PROPOSED SHOP TOP HOUSING DEVELOPMENT
DEVELOPMENT APPLICATION

ADDITIONAL INFORMATION IN RESPONSE TO SHELLHARBOUR COUNCIL LETTER DATED 6 APRIL 2022

31-35 ADDISON STREET,
SHELLHARBOUR NSW 2529

LOCATION PLAN
NTS

DRAWING LIST

DRAWING NO.	DRAWING NAME	REVISION
A-0000	LOCATION PLAN & DEVELOPMENT SUMMARY	G
A-0001	SITE ANALYSIS PLAN	G
A-0010	SITE PLAN	G
A-0020	DEMOLITION PLAN	G
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A-1304	DETAIL FACADE SECTIONS	G
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A-7511	SHADOW DIAGRAMS 21 JUNE - SHEET 2	G
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A-7522	SOLAR ACCESS VIEWS - SHEET 2	G
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A-7900	PRE AND POST ADAPTABLE UNITS - SHEET 1	G
A-7901	PRE AND POST ADAPTABLE UNITS - SHEET 2	G
A-8000	3D PERSPECTIVE - CORNER OF ADDISON STREET AND PEDESTRIAN PATHWAY	G

DEVELOPMENT SUMMARY

GFA

SITE AREA	**1,479.5 m²**
PROPOSED GROSS FLOOR AREA (GFA)	**2,053.3 m²**
PROPOSED FLOOR SPACE RATIO (FSR)	**1.39:1**
HERITAGE BUILDING GFA	**164.5 m²**
HERITAGE BUILDING FSR	**0.11:1**
TOTAL GROSS FLOOR AREA (TOTAL GFA)	**2,218 m²**
TOTAL FLOOR SPACE RATIO (TOTAL FSR)	**1.5:1**

CAR PARKING

RESIDENTIAL SPACES INCLUDING 2 ADAPTABLE PARKING	**34**
RESIDENTIAL VISITOR SPACES INCLUDING 1 VISITOR/CAR WASH BAY	**8**
RETAIL/COMMERCIAL SPACE INCLUDING 1 SHARE ZONE	**2**
TOTAL	**44**

UNIT MIX

1 BEDROOM APARTMENTS	**2 (12%)**
2 BEDROOM APARTMENTS	**10 (59%)**
3 BEDROOM APARTMENTS	**5 (29%)**
TOTAL	**17 UNITS**

SOLAR ACCESS

3+ HOURS **70% (12 UNITS)**

NATURAL VENTILATION

65% (11 UNITS)

COMMUNAL SPACE

387m² (26.2%)

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ARCHITECT:
DREW DICKSON **ARCHITECTS**
Nominated Architect: Alex de Bellin Architects' Reg. No. 8330
DREW DICKSON ARCHITECTS PTY LIMITED ABN 12 168 892 153
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CLIENT:
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C/ JOHNSTON ADVISORY
10/17 GERRALE STREET
CRONULLA NSW 2230

PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
LOCATION PLAN & DEVELOPMENT SUMMARY

Drawing Scale @ A1:	Date:	Drawn by:
	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-0000	G

LEGEND:

- BOUNDARY
- HERITAGE ITEM

SITE ANALYSIS:

- SUMMER SOLSTICE SUN PATH
- WINTER SOLSTICE SUN PATH
- SUNRISE/ SUNSET
- WIND DIRECTION
- VIEW DIRECTION
- FALL — TOPOGRAPHY FALLS

1 SITE ANALYSIS
1 : 500

Scale 1 : 500
0 10 20 30

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1 : 500	SEP 2021	LH

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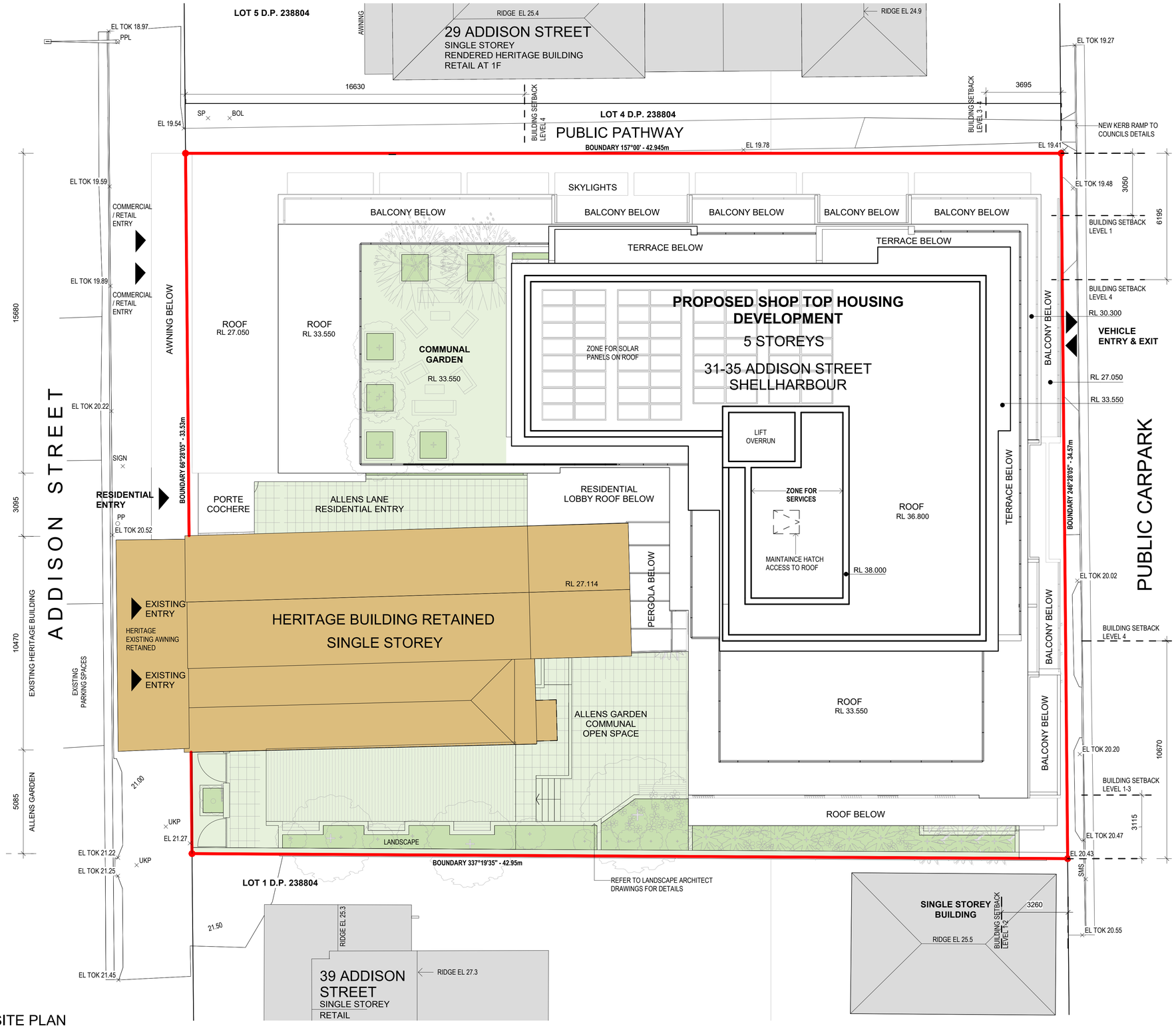
21021	A-0001	G



1 SITE PLAN
1 : 100

GENERAL NOTE

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LEGEND:

	SITE BOUNDARY
	NEIGHBOURING BOUNDARY
	PROPOSED DEVELOPMENT AREAS
	PROPOSED COMMUNAL OPEN SPACE AND LANDSCAPE AREAS
	HERITAGE BUILDING TO BE RETAINED
EL. XX.XX	EXISTING SITE LEVEL
EL TOK. XX.XX	EXISTING TOP OF KERB LEVEL
RL. XX.XX	PROPOSED LEVEL
BOL	BOLLARD
PP	POWER POLE
PPL	POWER POLE WITH LIGHT
SMS	SEWER MAINTENANCE SHAFT
SP	SIGN POST
UKP	UNKNOWN PIT
US	UNKNOWN SERVICE

SERVICES:

REFER TO SURVEY DWG. 'DETAIL & CONTOUR SURVEY PLAN LOTS 2 & 3 IN D.P. 238804 NO. 31-33 & 35 ADDISON STREET, SHELLHARBOUR' DRAWING NO. 214427-TS01 PREPARED BY LANDTEAM AUSTRALIA PTY LTD. DATED: 11/05/2021

Scale 1 : 100
0 2 4 6

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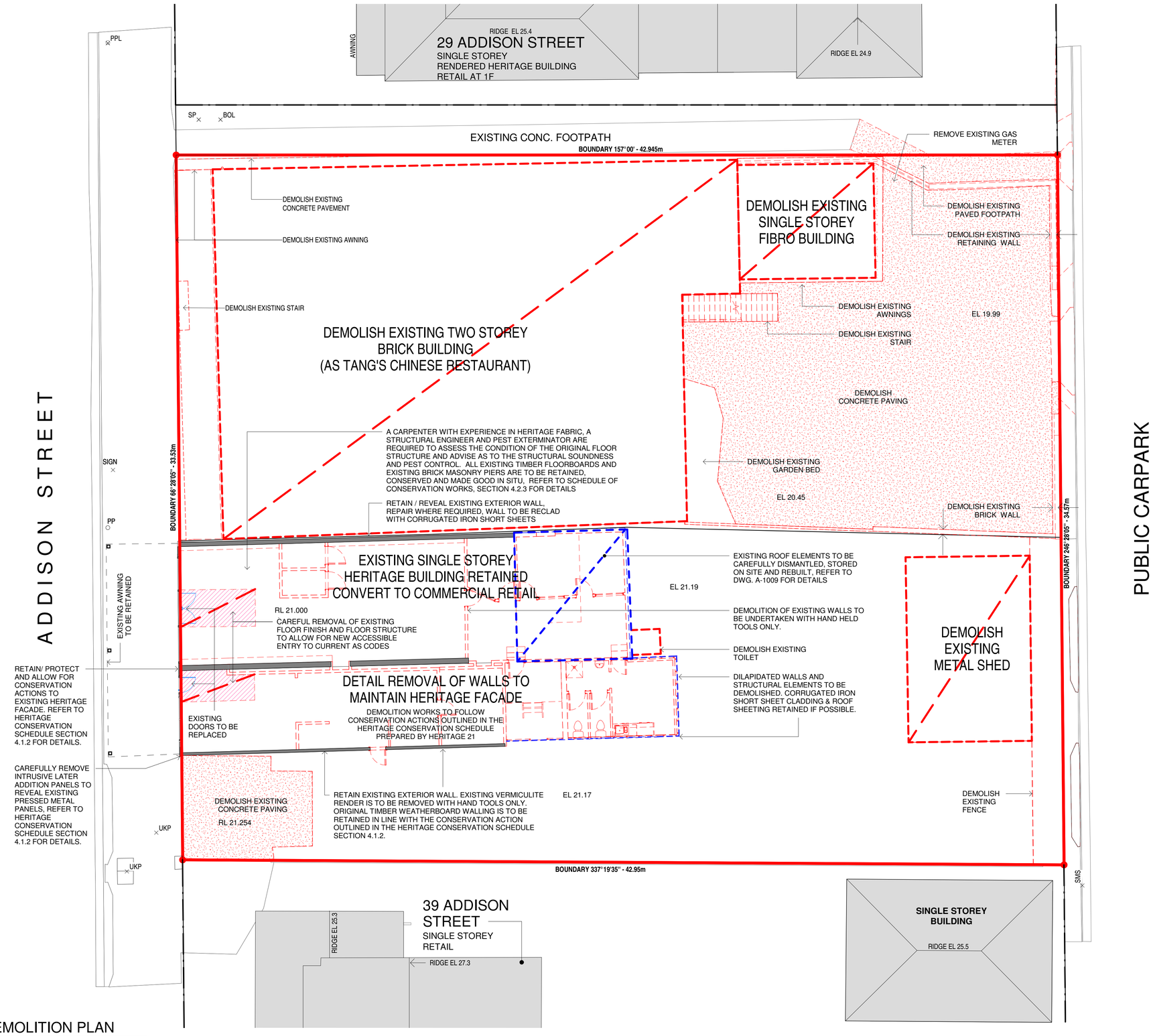
DRAWING
SITE PLAN

Drawing Scale @ A1:	Date:	Drawn by:
1:100	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-0010	G



1 DEMOLITION PLAN
1 : 100

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LEGEND

- BOUNDARY
- NEIGHBOURING BOUNDARY
- ITEMS TO BE DEMOLISHED
- DENOTES BUILT ELEMENTS TO BE CONSERVED *REFER TO CONSERVATION ACTIONS OUTLINED IN THE CONSERVATION MANAGMENT PLAN, PREPARED BY HERITAGE 21*
- DENOTES HARDSTAND TO BE DEMOLISHED
- DENOTES FLOOR TO BE DEMOLISHED
- EXISTING TO BE RETAINED
- TOK — TOP OF KERB

SERVICES

REFER TO LANDTEAM SURVEY DRAWING FOR LOTS 2&3 IN D.P.238804 NO.31-33, 35 ADDISON STREET, SHELLHARBOUR, DRAWING NUMBER 214427-TS01 REVISION B, DATED 11 / 05 / 2021

WM: WATER METER
US: UNKNOWN SERVICE
UKP: UNKNOWN PIT
T: TOILET
SP: SIGN POST
SMS SEWER MAINTENANCE SHAFT
RW: RETAINING WALL
PPL: POWER POLE WITH LIGHT
PP: POWER POLE
LP: LIGHT POLE
KO: KERB OUTLET
GM: GAS METER

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ARCHITECURAL DRAWINGS A-1008 & A-1009 AND THE CONSERVATION MANAGMENT PLAN, PREPARED BY HERITAGE 21

Scale 1 : 100
0 2 4 6

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DRAWING
DEMOLITION PLAN

Drawing Scale @ A1:	Date:	Drawn by:
1 : 100	SEP 2021	LH

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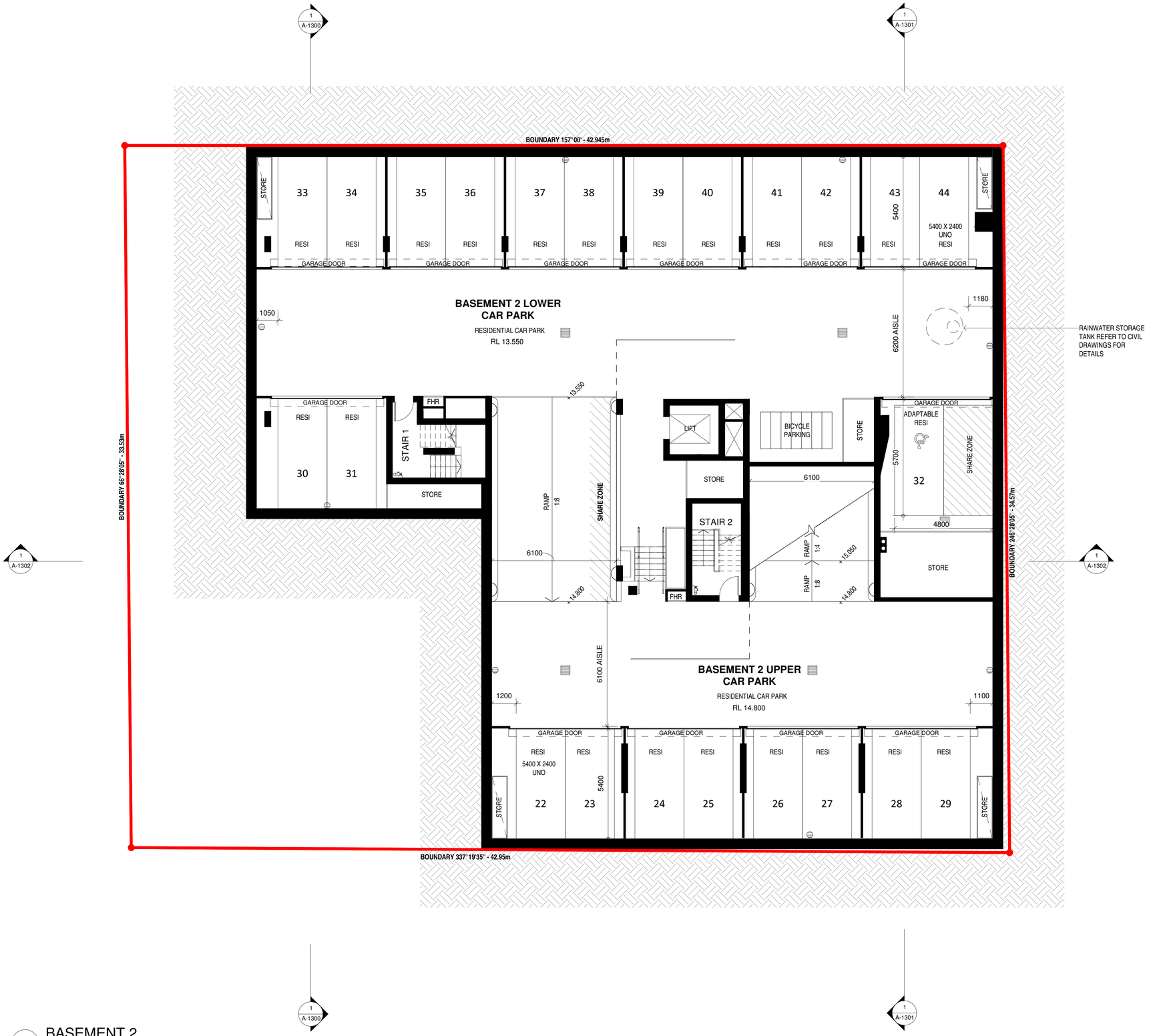
Project / Job No:	Drawing No:	Revision:
21021	A-0020	G



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LEGEND:

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	NEIGHBOURING BOUNDARY
BOL	BOLLARD
EL. XX.XX	EXISTING SITE LEVEL
EL TOK. XX.XX	EXISTING TOP OF KERB LEVEL
RL. XX.XX	PROPOSED LEVEL
FFL. XX.XX	FINISHED FLOOR LEVEL
EX.	EXISTING
FHR	FIRE HOSE REEL
RESI	RESIDENTIAL
UNO	UNLESS NOTED OTHERWISE

1 BASEMENT 2
1 : 100

Scale 1 : 100
0 2 4 6

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D	27/09/21	ISSUE FOR DEVELOPMENT APPLICATION	LH
P17	17/09/21	ISSUE TO CONSULTANTS	LH
P16	16/09/21	ISSUED FOR APPROVAL	LH

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DRAWING
BASEMENT 2 FLOOR PLAN

Drawing Scale @ A1:	Date:	Drawn by:
	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1001-1	G

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1 BASEMENT 1
1 : 100

Scale 1 : 100
0 2 4 6

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D	27/09/21	ISSUE FOR DEVELOPMENT APPLICATION	LH
P17	17/09/21	ISSUE TO CONSULTANTS	LH
P16	16/09/21	ISSUED FOR APPROVAL	LH

ARCHITECT:
DREW DICKSON ARCHITECTS
Nominated Architect: Alex de Berin — Architects' Reg. No. 8330
DREW DICKSON ARCHITECTS PTY LIMITED — ABN 12 168 892 153
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Tel: +61 2 99613433 — Email: info@dda-australia.com — Web: www.dda-australia.com

CLIENT:
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C/ JOHNSTON ADVISORY
10/17 GERRALE STREET
CRONULLA NSW 2230

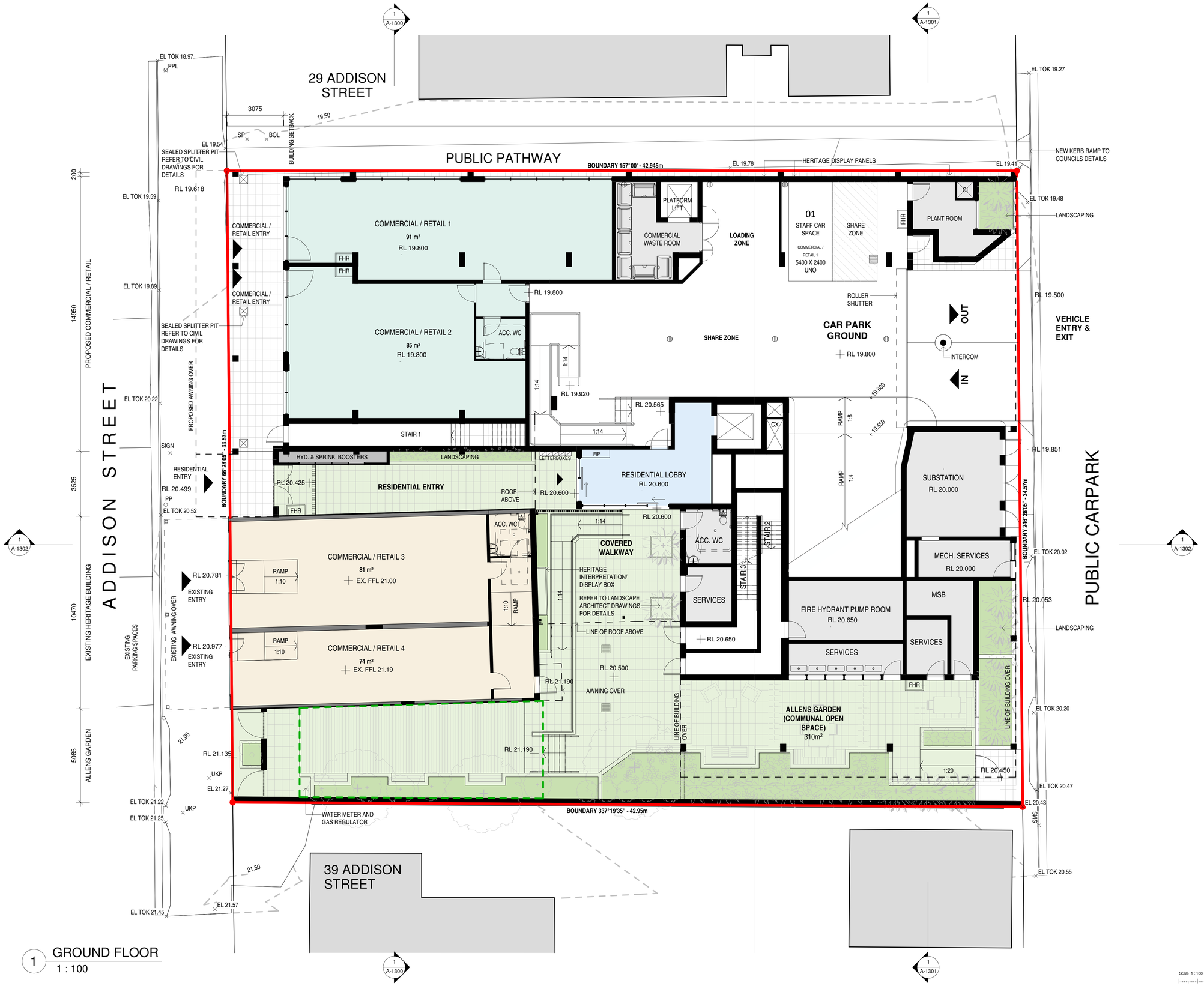
PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
BASEMENT 1 FLOOR PLAN

Drawing Scale @ A1:	Date:	Drawn by:
1:100	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1001-2	G



1 GROUND FLOOR
1 : 100

GENERAL NOTE

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LEGEND:

	BOUNDARY
	NEIGHBOURING BOUNDARY
BOL	BOLLARD
CI	CARPARK AIR INTAKE
CX	CARPARK EXHAUST
EL. XX.XX	EXISTING SITE LEVEL
EL TOK. XX.XX	EXISTING TOP OF KERB LEVEL
RL. XX.XX	PROPOSED LEVEL
FFL. XX.XX	FINISHED FLOOR LEVEL
EX.	EXISTING
RESI	RESIDENTIAL
	SERVICES AND BACK OF HOUSE
	HERITAGE COMMERCIAL/ RETAIL
	RESIDENTIAL LOBBY
	COMMERCIAL/ RETAIL (NON HERITAGE)
	DEEP SOIL ZONE

Scale 1 : 100
0 2 4 6

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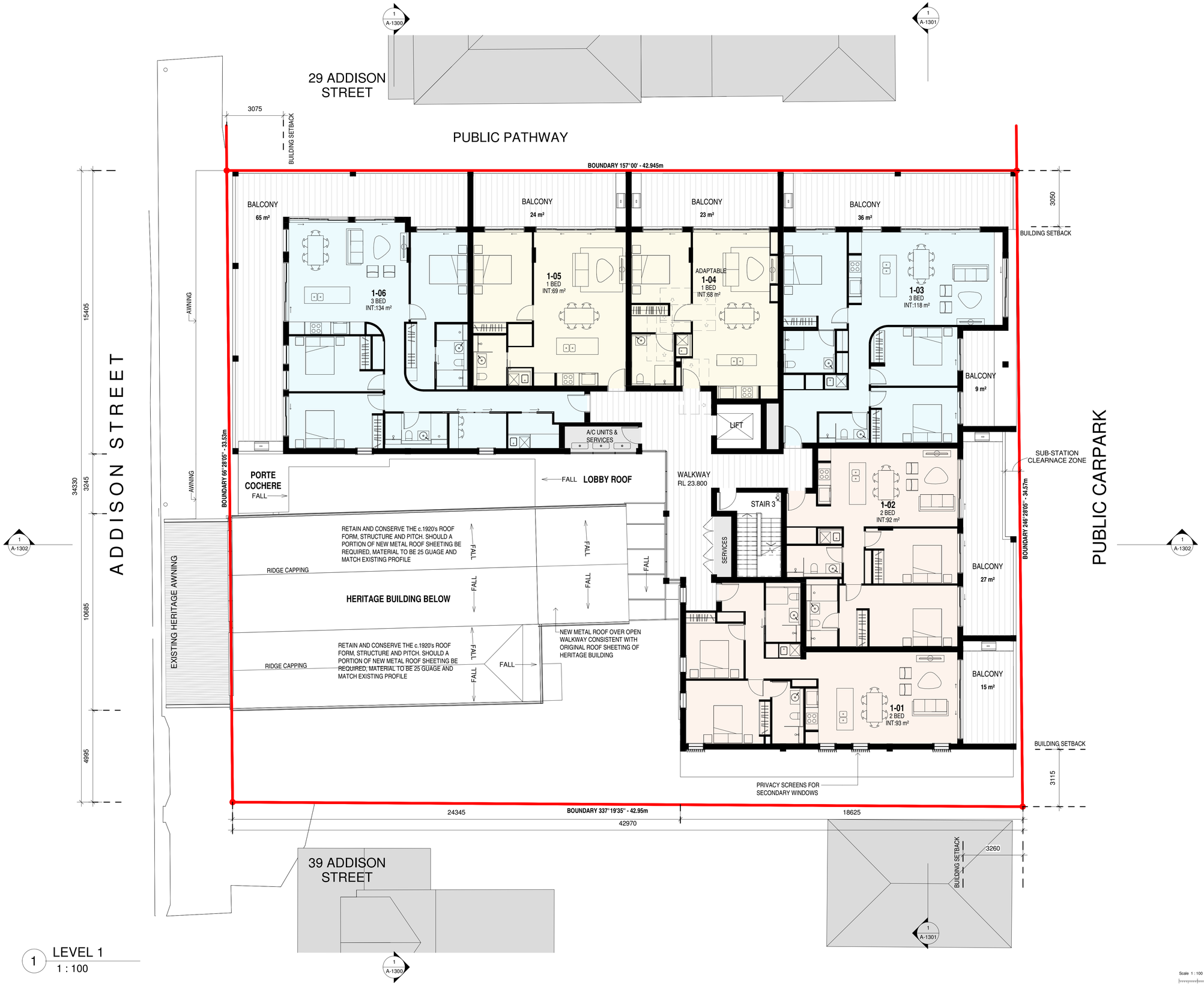
DRAWING
GROUND FLOOR PLAN

Drawing Scale @ A1:	Date:	Drawn by:
1:100	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1002	G



1 LEVEL 1
1 : 100

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RL. XX.XX	PROPOSED LEVEL
FFL. XX.XX	FINISHED FLOOR LEVEL
EX.	EXISTING
RESI	RESIDENTIAL
	1 BEDROOM APARTMENT
	2 BEDROOM APARTMENT
	3+ BEDROOM APARTMENT

Scale 1 : 100
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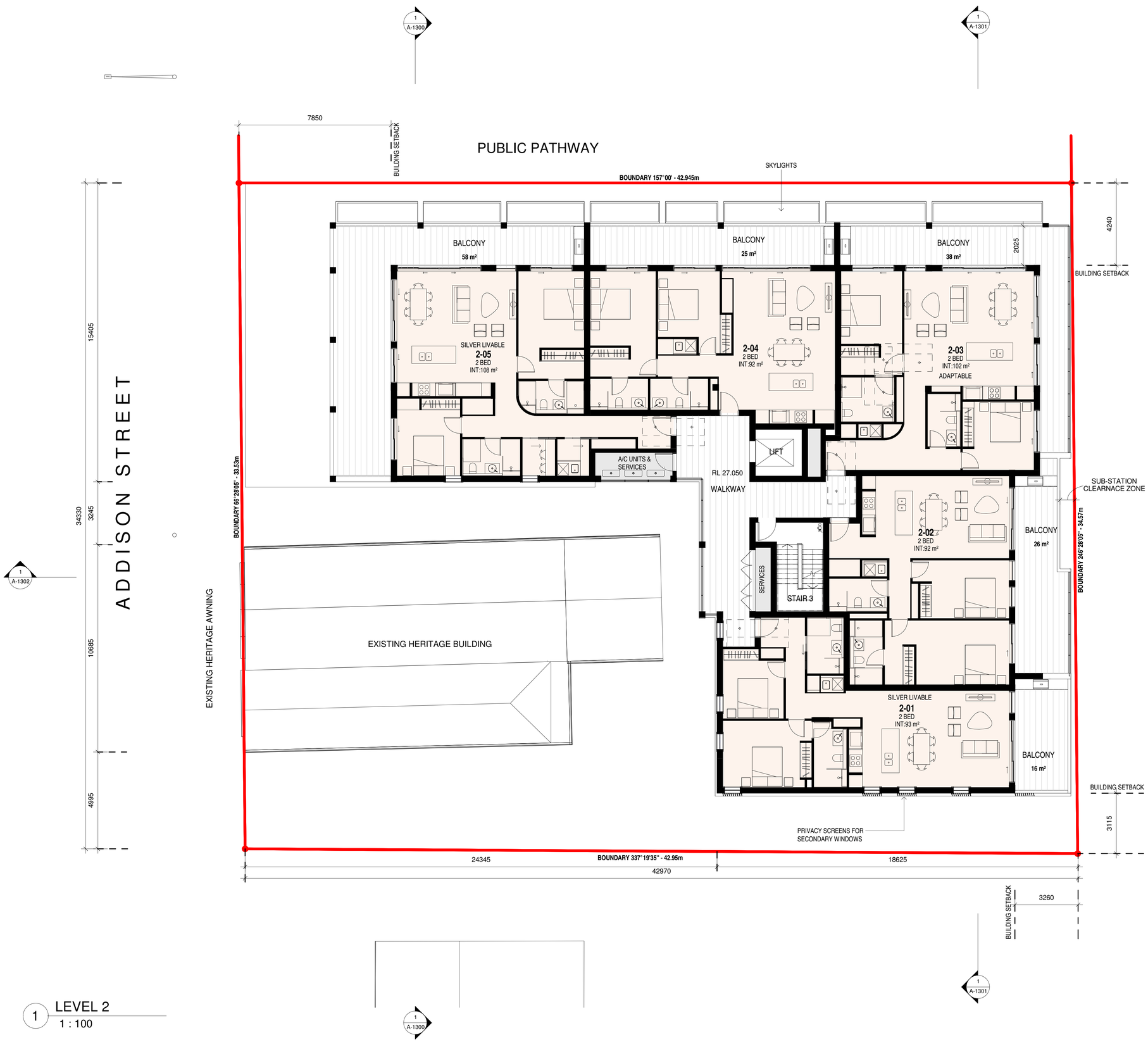
DRAWING
LEVEL 1 FLOOR PLAN

Drawing Scale @ A1:	Date:	Drawn by:
1:100	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1003	G



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1 LEVEL 2
1 : 100

Scale 1 : 100
0 2 4 6

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Nominated Architect: Alex de Belin — Architects' Reg. No. 8330
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PROJECT:
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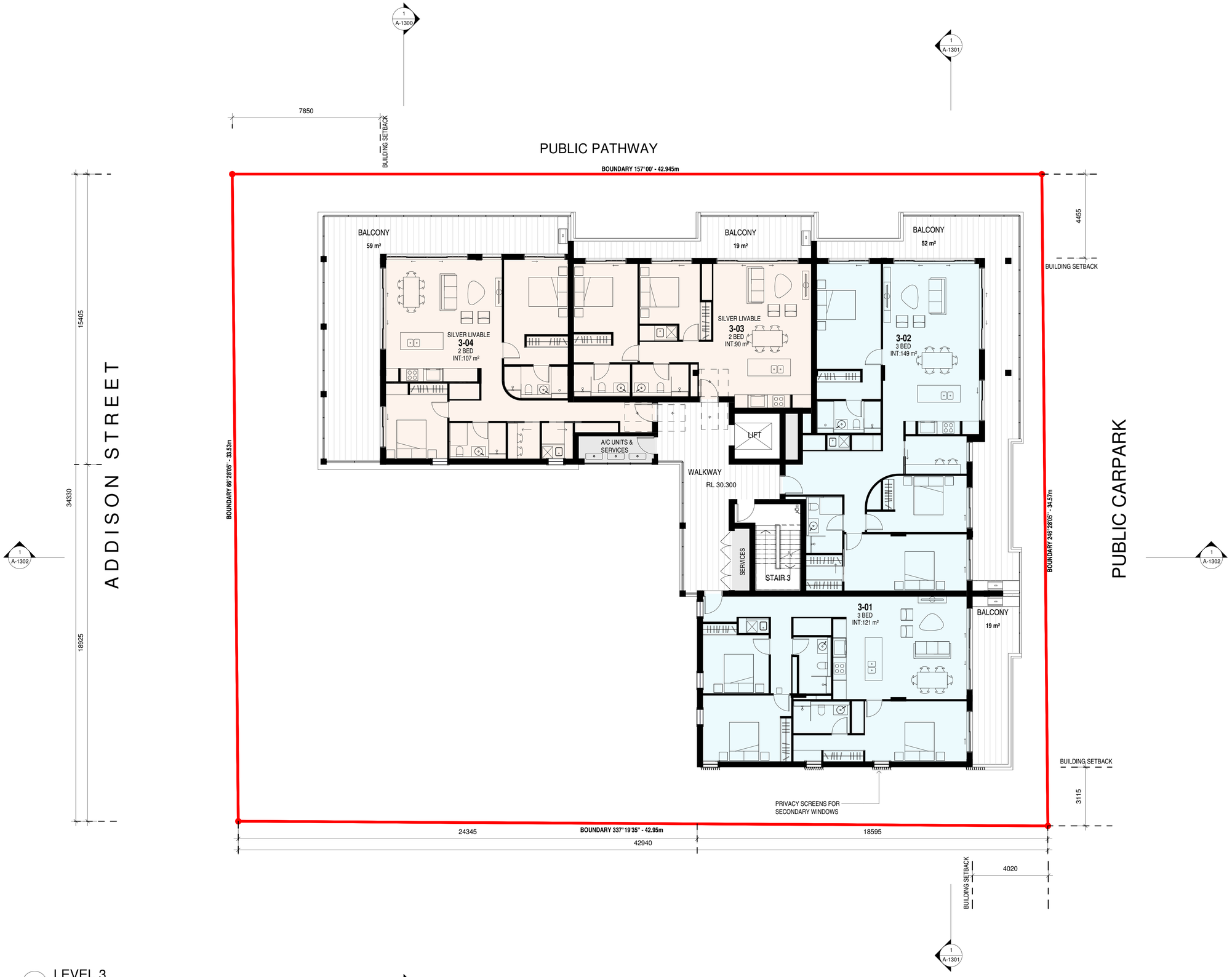
SHELLHARBOUR NSW 2529

DRAWING
LEVEL 2 FLOOR PLAN

Drawing Scale @ A1:	Date:	Drawn by:
As indicated	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1004	G



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1 LEVEL 3
1 : 100

Scale 1 : 100
0 2 4 6

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DRAWING
LEVEL 3 FLOOR PLAN

Drawing Scale @ A1:	Date:	Drawn by:
As indicated	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

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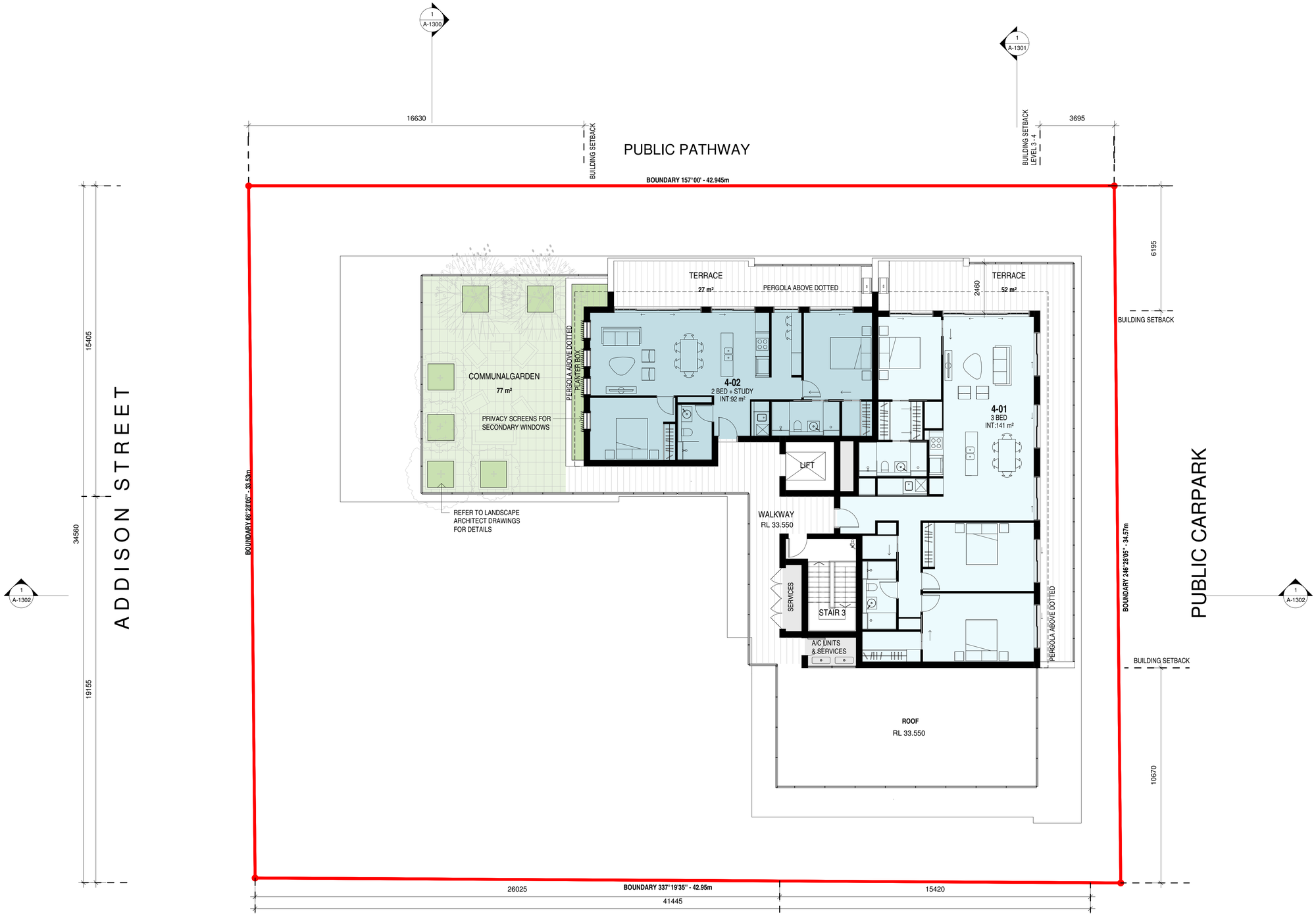
21021	A-1005	G



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CLIENT:
HARBOUR COVE DEVELOPMENT PTY LTD
C/ JOHNSTON ADVISORY
10/17 GERRALE STREET
CRONULLA NSW 2230

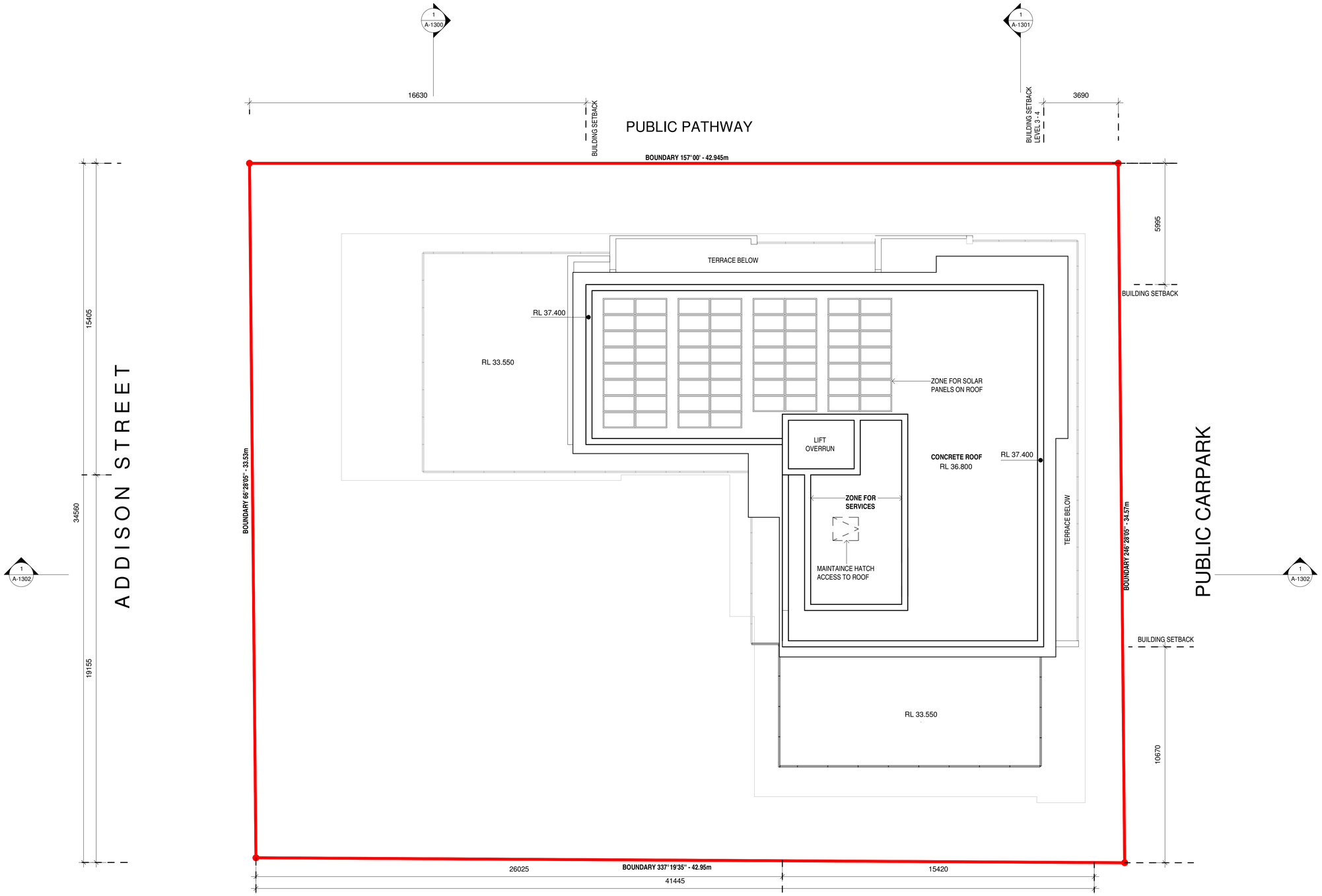
PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
LEVEL 4 FLOOR PLAN

Drawing Scale @ A1:	Date:	Drawn by:
As indicated	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1006	G



GENERAL NOTE

1. DESIGN RESOLUTION
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   - b. THE INTERNAL LAYOUT IS SHOWN INDICATIVELY AND IS SUBJECT TO FURTHER DESIGN DEVELOPMENT.
   - c. FLOOR FINISHES IF SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.
   - d. WALL THICKNESS AS SHOWN ON ARCHITECTURAL DRAWINGS ARE INDICATIVE AND IS SUBJECT TO FURTHER DESIGN DEVELOPMENT.
   - e. HE DIMENSIONS SHOWN ARE GENERAL ONLY AND ARE SUBJECT TO FURTHER DESIGN RESOLUTION.
   - f. CEILING RL (WHERE SHOWN) INDICATES GENERAL CEILING DESIGN LEVEL ONLY, WHICH DOES ACCOUNT FOR SERVICES BULKHEADS OR SIMILAR CEILING PROTRUSIONS. CEILING EXTENT IS INDICATIVE AND IS SUBJECT TO CHANGE
   - g. LANDSCAPE COMPONENT IS SHOWN INDICATIVELY ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT AT A LATER STAGE.
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   - c. ALL UNCHANGED SITE LEVELS ARE AS PER THE EXISTING SURVEY INFORMATION
   - d. SURROUNDING CONTEXT IS SHOWN INDICATIVELY GIVEN AVAILABLE INFORMATION

LEGEND:

———	BOUNDARY
———	NEIGHBOURING BOUNDARY
BOL	BOLLARD
EL. XX.XX	EXISTING SITE LEVEL
EL TOK. XX.XX	EXISTING TOP OF KERB LEVEL
RL. XX.XX	PROPOSED LEVEL
FFL. XX.XX	FINISHED FLOOR LEVEL
EX.	EXISTING
FHR	FIRE HOSE REEL
RESI	RESIDENTIAL
UNO	UNLESS NOTED OTHERWISE

1 ROOF LEVEL
1 : 100

Scale 1 : 100
0 2 4 6

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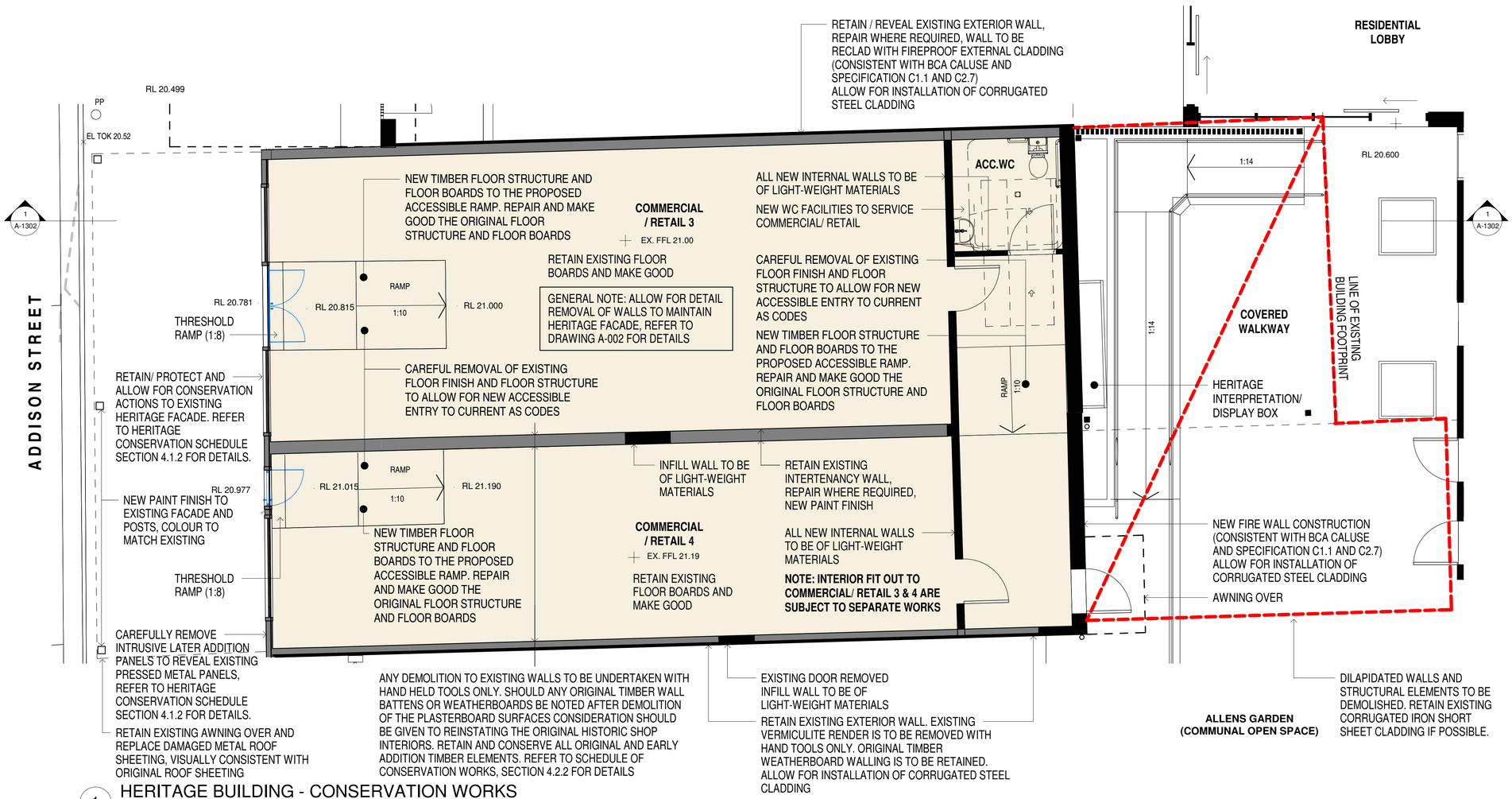
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
ROOF PLAN

Drawing Scale @ A1:	Date:	Drawn by:
As indicated	SEP 2021	LH

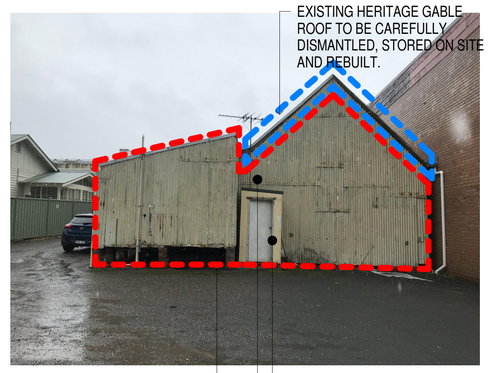
Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1007	G



1 HERITAGE BUILDING - CONSERVATION WORKS

1 : 50



EXISTING TANGS BUILDING TO BE DEMOLISHED REVEALING HERITAGE EASTERN WALL

EXISTING ENTRY DOORS TO BE REMOVED AND NEW DOORS PROVIDED TO SUIT NEW FLOOR LEVELS AND ACCESSIBLE REQUIREMENTS (TO CURRENT AS CODES)

RETAIN EXISTING AWNING OVER AND REPLACE DAMAGED METAL ROOF SHEETING, VISUALLY CONSISTENT WITH ORIGINAL ROOF SHEETING

NEW PAINT FINISH TO EXISTING FACADE AND POSTS, COLOUR TO MATCH EXISTING

CAREFULLY REMOVE THE INTRUSIVE LATTER ADDITION GUTTERS AND PVC DOWNPIPES AND REPLACE WITH GALVANISED METAL GUTTERS IN LINE WITH CONSERVATION ACTIONS OUTLINED IN HERITAGE CONSERVATION SCHEDULE SECTION 4.1.1

RETAIN EXISTING EXTERIOR WALL. EXISTING VERMICULITE RENDER IS TO BE REMOVED WITH HAND TOOLS ONLY.

RETAIN EXISTING HIP ROOF, REPLACE DAMAGED METAL ROOF SHEETING, VISUALLY CONSISTENT WITH ORIGINAL ROOF SHEETING

CAREFULLY REMOVE EXISTING METAL GATE AND A/C UNIT

EXISTING ENTRY DOORS TO BE REMOVED AND NEW DOORS PROVIDED TO SUIT NEW FLOOR LEVELS AND ACCESSIBLE REQUIREMENTS (TO CURRENT AS CODES)

RETAIN/ PROTECT AND ALLOW FOR CONSERVATION ACTIONS TO EXISTING HERITAGE FACADE. REFER TO HERITAGE CONSERVATION SCHEDULE SECTION 4.1.2 FOR DETAILS.

LEGEND:

- DENOTES EXISTING BUILT ELEMENT TO BE RETAINED
- DENOTES BUILT ELEMENTS TO BE RETAINED/CONSERVERD/REBUILT
- DENOTES PROPOSED BUILT ELEMENTS
- DENOTES BUILT ELEMENTS TO BE DEMOLISHED
- DENOTES EXISTING HERITAGE BUILDING

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE CONSERVATION MANAGMENT PLAN, PREPARED BY HERITAGE 21

Scale 1 : 50

0 1 2 3

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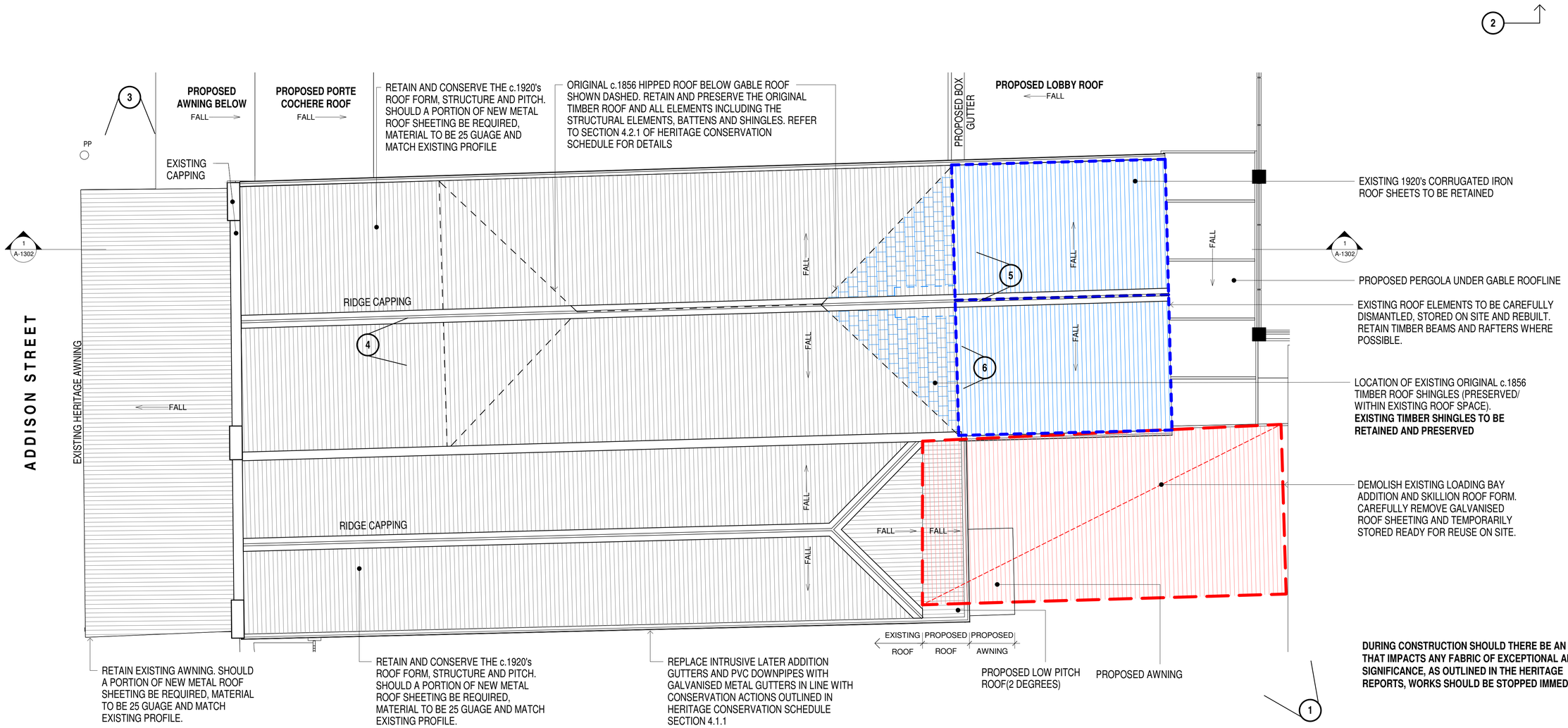
DRAWING
HERITAGE BUILDING - CONSERVATION WORKS

Drawing Scale @ A1:	Date:	Drawn by:
1 : 50	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1008	G



DURING CONSTRUCTION SHOULD THERE BE AN EVENT THAT IMPACTS ANY FABRIC OF EXCEPTIONAL AND HIGH SIGNIFICANCE, AS OUTLINED IN THE HERITAGE REPORTS, WORKS SHOULD BE STOPPED IMMEDIATELY.

1 HERITAGE ROOF PLAN - CONSERVATION WORKS

1 : 50

1 LOADING BAY ADDITION TO BE DEMOLISHED. NOTE: EXISTING ROOF SHEETING TO BE CAREFULLY REMOVED/ CONSERVED, TEMPORARLY STORED READY FOR REUSE ON SITE

2 LOCATION OF EXISTING 1920's CORRUGATED IRON ROOF SHEETS, NOTED WITH RED ARROW.

RETAIN ROOF FABRIC AND MATERIALS & REBUILD PORTION OF ROOF. REFER TO CONSERVATION ACTIONS LISTED IN SCHEDULE OF CONSERVATION WORKS SECTION 4.1.1

3 EXISTING TIMBER FRAMED AWNING TO ADDISON STREET TO BE RETAINED AND CONSERVED.

4 EXISTING HIP ROOF TIMBER STRUCTURE, WITHIN THE NORTHERN ROOF SPACE OF THE EASTERN GABLE, TO BE RETAINED AND CONSERVED.

5 EXISTING HIP ROOF WITH TIMBER SHINGLES, WITHIN THE SOUTHERN ROOF SPACE OF THE EASTERN GABLE, TO BE RETAINED AND CONSERVED.

6 DETAIL VIEW OF TIMBER SHINGLES

LEGEND:

- EXISTING ROOF SHEETING TO BE RETAINED AND CONSERVED. ALLOW FOR NEW PORTIONS OF METAL ROOF SHEETING IF/WHERE REQUIRED.
- DENOTES EXISTING ROOF ELEMENTS TO BE CAREFULLY DISMANTLED, STORED ON SITE AND REBUILT.
- EXISTING TIMBER ROOF SHINGLES (PRESERVED WITHIN EXISTING ROOF SPACE)
- EXISTING ROOF SHEETING TO BE CAREFULLY REMOVED/ CONSERVED, TEMPORARLY STORED READY FOR REUSE ON SITE
- BUILT ELEMENTS TO BE DEMOLISHED

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Scale 1 : 50
0 1 2 3

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DRAWING
HERITAGE BUILDING ROOF PLAN - CONSERVATION WORKS

Drawing Scale @ A1:	Date:	Drawn by:
1 : 50	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1009	G

1 NORTH ELEVATION - ADDISON STREET
1 : 100

GENERAL NOTE

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LEGEND:

WALL FINISHES
101 BRICK
102 BLUE STONE
103 WEATHERBOARD - ANGORA BLUE
104 WEATHERBOARD - SILKWORT
106 CORRUGATED STEEL CLADDING
107 WEATHERBOARD - DIESKAU

GLAZING
201 CLEAR GLASS
202 LIGHT GREY GLASS
203 FROSTED GLASS (F/G)

PAINT
301 NATURAL WHITE
302 WAYWARD GREY

LOURVE SCREEN
401 LOUVRES SCREEN
POWDERCOAT SURFMIST
402 LOUVRES SCREEN
POWDERCOAT SHALEGREY
403 LOUVRES SCREEN
POWDERCOAT MONUMENT

DOOR FRAME / BALUSTRADE
501 TYPE 1 - SILKWORT
502 TYPE 2 - WAYWARD GREY

Scale 1 : 100
0 2 4 6

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P17	17/09/21	ISSUE TO CONSULTANTS	LH
P16	16/09/21	ISSUED FOR APPROVAL	LH

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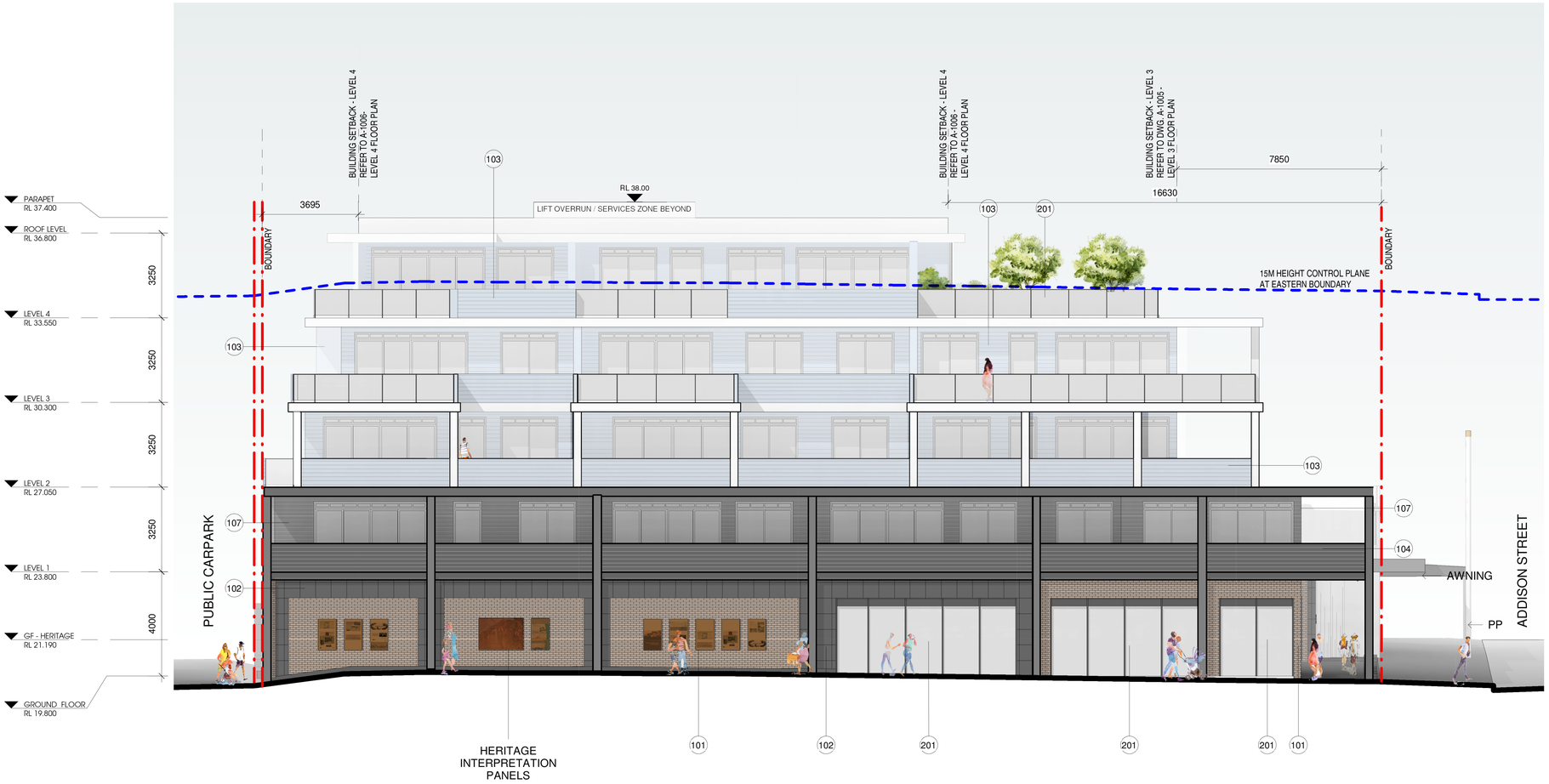
PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
NORTH ELEVATION - ADDISON STREET

Drawing Scale @ A1:	Date:	Drawn by:
1 : 100	SEP 2021	LH
Drawing Status: DEVELOPMENT APPLICATION		
Project / Job No: 21021	Drawing No: A-1200	Revision: G



1 EAST ELEVATION - PUBLIC PATHWAY
1 : 100

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501 TYPE 1 - SILKWORT
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Scale 1 : 100
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DRAWING
EAST ELEVATION - PUBLIC PATHWAY

Drawing Scale @ A1:	Date:	Drawn by:
1 : 100	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1201	G

1 SOUTH ELEVATION - PUBLIC CARPARK
1 : 100

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   - d. SURROUNDING CONTEXT IS SHOWN INDICATIVELY GIVEN AVAILABLE INFORMATION

LEGEND:

WALL FINISHES
- 101 BRICK
- 102 BLUE STONE
- 103 WEATHERBOARD - ANGORA BLUE
- 104 WEATHERBOARD - SILKWORT
- 106 CORRUGATED STEEL CLADDING
- 107 WEATHERBOARD - DIESKAU

GLAZING
- 201 CLEAR GLASS
- 202 LIGHT GREY GLASS
- 203 FROSTED GLASS (F/G)

PAINT
- 301 NATURAL WHITE
- 302 WAYWARD GREY

LOUVRE SCREEN
- 401 LOUVRES SCREEN POWDERCOAT SURFMIST
- 402 LOUVRES SCREEN POWDERCOAT SHALEGREY
- 403 LOUVRES SCREEN POWDERCOAT MONUMENT

DOOR FRAME / BALUSTRADE
- 501 TYPE 1 - SILKWORT
- 502 TYPE 2 - WAYWARD GREY

Scale 1 : 100
0 2 4 6

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DREW DICKSON **ARCHITECTS**
Nominated Architect: Alex de Berin — Architects' Reg. No. 6330
DREW DICKSON ARCHITECTS PTY LIMITED — ABN 12 168 892 153
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10/17 GERRALE STREET
CRONULLA NSW 2230

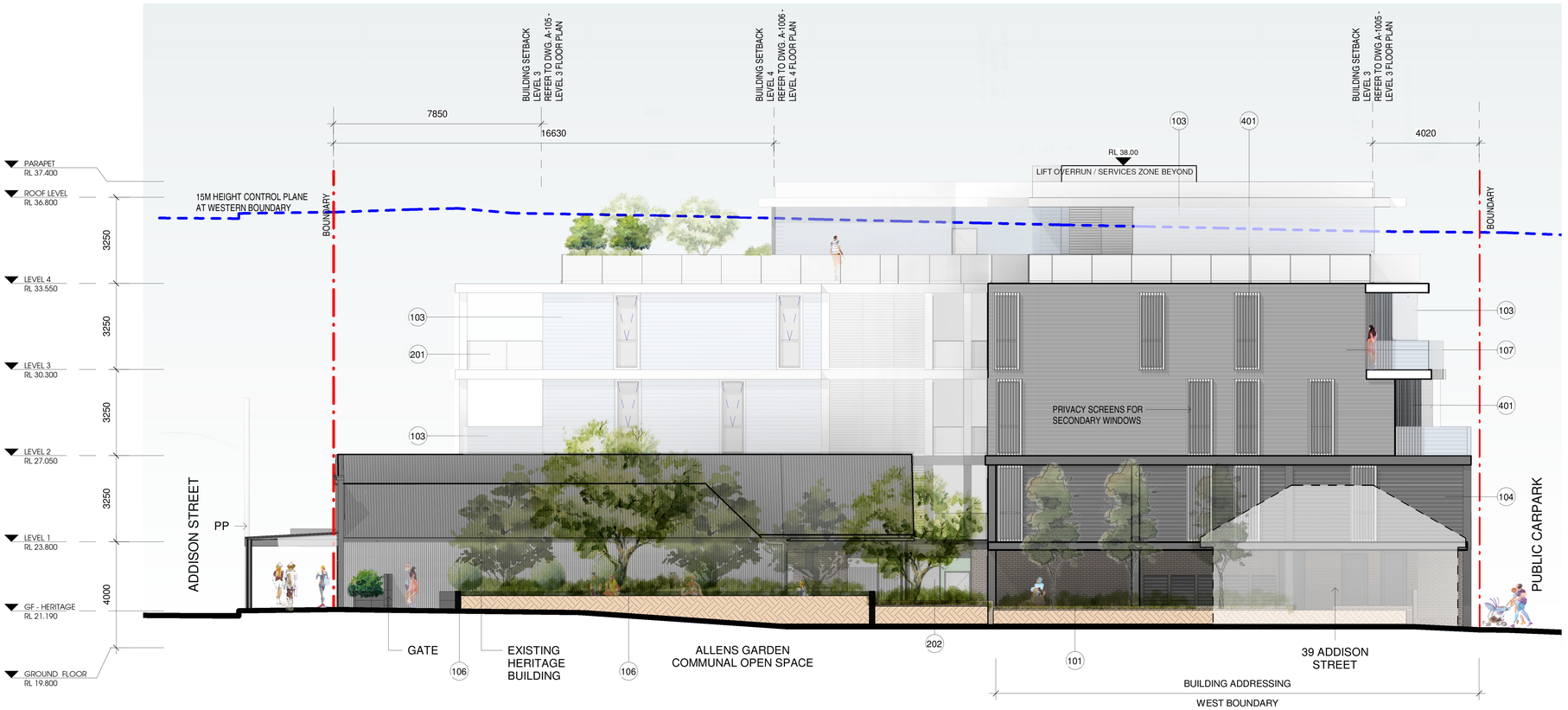
PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
SOUTH ELEVATION - PUBLIC CARPARK

Drawing Scale @ A1:	Date:	Drawn by:
1 : 100	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1202	G



1 WEST ELEVATION
1 : 100

GENERAL NOTE

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103	WEATHERBOARD - ANGORA BLUE
104	WEATHERBOARD - SILKWORT
106	CORRUGATED STEEL CLADDING
107	WEATHERBOARD - DIESKAU

GLAZING

201	CLEAR GLASS
202	LIGHT GREY GLASS
203	FROSTED GLASS (F/G)

PAINT

301	NATURAL WHITE
302	WAYWARD GREY

LOURVE SCREEN

401	LOUVRES SCREEN POWDERCOAT SURFMIST
402	LOUVRES SCREEN POWDERCOAT SHALEGREY
403	LOUVRES SCREEN POWDERCOAT MONUMENT

DOOR FRAME / BALUSTRADE

501	TYPE 1 - SILKWORT
502	TYPE 2 - WAYWARD GREY

Scale 1 : 100
0 2 4 6

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PROJECT:
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31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

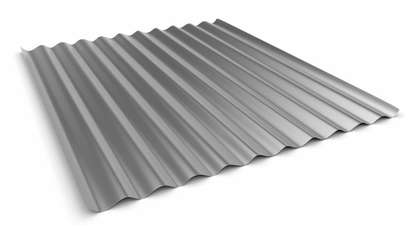
DRAWING
WEST ELEVATION

Drawing Scale @ A1:	Date:	Drawn by:
1 : 100	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1203	G

101 **MASONRY BRICKS**
BUILDING FACADE
COLOUR: AS SHOWN (OR SIMILAR)

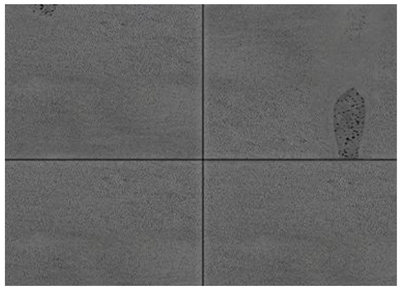


106 **CORRUGATED STEEL CLADDING**
HERITAGE BUILDING FACADE
GALVANISED

301 **PAINT 01**
COLOUR: NATURAL WHITE
COLOUR CODE: 15W

401 **LOUVRES SCREEN 01**
TYPE 1
COLOUR: POWDERCOAT SURFMIST

501 **DOOR FRAME / BALUSTRADE 01**
TYPE 1
COLOUR: SILKWORT
COLOUR CODE: GR12



102 **BLUE STONE**
BUILDING FACADE
STONE (OR SIMILAR)

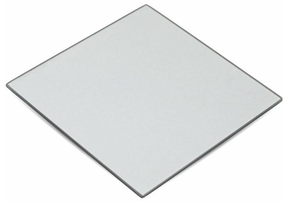
107 **WEATHERBOARD 03**
TYPE 3
COLOUR: DIESKAU
COLOUR CODE: GR12

302 **PAINT 02**
COLOUR: WAYWARD GREY
COLOUR CODE: GR7

402 **LOUVRES SCREEN 02**
TYPE 2
COLOUR: POWDERCOAT SHALE GREY

502 **DOOR FRAME / BALUSTRADE 02**
TYPE 2
COLOUR: WAYWARD GREY
COLOUR CODE: GR7

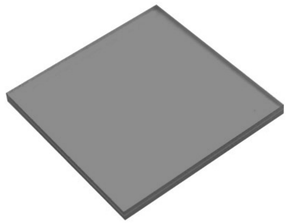
103 **WEATHERBOARD 01**
TYPE 1
COLOUR: ANGORA BLUE
COLOUR CODE: A369



201 **GLAZING 01**
CLEAR GLASS

403 **LOUVRES SCREEN 03**
TYPE 3
COLOUR: POWDERCOAT MONUMENT

104 **WEATHERBOARD 02**
TYPE 2
COLOUR: SILKWORT
COLOUR CODE: GR12



202 **GLAZING 02**
LIGHT GREY
COLOURBACK GLASS

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DRAWING
SCHEDULE OF FINISHES

Drawing Scale @ A1:	Date:	Drawn by:
	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1204	G

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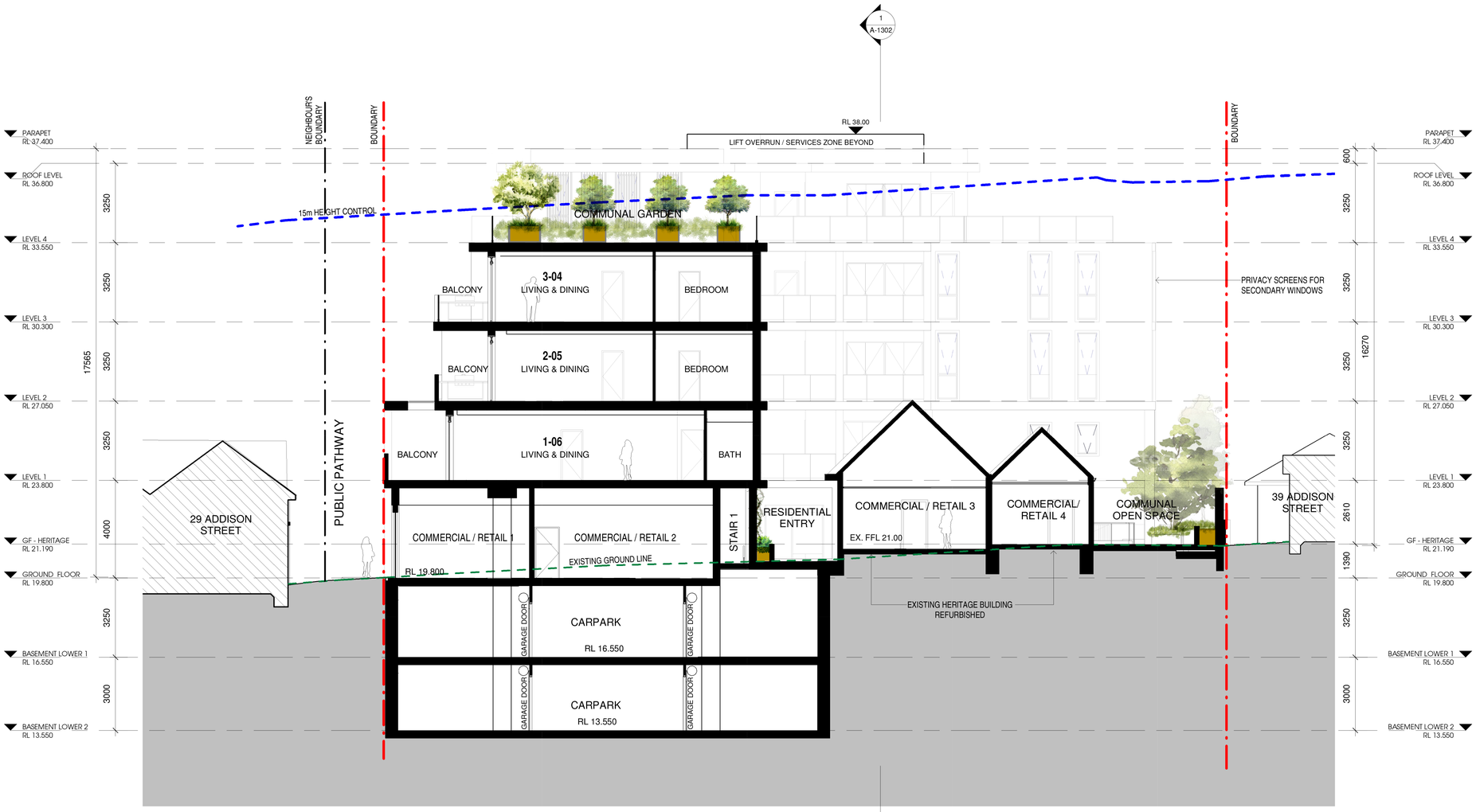

1 SECTION 1
1 : 100

Scale 1 : 100
0 2 4 6

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DRAWING
SECTION 1

Drawing Scale @ A1:	Date:	Drawn by:
1 : 100	SEP 2021	LH
Drawing Status: DEVELOPMENT APPLICATION		
Project / Job No: 21021	Drawing No: A-1300	Revision: G

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1 SECTION 2
1 : 100

Scale 1 : 100
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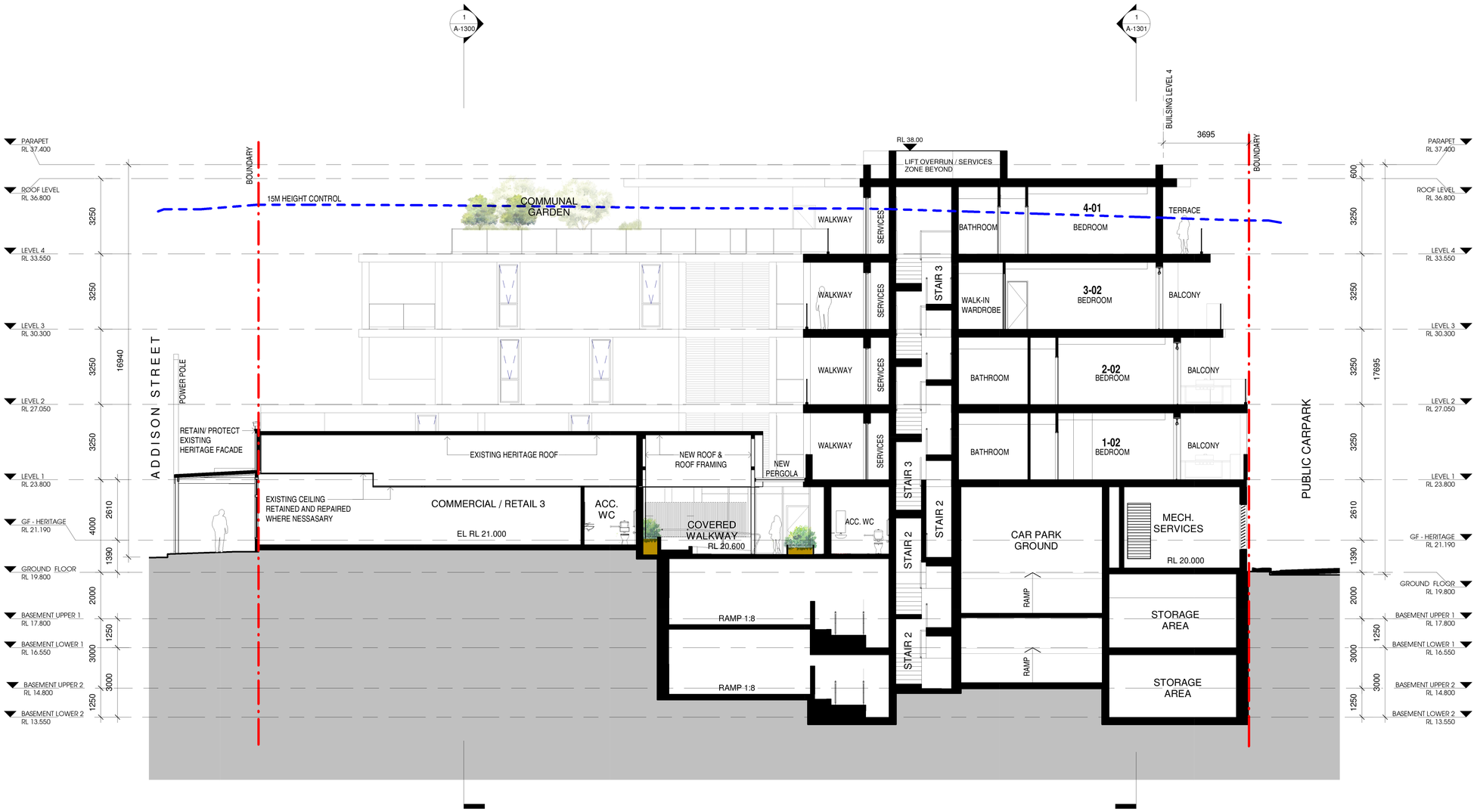
DRAWING
SECTION 2

Drawing Scale @ A1:	Date:	Drawn by:
1 : 100	SEP 2021	BF

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1301	G



1 SECTION 3
1 : 100

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BUILDERS:
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XXX, XXXX, NSW 1630 AUSTRALIA
Tel: +61 2 XXXX XXX

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Nominated Architect: Alex de Belin — Architect Reg. No. 6330
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Tel: +61 2 99613433 — Email: info@dda-australia.com — Web: www.dda-australia.com

CLIENT:
HARBOUR COVE DEVELOPMENT PTY LTD
C/ JOHNSTON ADVISORY
10/17 GERRALE STREET
CRONULLA NSW 2230

PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
SECTION 3

Drawing Scale @ A1:	Date:	Drawn by:
1 : 100	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1302	G

1 DETAIL SECTION 1
1 : 50

2 DETAIL SECTION 2
1 : 50

Scale 1 : 50
0 1 2 3

GENERAL NOTE

1. DESIGN RESOLUTION
   a. THE DRAWINGS REPRESENT GENERAL ARCHITECTURAL INTENT FOR THE PURPOSE OF THIS DEVELOPMENT APPLICATION ONLY.
   b. THE INTERNAL LAYOUT IS SHOWN INDICATIVELY AND IS SUBJECT TO FURTHER DESIGN DEVELOPMENT.
   c. FLOOR FINISHES IF SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.
   d. WALL THICKNESS AS SHOWN ON ARCHITECTURAL DRAWINGS ARE INDICATIVE AND IS SUBJECT TO FURTHER DESIGN DEVELOPMENT.
   e. HE DIMENSIONS SHOWN ARE GENERAL ONLY AND ARE SUBJECT TO FURTHER DESIGN RESOLUTION.
   f. CEILING RL (WHERE SHOWN) INDICATES GENERAL CEILING DESIGN LEVEL ONLY, WHICH DOES ACCOUNT FOR SERVICES BULKHEADS OR SIMILAR CEILING PROTRUSIONS. CEILING EXTENT IS INDICATIVE AND IS SUBJECT TO CHANGE
   g. LANDSCAPE COMPONENT IS SHOWN INDICATIVELY ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT AT A LATER STAGE.
   h. LOCATION OF PLANT, EQUIPMENT AND SERVICES ON DRAWINGS IS GENERAL AND INDICATIVE ONLY, AND DOES NOT INCLUDE MINOR ELEMENTS. SUCH AS VENT PIPES, FLUES, AERIALS. ETC. A/C PLANT LOCATED ON GROUND LEVEL AND RESIDENTIAL FLOOR LEVELS AND CONCEALED FROM VIEW.
   i. ALL DOWN PIPES ARE CONCEALED FROM VIEW.
2. GRAPHIC PRESENTATION
   a. COLOURS PRESENTED ON DRAWINGS ARE GENERIC ONLY AND INDICATIVE OF THE ARCHITECTURAL DESIGN INTENT. SOME COLOUR DISTORTION MAY ALSO OCCUR IN THE PRINTING PROCESS.
3. STRUCTURES AND SERVICES
   a. EXTENT AND LOCATION OF EXISTING STRUCTURES AND WALLS OF THE HERITAGE BUILDING IS ACCORDING TO THE AVAILABLE SURVEY INFORMATION AND WILL NEED TO BE VERIFIED ON SITE AT LATER STAGE.
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   c. ALL UNCHANGED SITE LEVELS ARE AS PER THE EXISTING SURVEY INFORMATION
   d. SURROUNDING CONTEXT IS SHOWN INDICATIVELY GIVEN AVAILABLE INFORMATION

LEGEND:

WALL FINISHES

101	BRICK
102	BLUE STONE
103	WEATHERBOARD - ANGORA BLUE
104	WEATHERBOARD - SILKWORT
105	CORRUGATED IRON SHORT SHEETS - LIGHT CREAM
106	CORRUGATED IRON SHORT SHEETS - CHARCOAL
107	WEATHERBOARD - DIESKAU

GLAZING

201	CLEAR GLASS
202	LIGHT GREY GLASS
203	FROSTED GLASS (F/G)

PAINT

301	NATURAL WHITE
302	WAYWARD GREY

LOURVE SCREEN

401	LOUVRES SCREEN POWDERCOAT SURFMIST
402	LOUVRES SCREEN POWDERCOAT SHALEGREY
403	LOUVRES SCREEN POWDERCOAT MONUMENT

DOOR FRAME / BALUSTRADE

501	TYPE 1 - SILKWORT
502	TYPE 2 - WAYWARD GREY

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ISSUE	DATE	DESCRIPTION	ISSUED BY
G	21/04/22	ISSUE FOR DEVELOPMENT APPLICATION	LH
F	04/02/22	ADDITIONAL INFORMATION	LH

ARCHITECT:
DREW DICKSON ARCHITECTS
Nominated Architect: Alex de Beer Architect Reg. No. 6330
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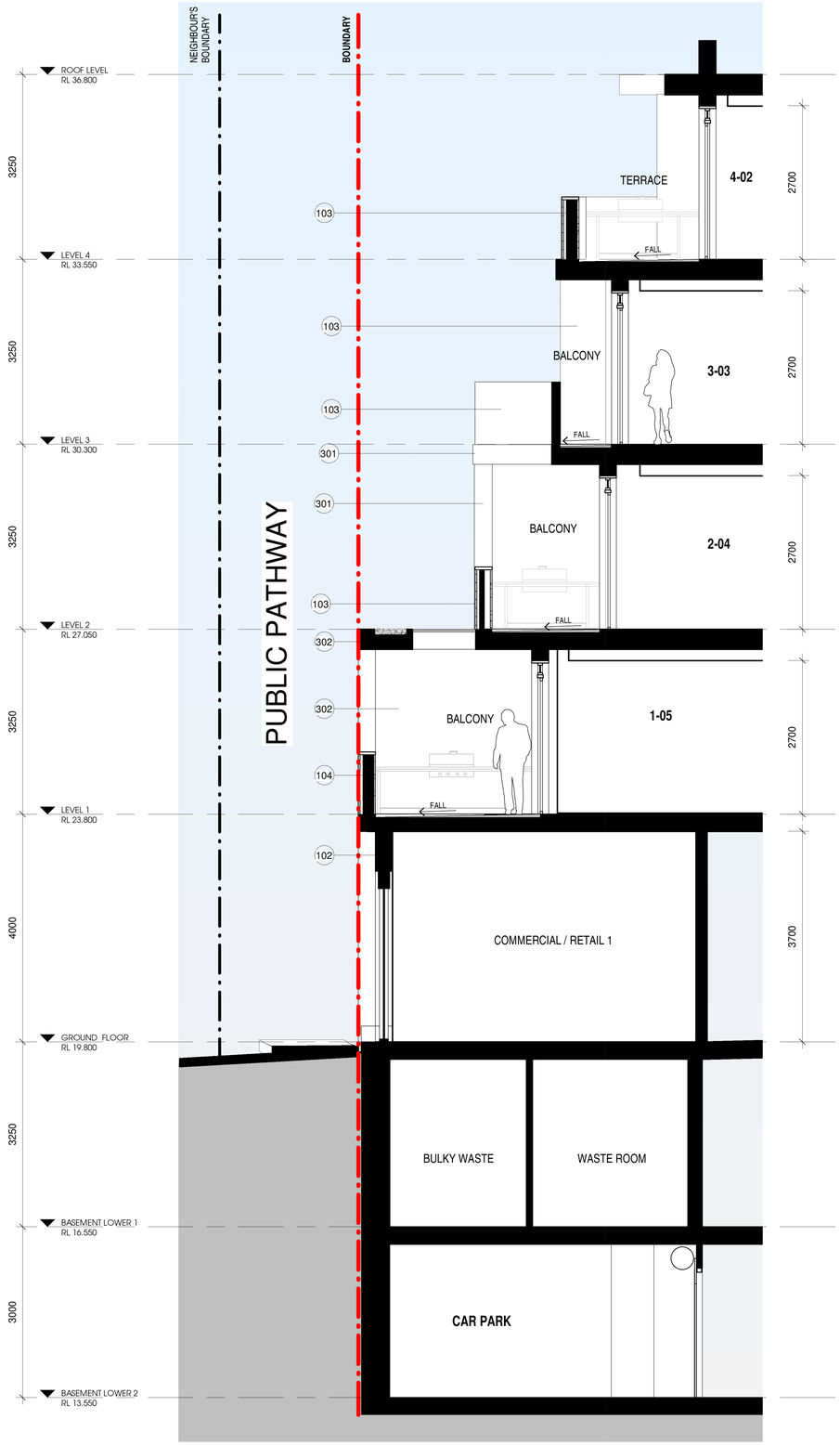
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
DETAIL FACADE SECTIONS

Drawing Scale @ A1:	Date:	Drawn by:
As indicated	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-1303	G



1 DETAIL SECTION 3

1 : 50

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DOOR FRAME / BALUSTRADE

501	TYPE 1 - SILKWORT
502	TYPE 2 - WAYWARD GREY

Scale 1 : 50

0 1 2 3

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PROJECT:
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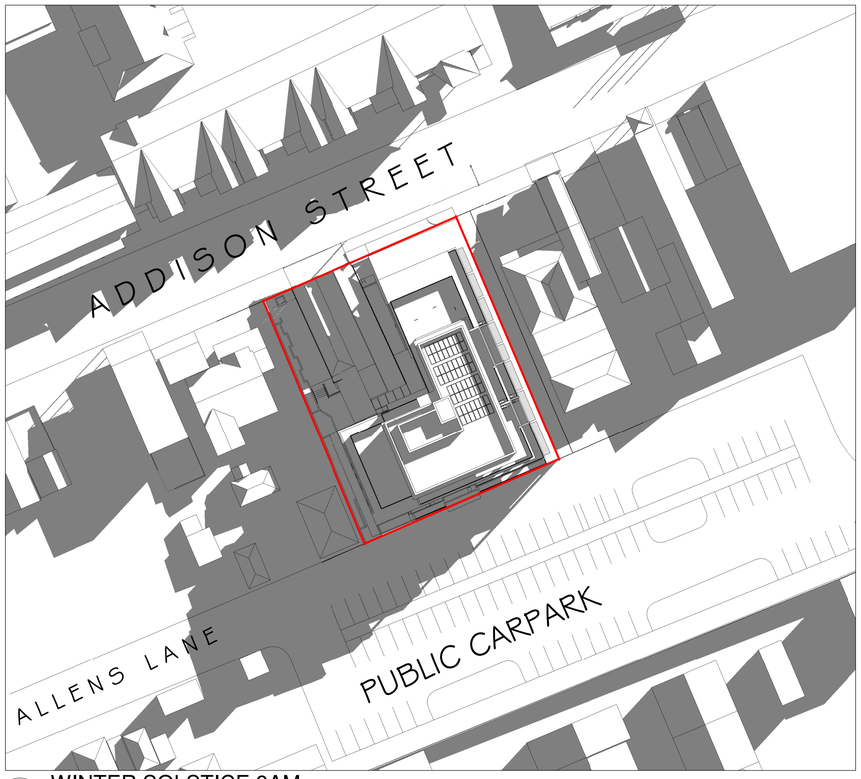
SHELLHARBOUR NSW 2529

DRAWING
DETAIL FACADE SECTIONS

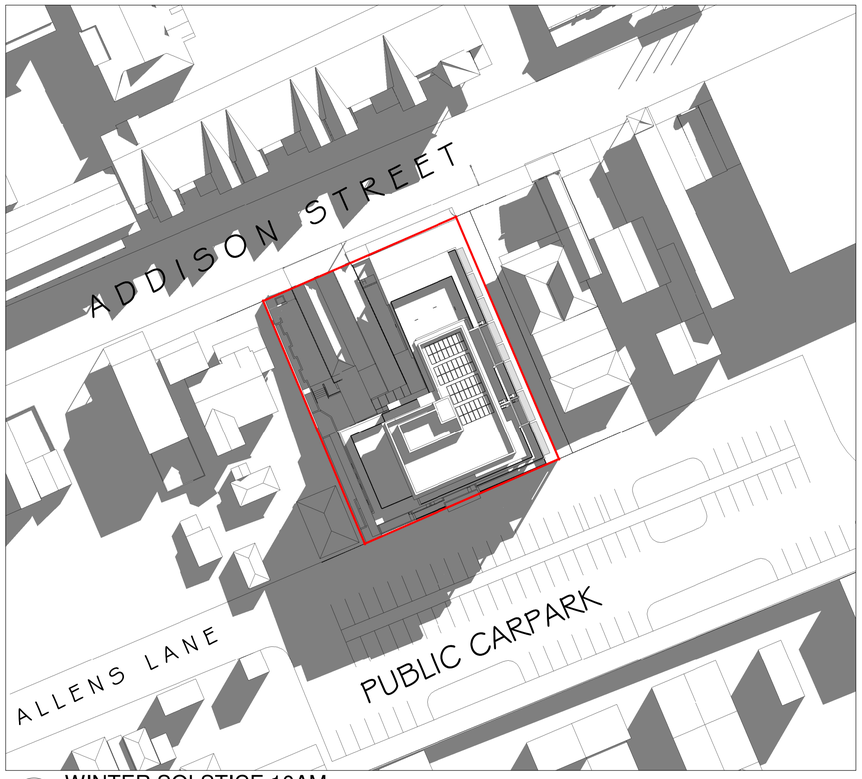
Drawing Scale @ A1:	Date:	Drawn by:
As indicated	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

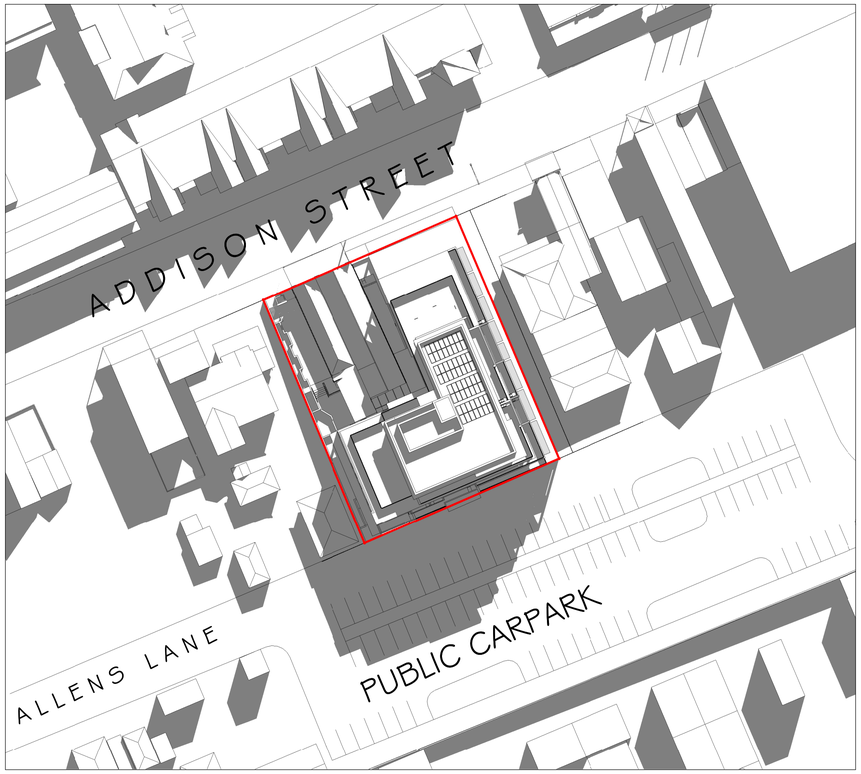
Project / Job No:	Drawing No:	Revision:
21021	A-1304	G



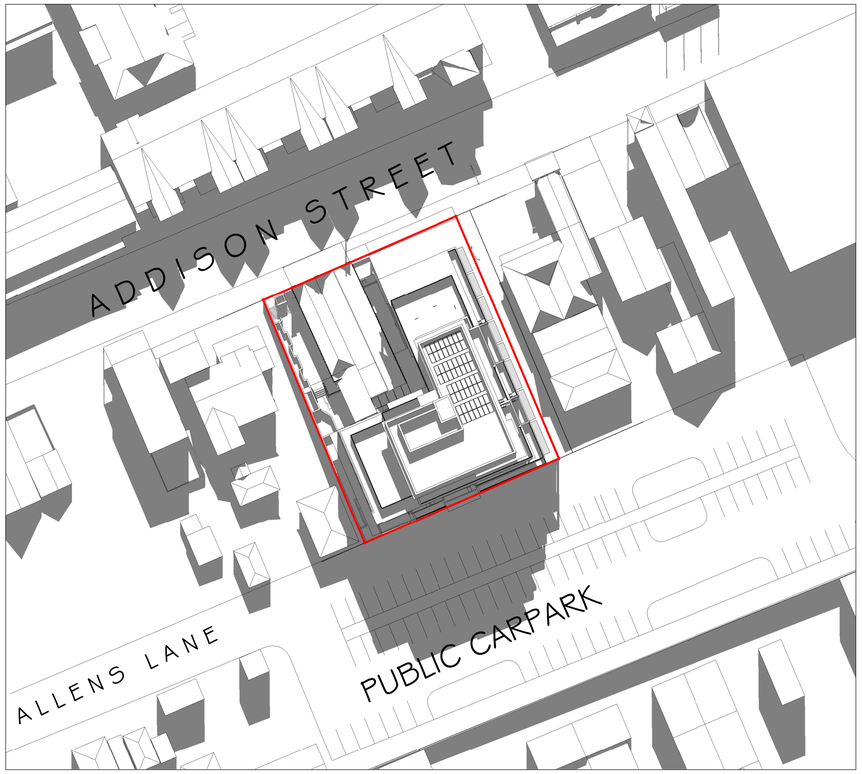
1 WINTER SOLSTICE 9AM
1 : 500



2 WINTER SOLSTICE 10AM
1 : 500



3 WINTER SOLSTICE 11AM
1 : 500



4 WINTER SOLSTICE 12PM
1 : 500

Scale 1 : 500
0 10 20 30

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D	27/09/21	ISSUE FOR DEVELOPMENT APPLICATION	LH
C	6/09/2021	ISSUE FOR DEVELOPMENT APPLICATION	LH
B	3/09/2021	ISSUE FOR DEVELOPMENT APPLICATION	LH
A	1/09/2021	ISSUE FOR DEVELOPMENT APPLICATION	LH

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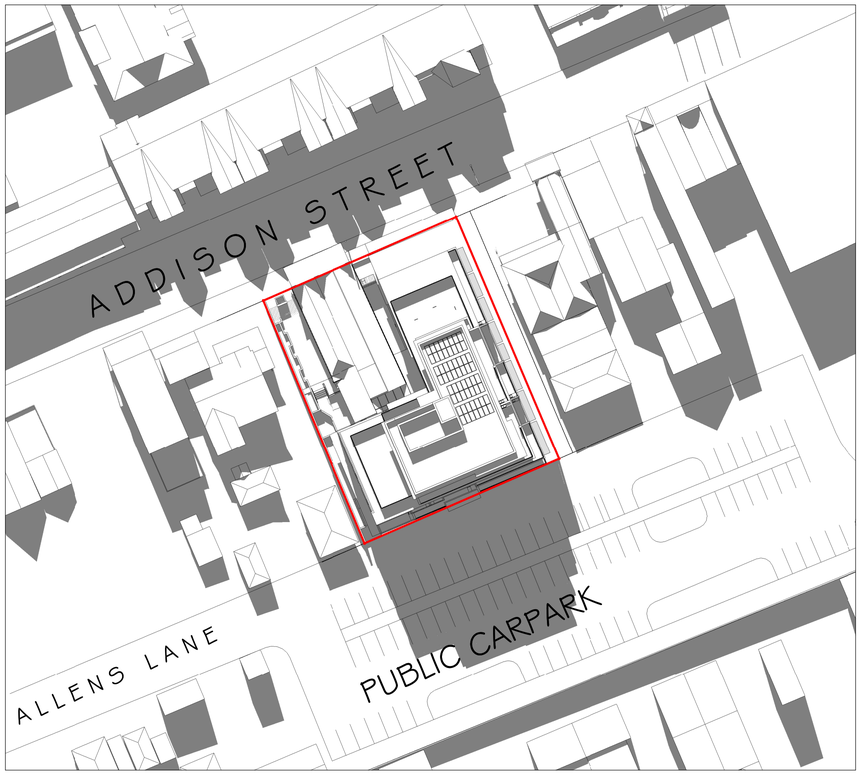
PROPOSED SHOP TOP HOUSING DEVELOPMENT
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
SHADOW DIAGRAMS
21 JUNE - SHEET 1

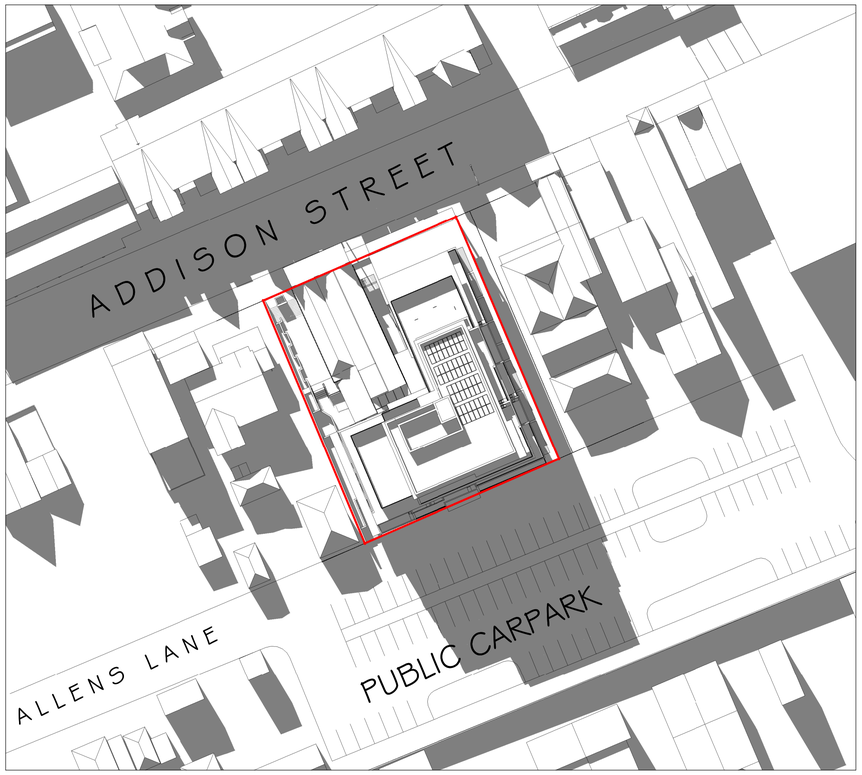
Drawing Scale @ A1:	Date:	Drawn by:
1 : 500	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-7510	G



1 WINTER SOLSTICE 1PM
1 : 500



2 WINTER SOLSTICE 2PM
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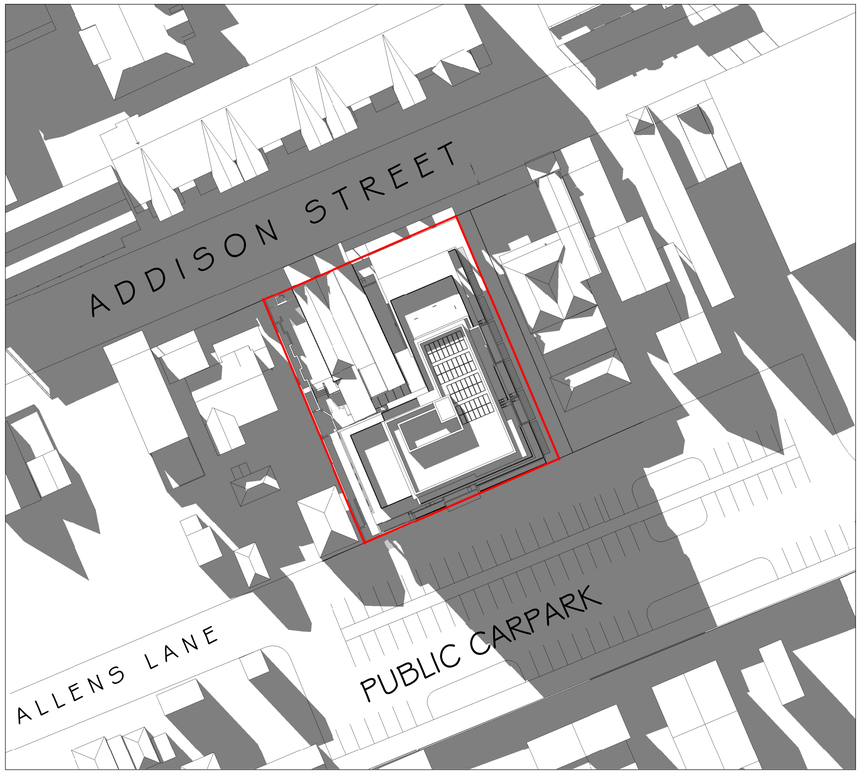

3 WINTER SOLSTICE 3PM
1 : 500

Scale 1 : 500
0 10 20 30

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C	6/09/2021	ISSUE FOR DEVELOPMENT APPLICATION	LH
B	3/09/2021	ISSUE FOR DEVELOPMENT APPLICATION	LH
A	1/09/2021	ISSUE FOR DEVELOPMENT APPLICATION	LH

ARCHITECT:
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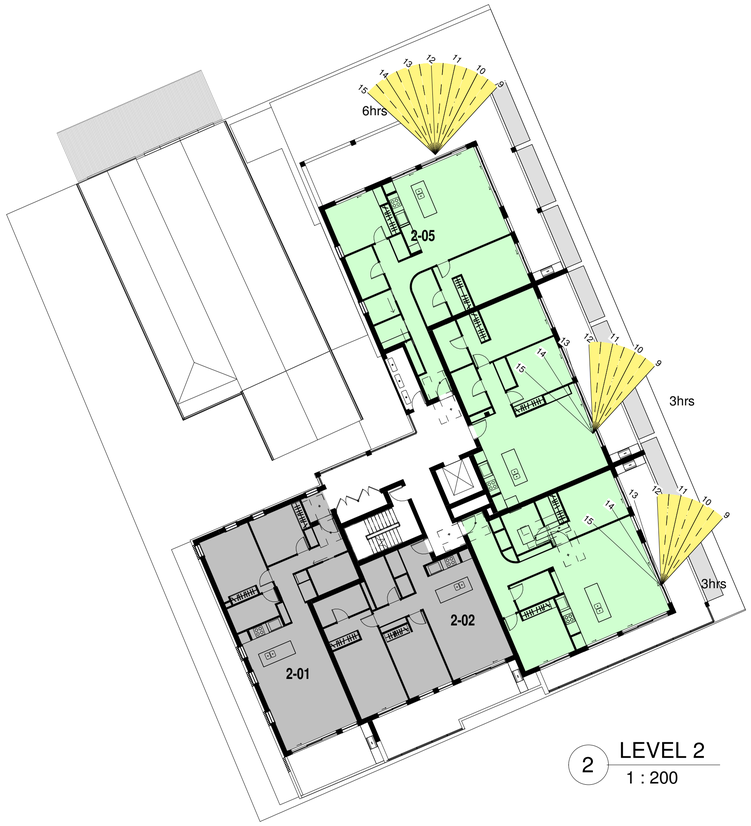
PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
SHADOW DIAGRAMS 21 JUNE - SHEET 2

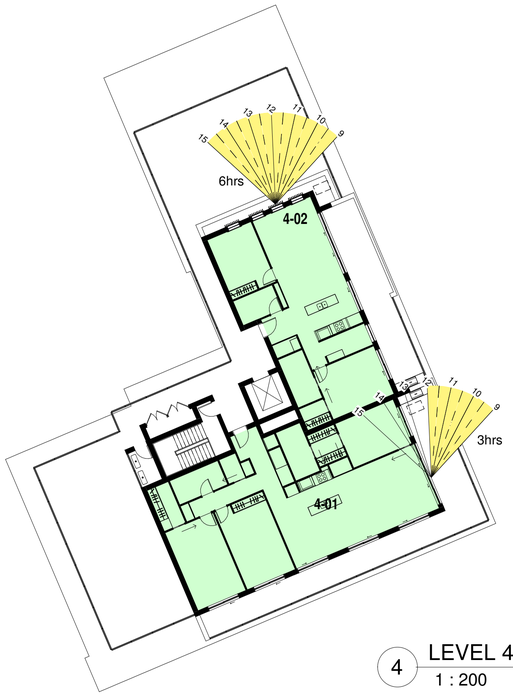
Drawing Scale @ A1:	Date:	Drawn by:
1 : 500	SEP 2021	LH
Drawing Status: DEVELOPMENT APPLICATION		
Project / Job No: 21021	Drawing No: A-7511	Revision: G

1 LEVEL 1
1 : 200



2 LEVEL 2
1 : 200

3 LEVEL 3
1 : 200



4 LEVEL 4
1 : 200

SOLAR ACCESS SUMMARY

UNIT No.	HOURS
LEVEL 1	
U 1-01	
U 1-02	
U 1-03	3
U 1-04	3
U 1-05	3
U 1-06	6
LEVEL 2	
U 2-01	
U 2-02	
U 2-03	3
U 2-04	3
U 2-05	6
LEVEL 3	
U 3-01	
U 3-02	3
U 3-03	3
U 3-04	6
LEVEL 4	
U 4-01	3
U 4-02	6

LEGEND: SOLAR

Xhrs	NUMBER OF HOURS OF DIRECT SUNLIGHT FOR LIVING AREAS
	UNIT ACHIEVES SOLAR & DAYLIGHT ACCESS
	UNIT DOES NOT ACHIEVE SOLAR & DAYLIGHT ACCESS

TOTAL UNITS	**17**
TOTAL UNITS RECEIVING 3+ HOURS OF SUNLIGHT	**12**
PERCENTAGE	**70%**

APARTMENT DESIGN GUIDE
MINIMUM REQUIREMENT: **70% 3HOURS OF SUNLIGHT**

Scale 1 : 200
0 4 8 12

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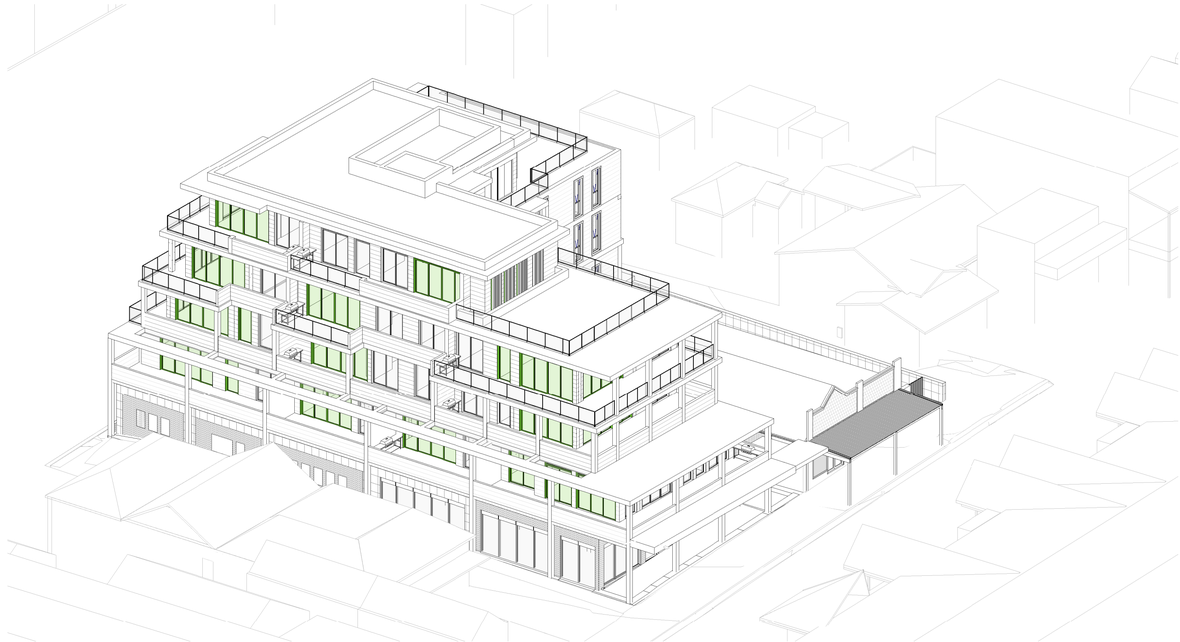
DRAWING
SOLAR ACCESS DIAGRAMS

Drawing Scale @ A1:	Date:	Drawn by:
As indicated	SEP 2021	LH

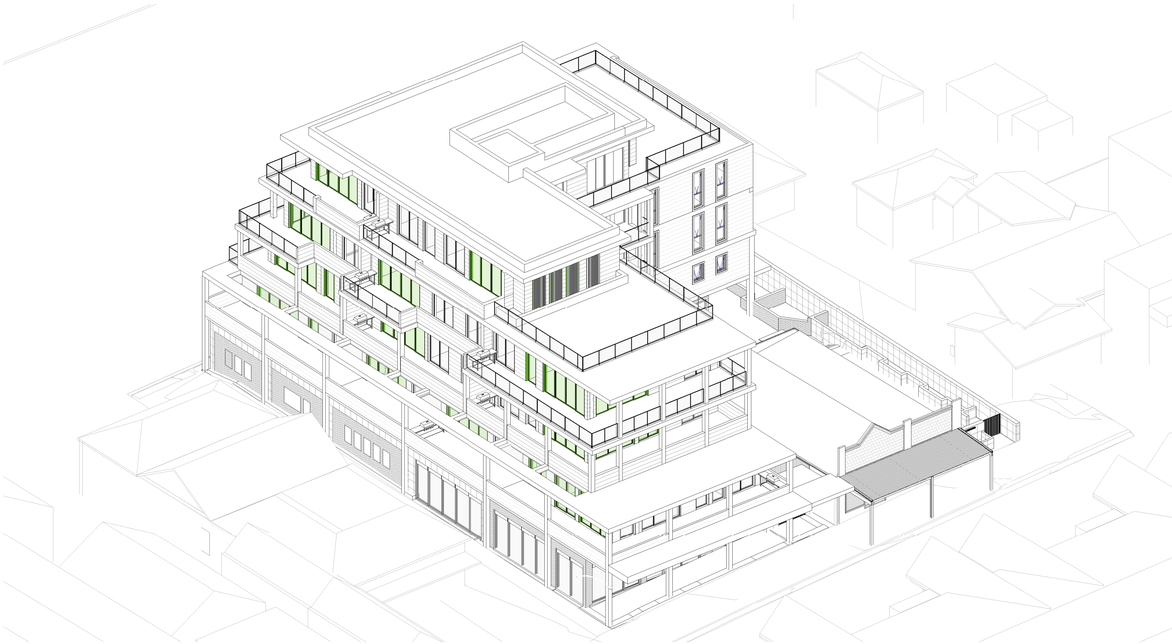
Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-7520	G

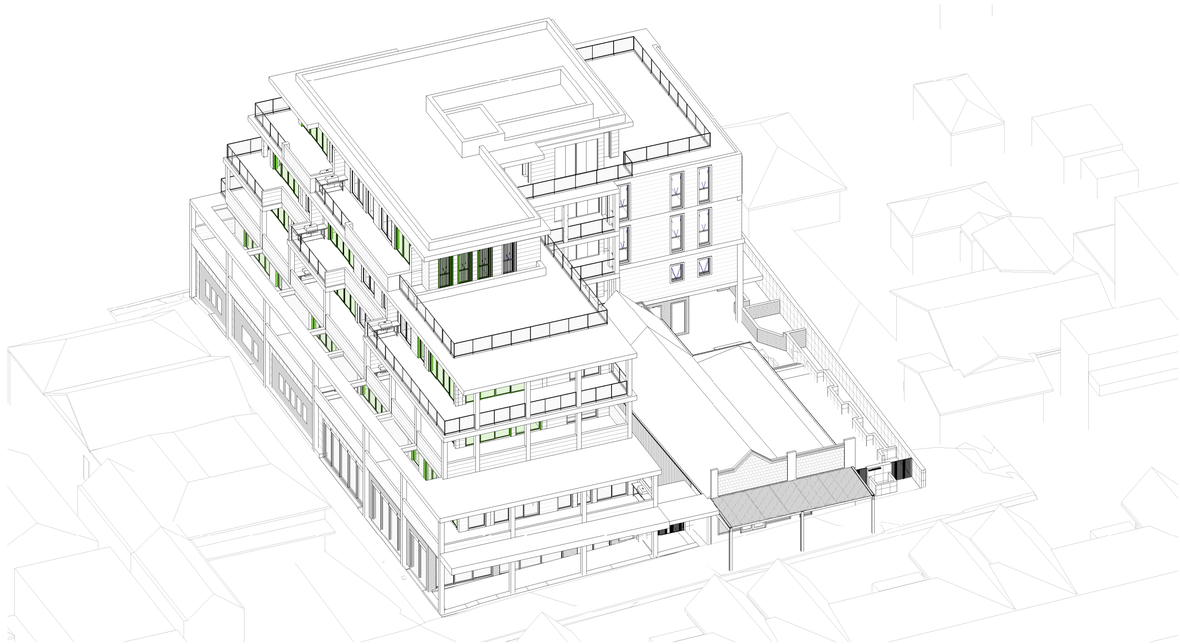
1 SOLAR ACCESS - 21/06/2021 - 9.00AM



2 SOLAR ACCESS - 21/06/2021 - 10.00AM



3 SOLAR ACCESS - 21/06/2021 - 11.00AM



4 SOLAR ACCESS - 21/06/2021 - 12.00PM

LEGEND:

WINDOWS DEMONSTRATING SOLAR ACCESS INTO LIVING AREAS

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C	6/09/2021	ISSUE FOR DEVELOPMENT APPLICATION	LH
B	3/09/2021	ISSUE FOR DEVELOPMENT APPLICATION	LH

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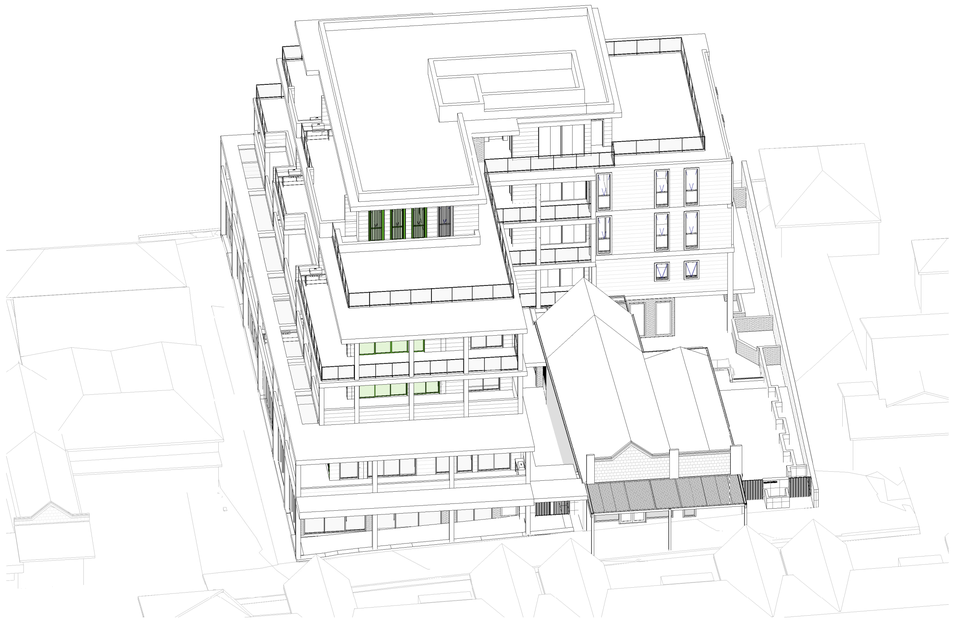
DRAWING
SOLAR ACCESS VIEWS -SHEET 1

Drawing Scale @ A1:	Date:	Drawn by:
	SEP 2021	FA

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-7521	G



1 SOLAR ACCESS - 21/06/2021 - 1PM

2 SOLAR ACCESS - 21/06/2021 - 2PM

3 SOLAR ACCESS - 21/06/2021 - 3PM

LEGEND:

WINDOWS DEMONSTRATING SOLAR ACCESS INTO LIVING AREAS

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C	6/09/2021	ISSUE FOR DEVELOPMENT APPLICATION	LH
B	3/09/2021	ISSUE FOR DEVELOPMENT APPLICATION	LH

ARCHITECT:
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Nominated Architect: Alex de Belin — Architects' Reg. No. 8330
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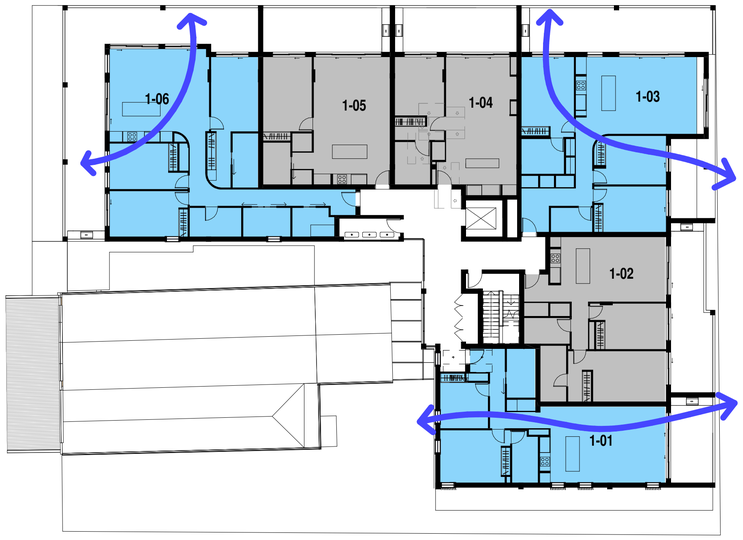
C/ JOHNSTON ADVISORY
10/17 GERRALE STREET
CRONULLA NSW 2230

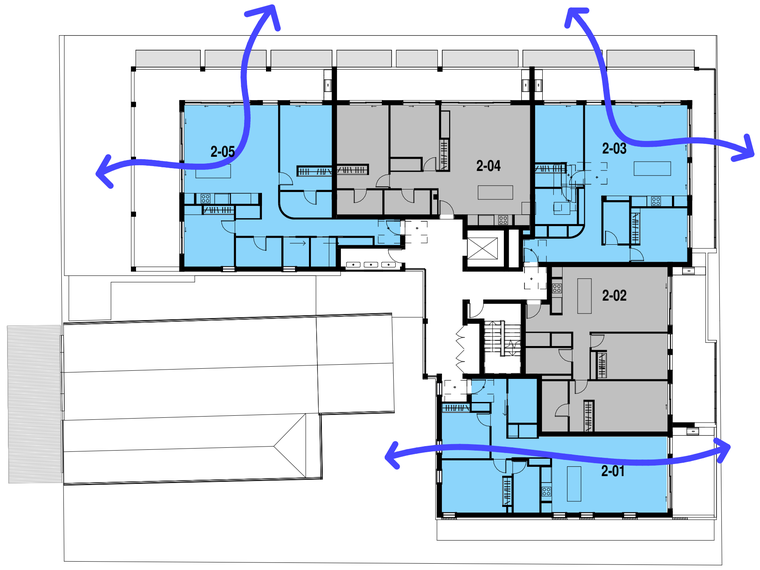
PROJECT:
PROPOSED SHOP TOP HOUSING DEVELOPMENT
31-35 ADDISON STREET
SHELLHARBOUR NSW 2529

DRAWING
SOLAR ACCESS VIEWS - SHEET 2

Drawing Scale @ A1:	Date:	Drawn by:
	SEP 2021	FA
Drawing Status: DEVELOPMENT APPLICATION		
Project / Job No: 21021	Drawing No: A-7522	Revision: G



1 LEVEL 1
1 : 200



2 LEVEL 2
1 : 200

CROSS VENTILATION COMPLIANCE SUMMARY	
UNIT No.	Y/ N
LEVEL 1	
U 1-01	Yes
U 1-02	No
U 1-03	Yes
U 1-04	No
U 1-05	No
U 1-06	Yes
LEVEL 2	
U 2-01	Yes
U 2-02	No
U 2-03	Yes
U 2-04	No
U 2-05	Yes
LEVEL 3	
U 3-01	Yes
U 3-02	Yes
U 3-03	No
U 3-04	Yes
LEVEL 4	
U 4-01	Yes
U 4-02	Yes

LEGEND: NATURAL VENTILATION

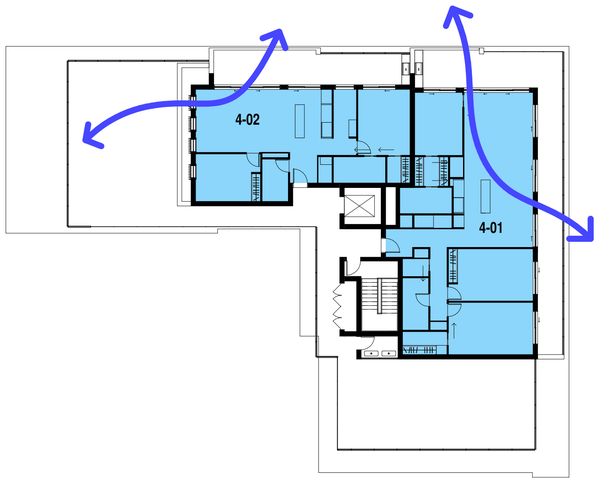
UNIT ACHIEVES NATURAL VENTILATION

NATURAL CROSS VENTILATION DIRECTION

UNIT DOES NOT ACHIEVE NATURAL VENTILATION

TOTAL UNITS	**17**
TOTAL COMPLIANT UNITS	**11**
PERCENTAGE	**65%**
APARTMENT DESIGN GUIDE	
MINIMUN REQUIREMENT:	**60%**

3 LEVEL 3
1 : 200



4 LEVEL 4
1 : 200

Scale 1 : 200
0 4 8 12

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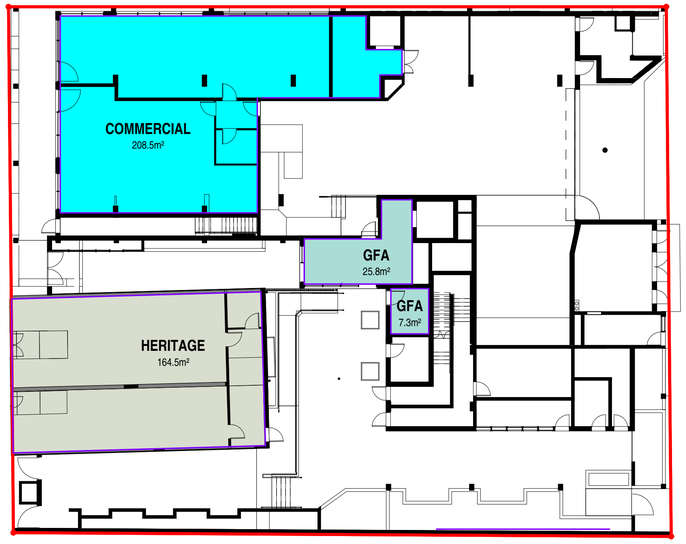
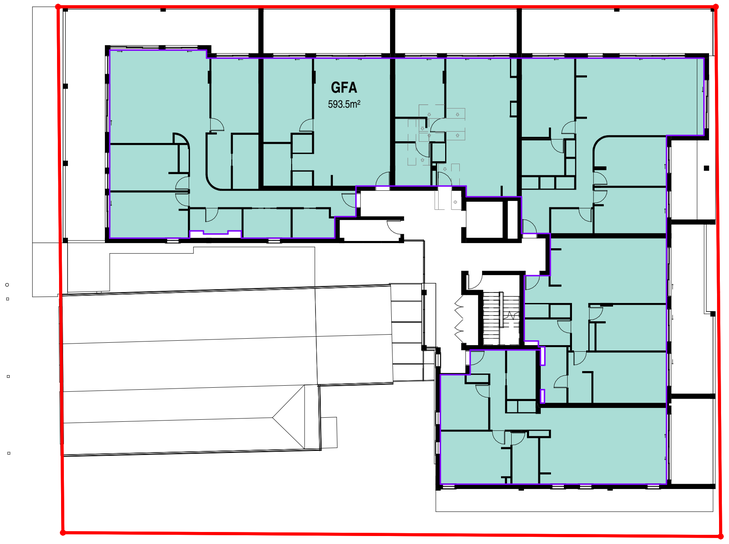
SHELLHARBOUR NSW 2529

DRAWING
NATURAL VENTILATION DIAGRAMS

Drawing Scale @ A1:	Date:	Drawn by:
1 : 200	SEP 2021	FA
Drawing Status: DEVELOPMENT APPLICATION		
Project / Job No: 21021	Drawing No: A-7530	Revision: G



1 GROUND FLOOR
1 : 200



2 LEVEL 1
1 : 200

SITE AREA : 1,479.5 m²

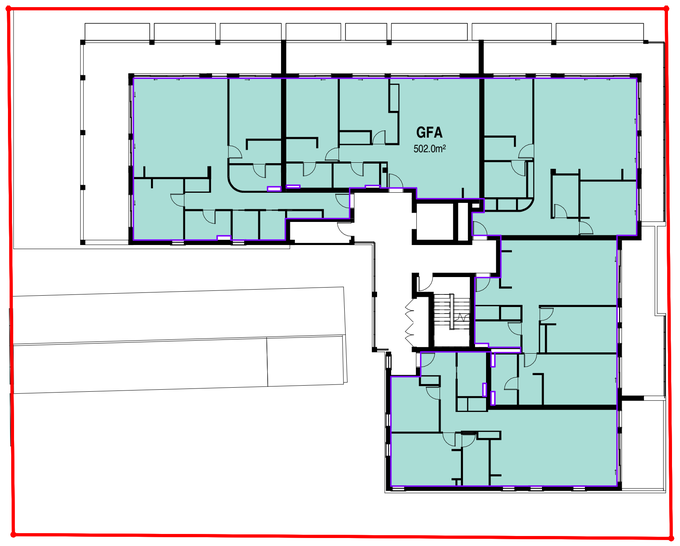
PROPOSED GFA: 2,053.3 m²
PROPOSED FSR: 1.39:1

HERITAGE BUILDING GFA: 164.5 m²
HERITAGE BUILDING FSR: 0.11:1

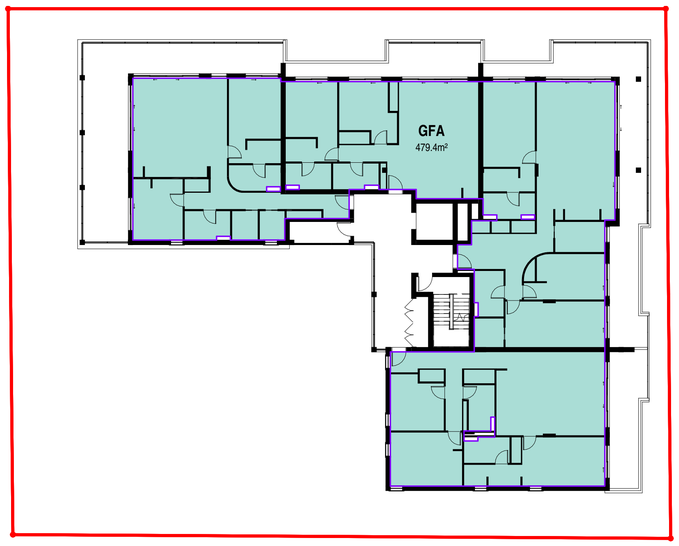
TOTAL GFA: 2,218 m²
TOTAL FSR: 1.5 : 1

GROSS FLOOR AREA SCHEDULE		
FLOOR LEVEL	AREA (m²)	AREA TYPE
GROUND FLOOR	208.5 m²	COMMERCIAL
GROUND FLOOR	7.3 m²	RESIDENTIAL
GROUND FLOOR	25.8 m²	RESIDENTIAL
LEVEL 1	593.5 m²	RESIDENTIAL
LEVEL 2	502.0 m²	RESIDENTIAL
LEVEL 3	479.4 m²	RESIDENTIAL
LEVEL 4	236.7 m²	RESIDENTIAL
TOTAL GROSS FLOOR AREA	2053.3 m²	

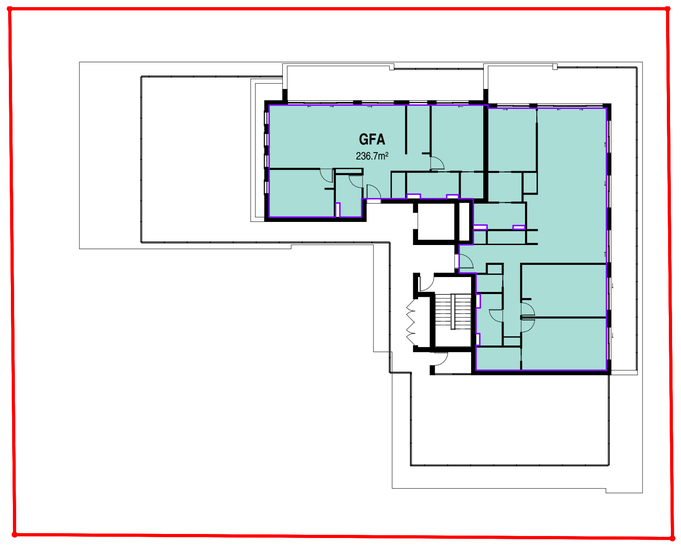
GROSS FLOOR AREA - HERITAGE SCHEDULE	
LEVEL	AREA (m²)
GROUND FLOOR	164.5 m²
TOTAL GROSS FLOOR AREA	164.5 m²



3 LEVEL 2
1 : 200



4 LEVEL 3
1 : 200



5 LEVEL 4
1 : 200

Scale 1 : 200
0 4 8 12

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P15	15/09/21	ISSUED FOR DISCUSSION	LH
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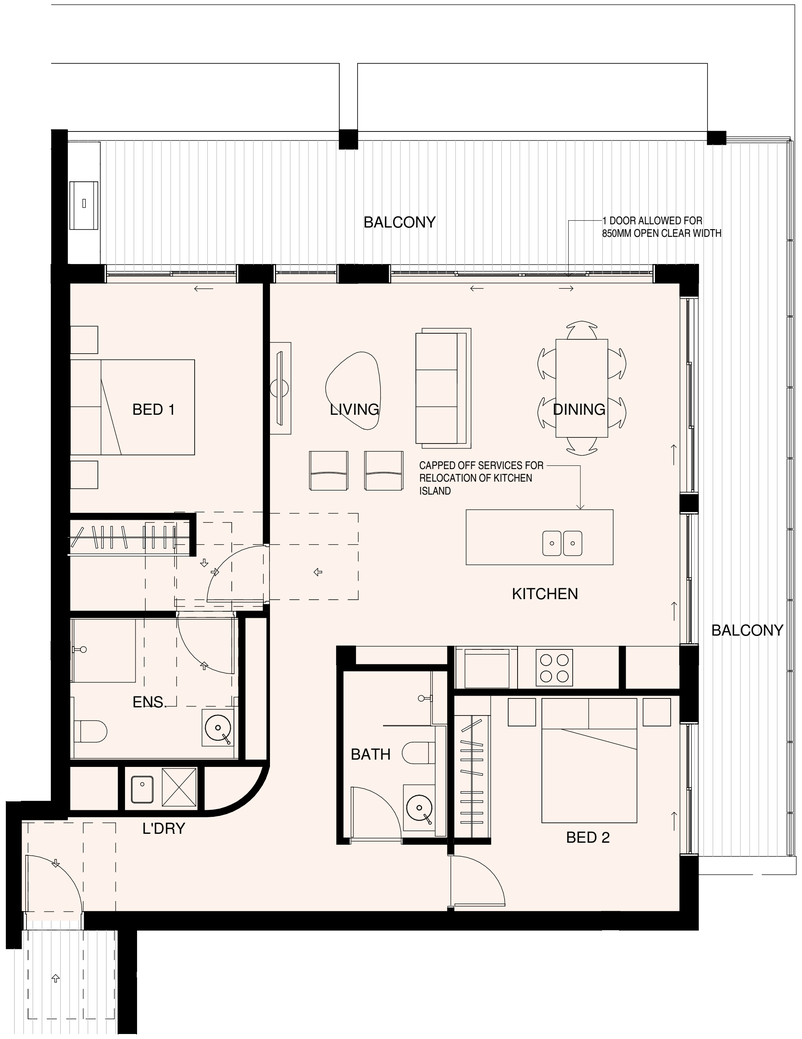
DRAWING
GROSS FLOOR AREA PLANS

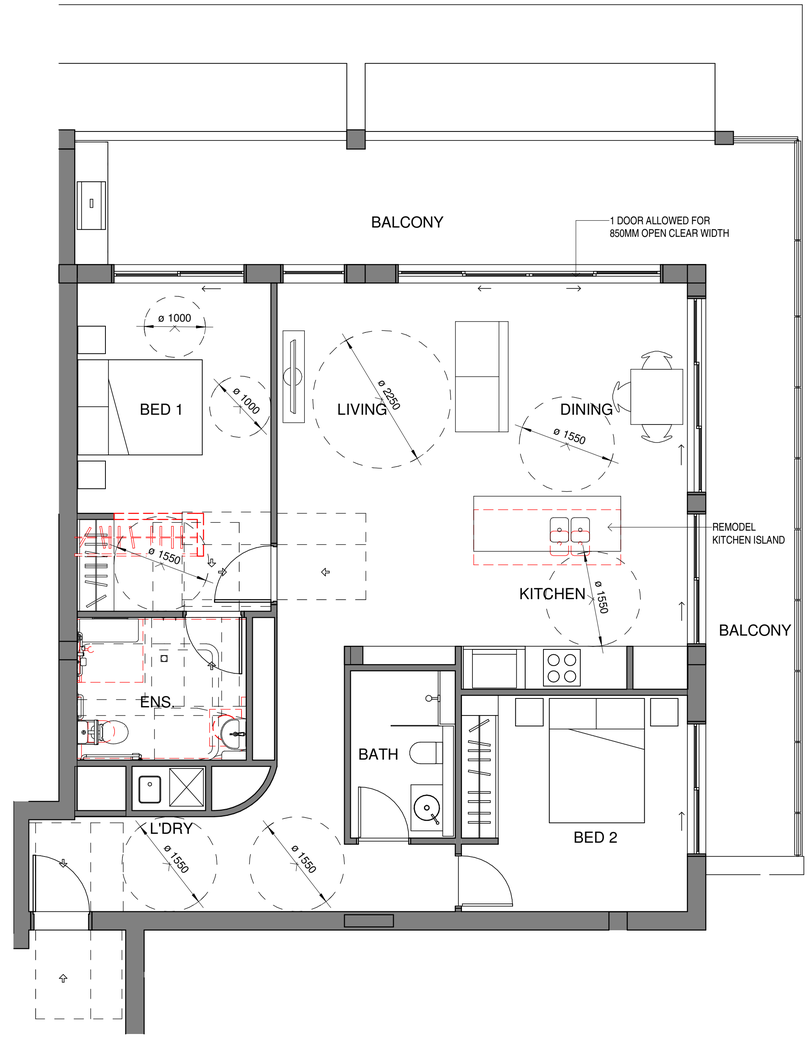
Drawing Scale @ A1:	Date:	Drawn by:
1 : 200	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-7600	G



1 PRE-ADAPTATION - UNIT 2-03
1 : 50



2 POST-ADAPTATION - UNIT 2-03
1 : 50

Scale 1 : 50
0 1 2 3

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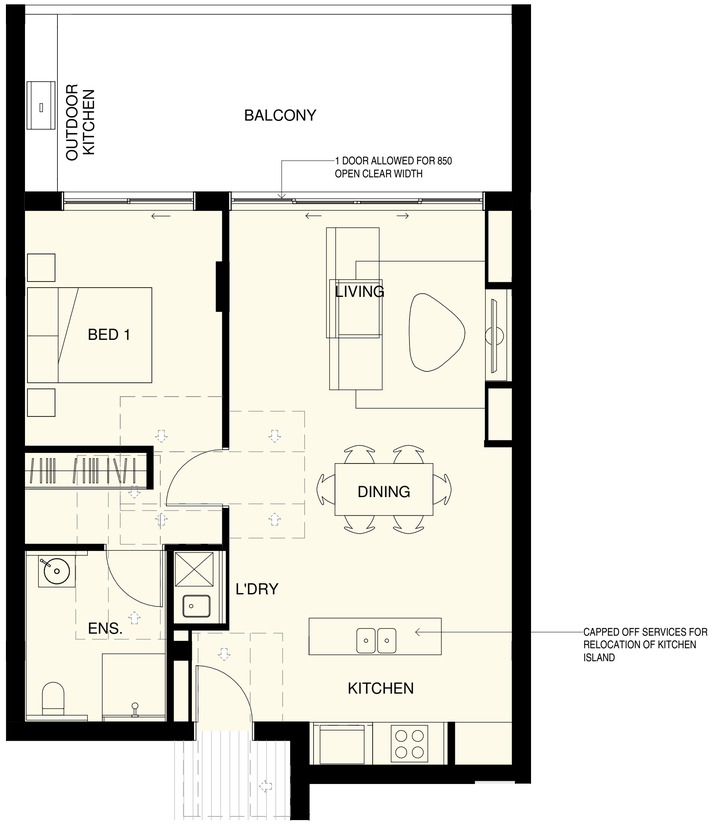
DRAWING
PRE AND POST ADAPTABLE UNITS - SHEET 1

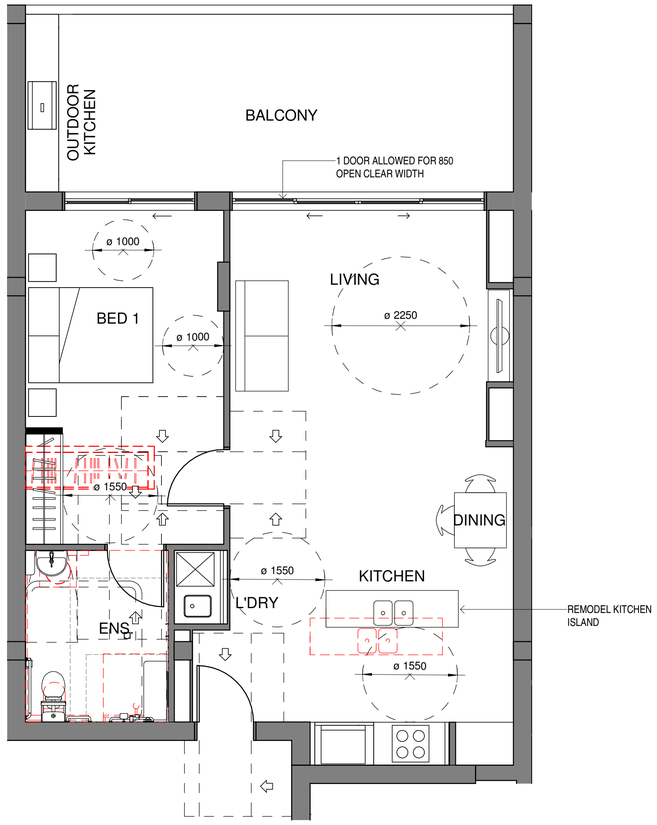
Drawing Scale @ A1:	Date:	Drawn by:
1 : 50	SEP 2021	FA

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-7900	G



1 PRE-ADAPTATION - UNIT 1-04
1 : 50



2 POST-ADAPTATION - UNIT 1-04
1 : 50

Scale 1 : 50
0 1 2 3

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DRAWING
PRE AND POST ADAPTABLE UNITS - SHEET 2

Drawing Scale @ A1:	Date:	Drawn by:
1 : 50	SEP 2021	FA

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-7901	G

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DRAWING
3D PERSPECTIVE - CORNER OF ADDISON STREET AND PEDESTRIAN PATHWAY

Drawing Scale @ A1:	Date:	Drawn by:
	SEP 2021	LH

Drawing Status: DEVELOPMENT APPLICATION

Project / Job No:	Drawing No:	Revision:
21021	A-8000	G