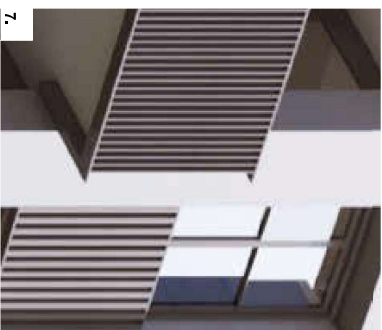
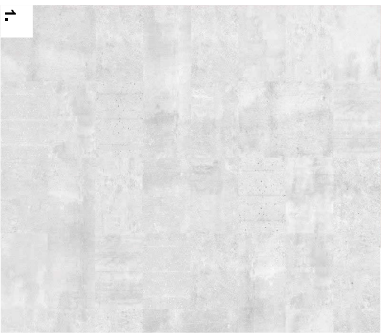
**Stehle & Partners Smart**  
110-112 NSW 2010 Australia  
T 02 9354 4100 F 02 9354 5199  
Email [info@stehle.com.au](mailto:info@stehle.com.au)  
<http://www.stehle.com.au>

**Bates Smart Architects Pty Ltd** AEN 88 094 740 366  
NSW 147-149 Macquarie Avenue, Macquarie NSW 2108  
Newcastle T 119 147 0000 F 119 147 0000  
<http://www.bates-smart.com.au>

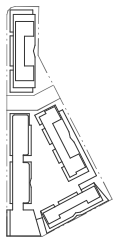
BATESSMART<sup>TM</sup>







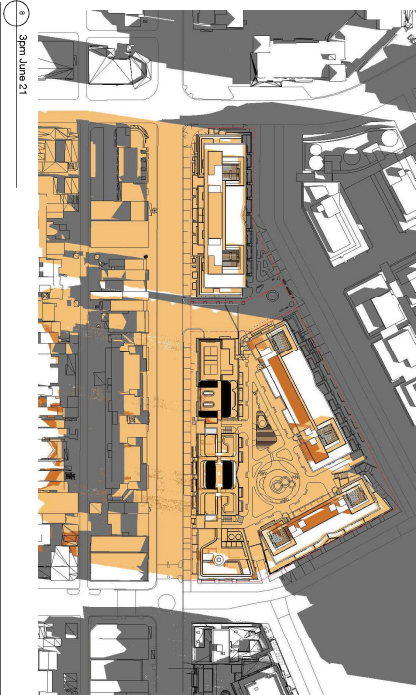
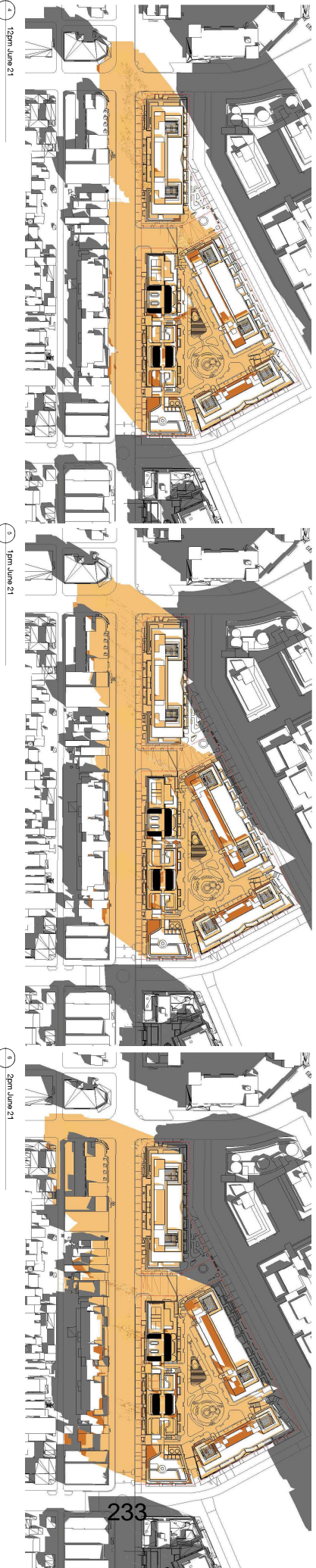
1. Painted precast concrete - light/medium/stone/brick, Grey, Sand  
 2. Painted precast concrete - light/medium/stone/brick, Grey, Sand  
 3. Painted precast concrete - light/medium/stone/brick, Grey, Sand  
 4. Painted precast concrete - light/medium/stone/brick, Grey, Sand  
 5. Painted precast concrete - light/medium/stone/brick, Grey, Sand  
 6. Painted precast concrete - light/medium/stone/brick, Grey, Sand  
 7. Painted precast concrete - light/medium/stone/brick, Grey, Sand  
 8. Painted precast concrete - light/medium/stone/brick, Grey, Sand  
 9. Painted precast concrete - light/medium/stone/brick, Grey, Sand  
 10. Painted precast concrete - light/medium/stone/brick, Grey, Sand



**Ashtore Estate Buildings F&I**  
 155 Mitchell Road, Eskrimville  
**Material Board**

Scale	1:200	@ 51
System	Architect	Client
Project	51274	
Zone	Design Development	
Material	01/2024 11/24	

**BATESSMART**  
 BateSMART Pty Ltd  
 100/1000 Stirling Highway, Perth, WA 6000  
 T: 08 9447 1000 F: 08 9447 1001  
 E: sales@batesmart.com.au  
 W: www.batesmart.com.au



- Building Footprint
- Shadow at 9am
- Shadow at 10am
- Shadow at 11am
- Shadow at 12pm
- Shadow at 1pm
- Shadow at 3pm

CRONATION

0 100 200 300 400 500 600 700 800 900 1000

**Ashtmore Estate Buildings F&I**  
**155 Mitchell Road, Eskineville**  
 Shadow Diagrams - Winter Solstice

Scale	N.T.S.	@ 1:1
Drawn	Architect	Client
Project No.	51274	
Notes	Design Development	
Revision	2020/02/11/01/04	

**BATESSMART**  
 155 Mitchell Road  
 T 09 3084 4200 F 09 3084 4100  
 E info@batesmart.com.au  
 W www.batesmart.com.au  
 155 Mitchell Road, Eskineville, VIC 3045  
 155 Mitchell Road, Eskineville, VIC 3045  
 155 Mitchell Road, Eskineville, VIC 3045