



Basix Commitments

BASIX Project Commitments		BASIX Number: 1293262M	
Proposed:	Class 2 Apartment Units		
Address:	37-39 Addison Street, Shellharbour		
Lot No / DP:	1/238804		

Water		Specification	
Fixtures			
Shower head rating		4 star (> 6 but <= 7.5 L/min)	
Toilet rating		4 star	
Kitchen taps rating		4 star	
Bathroom taps rating		4 star	
Clothes Washer		2 star	

Alternative water details		None	
Rainwater tank size		No	
Connected to:	Garden and lawn areas	No	
	All toilets	No	
	Laundry	No	

Thermal Comfort		Accreditation Number: HERA 10056		NatHERS Number: 0007576330	
External walls		Requirements			
Brick veneer		Medium colour	R2.5	Bulk + Anti-glare foil	
Brick veneer	Rendered Masonry	Light colour	R2.5	Bulk + Anti-glare foil	
Fibro cavity panel direct fix		Light colour	R2.5	Bulk + Anti-glare foil	

Internal walls		No insulation	
Cavity wall, direct fix plasterboard			

Partition walls			
AAC, plasterboard	Between Units	No insulation	
Brick, plasterboard	Between Unit & Hallways	No insulation	

Ceiling			
External ceiling - Concrete, plasterboard	Exposed Roof	R3.5 Bulk insulation	
External ceiling - Concrete, plasterboard	Between Levels	No insulation	

Roof		Medium Colour (solar absorptance 0.475-0.7)	
Waterproofing membrane		No insulation	

Floors		No insulation	
Concrete slab (Unit Below)			
Suspended concrete slab	Above Basement Carpark	R1.5 Bulk insulation	

Windows		Single Clear glazing with U-value 6.70 and SHGC 0.57 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-001-01			
Aluminium frame ALM-002-01		Single Clear glazing with U-value 6.7 and SHGC 0.7 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Aluminium frame ALM-001-03	U302	Single low-e glazing with U-value 5.4 and SHGC 0.49 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)	
Aluminium frame ALM-002-03	U203, U302	Single low-e glazing with U-value 5.4 and SHGC 0.58 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	
Aluminium frame ALM-004-03	U203, U302	Double air-fill low-e glazing with U-value 4.3 and SHGC 0.53 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)	

Downlights		Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Downlight Covers			

Lighting specification		Dwelling is rated without downlight	

Overshadowing details		Adjoining units calculated into model calculations	

Site		As shown on plans	
Orientation of nominal north elevation			

Energy		Specification		Rating	
Hot water					
Individual system		Gas Instantaneous		6 star	

Ventilation		Individual fan, ducted to façade or roof	
Bathroom exhaust			
Control switch		Manual switch on/off	
Kitchen exhaust		Individual fan, ducted to façade or roof	
Control switch		Manual switch on/off	
Laundry		Individual fan, ducted to façade or roof	
Control switch		Manual switch on/off	

Cooling		1-phase airconditioning		EER > 4.0	
Individual systems - living areas					
Individual systems - bedroom areas		1-phase airconditioning		EER > 4.0	

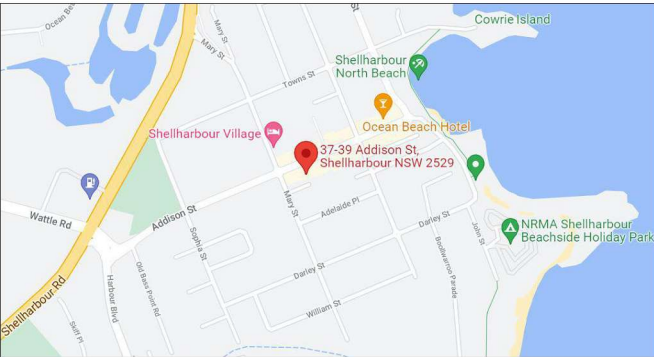
Heating		1-phase airconditioning		EER > 4.0	
Individual systems - living areas					
Individual systems - bedroom areas		1-phase airconditioning		EER > 4.0	

Lighting		Compact fluorescent		Drylight sensor and motion sensor	
Carpark					
Lift Car		Light-emitting diode		Connected to lift call button	
Garbage room		Light-emitting diode		Motion sensors	
Pump Room		Light-emitting diode		Motion sensors	
Services		Light-emitting diode		Motion sensors	
Hallway/Lobby		Light-emitting diode		Motion sensors	

Appliances		Gas cooktop & electric oven	
Conktrap/mven		Yes	
Ventilated fridge space		No	
Private outdoor clothes drying line		No	
Private indoor or sheltered clothes drying line		No	
Zoned Air-conditioning		No	

Alternative Energy		None	
Photovoltaic System			

Sheet List			
Number	Name	Current Revision	Current Revision Date
00	Cover Sheet	I	3.11.22
01	Site Analysis Plan	H	31.10.22
02	Site Plan	H	31.10.22
03	Ground Floor Plan	I	3.11.22
04	Level 1 Floor Plan	H	31.10.22
05	Level 2 Floor Plan	H	31.10.22
05.1	Level 3 Floor Plan	H	31.10.22
06	Roof Plan	H	31.10.22
07	Adaptable and Livable Plans	H	31.10.22
08	Elevations	H	31.10.22
09	Elevations	H	31.10.22
11	Sections	H	31.10.22
12	Sections	H	31.10.22
13	Detailed Facade Section	H	31.10.22
14	Area Calculation Plan	H	31.10.22
15	Construction Management Plan	H	31.10.22
16	Waste Management Plan	H	3.11.22
17	External Finishes	H	31.10.22
18	ADG Compliance	H	31.10.22
19	Shadow Diagrams	H	31.10.22
19.1	Communal Open Space Solar	H	31.10.22
20	Demolition Plan	H	31.10.22
21	Street Elevation	H	31.10.22
22	No. 41 Addison Sleet Feasability	H	31.10.22
23	3D views	H	31.10.22



Location Plan (Not to Scale)

DEVELOPMENT SUMMARY

Site Area	=	864.9m²
Zone	=	B2
Max FSR	=	1.5:1 (1297m²)
Min landscaping	=	0m² (0%)
Proposed FSR	=	1.5:1 (1297m²)
Proposed Landscaping	=	0m² (0%)
PARKING		
Min. Visitors	=	0.5 per 2 & 3 beds (5 min)
Min. Residents	=	1.5 per 2 & 3 beds (15 min)
Min. Retail	=	Nil
Provided Visitors	=	5
Provided Residents	=	15
Provided Retail	=	Nil
Total	=	20

Issue	Description	Date	DEVELOPMENT APPLICATION		couvaras >ARCHITECTS		Project 37-39 Addison St, Shellharbour		Drawing Name Cover Sheet	
B	DA Issue	19.5.22								
C	Additional Information	30.5.22								
D	DA Issue Revised	10.8.22								
E	DA Issue Revised	11.8.22								
F	Revised for Council	14.10.22								
G	DA Issue Revised	19.10.22								
H	DA Issue Revised	31.10.22								
I	DA Issue Revised	3.11.22								
			NOT FOR CONSTRUCTION		Nominated Architect: Peter Couvaras Reg No. 7344		Client Addison Street Pty Ltd		Project Date May 2022	
									Project No. 21059	
									Issue No. Issue I	
									Scale @ A1	
									00	



Issue	Description	Date
A	Consultant Issue	21.3.22
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DEVELOPMENT APPLICATION

Figured dimensions only to be used. Do not scale off Drawings. Any discrepancies to be verified on site. It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

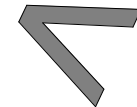
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Nominated Architect: Peter Couvaras Reg No. 7344

Project
37-39 Addison St, Shellharbour
Client
Addison Street Pty Ltd

North



Site Analysis Plan

Project Date
May 2022

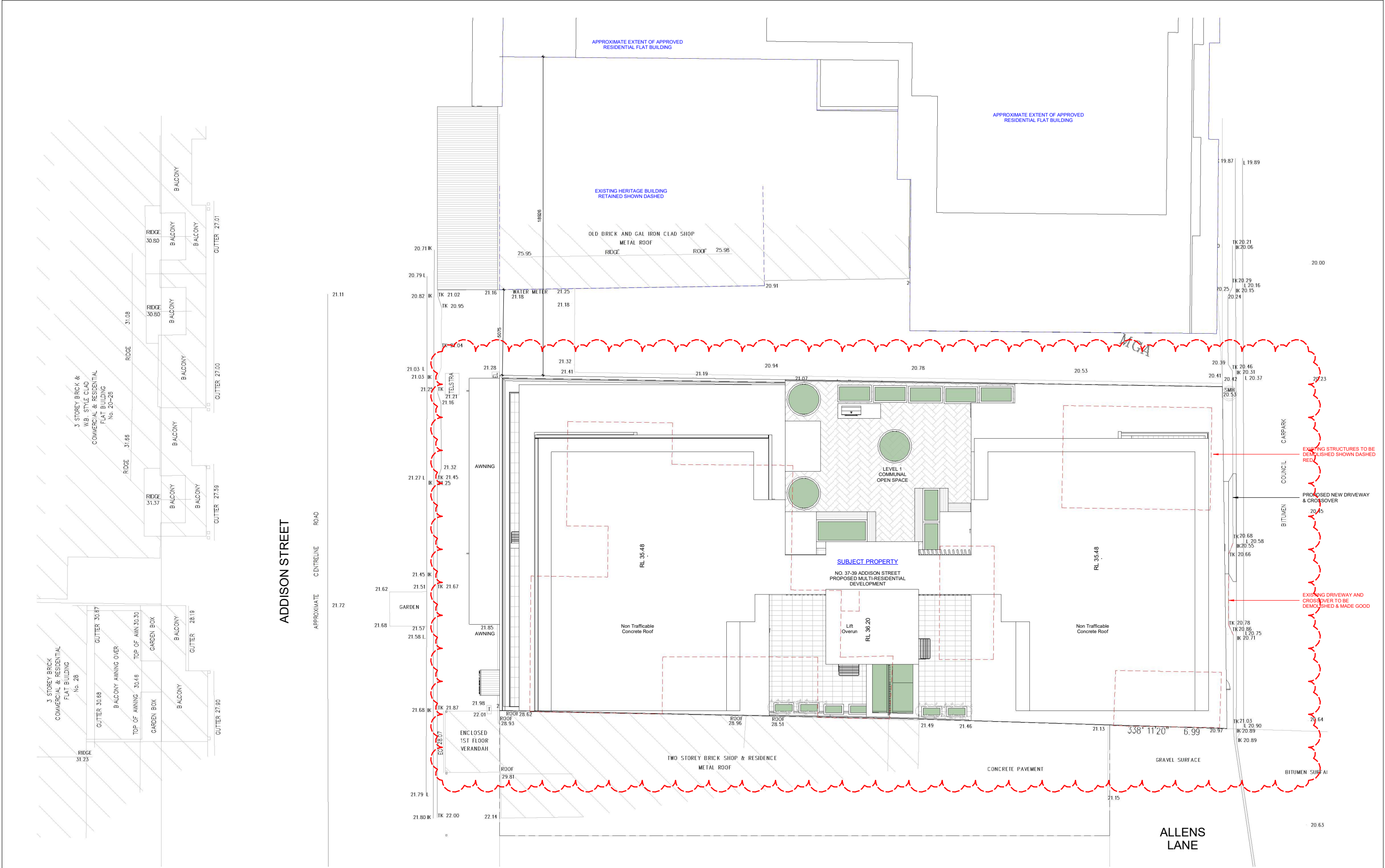
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Project No.
21059

Issue No.
Issue H

Sheet No.

01



Issue	Description	Date
A	Consultant Issue	21.3.22
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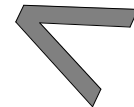
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37-39 Addison St, Shellharbour
Client
Addison Street Pty Ltd

North



Site Plan

Project Date
May 2022

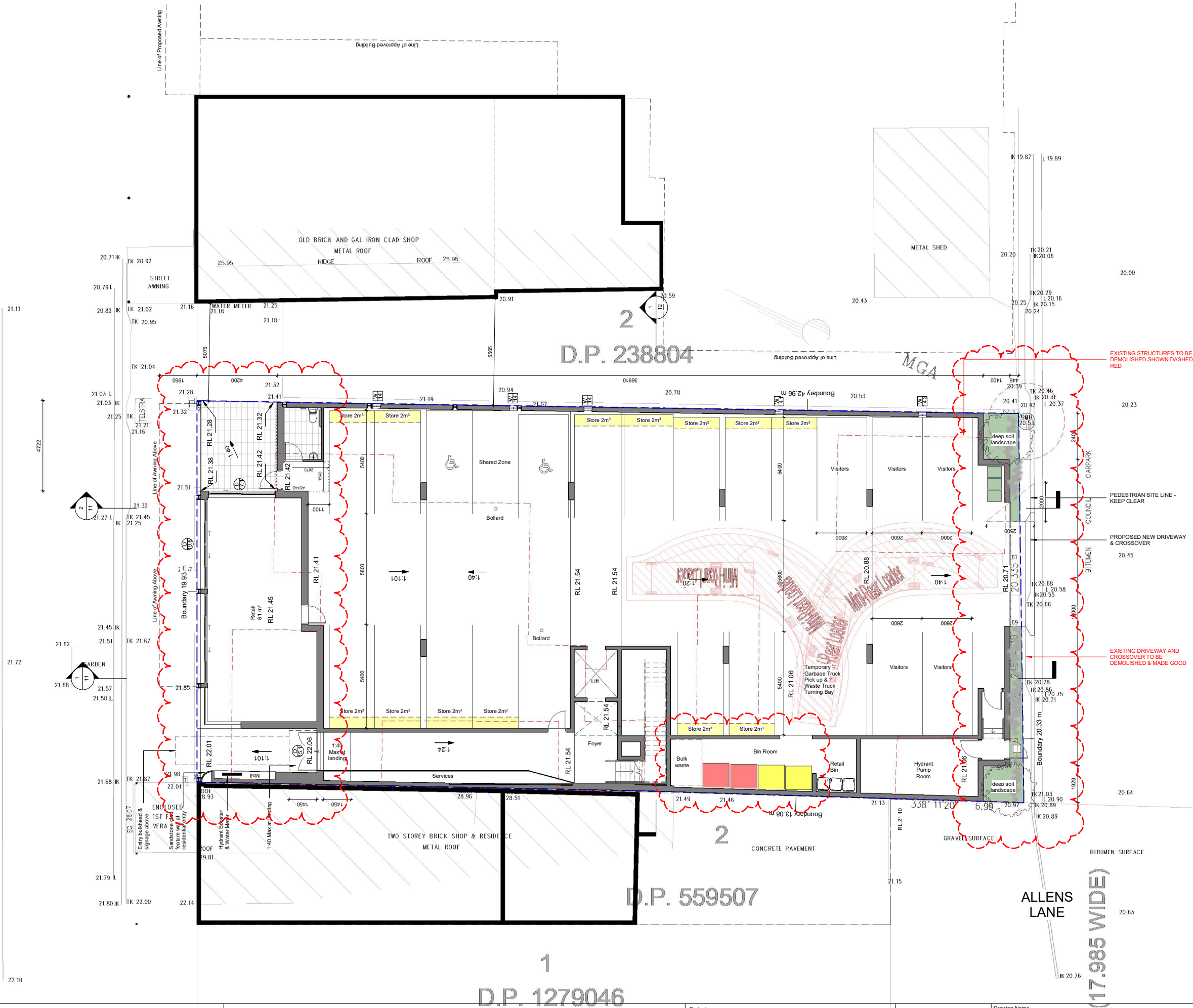
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Project No.
21059
Issue No.
Issue H

Sheet No.

02

ADDISON STREET (20.115 WIDE)



Issue	Description	Date
B	DA Issue	19.5.22
C	Additional Information	30.5.22
D	DA Issue Revised	10.8.22
E	DA Issue Revised	11.8.22
F	Revised for Council	14.10.22
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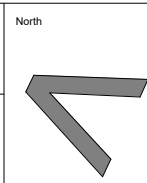
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Project
37-39 Addison St, Shellharbour
Client
Addison Street Pty Ltd



Ground Floor Plan

Project Date
May 2022
Scale
Scale 1 : 100 @ A1

Project No.
21059
Issue No.
Issue I

Sheet No.

03



Issue	Description	Date
A	Consultant Issue	21.3.22
B	DA Issue	19.5.22
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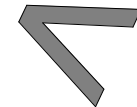
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Project
37-39 Addison St, Shellharbour
Client
Addison Street Pty Ltd

North



Drawing Name
Level 1 Floor Plan

Project Date
May 2022

Scale
Scale 1 : 100 @ A1

Project No.
21059

Issue No.
Issue H

Sheet No.

04



Issue	Description	Date
A	Consultant Issue	21.3.22
B	DA Issue	19.5.22
C	Additional Information	30.5.22
D	DA Issue Revised	10.8.22
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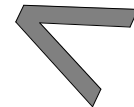
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Project
37-39 Addison St, Shellharbour
Client
Addison Street Pty Ltd

North



Level 2 Floor Plan

Project Date
May 2022

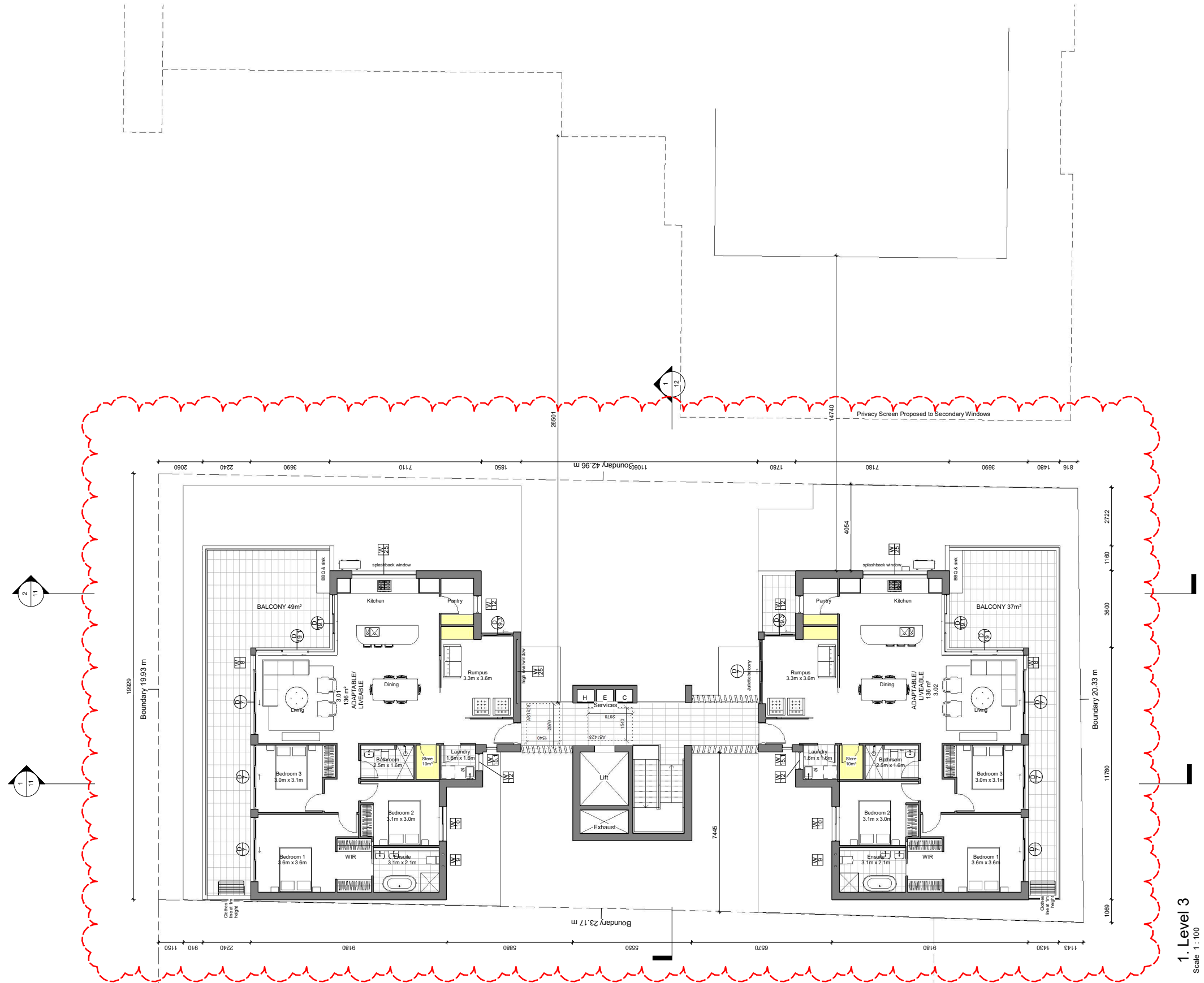
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Project No.
21059

Issue No.
Issue H

Sheet No.

05



1. Level 3
Scale 1 : 100

Issue	Description	Date
A	Consultant Issue	21.3.22
B	DA Issue	19.5.22
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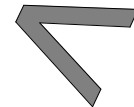
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Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

North



Drawing Name
Level 3 Floor Plan

Project Date
May 2022

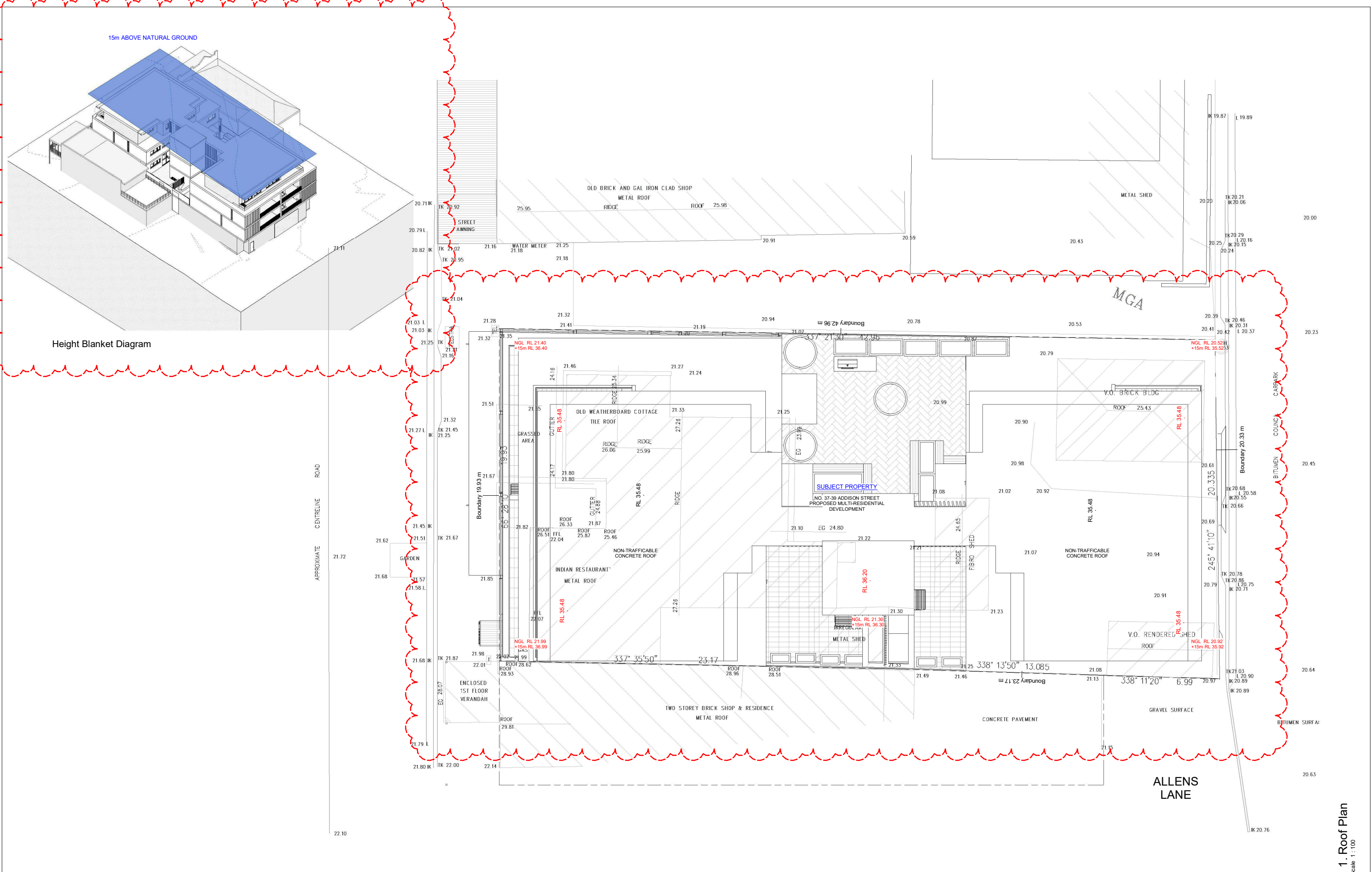
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Project No.
21059

Issue No.
Issue H

Sheet No.

05.1



Issue	Description	Date
A	Consultant Issue	21.3.22
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Project

37-39 Addison St, Shellharbour

Client

Addison Street Pty Ltd

North

Drawing Name

Roof Plan

Project Date

May 2022

Project No.

21059

Scale

Scale 1 : 100 @ A1

Issue No.

Issue H

Sheet No.

06

Issue	Description	Date
A	Consultant Issue	21.3.22
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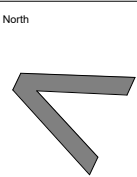
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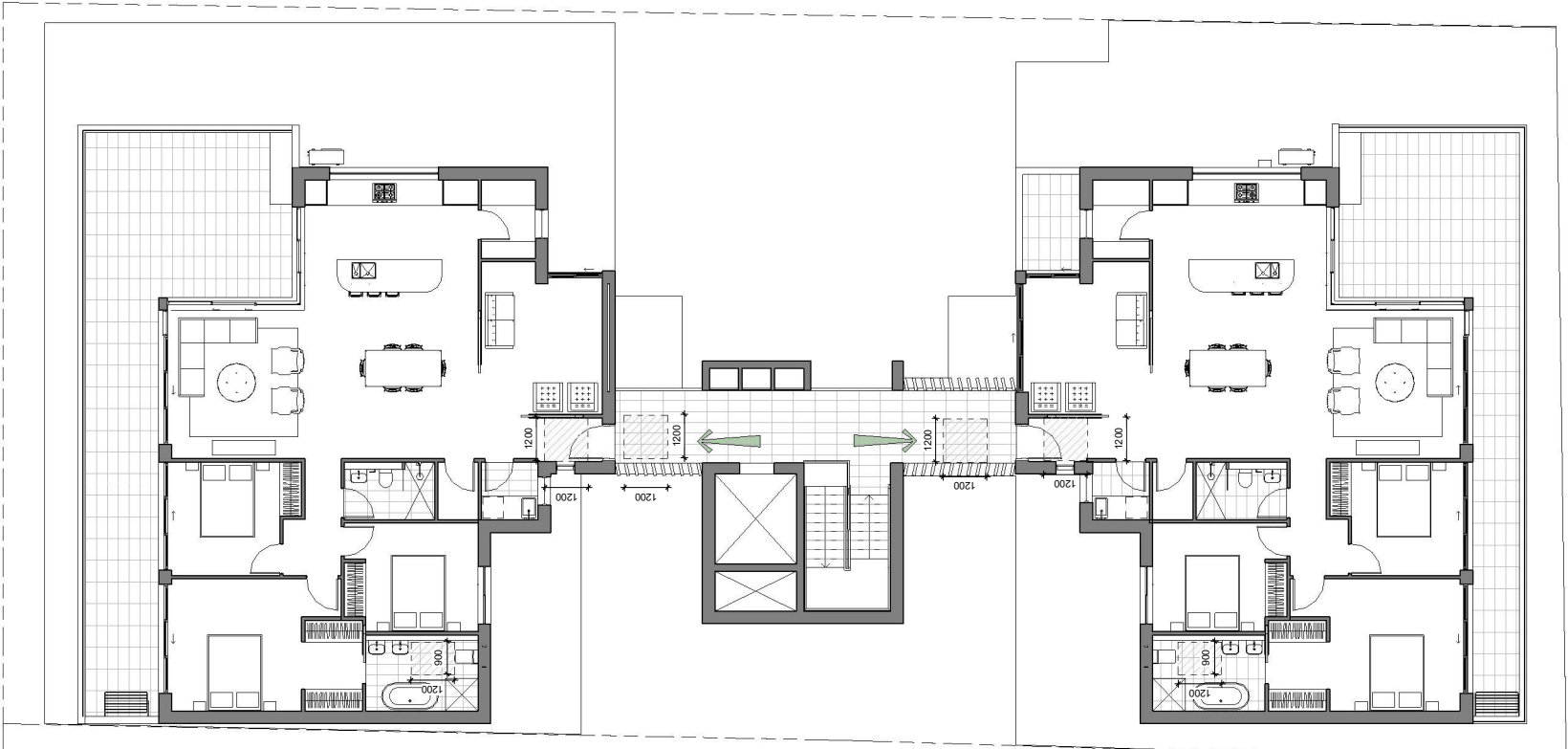
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Client	Addison Street Pty Ltd



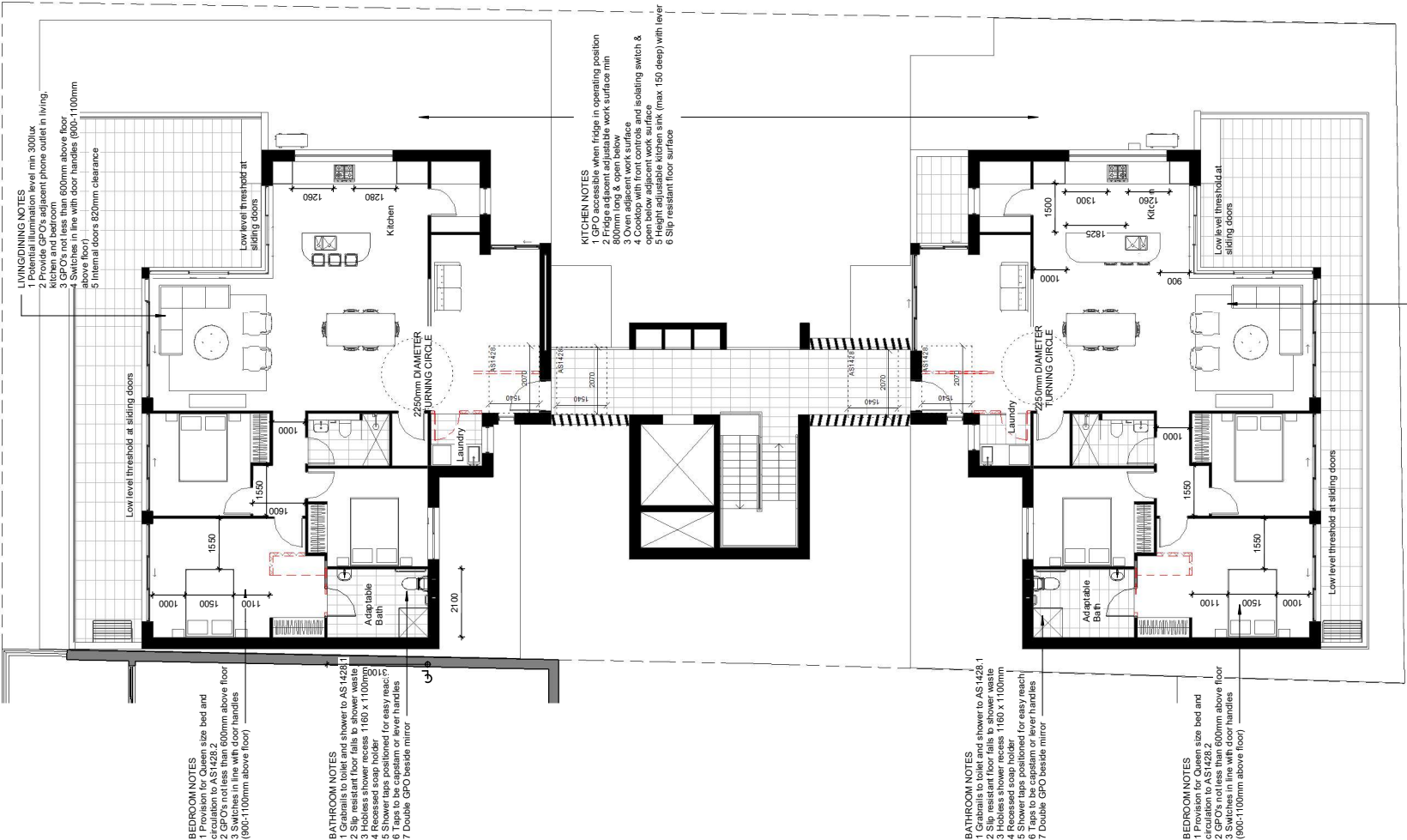
Drawing Name
Adaptable and Livable Plans

Project Date May 2022	Project No. 21059	Sheet No.
Scale Scale 1 : 100 @ A1	Issue No. Issue H	

3. Liveable Standard (Silver)
Scale 1 : 100



1. Level 3 - Liveable Plan (Pre Adaptation)
Scale 1 : 100



2. Level 3 - Adaptable Plan
Scale 1 : 100

- 1. Dwelling Access**
- a. Provide a safe and continuous pathway from:
i. the front boundary of the allotment; or
ii. the front boundary of the allotment, to an entrance that is level (step-free) as specified in Element 2 (Dwelling Entrance).
This provision does not apply where the average slope of the ground where the path would feature is steeper than 1:14.
b. The path of travel as referred to in (a) should have a minimum clear width of 1000mm and –
i. a maximum pathway slope of 1:14, with a maximum pathway slope of 1:10 for a ramp; and
ii. a maximum pathway slope of 1:10 for a ramp; and
iii. a maximum clear width of 1000mm (please note: with a maximum clear width of 1000mm).
c. A step ramp may be incorporated at an entrance doorway where there is a change in height of the ground surface. The ramp should provide:
i. a minimum clear width of 1000mm (please note: with a maximum clear width of 1000mm);
ii. a maximum clear width of 1000mm (please note: with a maximum clear width of 1000mm);
iii. a maximum clear width of 1000mm (please note: with a maximum clear width of 1000mm);
iv. a maximum clear width of 1000mm (please note: with a maximum clear width of 1000mm).
d. The level (step-free) entrance should be connected to the safe and continuous pathway as specified in Element 1.
e. The entrance must incorporate waterproofing and termite management requirements as specified in the NCC.
- 2. Reinforcement of walls**
- a. Except for walls constructed of solid masonry or concrete, the walls around the shower, bath (if shower) and toilet should be reinforced to provide a fixing surface for the safe installation of grabrails.
b. The walls around the toilet are to be reinforced by installing:
i. noggings with a thickness of at least 25mm in accordance with Figure 6(a), or
ii. sheathing with a thickness of at least 12mm in accordance with Figure 6(b).
c. The walls around the bath are to be reinforced by installing:
i. noggings with a thickness of at least 25mm in accordance with Figure 6(a), or
ii. sheathing with a thickness of at least 12mm in accordance with Figure 6(b).
d. The walls around the bath are to be reinforced by installing:
i. noggings with a thickness of at least 25mm in accordance with Figure 6(a), or
ii. sheathing with a thickness of at least 12mm in accordance with Figure 6(b).
e. The walls around the shower (step-free) shower recess are to be reinforced by installing:
i. noggings with a thickness of at least 25mm in accordance with Figure 6(a), or
ii. sheathing with a thickness of at least 12mm in accordance with Figure 6(b).
- 3. Shower**
- a. One bathroom should feature a step resistant, hollow (step-free) shower recess. Shower recesses should be provided where they can be easily removed at a later date.
b. The shower recess should be located in the corner of the room to enable the installation of grabrails at a future date.
- 4. Internal Stairways**
- a. Stairways in dwellings must feature:
i. a continuous handrail on one side of the stairway where there is a rise of more than 1m.
- 5. Kitchen Space**
- No Requirements
- 6. Laundry Space**
- No Requirements
- 7. Entry Level Bedroom**
- No Requirements
- 8. Window Sills**
- No Requirements
- 9. Family/Living Room Space**
- No Requirements
- 10. Door and Tap Hardware**
- No Requirements
- 11. Switches and Powerpoints**
- No Requirements
- 12. Flooring**
- No Requirements

- 1. Dwelling Access**
- a. Provide a safe and continuous pathway from:
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ii. a maximum pathway slope of 1:10 for a ramp; and
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ii. a maximum clear width of 1000mm (please note: with a maximum clear width of 1000mm);
iii. a maximum clear width of 1000mm (please note: with a maximum clear width of 1000mm);
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b. The walls around the toilet are to be reinforced by installing:
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c. The walls around the bath are to be reinforced by installing:
i. noggings with a thickness of at least 25mm in accordance with Figure 6(a), or
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d. The walls around the bath are to be reinforced by installing:
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e. The walls around the shower (step-free) shower recess are to be reinforced by installing:
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- 4. Internal Stairways**
- a. Stairways in dwellings must feature:
i. a continuous handrail on one side of the stairway where there is a rise of more than 1m.
- 5. Kitchen Space**
- No Requirements
- 6. Laundry Space**
- No Requirements
- 7. Entry Level Bedroom**
- No Requirements
- 8. Window Sills**
- No Requirements
- 9. Family/Living Room Space**
- No Requirements
- 10. Door and Tap Hardware**
- No Requirements
- 11. Switches and Powerpoints**
- No Requirements
- 12. Flooring**
- No Requirements



1. North
Scale 1 : 100



2. South
Scale 1 : 100

Material Schedule	
Material: Mark	Material: Description
	<varies>
FC01	Fibre Cement 'stria' - Lexicon Quarter
FC02	Fibre Cement 'stria' - Lexicon Quarter
GB01	Toughened safety frameless glass
RB	Recycled Brickwork
Ren01	Render - Lexicon Quarter
Ren02	Render - Grey
Stn01	Stone Cladding
Tmb01	<varies>

Issue	Description	Date
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Nominated Architect: Peter Couvaras Reg No. 7344

Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

Elevations

Project Date
May 2022

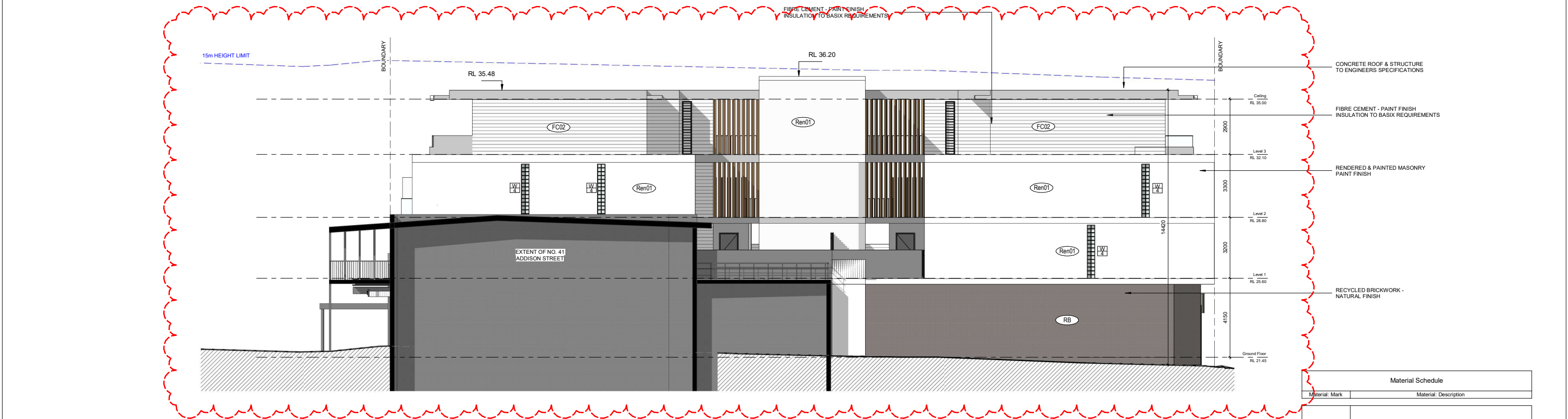
Scale
Scale 1 : 100 @ A1

Project No.
21059

Issue No.
Issue H

Sheet No.

08



Material Schedule	
Material: Mark	Material: Description
	<varies>
FC01	Fibre Cement 'Stria' - Lexicon Quarter
FC02	Fibre Cement 'Stria' - Lexicon Quarter
GB01	Toughened safety frameless glass
RB	Recycled Brickwork
Ren01	Render - Lexicon Quarter
Ren02	Render - Grey
Stn01	Stone Cladding
Tmb01	<varies>

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37-39 Addison St, Shellharbour

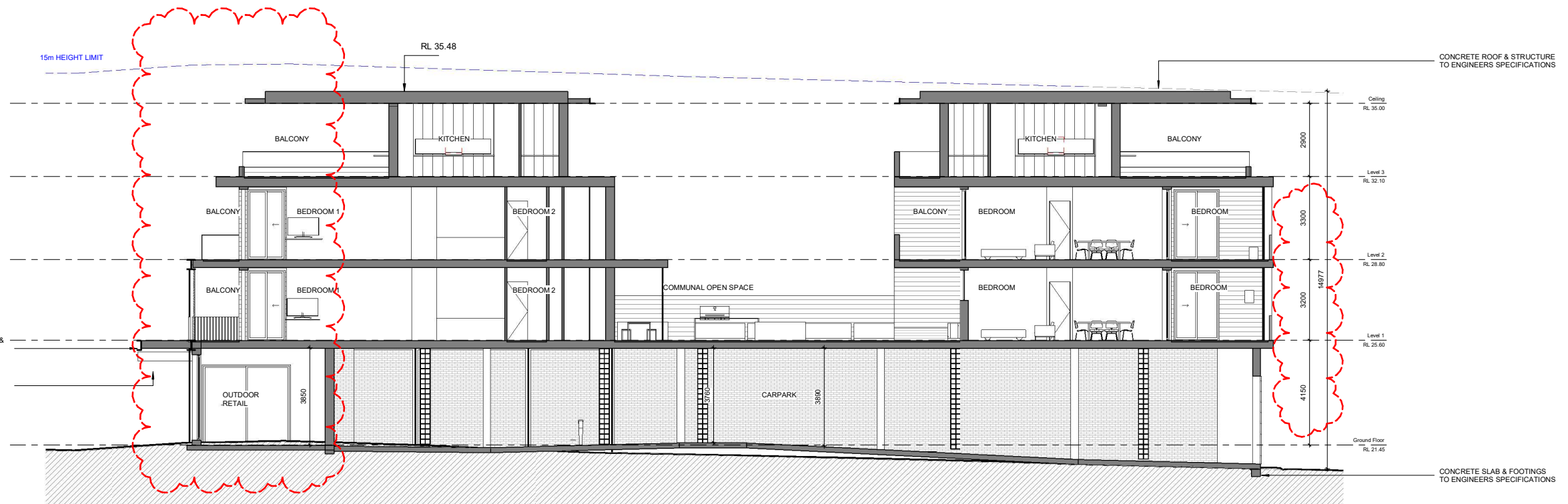
Client
Addison Street Pty Ltd

Drawing Name
Elevations

Project Date May 2022	Project No. 21059	Sheet No. 09
Scale Scale 1 : 100 @ A1	Issue No. Issue H	



1. Section 1
Scale 1 : 100



2. Section 2
Scale 1 : 100

Issue	Description	Date
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Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

Drawing Name
Sections

Project Date
May 2022

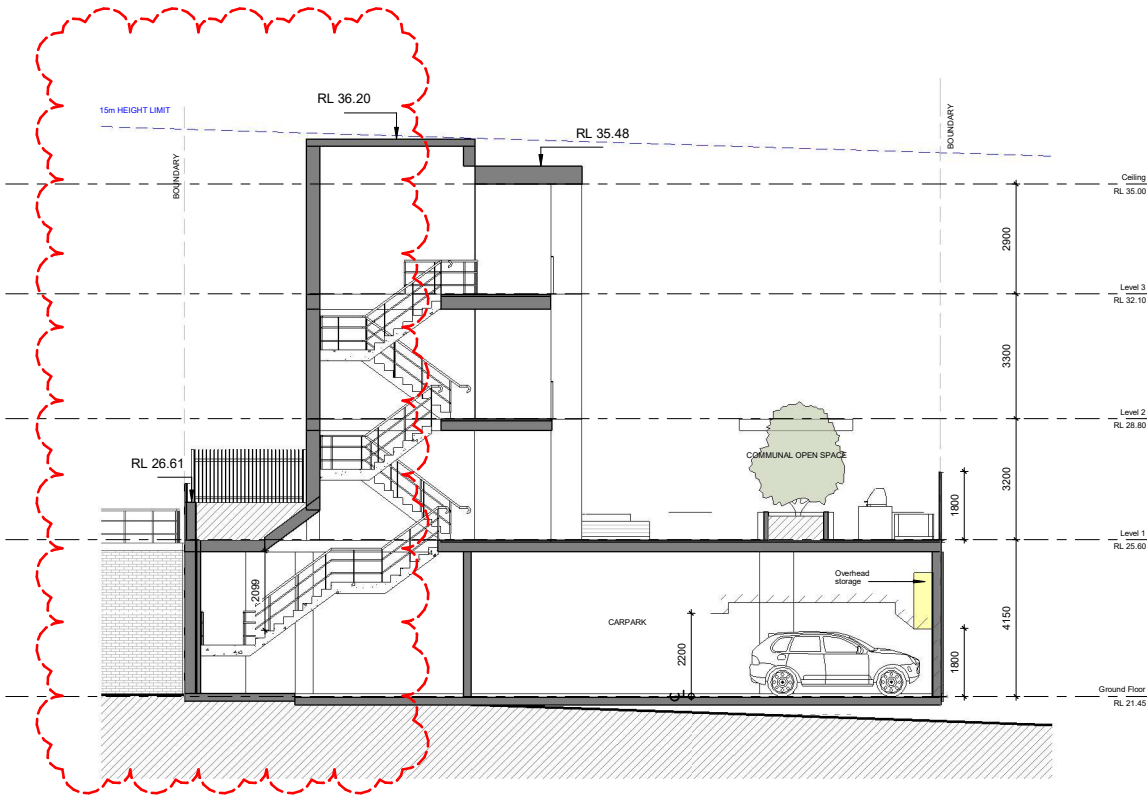
Scale
Scale 1 : 100 @ A1

Project No.
21059

Issue No.
Issue H

Sheet No.

11



1. Section 3
Scale 1 : 100

Glazed Door Schedule			
Type Mark	Height	Width	Description
3	2800 mm	2400 mm	
3	2800 mm	2400 mm	
3	2800 mm	2400 mm	
3	2800 mm	2400 mm	
3	2800 mm	2400 mm	
3	2800 mm	2400 mm	
3.1	2800 mm	2650 mm	2 Panel stacking door
3.1	2800 mm	2650 mm	2 Panel stacking door
3.1	2800 mm	2650 mm	2 Panel stacking door
5	2800 mm	4790 mm	4 panel stacking door
5	2800 mm	4790 mm	4 panel stacking door
6	2800 mm	1800 mm	2 panel sliding
6	2800 mm	1800 mm	2 panel sliding
6	2800 mm	1800 mm	2 panel sliding
6	2800 mm	1800 mm	2 panel sliding
7	2800 mm	3000 mm	3 panel sliding
7	2800 mm	3000 mm	3 panel sliding
7	2800 mm	3000 mm	3 panel sliding
7	2800 mm	3000 mm	3 panel sliding
7	2800 mm	3000 mm	3 panel sliding
7	2800 mm	3000 mm	3 panel sliding
7	2800 mm	3000 mm	3 panel sliding
7	2800 mm	3000 mm	3 panel sliding
8	2800 mm	5050 mm	4 panel stacking door
8	2800 mm	5050 mm	4 panel stacking door
10	2800 mm	3400 mm	3 panel stacking door
15.1	3230 mm	2000 mm	
16.1	2800 mm	3945 mm	3 panel stacking door
16.1	2800 mm	3945 mm	3 panel stacking door
17.1	3200 mm	3500 mm	
19.1	2800 mm	2700 mm	Corner stacking door
19.1	2800 mm	2700 mm	Corner stacking door
19.2	3200 mm	4700 mm	
19.3	2800 mm	1500 mm	
19.3	2800 mm	1500 mm	
19.3	2800 mm	1500 mm	
19.3	2800 mm	1500 mm	
19.6	3400 mm	4700 mm	

Window Schedule			
Type Mark	Height	Width	Description
2	900	2000	Fixed window
2	900	2000	Fixed window
2	900	2000	Fixed window
2	900	2000	Fixed window
3	900	800	Awning Window
3	900	800	Awning Window
3	900	800	Awning Window
3	900	800	Awning Window
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
4	2810	410	Fire rated glass blocks
6	1100	2400	3 Panel Sliding Window
6	1100	2400	3 Panel Sliding Window
6	1100	2400	3 Panel Sliding Window
8	2800	700	Louvre Window
8	2800	700	Louvre Window
9	800	600	Awning Window
9	800	600	Awning Window
9	800	600	Awning Window
9	800	600	Awning Window
10	1400	1600	2 Panel Sliding Window
10	1400	1600	2 Panel Sliding Window
12	1400	800	Awning Window
12	1400	800	Awning Window
12	1400	800	Awning Window
12	1400	800	Awning Window
14	3810	410	Fire rated glass blocks
14	3810	410	Fire rated glass blocks
14	3810	410	Fire rated glass blocks
14.1	4010	410	
14.2	4410	410	
15.1	2800	500	Louvre Window
15.1	2800	500	Louvre Window
18.1	3050	2145	
19	2700	800	Awning Window
19	2700	800	Awning Window
20.1	1200	3400	3 Panel Sliding Window
22.1	1800	2500	
22.1	1800	2500	
23.1	1800	800	Awning Window
23.1	1800	800	Awning Window
24.1	2800	2050	
24.1	2800	2050	
25	600	3000	Residential Fixed Window
25	3000	3000	Residential Fixed Window
25	600	3000	Residential Fixed Window
26	1600	2400	Residential Sliding Window
26	1600	2400	Residential Sliding Window
26	1600	2400	Residential Sliding Window
26	1600	2400	Residential Sliding Window
26	1600	2400	Residential Sliding Window
26	1600	2400	Residential Sliding Window

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Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

Drawing Name
Sections

Project Date
May 2022

Scale
Scale 1 : 100 @ A1

Project No.
21059

Issue No.
Issue H

Sheet No.

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Issue	Description	Date
A	Consultant Issue	21.3.22
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Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

Drawing Name
Detailed Facade Section

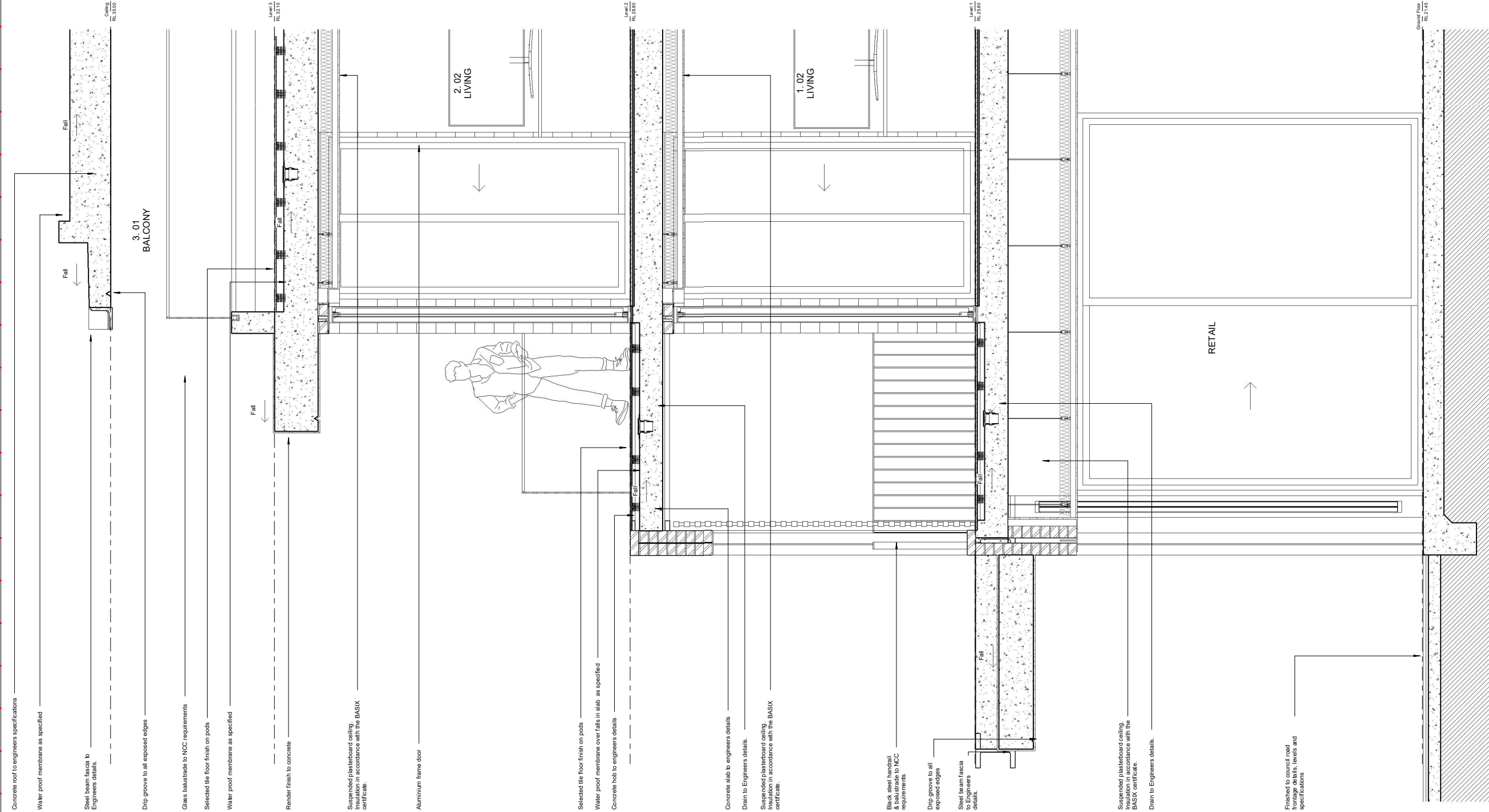
Project Date
May 2022

Scale
Scale As indicated @ A1

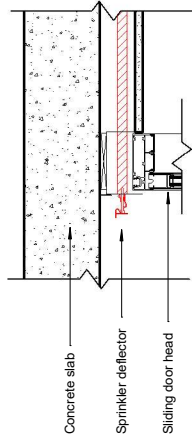
Project No.
21059
Issue No.
Issue H

Sheet No.

13



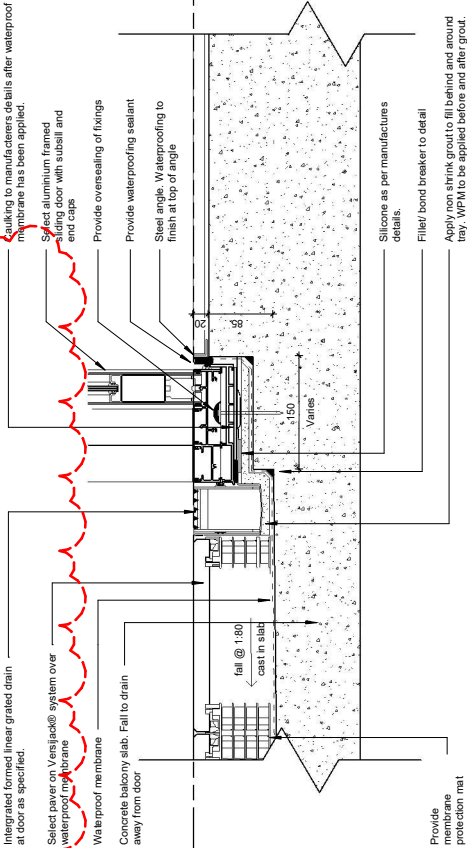
1. Facade Section
Scale 1 : 20

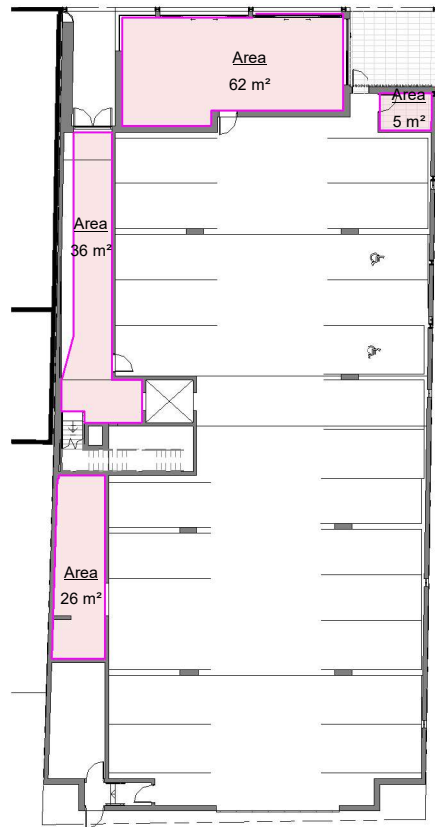


2. Typical Balcony Sprinkler Detail
Scale 1 : 10

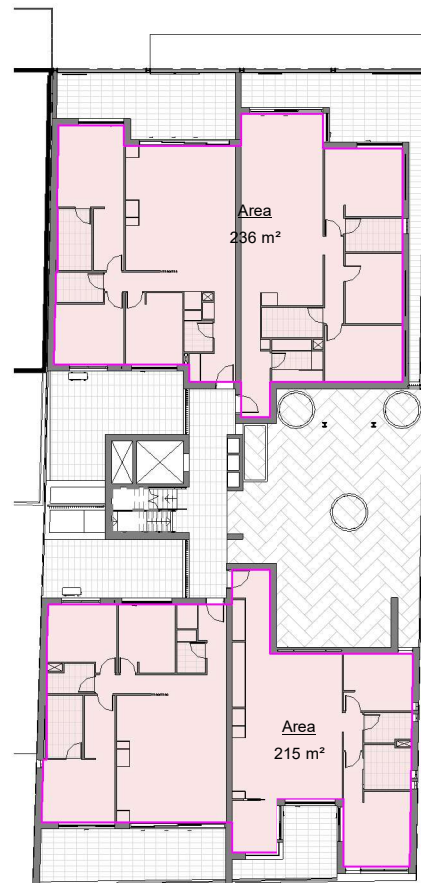
4. Sliding Door Threshold w Drain Detail

Scale 1 : 5

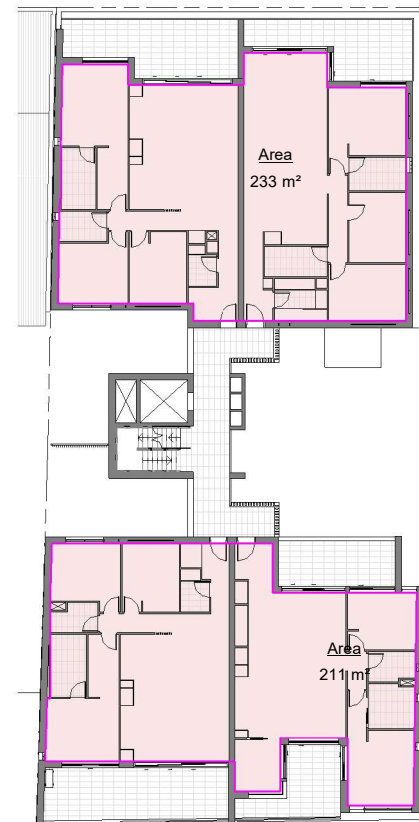




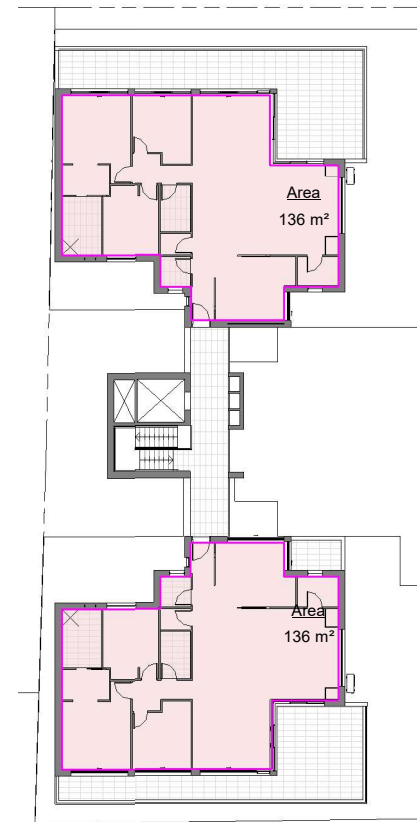
1. Ground Floor
Scale 1 : 200



2. Level 1
Scale 1 : 200



3. Level 2
Scale 1 : 200



4. Level 3
Scale 1 : 200

Gross Floor Area		
Name	Level	Area
Area	Ground Floor	62 m²
Area	Ground Floor	36 m²
Area	Ground Floor	26 m²
Area	Ground Floor	5 m²
Area	Level 1	215 m²
Area	Level 1	236 m²
Area	Level 2	211 m²
Area	Level 2	233 m²
Area	Level 3	136 m²
Area	Level 3	136 m²
		1297 m²

Room Schedule		
Level	Name	Area
Level 1	1.01	115 m²
Level 1	1.02	117 m²
Level 1	1.03	101 m²
Level 1	1.04	109 m²
Level 2	2.01	115 m²
Level 2	2.02	114 m²
Level 2	2.03	98 m²
Level 2	2.04	109 m²
Level 3	3.01	136 m²
Level 3	3.02	136 m²
Ground Floor	Retail	61 m²

DEVELOPMENT SUMMARY		
Site Area	=	864.9m²
Zone	=	B2
Max FSR	=	1.5:1 (1297m²)
Min landscaping	=	0m² (0%)
Proposed FSR	=	1.5:1 (1297m²)
Proposed Landscaping	=	0m² (0%)
PARKING		
Min. Visitors	=	0.5 per 2 & 3 beds (5 min)
Min. Residents	=	1.5 per 2 & 3 beds (15 min)
Min. Retail	=	Nil
Provided Visitors	=	5
Provided Residents	=	15
Provided Retail	=	Nil
Total	=	20

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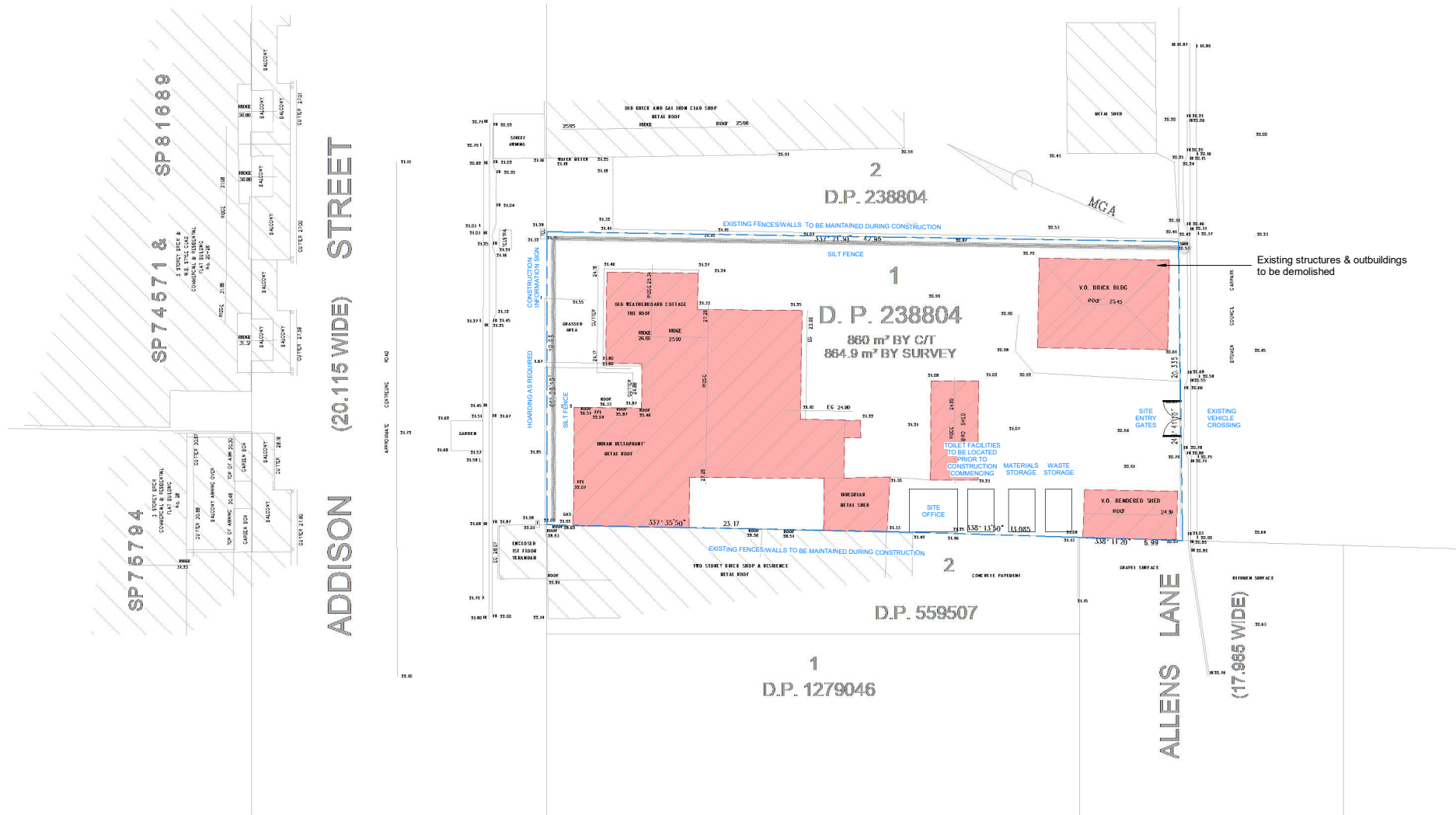
Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

North

Drawing Name
Area Calculation Plan

Project Date May 2022	Project No. 21059	Sheet No. 14
Scale Scale 1 : 200 @ A1	Issue No. Issue H	



Erosion & sediment controls to be installed in accordance with Council's specification & the new department of housing "Blue Book" - Soils and Construction - Managing Urban Stormwater, 2004. Refer to The blue book for standard drawings "SD" As well in accordance with the manual for Managing Urban Stormwater - Solid and Construction, published by Landcom.

Sediment & erosion controls must be in place prior to the commencement of any earthworks or demolition activity. The location of such devices is indicative only and final position should be determined on site.

During demolition excavation and construction works, dust emissions must be minimised, so as not to result in a nuisance to nearby residents or result in a potential pollution incident. Adequate dust control measures must be provided to the site prior to the works commencing and the measures and practices must be maintained throughout the demolition, excavation and construction process, to the satisfaction of Council.

It is the responsibility of the contractor to ensure that all measures are taken during the course of construction to prevent sediment erosion and pollution of the downstream system, supervising engineer should be contacted if in doubt. All sediment control structures to be inspected after each rainfall event for structural damage and all trapped sediment to be removed to a nominated soil stockpile site.

Retain all existing grass cover wherever possible. Topsoil from all areas that will be disturbed to be stripped and stockpiled at the nominated site. A sediment fence to be placed downhill of stockpile.

Areas of site grading are to be completed progressively during the works and stabilised as early as possible. The supervising engineer may direct the contractor to have areas of disturbance completed and stabilised during the course of the works.

All existing trees to be retained unless shown otherwise on approved drawings. Trees retained are to be protected with a high visibility fence, plus flagging to individual trees as necessary.

Install temporary sediment barriers to all inlet pits likely to collect silt laden water, until surrounding areas are paved or regrassed. Gravel or geotextile inlet filters to SD6-11 & SD6-12.

All silt fences & barriers are to be maintained in good order & regularly desilted during the construction period. Silt fences to SD6-8 or SD6-9.

Stockpiles of loose materials such as sand, soil, gravel must be covered with geotextile silt fence material. Plastic sheeting or membrane must not be used. Safety barricading should be used to isolate stockpiles of solid materials such as steel reinforcing, formwork and scaffolding.

Waste materials are to be stockpiled or loaded into skip-bins located on site as shown on plan.

No more than 150m of trenching to be open at any one time. Immediately after trench backfilling, provide sandbags or sausage filters across each trench at maximum 20m spacings. Filters to remain in place until revegetation has occurred.

All vehicles leaving the site must pass over the stabilised site access ballast area (similar to SD6-14) to shake off site clay and soil. If necessary wheels and axles are to be hosed down. Ballast is to be maintained & replaced as necessary during the construction period.

The head contractor is to inform all site staff and subcontractors of their obligations under the erosion and sediment control plan.

Any sediment deposited on the public way, including footpath reserve and road surface, is to be removed immediately.

Provide barriers around all construction works within the footpath area to provide safe access for pedestrians.

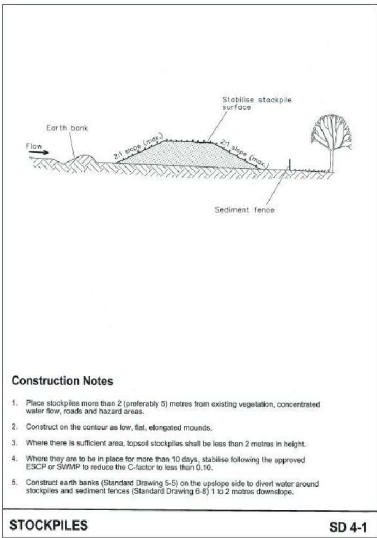
Concrete pumps and cranes are to operate from within the ballast entry driveway area and are not to operate from the public roadway unless specific council permission is obtained.

Trucks removing excavated / demolished material should travel on stabilised construction paths. Material to be taken to the truck to reduce truck movement on site. Trucks to be limited to single unit heavy rigid vehicles. (no semitrailers)

Any excavation work adjacent to adjoining properties or the public roadway is not to be commenced until the structural engineer is consulted and specific instructions received from the engineer.

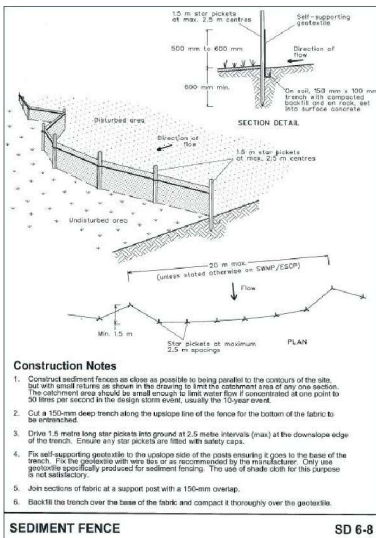
Toilet facilities must be either a flushing type or approved portable chemical closet. Chemical closets are to be maintained & serviced on a regular basis so that offensive odour is not emitted. In accordance with the DA consent.

During trench excavation all spoil shall be mounded on the uphill side of trenches and placement is to comply with the superintendents requirement.



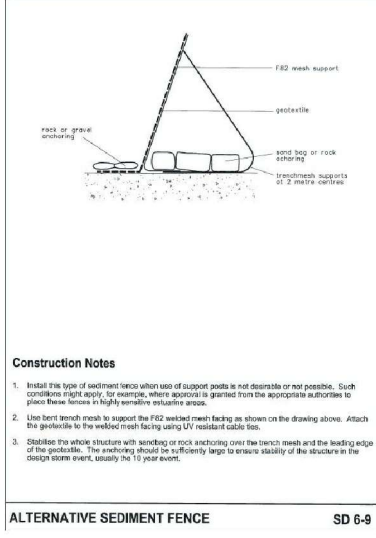
- Construction Notes**
- Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
 - Construct on the contour as low, flat, elongated mounds.
 - Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
 - Where they are to be in place for more than 10 days, stabilise following the approved CSO or SD6-11 to ensure the Cladding to the Cladding is not lost.
 - Construct earth banks (Standard Drawing S-6) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing S-6) 1 to 2 metres downstream.

STOCKPILES SD 4-1



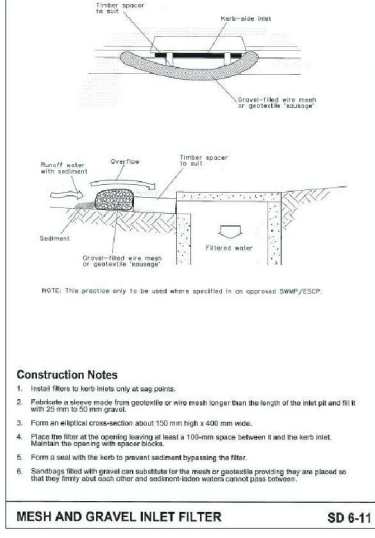
- Construction Notes**
- Construct sediment fences as close as possible to the contours of the site, but with small mounds as shown in the drawing to limit the exposure of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 30 litres per second in the design storm event, usually the 10-year event.
 - Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be embedded.
 - Drive 1.5 metre long star points into ground at 2.5 metre intervals (max) at the downstream edge of the trench. Ensure any star points are fitted with safety caps.
 - Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fences. The soil of grade cloth for this purpose is not satisfactory.
 - Join sections of fabric at a support post with a 150-mm overlap.
 - Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE SD 6-8



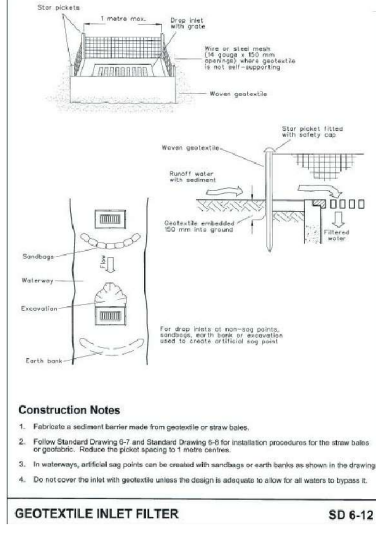
- Construction Notes**
- Install the type of sediment fence when use of support posts is not desirable or not possible. Such conditions might apply, for example, where approval is granted from the appropriate authorities to place these fences in highly sensitive ecological areas.
 - Use bent trench mesh to support the 162 welded mesh facing as shown on the drawing above. Attach the geotextile to the welded mesh facing using UV resistant cable ties.
 - Stabilise the whole structure with sandbags or rock anchoring over the trench mesh and the leading edge of the geotextile. The anchoring should be sufficiently large to ensure stability of the structure in the design storm event, usually the 10 year event.

ALTERNATIVE SEDIMENT FENCE SD 6-9



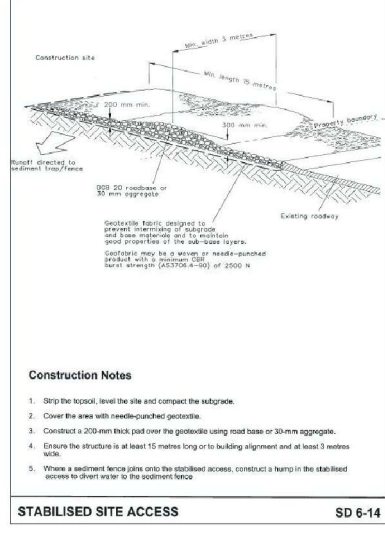
- Construction Notes**
- Install filter to inlet pits only at sag points.
 - Fabricate a deeper mesh made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
 - Form an elliptical cross-section about 150 mm high x 400 mm wide.
 - Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacers.
 - Form a seal with the kerb to prevent sediment bypassing the filter.
 - Somehow fixed with gravel core suitable for the mesh or geotextile providing they are placed so that they interlock with each other and sediment laden waters cannot pass between.

MESH AND GRAVEL INLET FILTER SD 6-11



- Construction Notes**
- Fabricate a sediment barrier made from geotextile or straw bales.
 - Follow Standard Drawing S-7 and Standard Drawing S-8 for installation procedures for the straw bales or geotextile. Reduce the inlet opening to 1 metre width.
 - In waterways, artificial sag points can be created with sandbags or earth berms as shown in the drawing.
 - Do not cover the inlet with geotextile unless the design is adequate to allow for all waters to bypass it.

GEOTEXTILE INLET FILTER SD 6-12



- Construction Notes**
- Strip the topsoil, level the site and compact the subgrade.
 - Cover the area with needle-punched geotextile.
 - Construct a 200-mm thick pad over the geotextile using road base or 30-mm aggregate.
 - Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
 - Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

STABILISED SITE ACCESS SD 6-14

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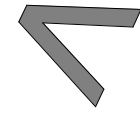
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Project
37-39 Addison St, Shellharbour

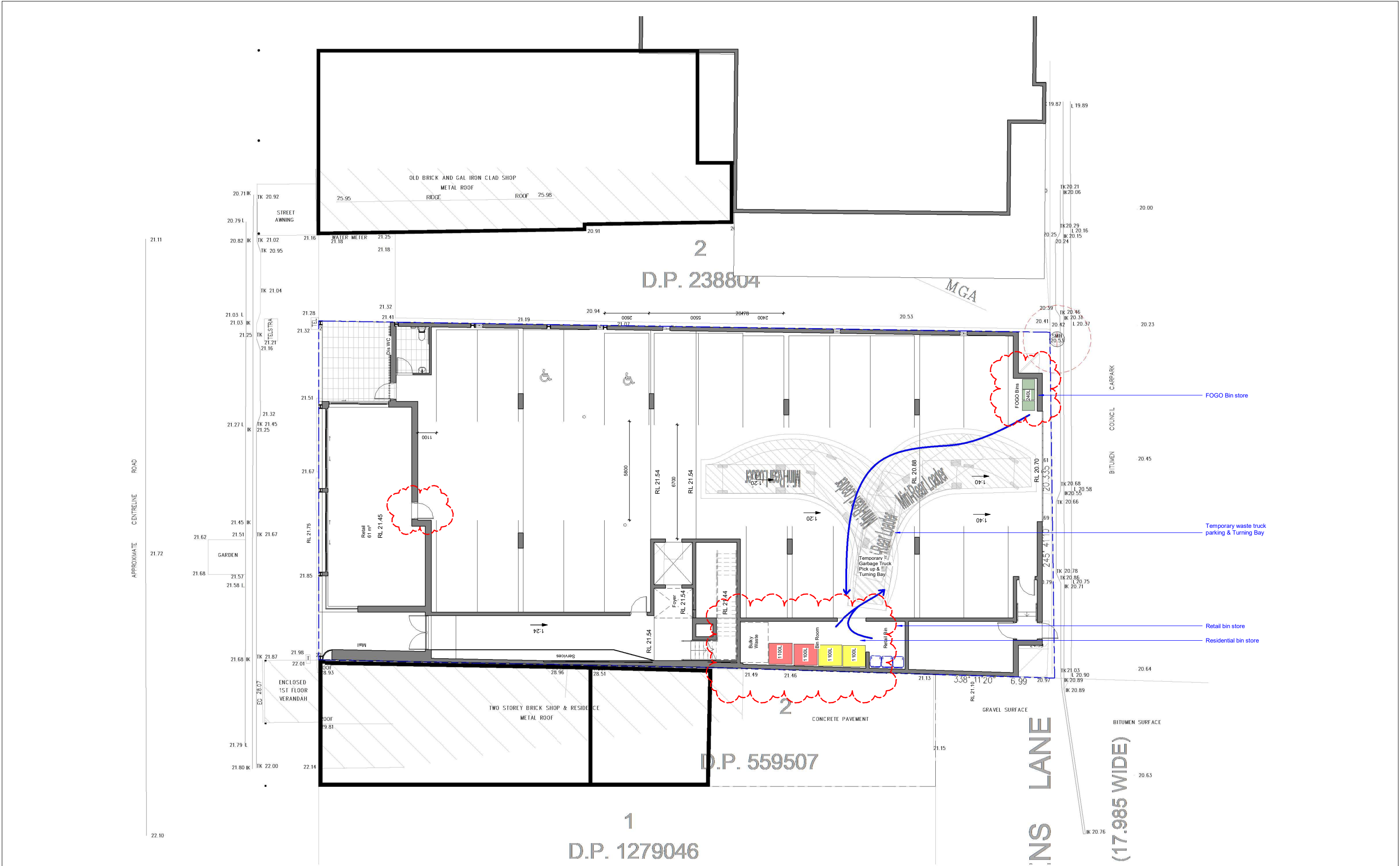
Client
Addison Street Pty Ltd

North



Drawing Name
Construction Management Plan

Project Date May 2022	Project No. 21059	Sheet No.
Scale Scale 1 : 200 @ A1	Issue No. Issue H	15



Issue	Description	Date
B	DA Issue	19.5.22
C	Additional Information	30.5.22
D	DA Issue Revised	10.8.22
E	DA Issue Revised	11.8.22
F	Revised for Council	14.10.22
G	DA Issue Revised	19.10.22
H	DA Issue Revised	31.10.22
I	DA Issue Revised	3.11.22

DEVELOPMENT APPLICATION

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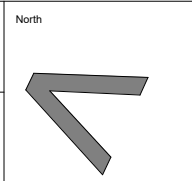
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Nominated Architect: Peter Couvaras Reg No. 7344

Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd



Drawing Name
Waste Management Plan

Project Date May 2022	Project No. 21059	Sheet No. 16
Scale 1 : 100 @ A1	Issue No. Issue I	



1. Addison Street
Scale



2. Rear
Scale

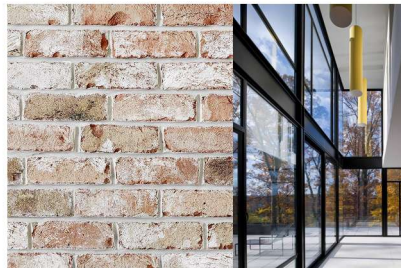
Material Schedule	
Material: Mark	Material: Description
	<varies>
FC01	Fibre Cement 'Stria' - Lexicon Quarter
FC02	Fibre Cement 'Stria' - Lexicon Quarter
GB01	Toughened safety frameless glass
RB	Recycled Brickwork
Ren01	Render - Lexicon Quarter
Ren02	Render - Grey
Stn01	Stone Cladding
Tmb01	<varies>



Aluminium timber look screen.
Covet - Neikiddo Moku
- Tmb01



Aluminium timber look screen.
Covet - Neikiddo Moku
- Tmb01



Austral - San Selmpo reclaimed
bricks - RB01



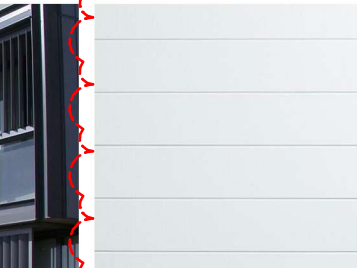
Black aluminium framed doors & windows



Black steel balustrade



Frameless Glass Balustrade - GB01



Exposed steel beam (colour - monument)



Fibre Cement 'Stria' (colour - lexicon quarter) - FC02



Anodised aluminium framed doors & windows - Ren01/02



Render - Lexicon quarter - Ren01/02

Issue	Description	Date
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Nominated Architect: Peter Couvaras Reg No. 7344

Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

Drawing Name
External Finishes

Project Date
May 2022

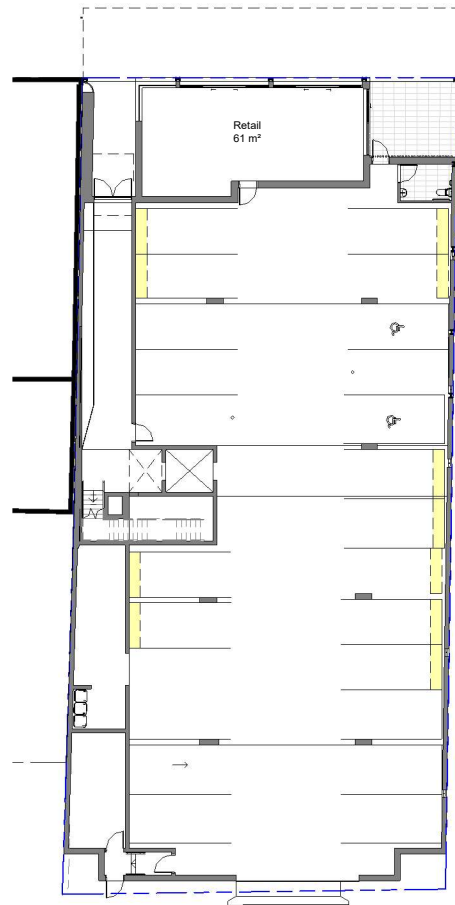
Scale @ A1

Project No.
21059

Issue No.
Issue H

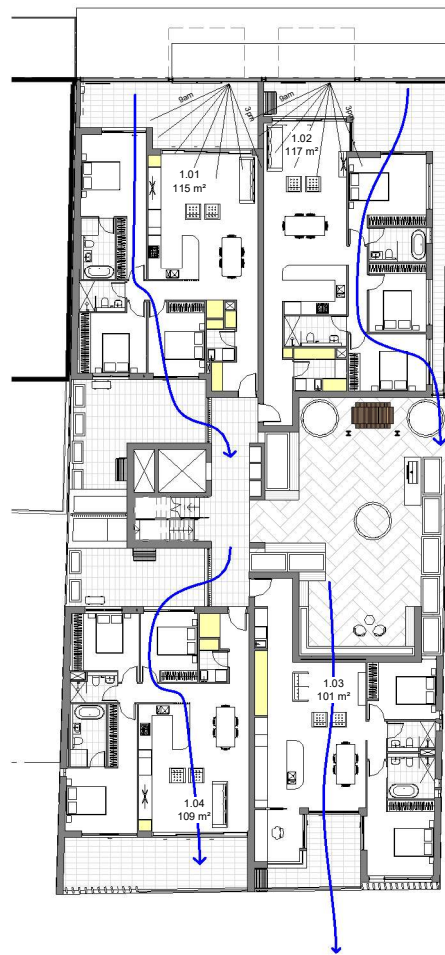
Sheet No.

17



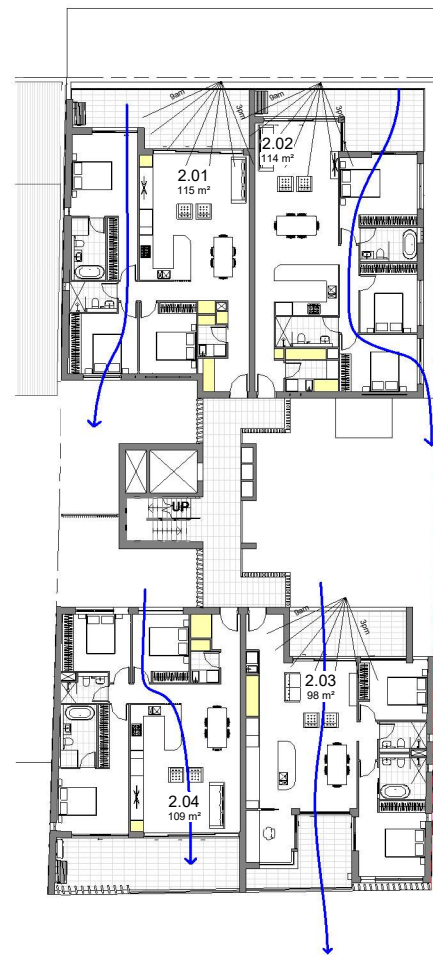
1. Ground Floor - ADG

Scale 1 : 200



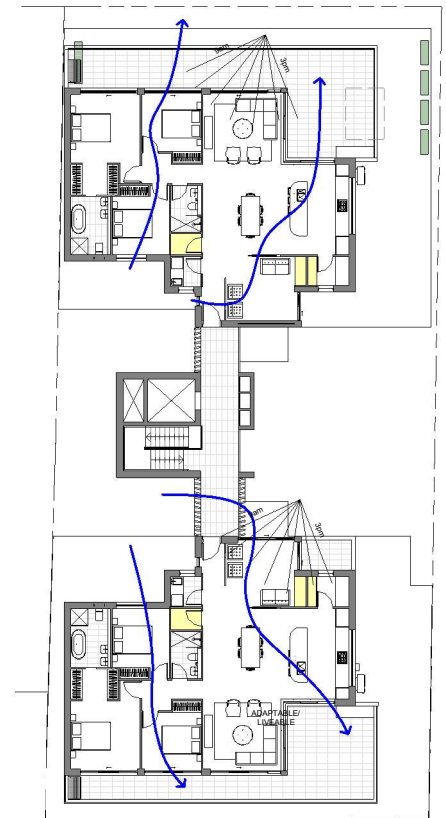
2. Level 1 - ADG

Scale 1 : 200



3. Level 2 - ADG

Scale 1 : 200



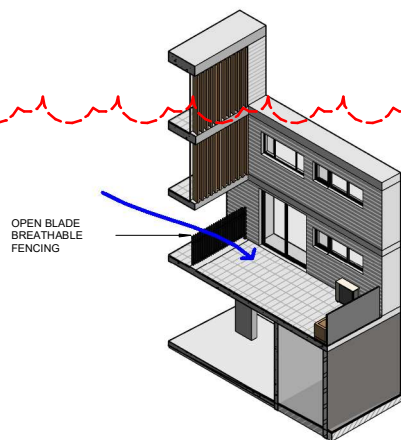
4. Level 3 - ADG

Scale 1 : 200



5. Courtyard Screening

Scale



6. Courtyard Fencing

Scale

ADG Compliance Table							
Name	Area	Bedrooms	Solar Access	Cross Ventilation	Storage in Unit	Storage in Basement	Total Storage
1.01	115 m²	3 bedrooms	Yes	Yes	8.00 m³	2.00 m³	10.00 m³
1.02	117 m²	3 bedrooms	Yes	Yes	7.00 m³	3.00 m³	10.00 m³
1.03	101 m²	3 bedrooms	No	Yes	6.00 m³	4.00 m³	10.00 m³
1.04	109 m²	3 bedrooms	No	Yes	10.00 m³	0.00 m³	10.00 m³
2.01	115 m²	3 bedrooms	Yes	Yes	8.00 m³	2.00 m³	10.00 m³
2.02	114 m²	3 bedrooms	Yes	Yes	7.00 m³	3.00 m³	10.00 m³
2.03	98 m²	3 bedrooms	Yes	Yes	6.00 m³	4.00 m³	10.00 m³
2.04	109 m²	3 bedrooms	No	Yes	10.00 m³	0.00 m³	10.00 m³
3.01	136 m²	3 bedrooms	Yes	Yes	10.00 m³	0.00 m³	10.00 m³
3.02	136 m²	3 bedrooms	Yes	Yes	10.00 m³	0.00 m³	10.00 m³

70%

100%

Issue	Description	Date
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Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd



Drawing Name
ADG Compliance

Project Date
May 2022

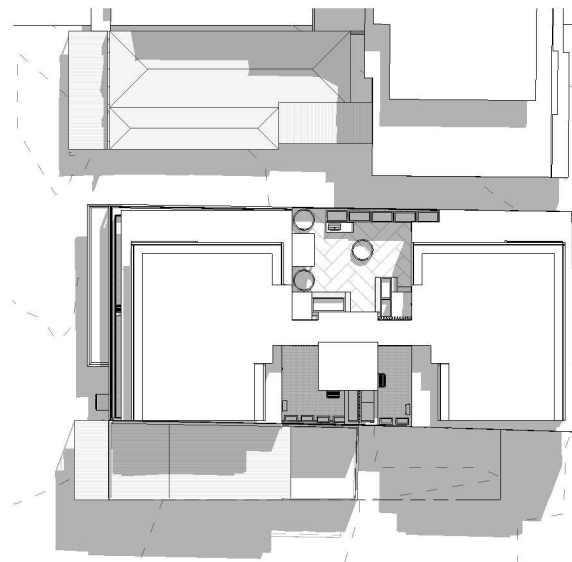
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Scale 1 : 200 @ A1

Project No.
21059

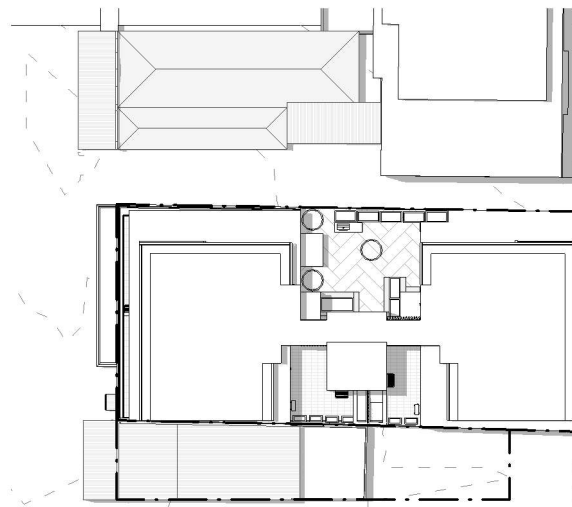
Issue No.
Issue H

Sheet No.

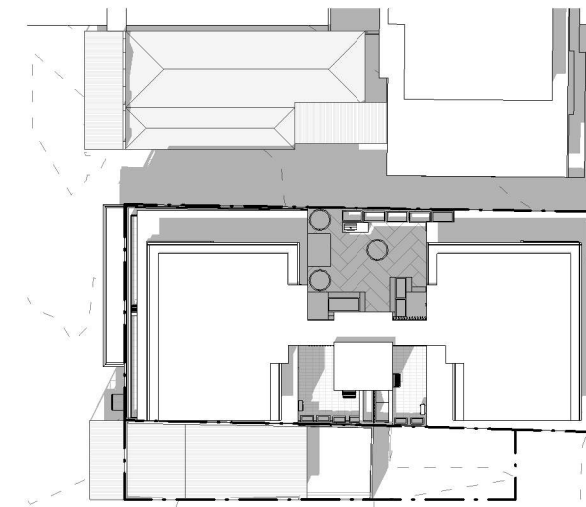
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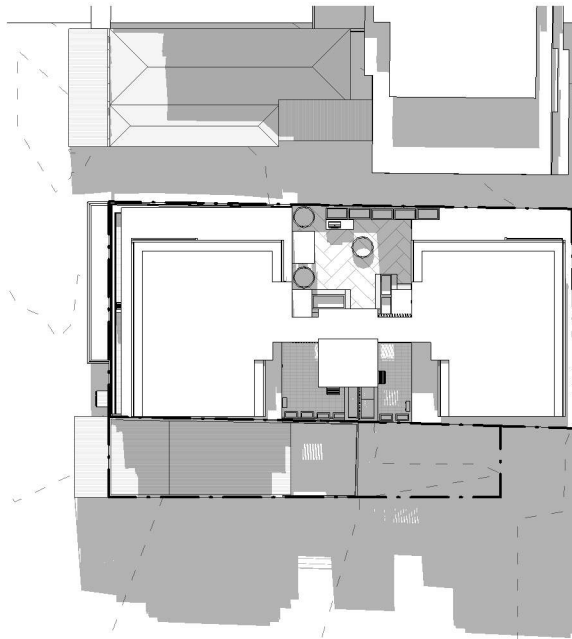
1. Summer Solstice 0900
Scale 1 : 350



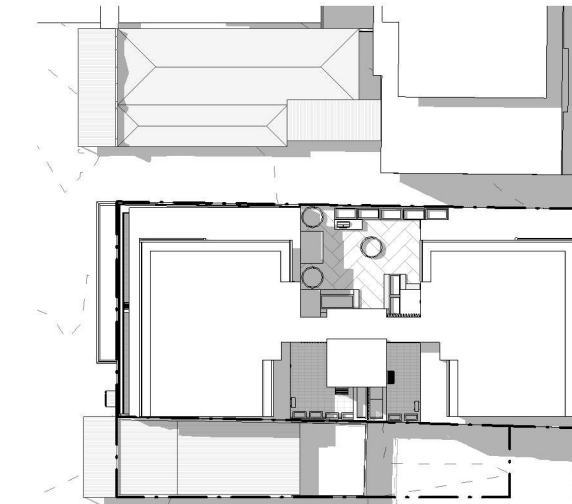
2. Summer Solstice 1200
Scale 1 : 350



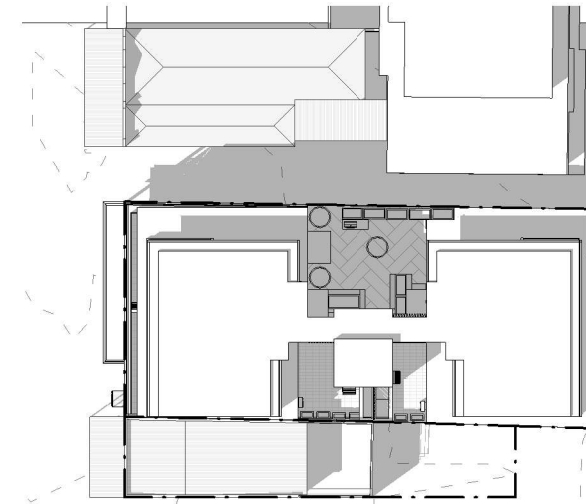
3. Summer Solstice 1500
Scale 1 : 350



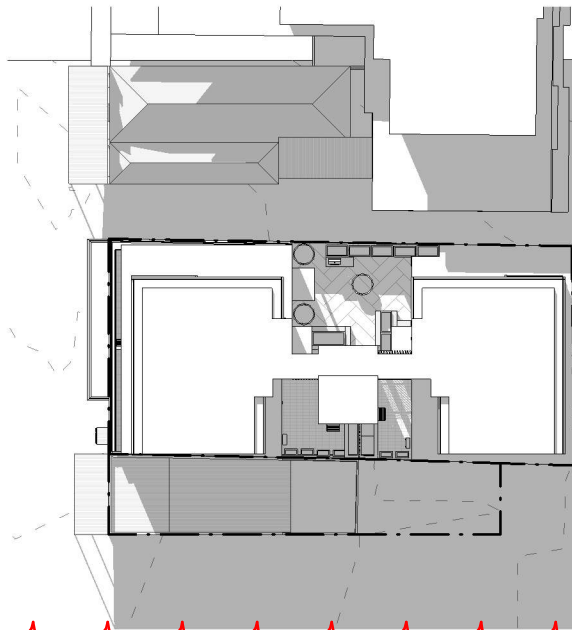
4. Equinox 0900
Scale 1 : 350



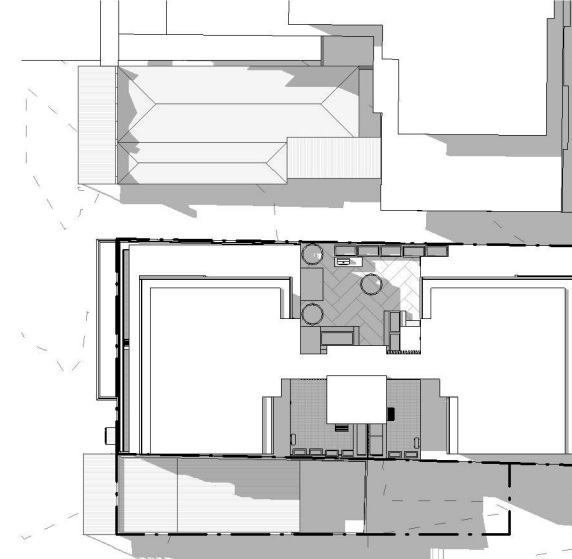
5. Equinox 1200
Scale 1 : 350



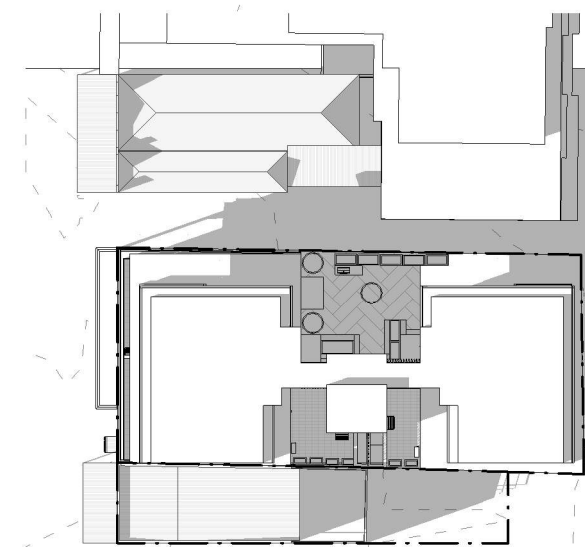
6. Equinox 1500
Scale 1 : 350



7. Winter Solstice 0900
Scale 1 : 350



8. Winter Solstice 1200
Scale 1 : 350



9. Winter Solstice 1500
Scale 1 : 350

Issue	Description	Date
A	Consultant Issue	21.3.22
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DEVELOPMENT APPLICATION

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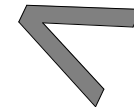
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Nominated Architect: Peter Couvaras Reg No. 7344

Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

North



Drawing Name
Shadow Diagrams

Project Date
May 2022

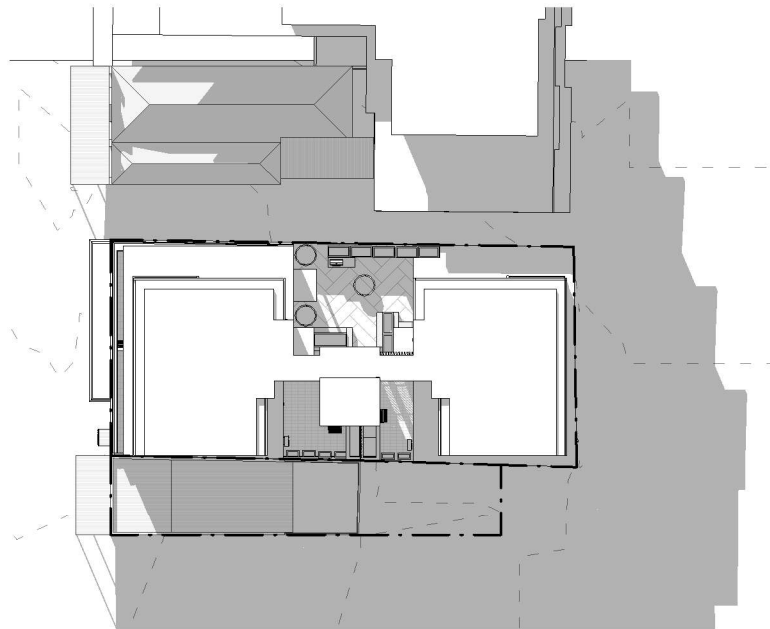
Scale
Scale 1 : 350 @ A1

Project No.
21059

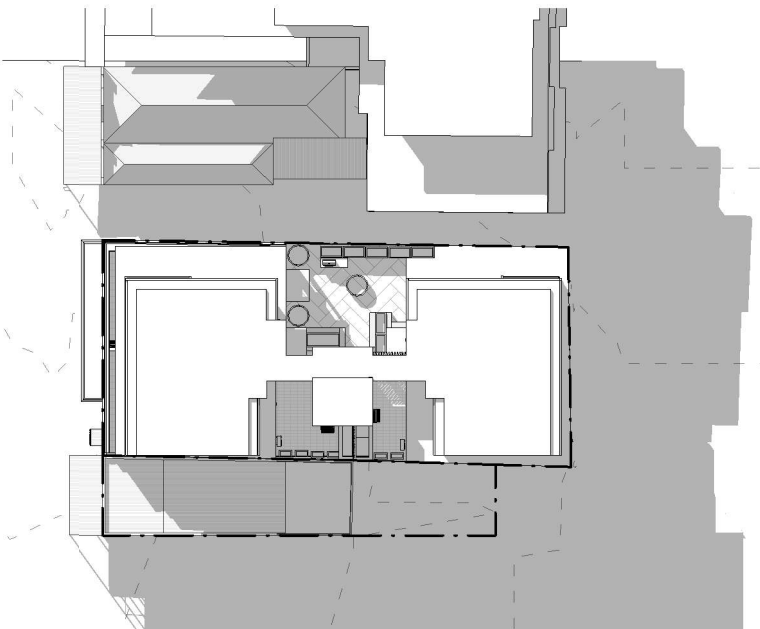
Issue No.
Issue H

Sheet No.

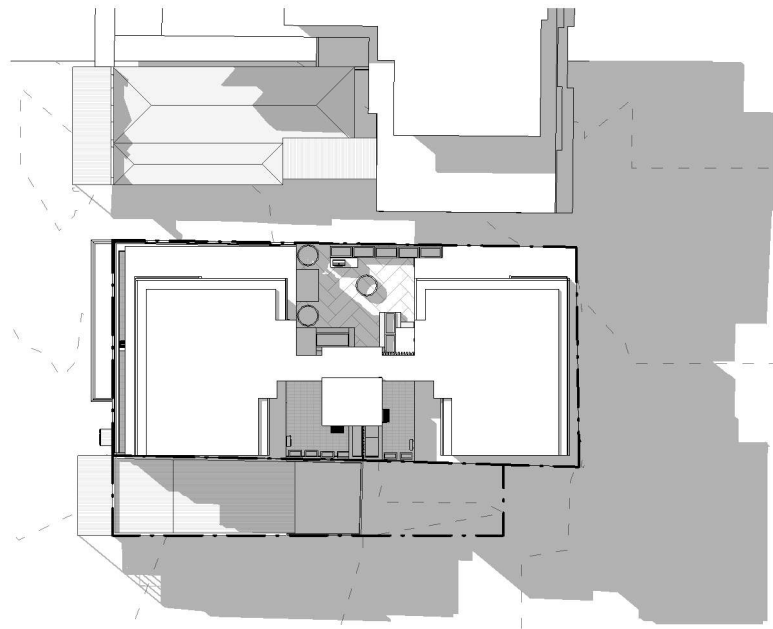
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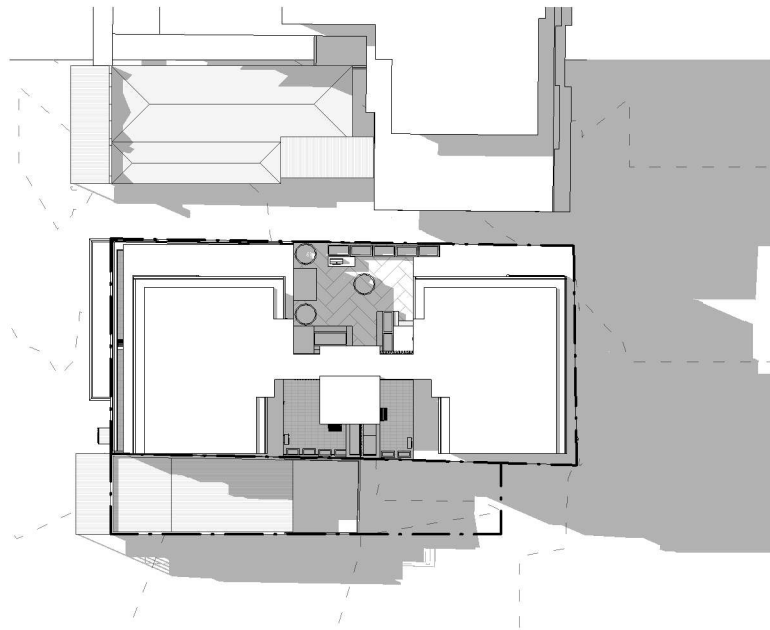
1. COS - Winter Solstice 0900
Scale 1 : 350



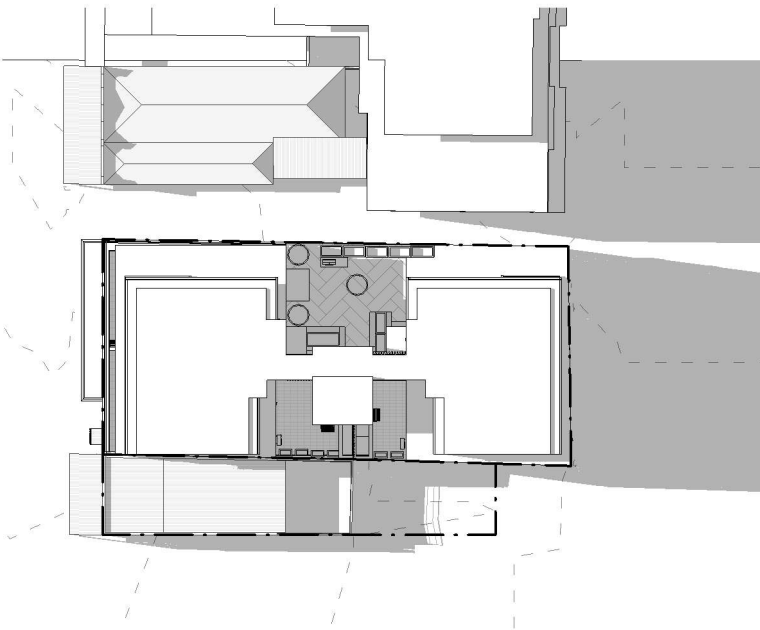
2. COS - Winter Solstice 1000
Scale 1 : 350



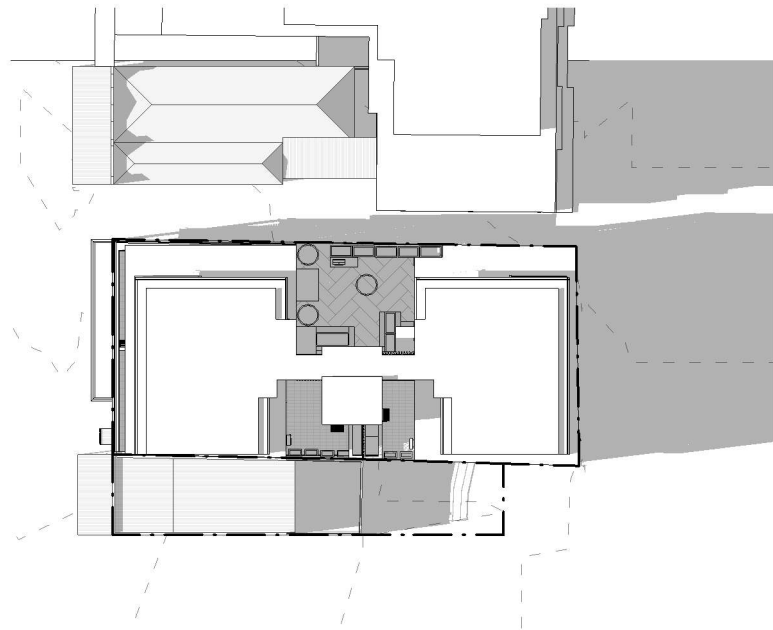
3. COS - Winter Solstice 1100
Scale 1 : 350



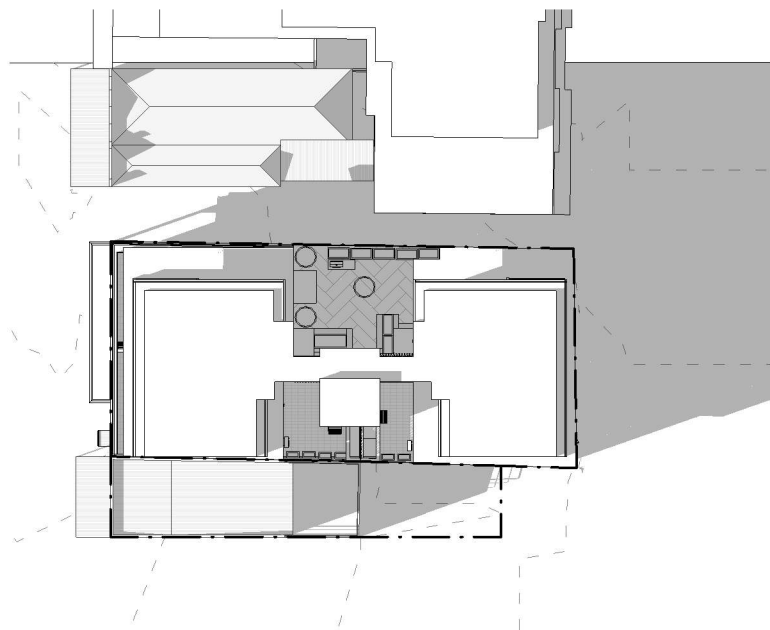
4. COS - Winter Solstice 1200
Scale 1 : 350



5. COS - Winter Solstice 1300
Scale 1 : 350



6. COS - Winter Solstice 1400
Scale 1 : 350



7. COS - Winter Solstice 1500
Scale 1 : 350

Issue	Description	Date
A	Consultant Issue	21.3.22
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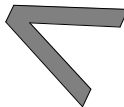
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Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

North



Drawing Name
Communal Open Space Solar

Project Date
May 2022

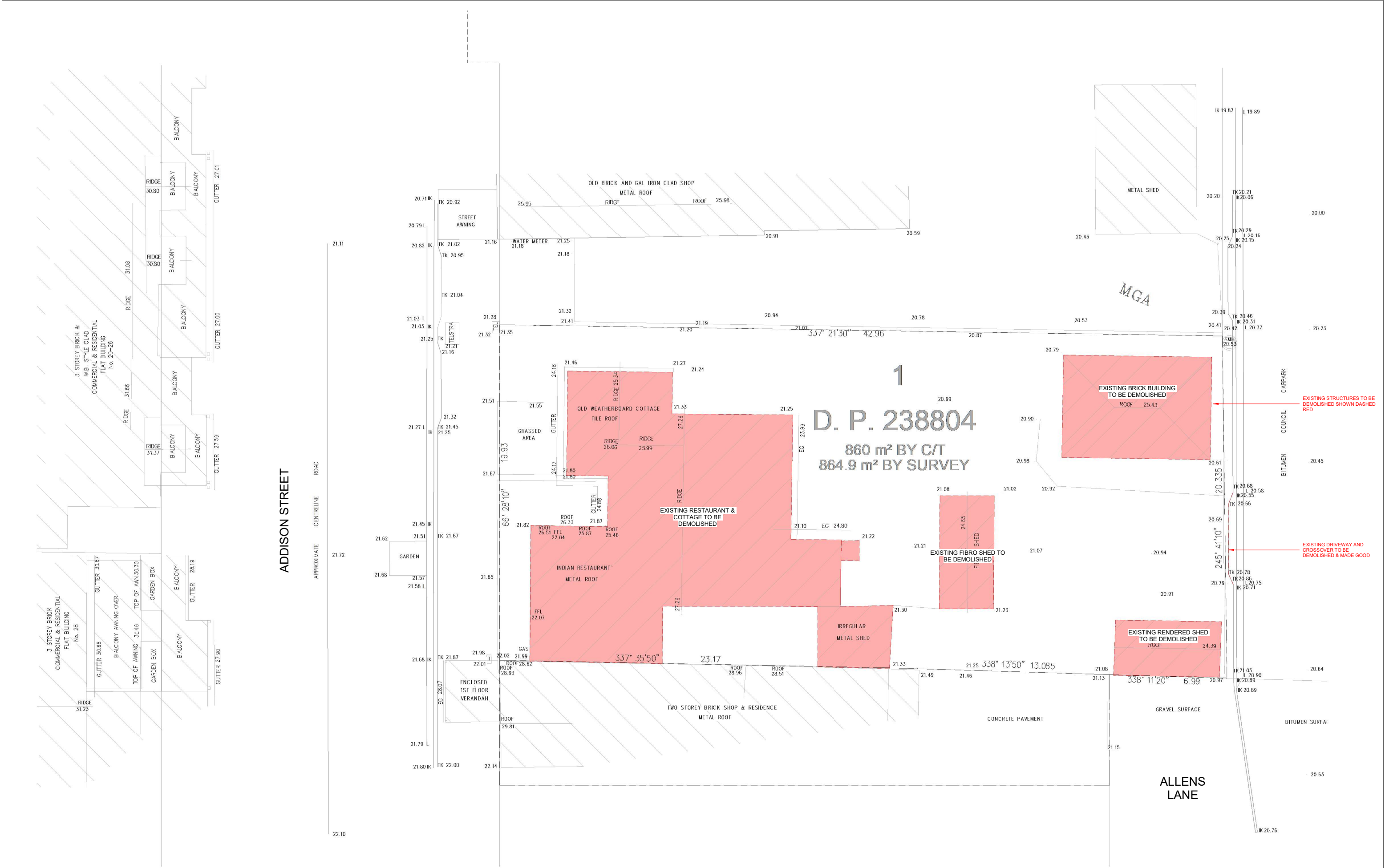
Scale
Scale 1 : 350 @ A1

Project No.
21059

Issue No.
Issue H

Sheet No.

19.1



Issue	Description	Date
A	Consultant Issue	21.3.22
B	DA Issue	19.5.22
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DEVELOPMENT APPLICATION

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Project

37-39 Addison St, Shellharbour

Client

Addison Street Pty Ltd

North

Drawing Name

Demolition Plan

Project Date

May 2022

Project No.

21059

Scale

Scale 1 : 100 @ A1

Issue No.

Issue H

Sheet No.

20



2. Street View 1
Scale



3. Street View 2
Scale



1. Street Elevation
Scale 1 : 300

Issue	Description	Date
A	Consultant Issue	21.3.22
B	DA Issue	19.5.22
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Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

Drawing Name
Street Elevation

Project Date
May 2022

Scale
Scale 1 : 300 @ A1

Project No.
21059

Issue No.
Issue H

Sheet No.

21



Issue	Description	Date
A	Consultant Issue	21.3.22
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Project
37-39 Addison St, Shellharbour

Client
Addison Street Pty Ltd

Drawing Name
3D views

Project Date
May 2022
Scale @ A1

Project No.
21059
Issue No.
Issue H

Sheet No.

23