

DEVELOPMENT APPLICATION

SHELL COVE PRECINCT-D, D1-D3

SHELLHARBOUR NSW 2529 AUSTRALIA



DEVELOPMENT SUMMARY

FULL SITE						
HEIGHT (m)	FTF (m)	LEVEL	G.B.A. (m ²)	G.F.A. (m ²)	N.S.A. (m ²)	Efficiency NSA/GFA
22700						
19800	3100	ROOF	0			
16500	3100	L5	2946	2663	2313	87%
13400	3100	L4	3077	2802	2501	89%
10300	3100	L3	3077	2802	2501	89%
7200	3100	L2	3717	3379	2984	88%
4100	3100	L1	4201	3887	3007	77%
0	4100	G	4392	2463	1859	75%
-3100	3100	B1	7955	50		35.20
-6200	3100	B2	2270	21		35.47
TOTALS			31635	18067	15165	84%
						309

ALLOWABLE FSR	N.A. :1
ACHIEVED FSR	2.15 :1

	RETAIL	COMMERCIAL	RESIDENTIAL						ADG		
	G.F.A. (m ²)	G.F.A. (m ²)	1B	2B (-V)	2B (+V)	3B	4B	TOTAL	CV	SA - 3hr	NO SOLAR
ROOF										09 AM - 03 PM	09 AM - 03 PM
L5			4	0	8	10	2	24	22	22	2
L4			4	0	10	12	0	26	16	16	6
L3			4	0	10	12	0	26	16	16	6
L2			7	0	12	13	0	32	22	20	6
L1			6	3	8	13	0	30	19	11	11
G	375	0	2	4	5	5	1	17	14	8	1
BASEMENT											
			27	7	53	65	3	155	109	93	32
ACHIEVED UNITS											
ACHIEVED MIX			17.4%	4.5%	34.2%	59.6%	1.9%	(Visitor)	70%	60%	21%
CAR RATE	1/35 sqm	1/40 sqm	1	1.5	1.5	1.5	1.5	0.25/1B, 0.5/2B+	60%	70%	15%
			27	11	80	98	5	71			
REQUIRED	10	0					290				
TOTAL CARS							300				
ACHIEVED	14	0					224	(Resi. Visitor)			
TOTAL CARS							309				

ACC. CARS (INC.)	RETAIL	COMMERCIAL	SLIHA	ADAPTABLE	TOTAL
REQUIRED	1	0	0	15	16
ACHIEVED	1	0	0	21	22

BIKE (1 per 5)	MOTORBIKE
31	
40	

DRAWING SCHEDULE

Layout Name	Revision	Scale
DA-0000 PRELIMINARIES		
DA-0000 COVER SHEET	13	
DA-0010 SITE PLAN	03	1:400
DA-0100 PLANS		
DA-0098 BASEMENT 2 OVERALLPLAN	13	1:400
DA-0099 BASEMENT 1 OVERALLPLAN	13	1:400
DA-0100 GROUND FLOOR OVERALLPLAN	13	1:400
DA-0101 LEVEL 1 OVERALLPLAN	13	1:400
DA-0102 LEVEL 2 OVERALLPLAN	13	1:400
DA-0103 LEVEL 3 OVERALLPLAN	13	1:400
DA-0104 LEVEL 4 OVERALLPLAN	13	1:400
DA-0105 LEVEL 5 OVERALLPLAN	13	1:400
DA-0106 ROOFTOP TERRACE	13	1:400
DA-0107 ROOFTOP TERRACE - NO POOL OPTION	01	1:400

DA-0200 SECTIONS & ELEVATIONS		
DA-0200 SECTION - SHEET 1	06	1:250
DA-0201 SECTION - SHEET 2	06	1:250
DA-0202 SECTION - SHEET 3	04	1:250
DA-0210 ELEVATIONS - NORTH FULL SITE	05	1:250
DA-0211 ELEVATIONS - EAST FULL SITE	05	1:250
DA-0212 ELEVATIONS - SOUTH FULL SITE	05	1:250
DA-0213 ELEVATIONS - WEST FULL SITE	05	1:250

DA-0500 SHADOW & SUNEYE VIEWS		
DA-0500 SHADOW DIAGRAMS - 21 JUNE 9AM-12PM	03	1:1000
DA-0501 SHADOW DIAGRAMS - 21 JUNE 1PM-4PM	03	1:1000
DA-0510 SUN EYE VIEWS - 21 JUNE 9AM-12PM - WITH HOTEL	04	1:100
DA-0511 SUN EYE VIEWS - 21 JUNE 13PM-16PM - WITH HOTEL	04	1:100

DA-0520 ADG DIAGRAMS		
DA-0520 SOLAR COMPLIANCE - COMBINED D1-D3	05	1:800
DA-0521 CROSS VENTILATION - COMBINED D1-D3	05	1:800
DA-0522 COMMUNAL OPEN SPACE- COMBINED D1-D3	05	1:800
DA-0523 DEEP SOIL - COMBINED D1-D3	03	1:800

DA-0525 STAGE 1 ADG DIAGRAMS		
DA-0526 ADG SOLAR COMPLIANCE - STAGE 1 D2	04	
DA-0527 CROSS VENTILATION DIAGRAMS - STAGE 1 D2	04	
DA-0528 DEEP SOIL & COMMUNAL OPEN SPACE - STAGE 1 D2	04	

DA-0530 STAGE 2 ADG DIAGRAMS		
DA-0530 ADG SOLAR COMPLIANCE - STAGE 2 D1+D3	04	
DA-0531 CROSS VENTILATION DIAGRAMS - STAGE 2 D1+D3	04	
DA-0532 DEEP SOIL & COMMUNAL OPEN SPACE - STAGE 2 D1+...	04	

DA-0600 GFA DIAGRAMS		
DA-A-0600 GFA DIAGRAM - D1 BLDG A - SHEET 1	02	
DA-B-0600 GFA DIAGRAM - D2 BLDG B - SHEET 1	02	
DA-B-0601 GFA DIAGRAM - D2 BLDG B - SHEET 2	02	
DA-C-0600 GFA DIAGRAM - D3 BLDG C - SHEET 1	02	

DA-0650 APARTMENT TYPOLOGIES		
DA-0650 DDA & SLHA TYPOLOGIES	02	1:800
DA-0651 PRE & POST ADAPTATION TYPOLOGIES - D1 BLDG A - ...	02	
DA-0652 PRE & POST ADAPTATION TYPOLOGIES - D1 BLDG A - ...	02	
DA-0653 PRE & POST ADAPTATION TYPOLOGIES - D2 BLDG B - ...	02	
DA-0654 FLEXIBLE TYPOLOGIES	02	1:800
DA-0655 FLEXIBLE TYPOLOGIES - D1 BLDG A - SHEET 1	02	
DA-0656 FLEXIBLE TYPOLOGIES - D1 BLDG A - SHEET 2	02	
DA-0657 FLEXIBLE TYPOLOGIES - D1 BLDG A - SHEET 3	02	
DA-0658 FLEXIBLE TYPOLOGIES - D2 BLDG B - SHEET 1	02	
DA-0659 FLEXIBLE TYPOLOGIES - D2 BLDG B - SHEET 2	02	
DA-0660 FLEXIBLE TYPOLOGIES - D3 BLDG C - SHEET 1	02	
DA-0661 PRIVATE ROOFTOP TERRACES	02	1:800

DA-0700 EXTERNAL FINISHES		
DA-0700 EXTERNAL FINISHES	03	

DA-0800 PERSPECTIVES		
DA-0800 PERSPECTIVE 01	03	
DA-0801 PERSPECTIVE 02	03	
DA-0802 PERSPECTIVE 03	03	
DA-0803 PERSPECTIVE 04	03	

DA-A-0100 D1-BLDG A		
DA-A-0099 BASEMENT 1 PLAN - D1/D3 BLDG. A&C	12	1:200
DA-A-0100 GROUND FLOOR PLAN - D1/D3 BLDG. A&C	12	1:200
DA-A-0101 LEVEL 1 PLAN - D1/D3 BLDG. A&C	12	1:200
DA-A-0102 LEVEL 2 PLAN - D1/D3 BLDG. A&C	12	1:200
DA-A-0103 LEVEL 3 PLAN - D1/D3 BLDG. A&C	12	1:200
DA-A-0104 LEVEL 4 PLAN - D1/D3 BLDG. A&C	12	1:200
DA-A-0105 LEVEL 5 PLAN - D1/D3 BLDG. A&C	12	1:200
DA-A-0106 ROOFTOP TERRACE - D1/D3 BLDG. A&C	12	1:200
DA-A-0107 ROOFTOP TERRACE - NO POOL OPTION - D1/D3 BLDG....	01	1:200

DA-B-0100 D2-BLDG B		
DA-B-0098 BASEMENT 2 PLAN - D2 BLDG. B	12	1:200
DA-B-0099 BASEMENT 1 PLAN - D2 BLDG. B	12	1:200
DA-B-0100 GROUND FLOOR PLAN - D2 BLDG. B	12	1:200
DA-B-0101 LEVEL 1 PLAN - D2 BLDG. B	12	1:200
DA-B-0102 LEVEL 2 PLAN - D2 BLDG. B	12	1:200
DA-B-0103 LEVEL 3 PLAN - D2 BLDG. B	12	1:200
DA-B-0104 LEVEL 4 PLAN - D2 BLDG. B	12	1:200
DA-B-0105 LEVEL 5 PLAN - D2 BLDG. B	12	1:200
DA-B-0106 ROOFTOP TERRACE - D2 BLDG. B	12	1:200

DRAWING TO BE READ IN CONJUNCTION WITH A0000 LEGEND, RELEVANT SCHEDULES AND PROJECT SPECIFICATION.

SITE



DATE	REVISION	REV	BY	CHK
30/04/2021	FOR INFORMATION	00		
15/06/2021	FOR INFORMATION	01		
15/06/2021	FOR INFORMATION	02		
25/06/2021	FOR INFORMATION	03		
9/07/2021	FOR INFORMATION	04		
6/08/2021	FOR INFORMATION	05		
10/09/2021	FOR INFORMATION	06		
10/09/2021	FOR INFORMATION	07		
17/09/2021	FOR DRP	08		
11/10/2021	FOR INFORMATION	09		
22/10/2021	FOR INFORMATION	10		
26/11/2021	FOR INFORMATION	11		
3/12/2021	FOR DA SUBMISSION	12		
23/05/2022	FOR DA SUBMISSION	13		



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PROJECT

Shell Cove Precinct D

Shellharbour, NSW

DRAWING TITLE

COVER SHEET

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 25/05/2022	SCALE @A1
DRAWN	CHECKED	

JOB NO.
20532

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DA-0000
REVISION
13

Please Refer to Page 2 for BASIX Summary

1.1 Water Efficiency
Water score required: 40%
Current score: 41%

Water Efficiency

- Common Facilities:
 - 10 KL Rainwater Harvesting Tank to collect rainwater from at least 1000m² of roof space to supply irrigation to at least 1,167.6m² of common landscape, 2 car wash bays, and all toilets.
 - Common area fixtures:
 - Showerheads: at least 4-star WELS rated (>4.5 but <=6 L/min)
 - All Taps: at least 6-star WELS rated
 - Toilets: at least 4-star WELS rated
 - No common/shared clothes washing appliances.
- Common Facilities:
 - 169 KL swimming pool.
 - No fire sprinklers.
- Individual Apartment Units:
 - Showerheads: 4-star WELS rated (>4.5 but <=6 L/min)
 - Toilets: 4-star WELS rated
 - Kitchen Taps: 6-star WELS rated
 - Bathroom Taps: 6-star WELS rated
 - Clothes Washer: Not specified
 - Dishwashers: 2.5-star WELS rated
 - Individual outdoor pools with pool covers.

1.2 Energy Efficiency

Energy score required: 40%
Current Score: 40%

- Common Facilities:
 - Domestic Hot Water: Central Electric heat pump systems for domestic hot water with R1.0 insulation for all internal and external piping for Buildings A, B & C.
 - 160 kW combined PV plant capacity.
 - Lifts: gearless traction with VVVF motor and regenerative drive.
 - Pool: Current assumed volume of 169kL pool. Electric heat pump system. Pool pump controlled by timer.
 - Electric infrared Sauna with stand-by function.
 - No common area clothes dryers or drying lines.
 - Active power factor correction to be installed.
 - Common area air conditioning systems timeclock or thermostatically controlled (Indoor pool hall, Wellness center, Communal dining)
 - Ventilation:
 - Car Park: Mechanical supply and exhaust ventilation controlled by carbon monoxide detector and VSD Basement car lift for Building A and B
 - Building A Ground floor car park: Exhaust ventilation only.
 - Switch rooms, plant rooms and service rooms: no mechanical ventilation.
 - Garbage rooms: Mechanical exhaust ventilation only.
 - Residential lobbies: No mechanical ventilation.
 - Lighting:
 - Car Park: LED lighting with motion sensors control
 - Lift cars: LED lighting connected to lift call button
 - Switch rooms, plant rooms and service rooms: LED lighting with motion sensors control
 - Garbage rooms: LED lighting with motion sensors control
 - Residential lobbies and corridors: LED lighting with motion sensors and daylight sensors
 - Indoor pool and gym: LED lighting with daylight sensors.
- Dwellings:
 - Individual fan ducted to roof or faade exhausts for bathroom, laundry and kitchens. All exhaust fans on manual switch control.
 - 1-phase EER > 4.0 air conditioning for heating and cooling in living and bedroom areas with day-night zoning between bedrooms & living areas.
 - Dedicated fluorescent or LED fittings for all internal areas in ILUs.
 - Appliances:
 - Induction cooktop & electric oven
 - Refrigerator: Not Specified
 - Dishwasher: 4.5-star energy rating
 - Clothes Washer: Not Specified
 - Clothes Dryer: 7-star energy rating
 - Ventilated fridge space not provided

1.3 Thermal Comfort

Element	Construction/Detail
	For all buildings:
External Wall construction	AAC Cavity panel with R2.0 bulk insulation (Total R-value of the wall system: R2.64)
External Wall Solar absorptance (0<absorptance<1)	Various SA as per the architectural drawings.
Walls to Corridor	AAC, plaster on studs, no insulation
Internal Wall	Plasterboard, no insulation required.
Party Walls	AAC, plasterboard, no insulation required.
Internal Ceiling	Concrete slab, plasterboard, no insulation required.
Roof and Exposed Ceiling construction	Concrete Slab with R3.5 bulk insulation above plasterboard (Total R-value of the roof system: R3.56)
Roof Solar absorptance (0<absorptance<1)	Various SA as per the architectural drawings.
Suspended Floor to non-conditioned space (above car park) or External Floor	Concrete slab with R2.0 bulk insulation (Total R-value of the floor system: R2.2)
Internal Floor construction	Concrete Slab, no insulation required.
Floor coverings	Carpet coverings in bedrooms. Timber in kitchen, living and study. Tiles in bathrooms and wet areas.

Window type and opening percentages according to Architectural drawing.

Glazing Type:

Awnings: U-Value of 4.3 and SHGC of 0.47
Sliding and Fixed: U-Value of 4.1 and SHGC of 0.52

Single-glazed skylight with timber and aluminium frame

Applied to all units.

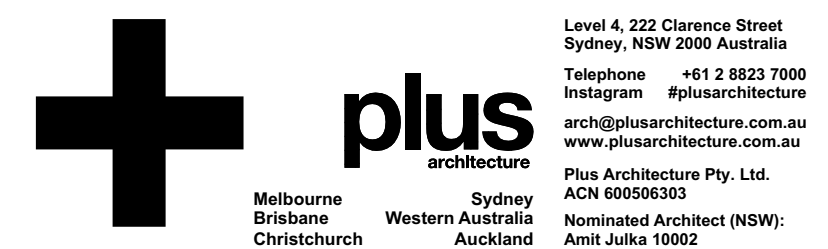
All operable windows not next to the balcony, above 2m from the ground, are to be fitted with BCA complying restrictor with adequate strength to act as fall prevention device. These windows have been modelled to have 10% opening which aligns with the NatHERS Technical Notes.

Thermally sealed downlights have been assumed in all models.

Weather seals for all exhausts and ventilation vents have been assumed in all models.



DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

[illegible]

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PROJECT

Shell Cove Precinct D

Shellharbour, NSW

DRAWING TITLE

SITE PLAN

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:400 @A1
DRAWN MB/SK	CHECKED RP	

JOB NO.
20532

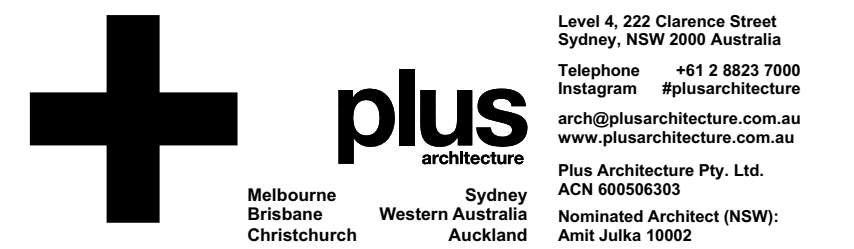
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DA-0010
REVISION
03

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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	REV	BY	CHK
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
10/08/2021	FOR INFORMATION	06	MB/S K	RP
10/09/2021	FOR INFORMATION	07	MB/S K	RP
17/09/2021	FOR DRP	08	MB/S K	RP
11/10/2021	FOR INFORMATION	09	MB/S K	RP
22/10/2021	FOR INFORMATION	10	MB/S K	RP
26/11/2021	FOR INFORMATION	11	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	12	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	13	MB/S K	RP



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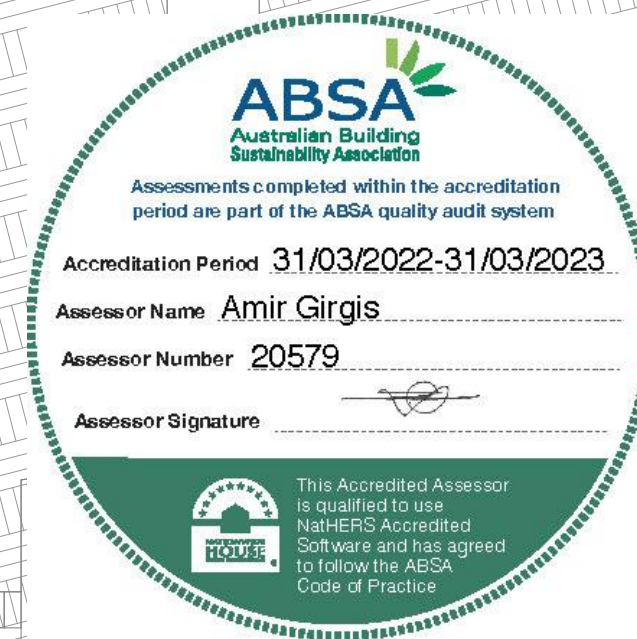
PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
BASEMENT 2 OVERALL PLAN

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:400 @A1
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26/11/2021	FOR INFORMATION	11	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	12	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	13	MB/S K	RP

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GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
BASEMENT 1 OVERALL PLAN

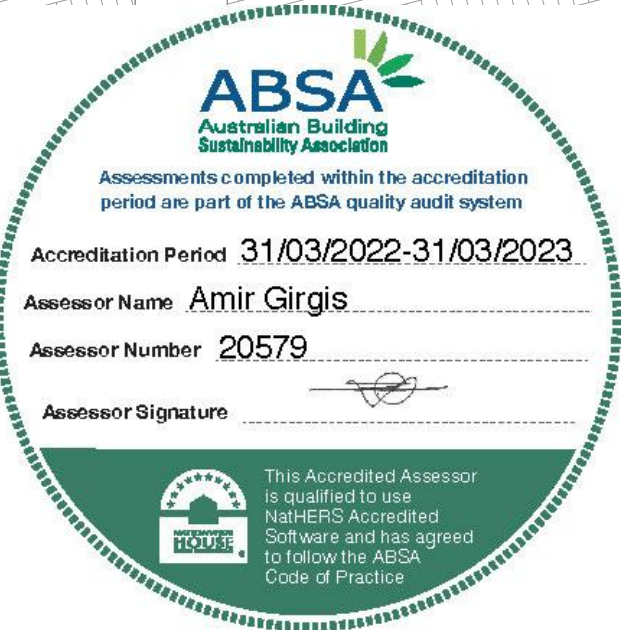
DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:400 @A1
DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

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DA-0099

REVISION
13

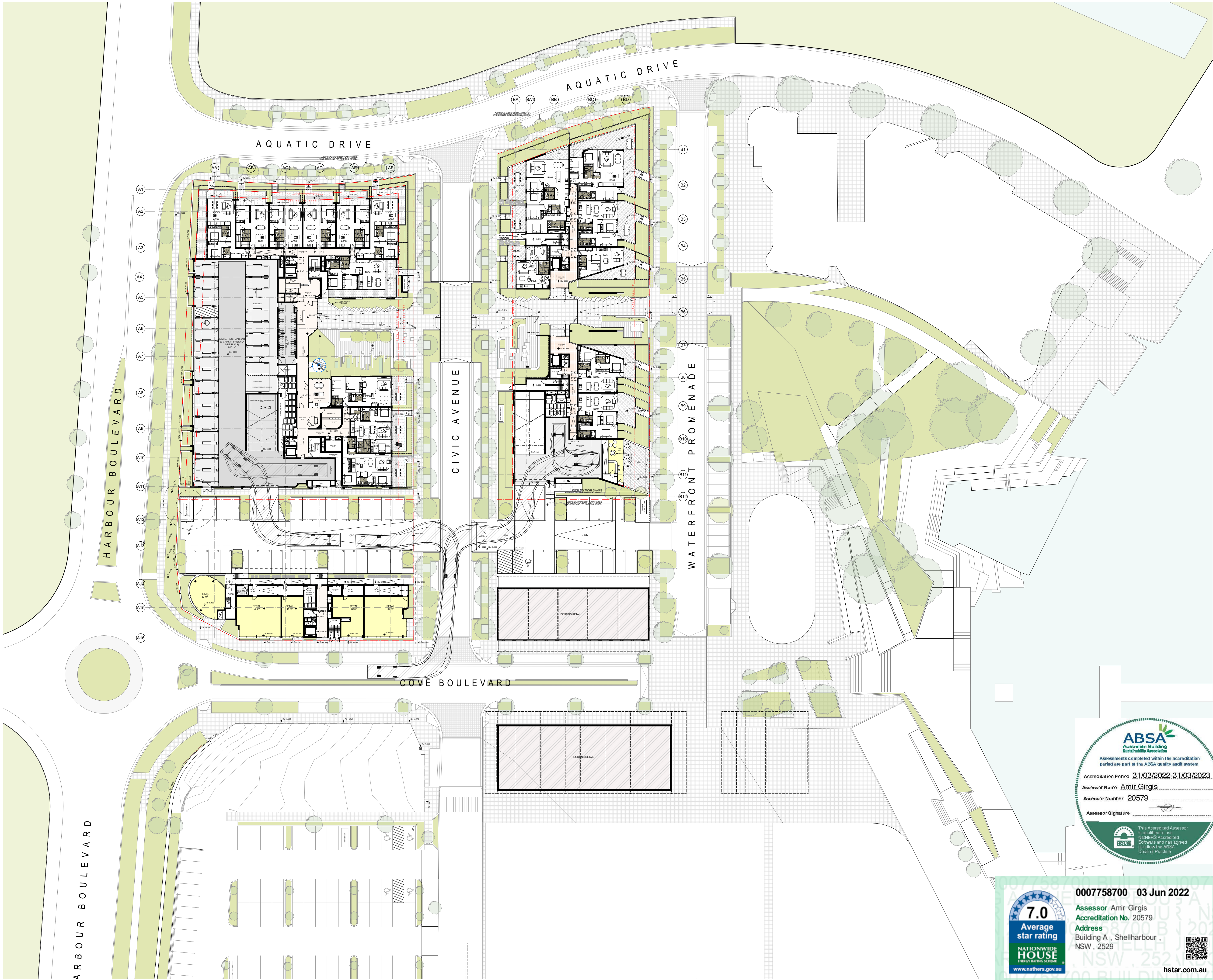




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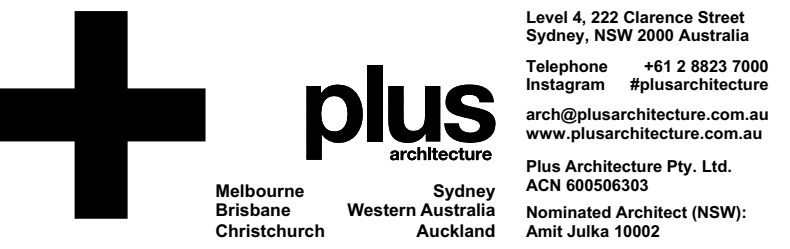
Assessor Amir Girgis
Accreditation No. 20579
Address
Building A , Shellharbour ,
NSW , 2529


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DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	REV	BY	CHK
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
10/08/2021	FOR INFORMATION	06	MB/S K	RP
10/09/2021	FOR INFORMATION	07	MB/S K	RP
17/09/2021	FOR DRP	08	MB/S K	RP
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22/10/2021	FOR INFORMATION	10	MB/S K	RP
26/11/2021	FOR INFORMATION	11	MB/S K	RP
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23/05/2022	FOR DA SUBMISSION	13	MB/S K	RP



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LANDSCAPE	☐ GROUP GSA	T (02) 9361 4144
WASTE	☐ MRA CONSULTING	T (02) 8541 6169
WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
GROUND FLOOR
OVERALLPLAN

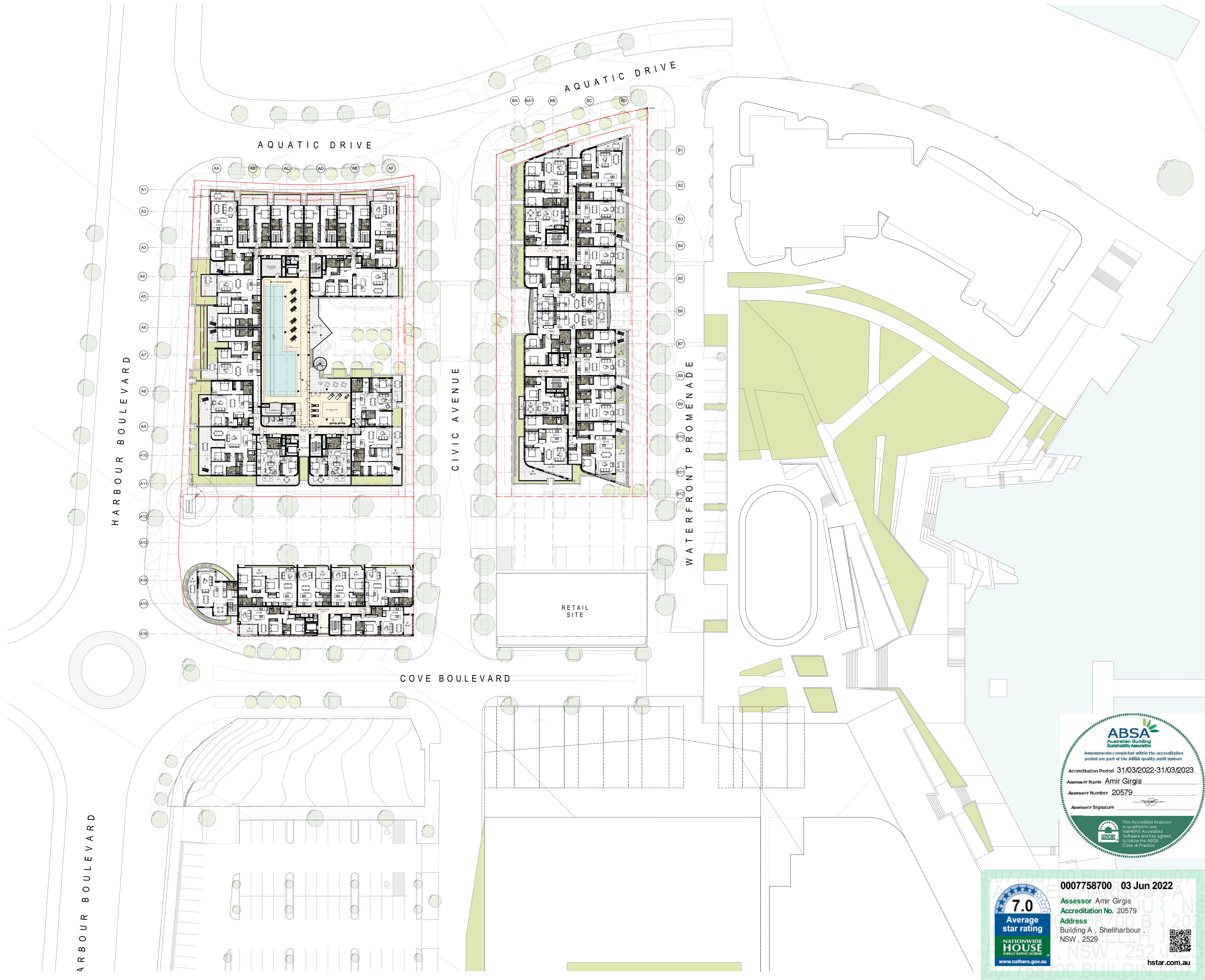
DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 27/06/2022	SCALE 1:400 @A1
DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

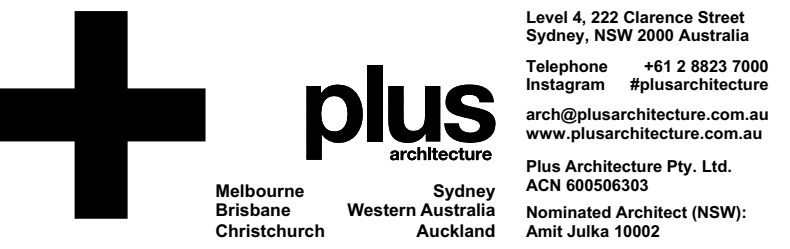


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DRG. NO.
DA-0100
REVISION
13



DATE	REVISION	REV	BY	CHK
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
10/08/2021	FOR INFORMATION	06	MB/S K	RP
10/09/2021	FOR INFORMATION	07	MB/S K	RP
17/09/2021	FOR DRP	08	MB/S K	RP
11/10/2021	FOR INFORMATION	09	MB/S K	RP
22/10/2021	FOR INFORMATION	10	MB/S K	RP
26/11/2021	FOR INFORMATION	11	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	12	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	13	MB/S K	RP



CONSULTANTS		
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ACOUSTIC ENG.	☐ ACOUSTIC LOGIC	T (02) 8339 8000
TRAFFIC ENG.	☐ ASON	T (02) 9083 6601
LANDSCAPE	☐ GROUP GSA	T (02) 9361 4144
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WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

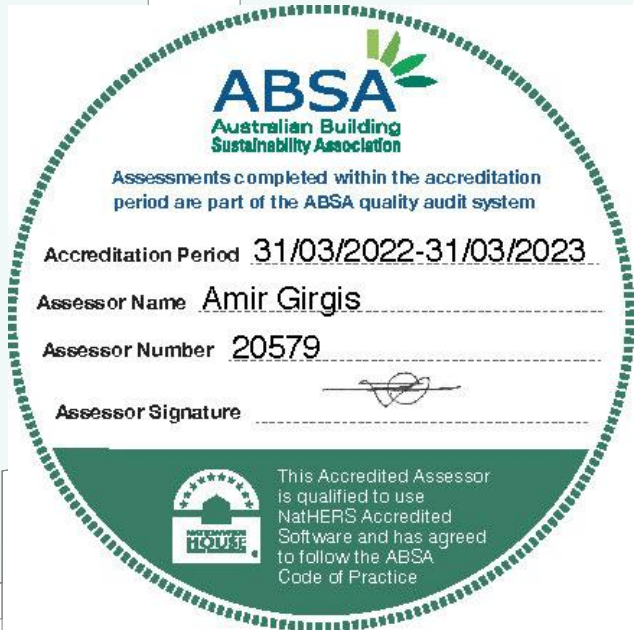
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LEVEL 1 OVERALL PLAN

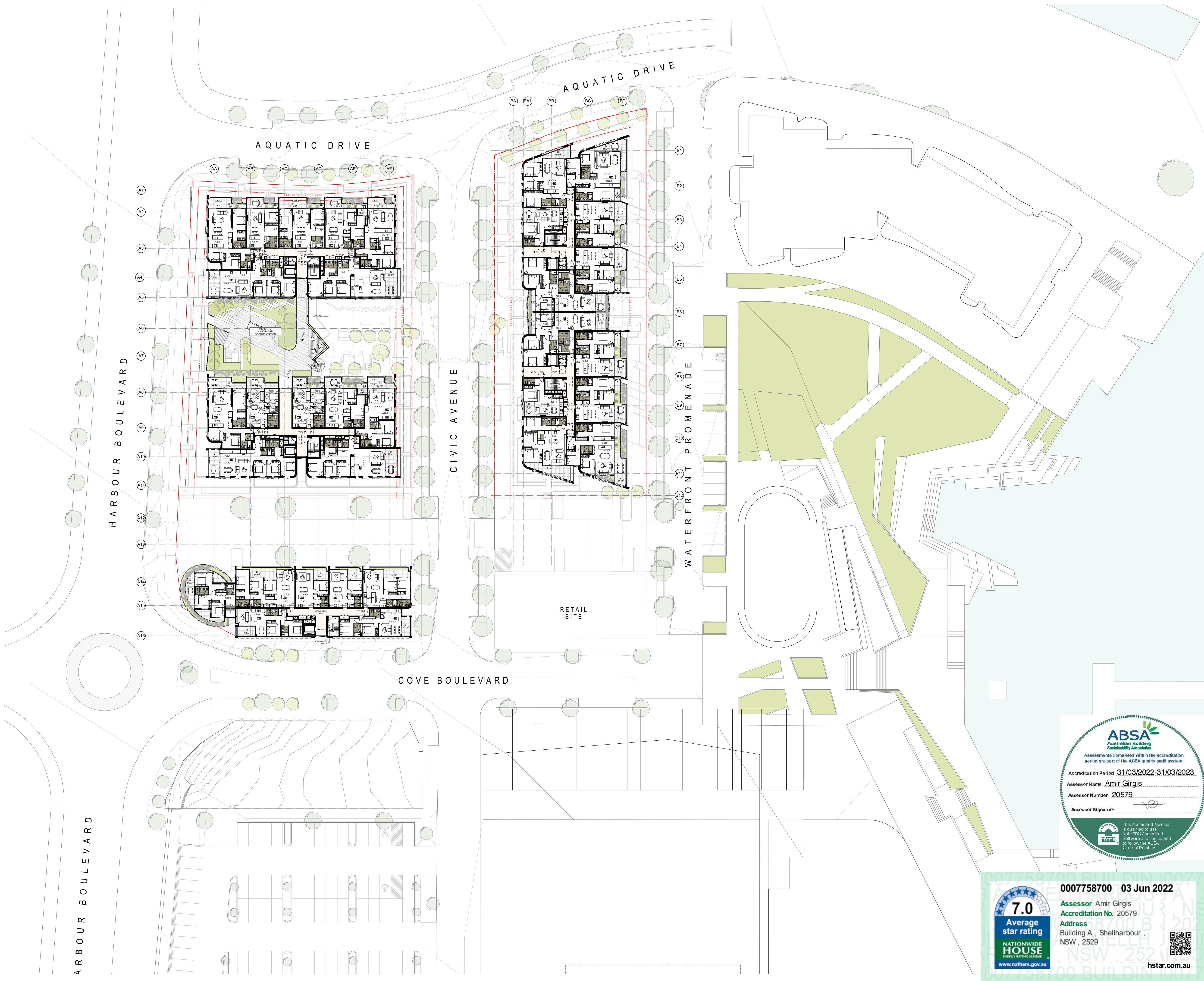
DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:400 @A1
DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

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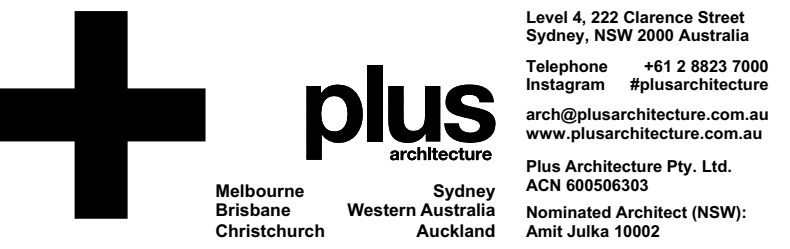
DRG. NO.
DA-0101
REVISION
13





DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	REV	BY	CHK
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
10/08/2021	FOR INFORMATION	06	MB/S K	RP
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17/09/2021	FOR DRP	08	MB/S K	RP
11/10/2021	FOR INFORMATION	09	MB/S K	RP
22/10/2021	FOR INFORMATION	10	MB/S K	RP
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3/12/2021	FOR DA SUBMISSION	12	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	13	MB/S K	RP



CONSULTANTS		
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TRAFFIC ENG.	☐ ASON	T (02) 9083 6601
LANDSCAPE	☐ GROUP GSA	T (02) 9361 4144
WASTE	☐ MRA CONSULTING	T (02) 8541 6169
WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
LEVEL 2 OVERALLPLAN

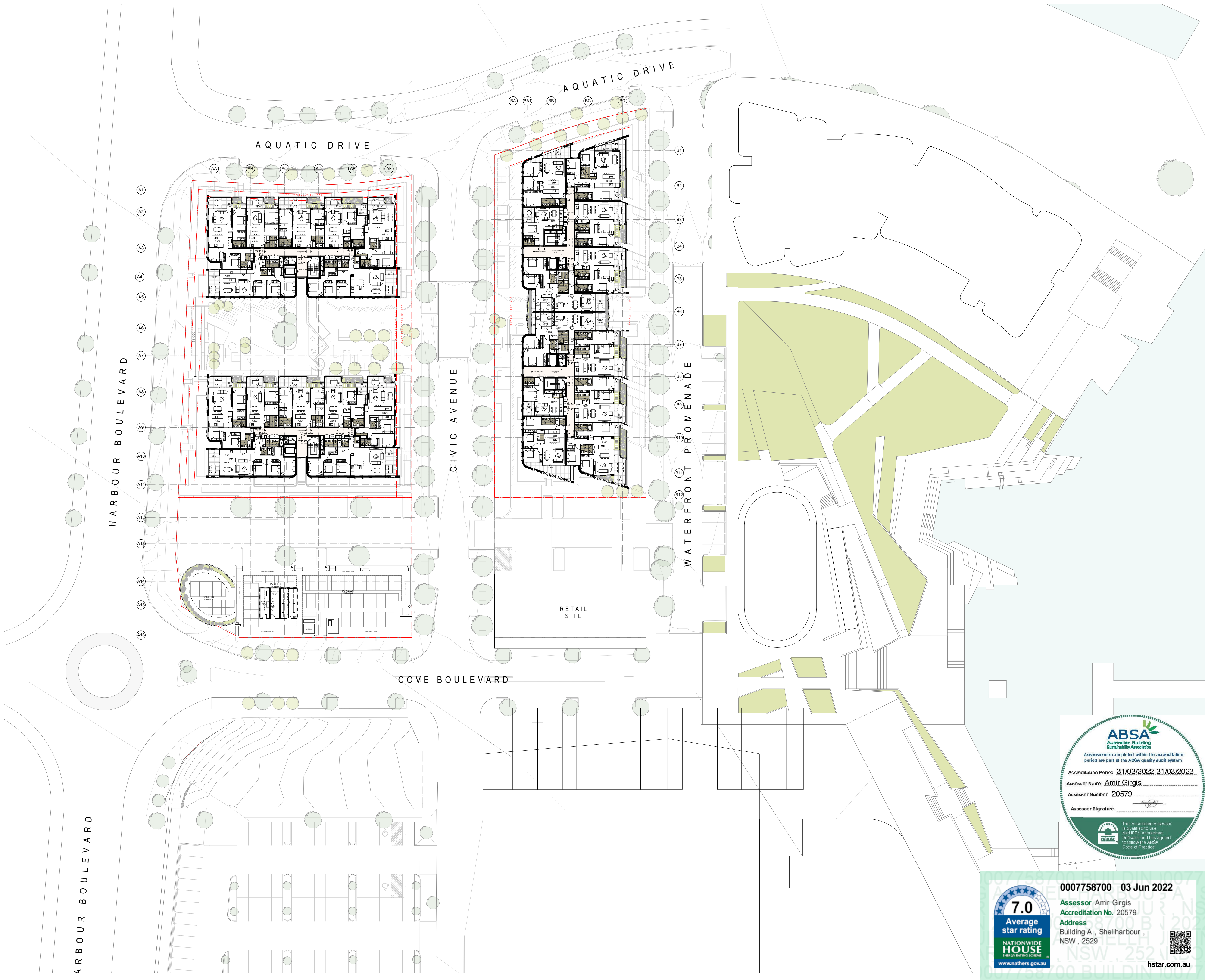
DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:400 @A1
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DA-0102
REVISION
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DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	REV	BY	CHK
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
10/08/2021	FOR INFORMATION	06	MB/S K	RP
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17/09/2021	FOR DRP	08	MB/S K	RP
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26/11/2021	FOR INFORMATION	11	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	12	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	13	MB/S K	RP



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Plus Architecture Pty. Ltd.
ACN 66056303
Nominated Architect (NSW):
Amit Julka 10002

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LANDSCAPE	☐ GROUP GSA	T (02) 9361 4144
WASTE	☐ MRA CONSULTING	T (02) 8541 6169
WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
LEVEL 3 OVERALLPLAN

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:400 @A1
DRAWN MB/SK	CHECKED RP	
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DRG. NO.
DA-0103
REVISION
13

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period **31/03/2022-31/03/2023**

Assessor Name **Amir Girgis**

Assessor Number **20579**

Assessor Signature

This Accredited Assessor is qualified to use HSTAR Accredited Software and has agreed to follow the ABSA Code of Practice

7.0
Average
star rating

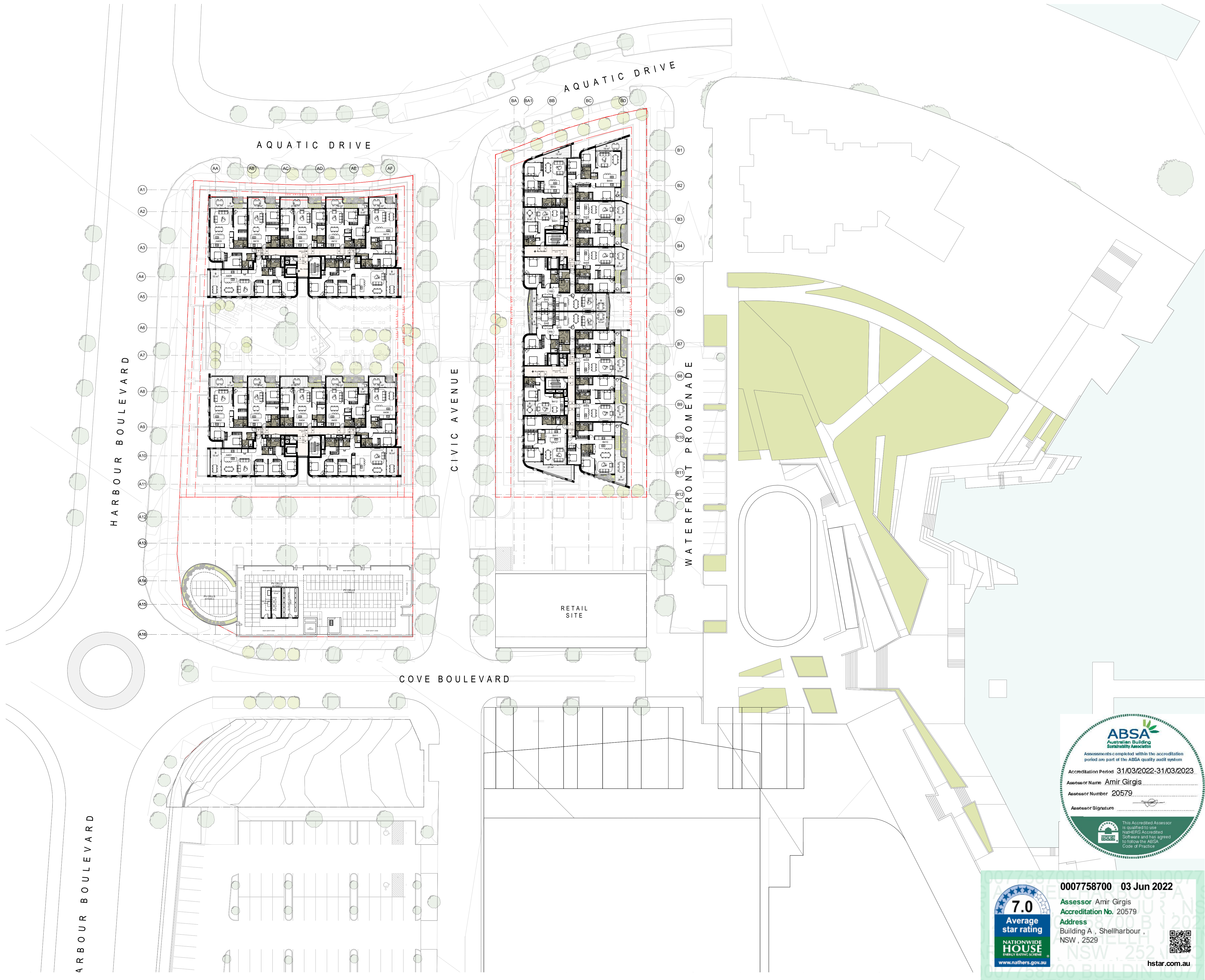
NATIONWIDE
HOUSE
ENERGY RATING SCHEME

www.nathers.gov.au

0007758700 03 Jun 2022

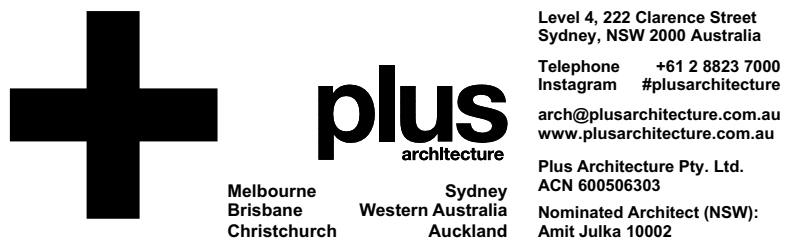
Assessor Amir Girgis
Accreditation No. 20579
Address
Building A , Shellharbour ,
NSW , 2529

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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

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9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
10/08/2021	FOR INFORMATION	06	MB/S K	RP
10/09/2021	FOR INFORMATION	07	MB/S K	RP
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26/11/2021	FOR INFORMATION	11	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	12	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	13	MB/S K	RP



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WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

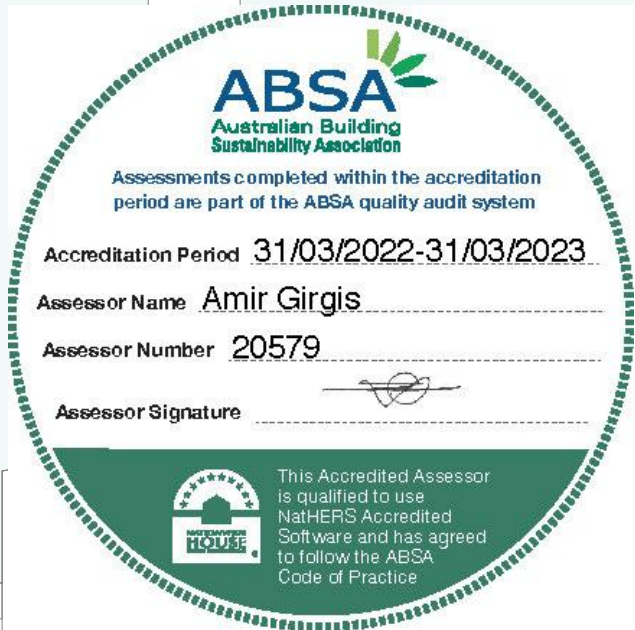
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LEVEL 4 OVERALLPLAN

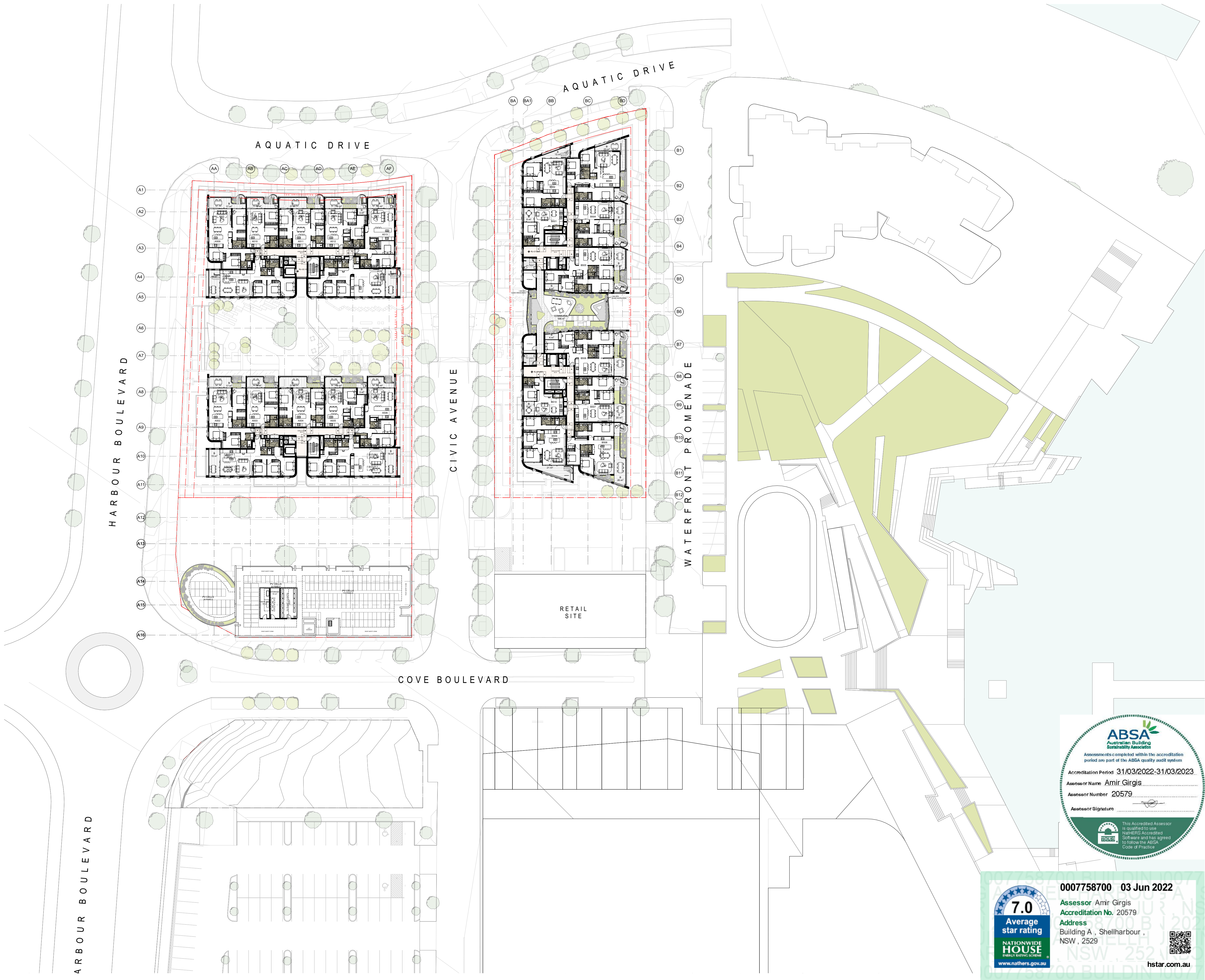
DEVELOPMENT APPLICATION

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DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

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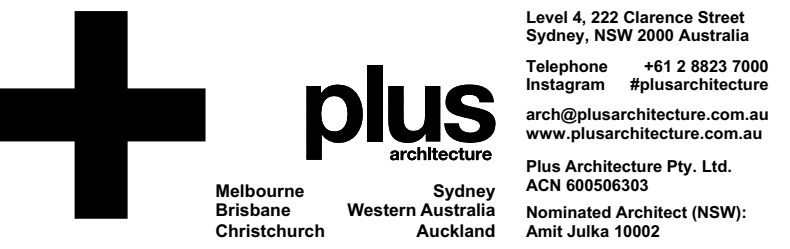
DRG. NO.
DA-0104
REVISION
13





DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	REV	BY	CHK
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
10/08/2021	FOR INFORMATION	06	MB/S K	RP
10/09/2021	FOR INFORMATION	07	MB/S K	RP
17/09/2021	FOR DRP	08	MB/S K	RP
11/10/2021	FOR INFORMATION	09	MB/S K	RP
22/10/2021	FOR INFORMATION	10	MB/S K	RP
26/11/2021	FOR INFORMATION	11	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	12	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	13	MB/S K	RP



CONSULTANTS		
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TRAFFIC ENG.	☐ ASON	T (02) 9083 6601
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ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
LEVEL 5 OVERALLPLAN

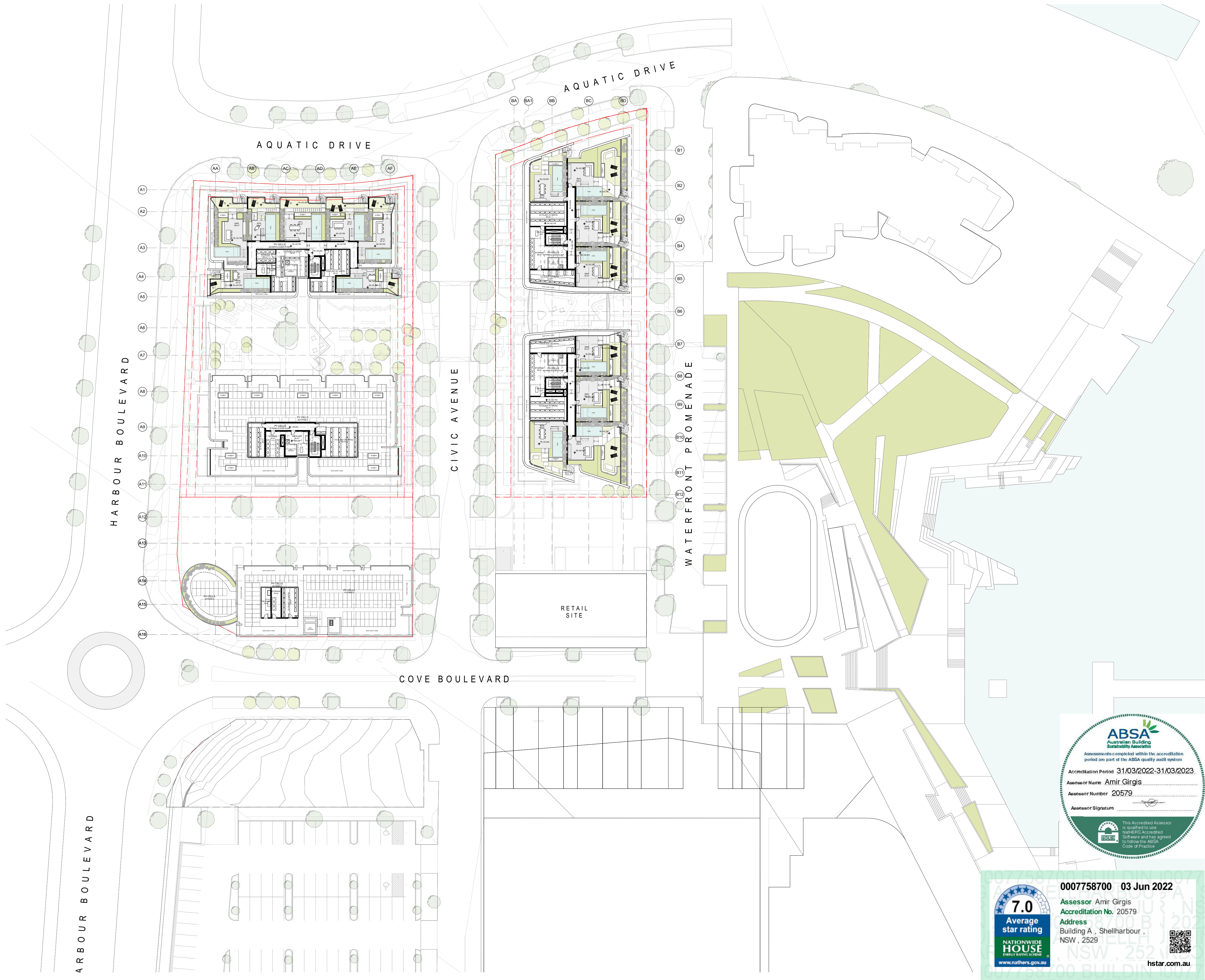
DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:400 @A1
DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

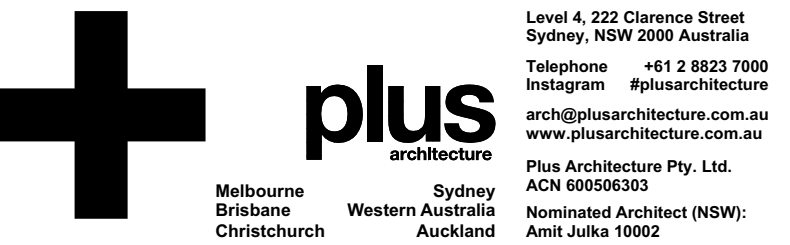
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DA-0105
REVISION
13





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9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
10/08/2021	FOR INFORMATION	06	MB/S K	RP
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11/10/2021	FOR INFORMATION	09	MB/S K	RP
22/10/2021	FOR INFORMATION	10	MB/S K	RP
26/11/2021	FOR INFORMATION	11	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	12	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	13	MB/S K	RP



CONSULTANTS		
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TRAFFIC ENG.	☐ ASON	T (02) 9083 6601
LANDSCAPE	☐ GROUP GSA	T (02) 9361 4144
WASTE	☐ MRA CONSULTING	T (02) 8541 6169
WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
ROOFTOP TERRACE

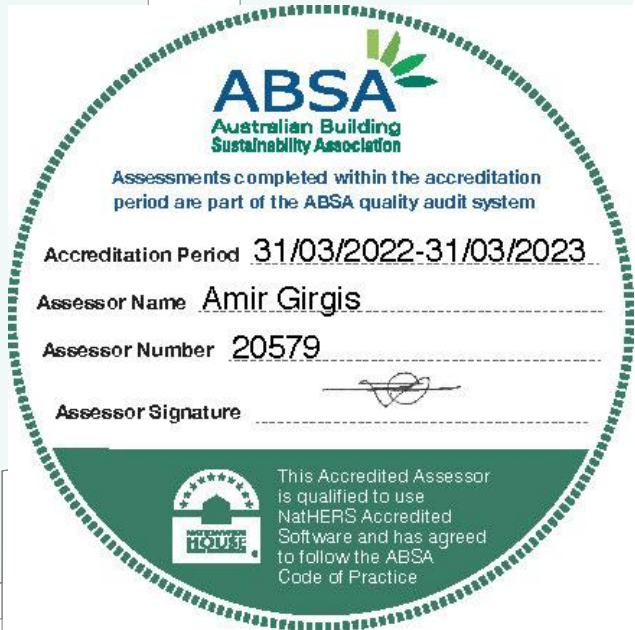
DEVELOPMENT APPLICATION

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REVISION
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[illegible]

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TRAFFIC ENG.	☐	ASON T (02) 9083 6601
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BCA	☐	BCA LOGIC T (02) 9411 5360
GREEN STAR	☐	NORTHROP T (02) 9541 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
**ROOFTOP TERRACE - NO
POOL OPTION**

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:400 @A1
DRAWN MB/SK	CHECKED RP	

JOB NO. **20532**

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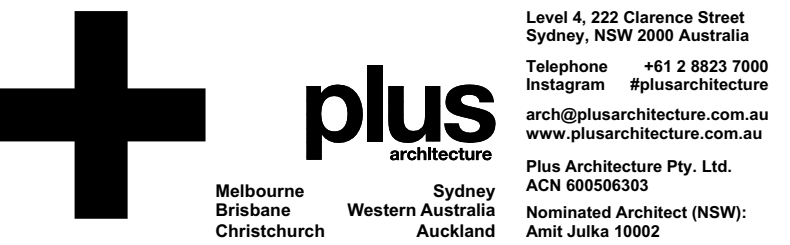
The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

DRG. NO.
DA-0107
REVISION
01



DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
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6/08/2021	FOR INFORMATION	05	MB/S K	RP
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11/10/2021	FOR INFORMATION	08	MB/S K	RP
22/10/2021	FOR INFORMATION	09	MB/S K	RP
26/11/2021	FOR INFORMATION	10	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



CONSULTANTS		
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BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

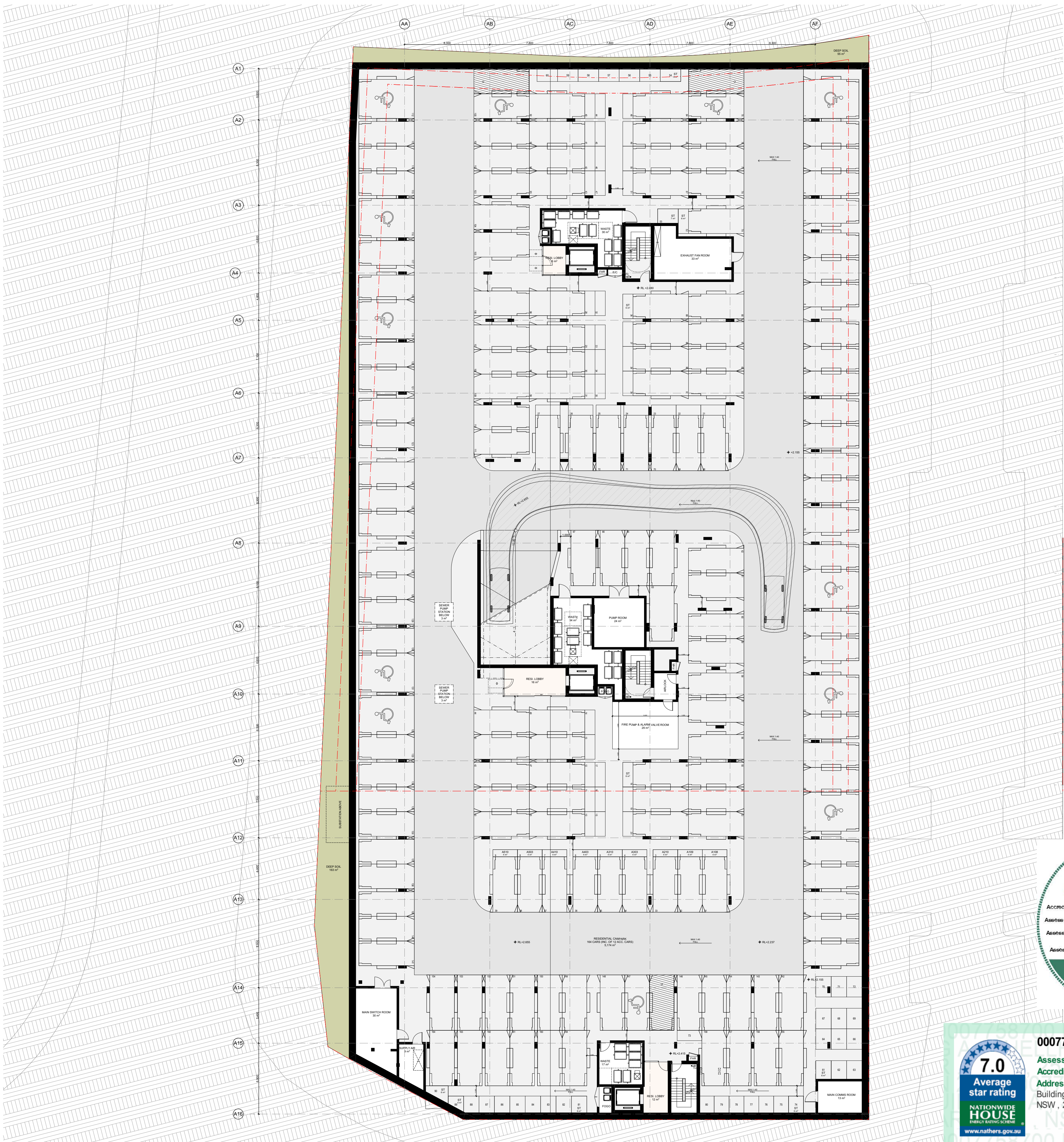
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BASEMENT 1 PLAN - D1/D3
BLDG. A&C

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:200 @A1
DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

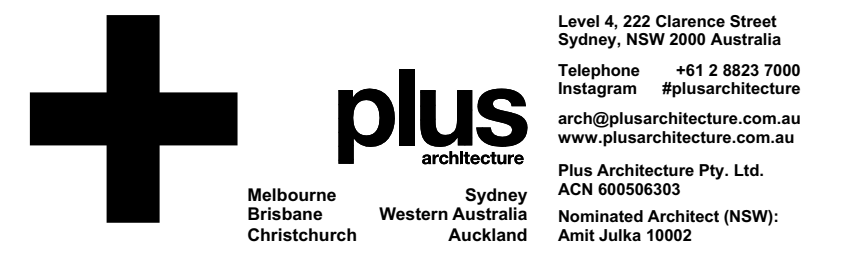
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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
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10/09/2021	FOR INFORMATION	07	MB/S K	RP
11/10/2021	FOR INFORMATION	08	MB/S K	RP
22/10/2021	FOR INFORMATION	09	MB/S K	RP
26/11/2021	FOR INFORMATION	10	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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TOWN PLANNER	☐	ETHOS URBAN T (02) 9556 6962
STRUCTURAL/ CIVIL	☐	NORTHROP T (02) 9241 4188
FIRE ENG.	☐	AFFINITY FIRE T (02) 9194 0590
ACOUSTIC ENG.	☐	ACOUSTIC LOGIC T (02) 8938 8000
TRAFFIC ENG.	☐	ASON T (02) 9083 6601
LANDSCAPE	☐	GROUP GSA T (02) 9361 4144
WASTE	☐	MRA CONSULTING T (02) 8541 6169
WIND	☐	WINDTECH T (02) 9650 0300
ACCESS	☐	MORRIS GODING ACCESS CONSULTING T (02) 9692 9322
BCA	☐	BCA LOGIC T (02) 9411 5360
GREEN STAR	☐	NORTHROP T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
**GROUND FLOOR PLAN -
D1/D3 BLDG. A&C**

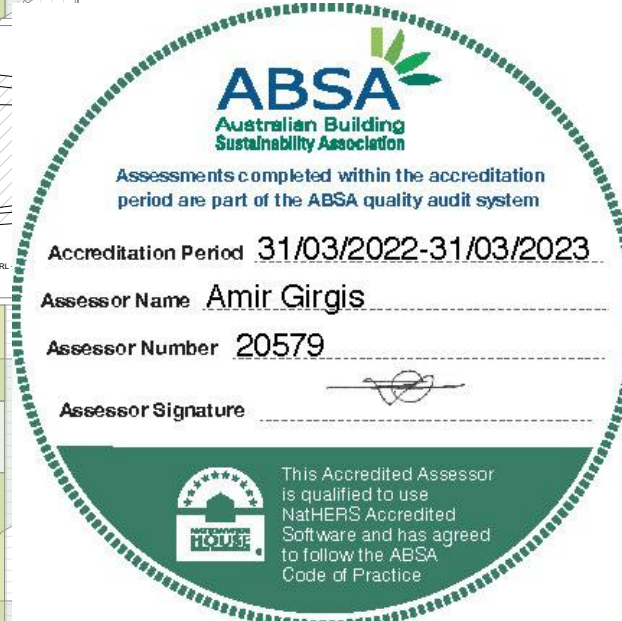
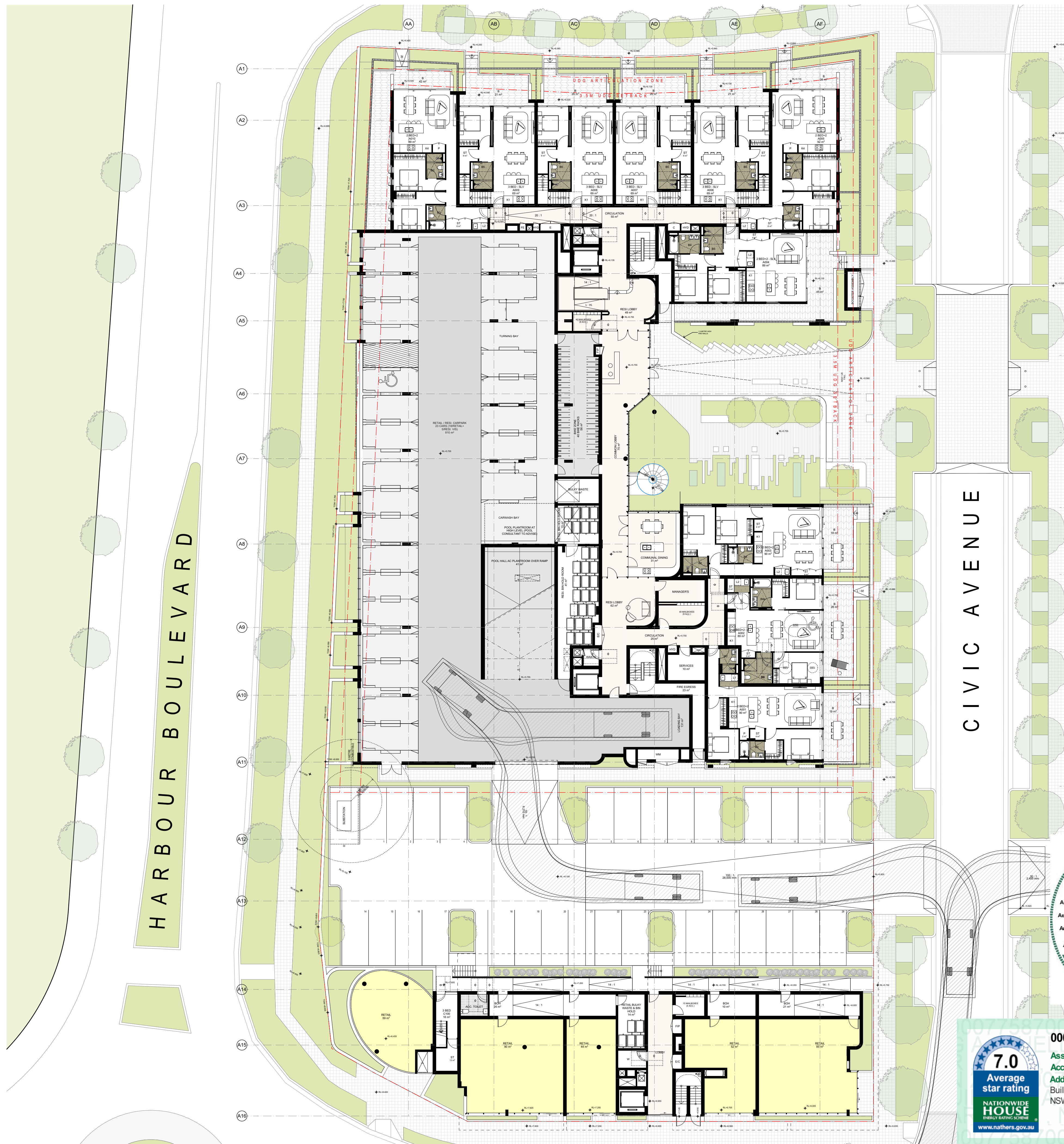
DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 27/06/2022	SCALE 1:200 @A1
DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

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DA-A-0100
REVISION
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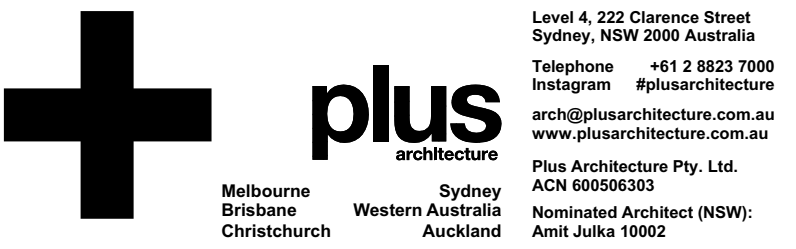


HARBOUR BOULEVARD

CIVIC AVENUE

DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
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3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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TRAFFIC ENG.	☐ ASON	T (02) 9083 6601
LANDSCAPE	☐ GROUP GSA	T (02) 9361 4144
WASTE	☐ MRA CONSULTING	T (02) 8541 6169
WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

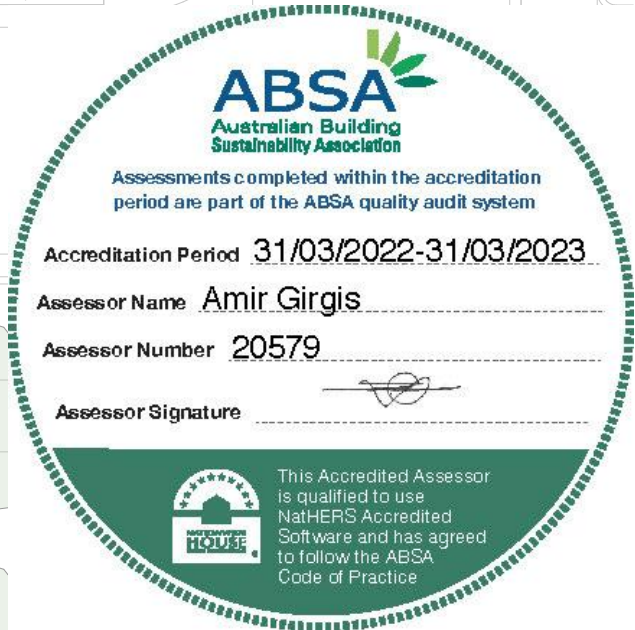
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LEVEL 1 PLAN - D1/D3 BLDG.
A&C

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:200 @A1
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A-0101
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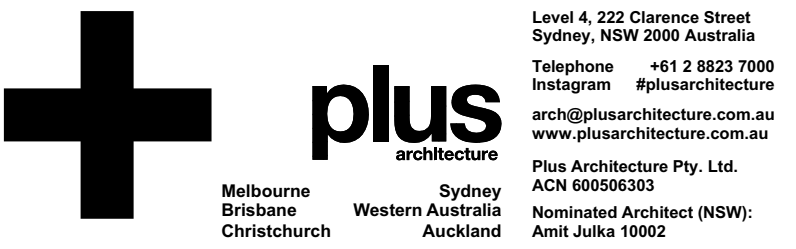


HARBOUR BOULEVARD

CIVIC AVENUE

DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
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3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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STRUCTURAL/ CIVIL	☐ NORTHROP	T (02) 9241 4188
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ACOUSTIC ENG.	☐ ACOUSTIC LOGIC	T (02) 8339 8000
TRAFFIC ENG.	☐ ASON	T (02) 9083 6601
LANDSCAPE	☐ GROUP GSA	T (02) 9361 4144
WASTE	☐ MRA CONSULTING	T (02) 8541 6169
WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

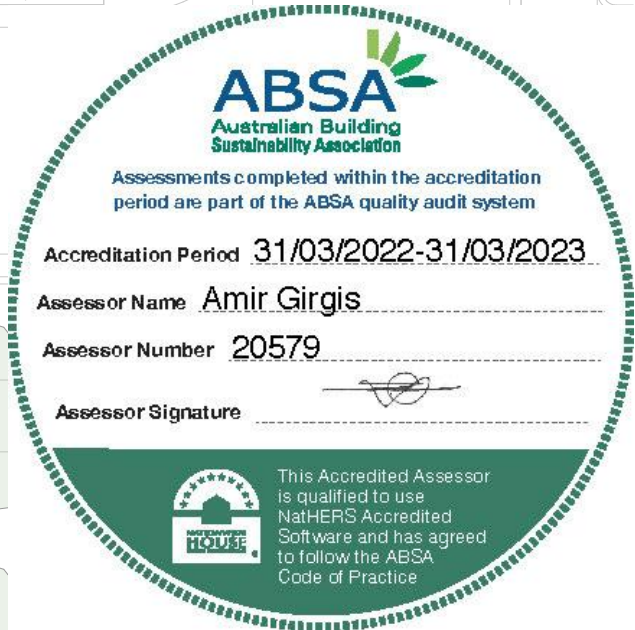
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LEVEL 2 PLAN - D1/D3 BLDG.
A&C

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:200 @A1
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DA-A-0102
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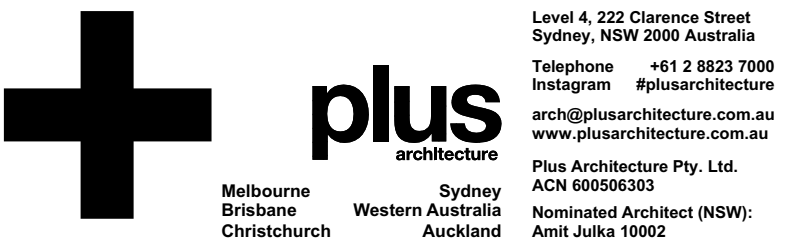


HARBOUR BOULEVARD

CIVIC AVENUE

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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
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3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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FIRE ENG.	☐ AFFINITY FIRE	T (02) 9194 0590
ACOUSTIC ENG.	☐ ACOUSTIC LOGIC	T (02) 8339 8000
TRAFFIC ENG.	☐ ASON	T (02) 9083 6601
LANDSCAPE	☐ GROUP GSA	T (02) 9361 4144
WASTE	☐ MRA CONSULTING	T (02) 8541 6169
WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

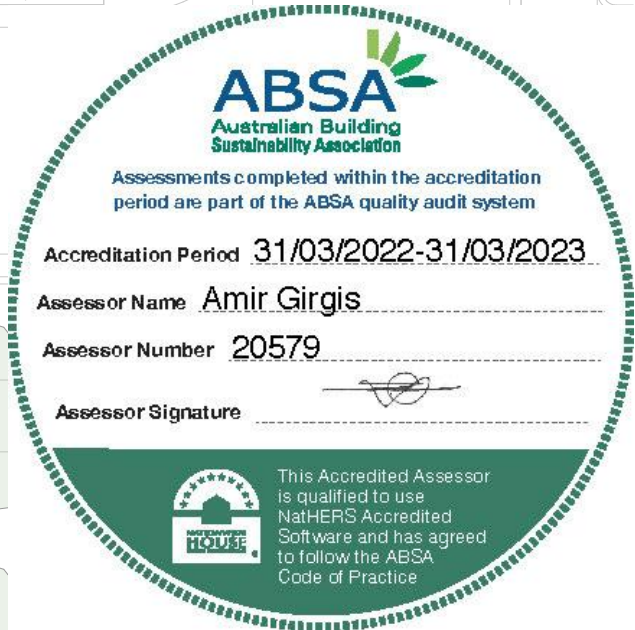
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LEVEL 3 PLAN - D1/D3 BLDG.
A&C

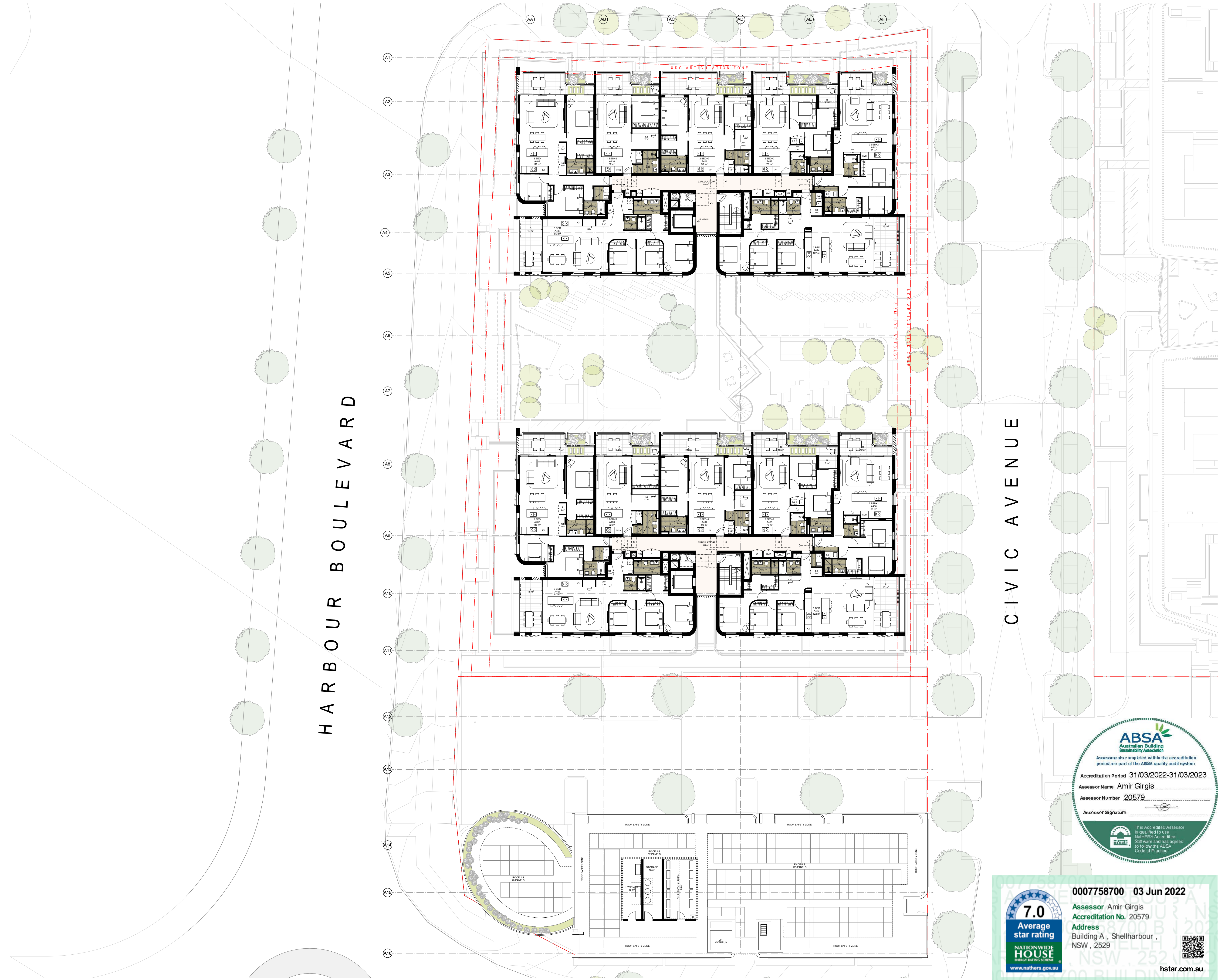
DEVELOPMENT APPLICATION

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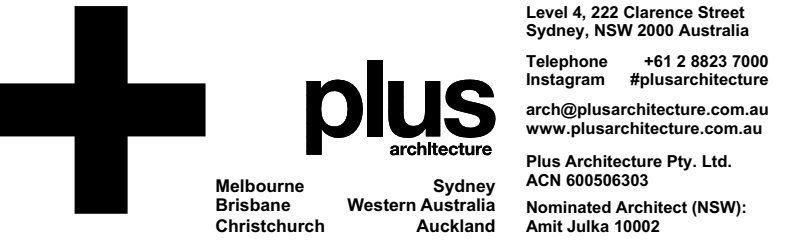
DRG. NO.
DA-A-0103
REVISION
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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.

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6/08/2021	FOR INFORMATION	05	MB/S K	RP
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3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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ACOUSTIC ENG.	☐ ACOUSTIC LOGIC	T (02) 8339 8000
TRAFFIC ENG.	☐ ASON	T (02) 9083 6601
LANDSCAPE	☐ GROUP GSA	T (02) 9361 4144
WASTE	☐ MRA CONSULTING	T (02) 8541 6169
WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
LEVEL 4 PLAN - D1/D3 BLDG.
A&C

DEVELOPMENT APPLICATION

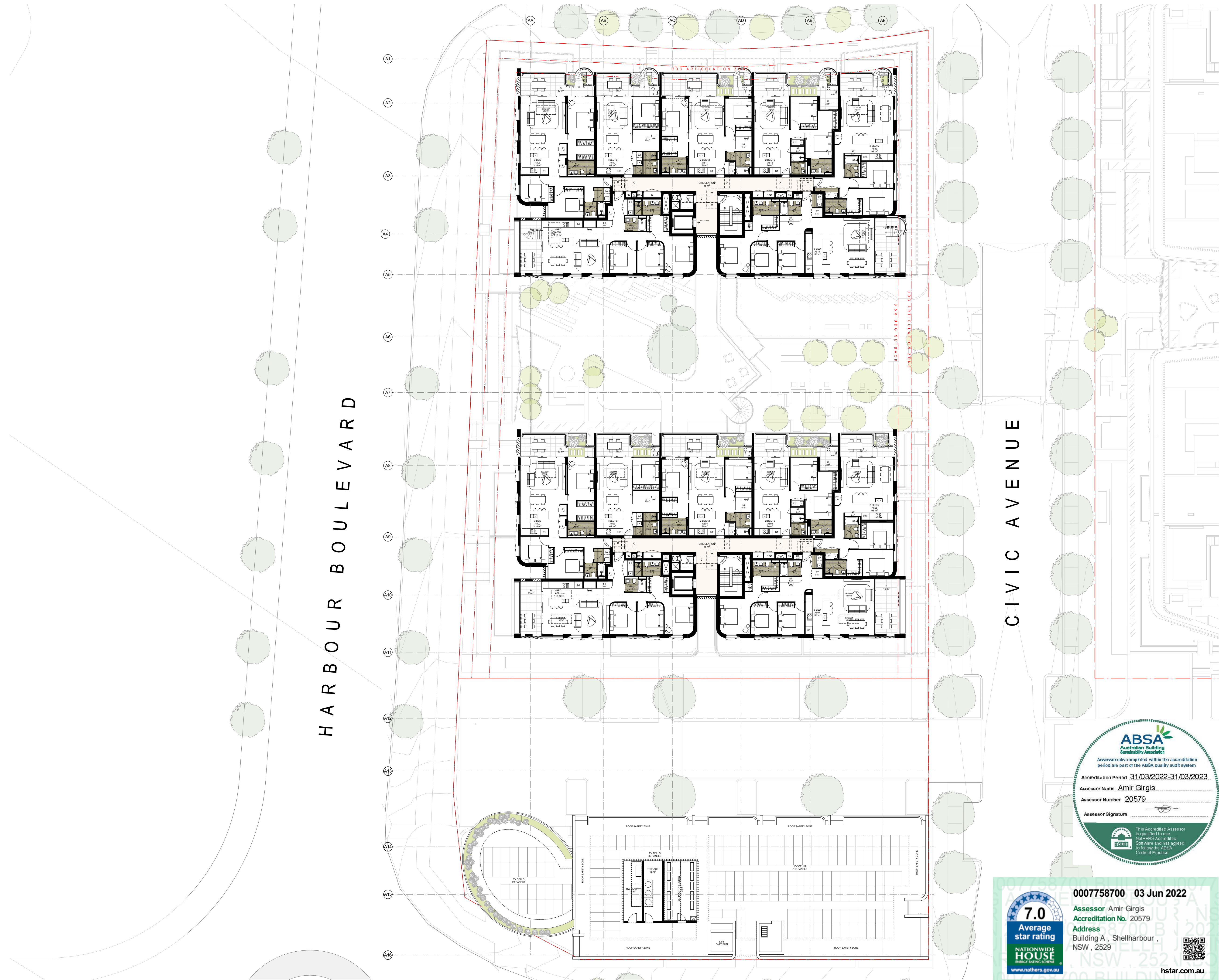
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DRAWN MB/SK	CHECKED RP	

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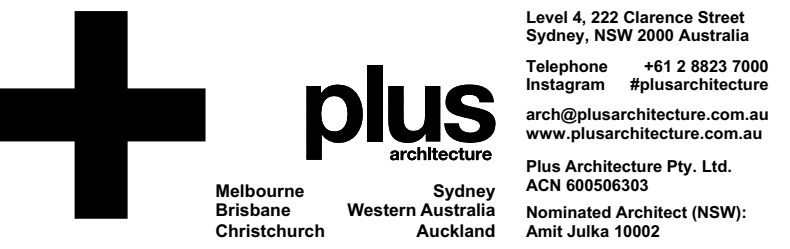
DRG. NO.
DA-A-0104
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SPECIFICATION.

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9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
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3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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ACOUSTIC ENG.	☐ ACOUSTIC LOGIC	T (02) 8339 8000
TRAFFIC ENG.	☐ ASON	T (02) 9083 6601
LANDSCAPE	☐ GROUP GSA	T (02) 9361 4144
WASTE	☐ MRA CONSULTING	T (02) 8541 6169
WIND	☐ WINDTECH	T (02) 9503 0300
ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
LEVEL 5 PLAN - D1/D3 BLDG.
A&C

DEVELOPMENT APPLICATION

DATE 23/05/2022 PLOT DATE 23/05/2022 SCALE 1:200 @A1

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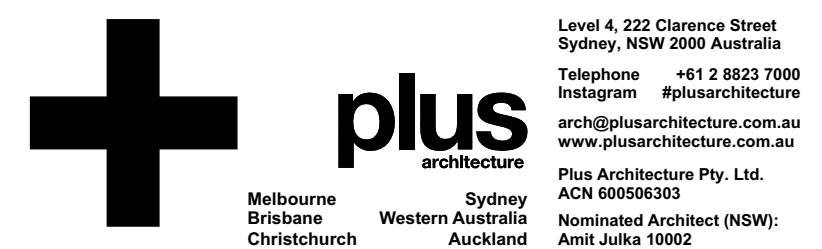
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3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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STRUCTURAL/ CIVIL	☐	NORTHROP T (02) 9241 4188
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ACOUSTIC ENG.	☐	ACOUSTIC LOGIC T (02) 8339 8000
TRAFFIC ENG.	☐	ASON T (02) 9083 6801
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WIND	☐	WINDTECH T (02) 9503 0300
ACCESS	☐	MORRIS GODING ACCESS CONSULTING T (02) 9692 9322
BCA	☐	BCA LOGIC T (02) 9411 5360
GREEN STAR	☐	NORTHROP T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
ROOFTOP TERRACE - D1/D3
BLDG. A&C

DEVELOPMENT APPLICATION

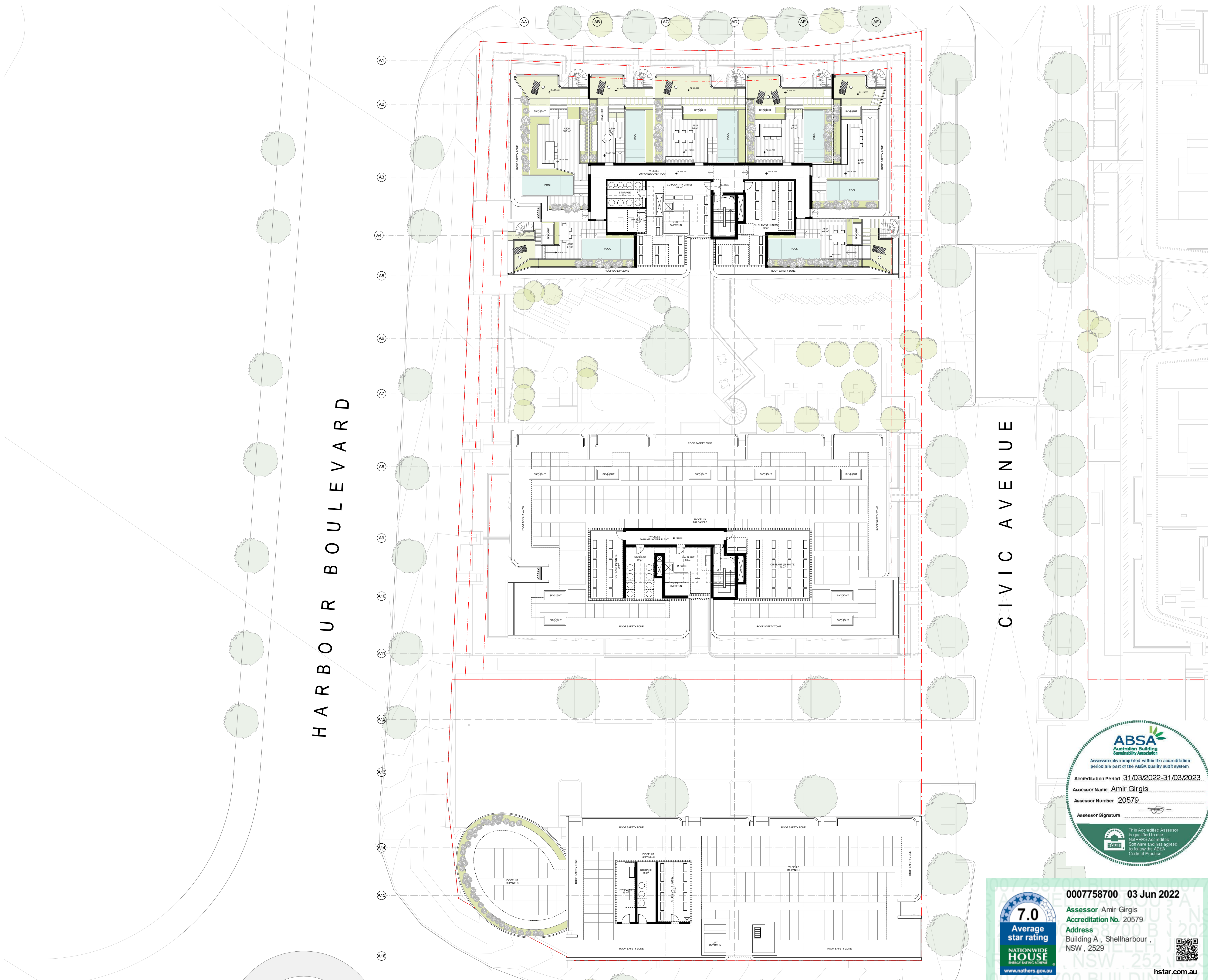
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Telephone +61 2 8823 7000
Instagram #plusarchitecture
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Plus Architecture Pty. Ltd.
ACN 600506303
Nominated Architect (NSW):
Amit Julka 10002

CONSULTANTS		
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FIRE ENG.	☐	AFFINITY FIRE T (02) 9194 0590
ACOUSTIC ENG.	☐	ACOUSTIC LOGIC T (02) 8339 8000
TRAFFIC ENG.	☐	ASON T (02) 9083 6801
LANDSCAPE	☐	GROUP GSA T (02) 9361 4144
WASTE	☐	MRA CONSULTING T (02) 8541 6169
WIND	☐	WINDTECH T (02) 9503 0300
ACCESS	☐	MORRIS GODING ACCESS CONSULTING T (02) 9692 9322
BCA	☐	BCA LOGIC T (02) 9411 5360
GREEN STAR	☐	NORTHROP T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE

**ROOFTOP TERRACE - NO
POOL OPTION - D1/D3 BLDG.
A&C**

DEVELOPMENT APPLICATION

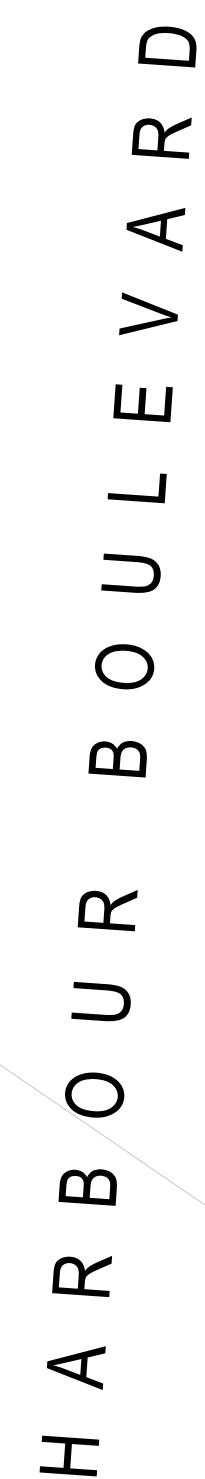
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JOB NO.
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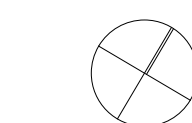
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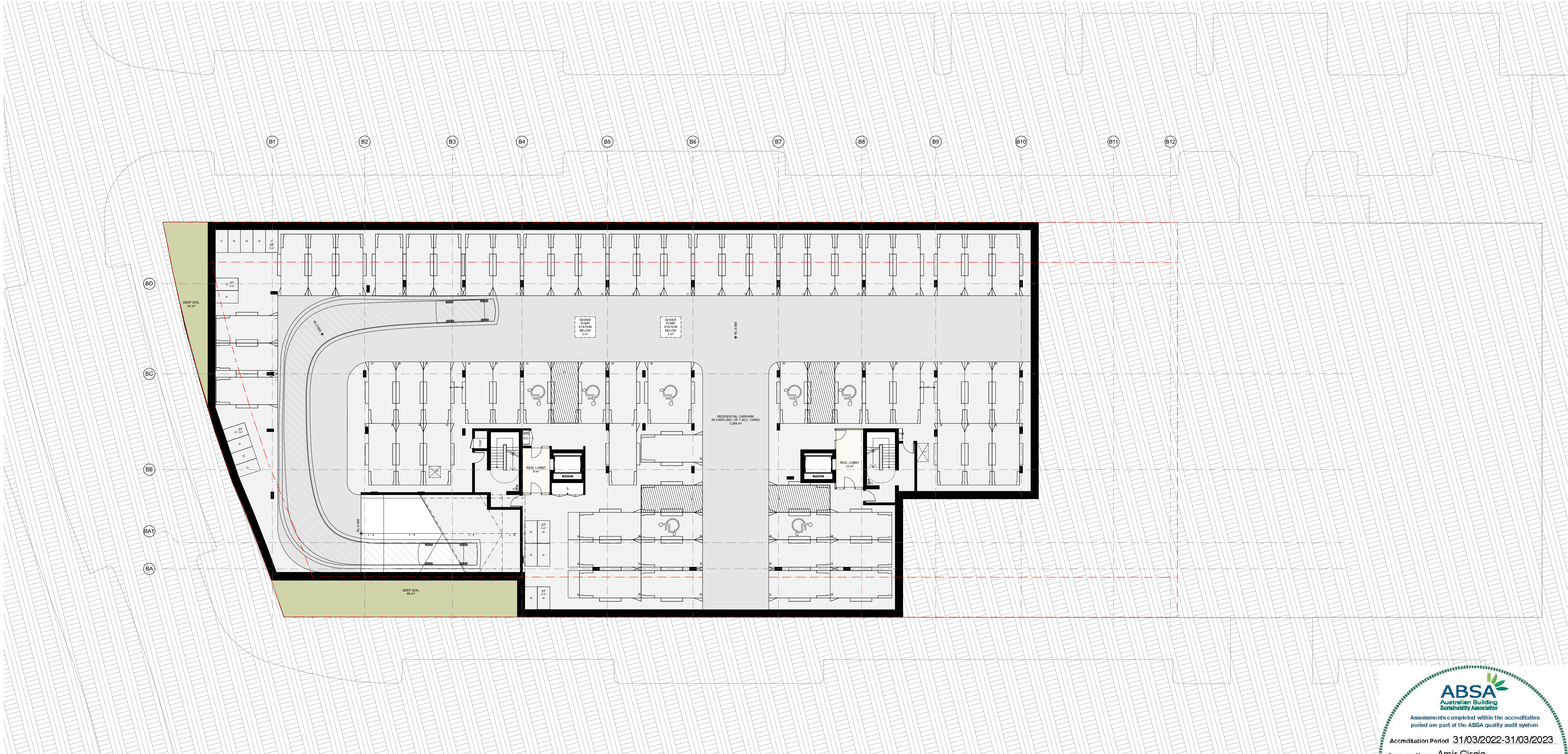
DRG. NO.
DA-A-0107
REVISION
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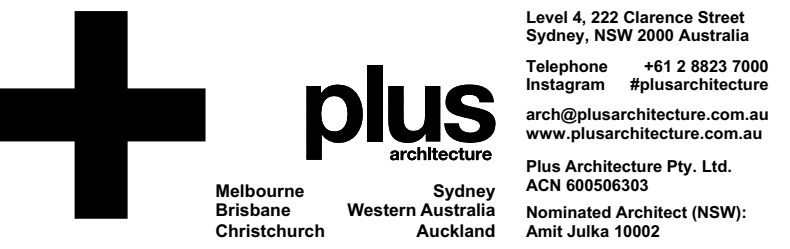
CIVIC AVENUE



DRG. NO.
DA-A-0107
REVISION
01



DATE	REVISION	REV	BY	CHK
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9/07/2021	FOR INFORMATION	04	MB/S K	RP
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10/09/2021	FOR INFORMATION	07	MB/S K	RP
11/10/2021	FOR INFORMATION	08	MB/S K	RP
22/10/2021	FOR INFORMATION	09	MB/S K	RP
26/11/2021	FOR INFORMATION	10	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
BASEMENT 2 PLAN - D2
BLDG. B

DEVELOPMENT APPLICATION

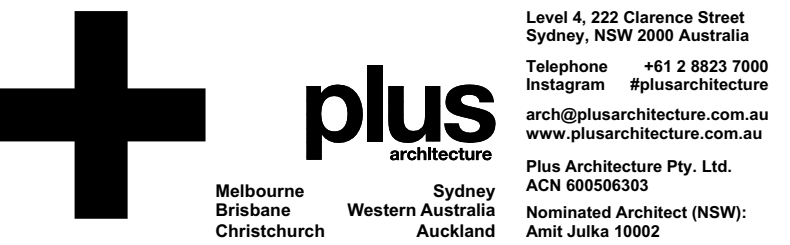
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DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

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DRG. NO.
DA-B-0098
REVISION
12



DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
9/07/2021	FOR INFORMATION	04	MB/S K	RP
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26/11/2021	FOR INFORMATION	10	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



CONSULTANTS			
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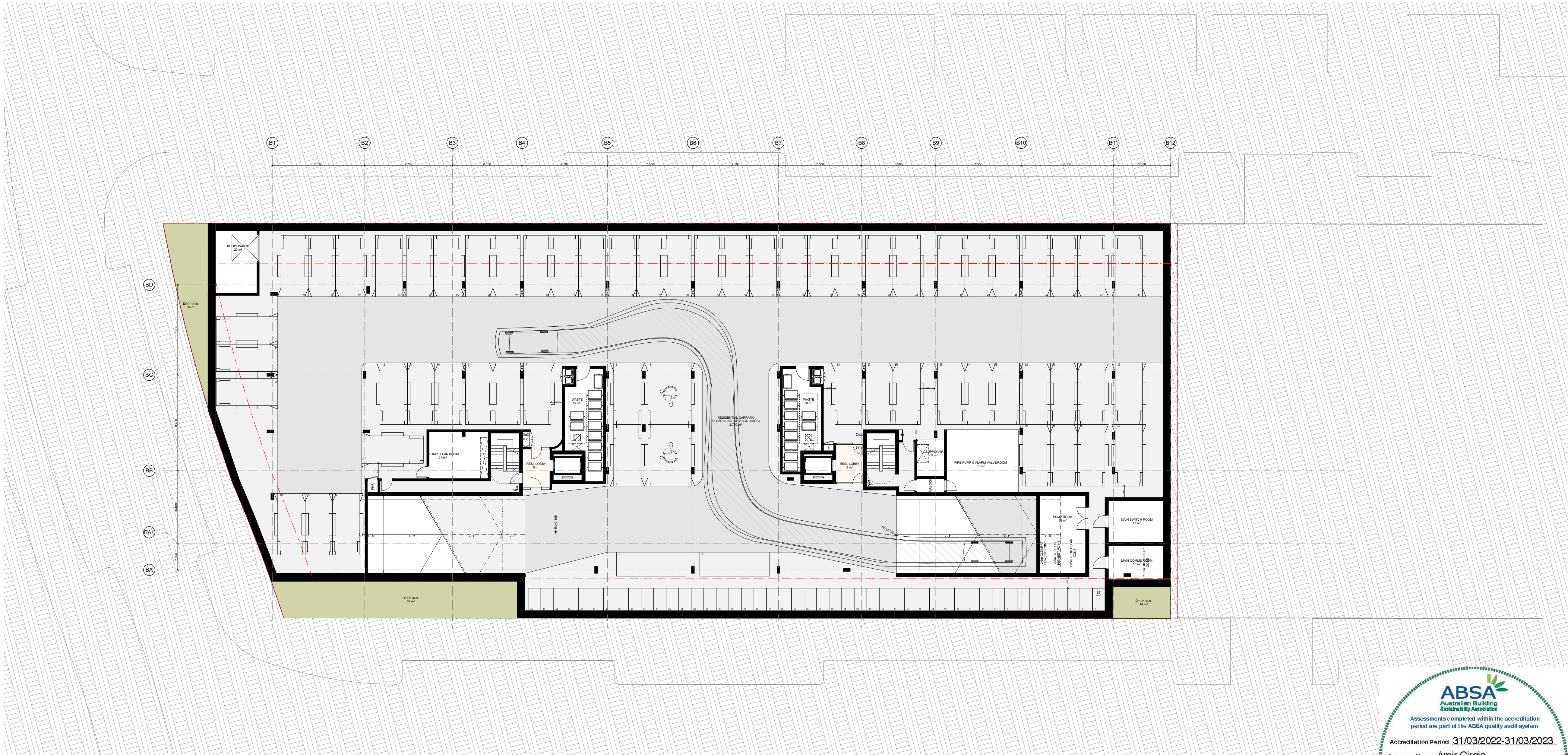
PROJECT
Shell Cove Precinct D
Shellharbour, NSW

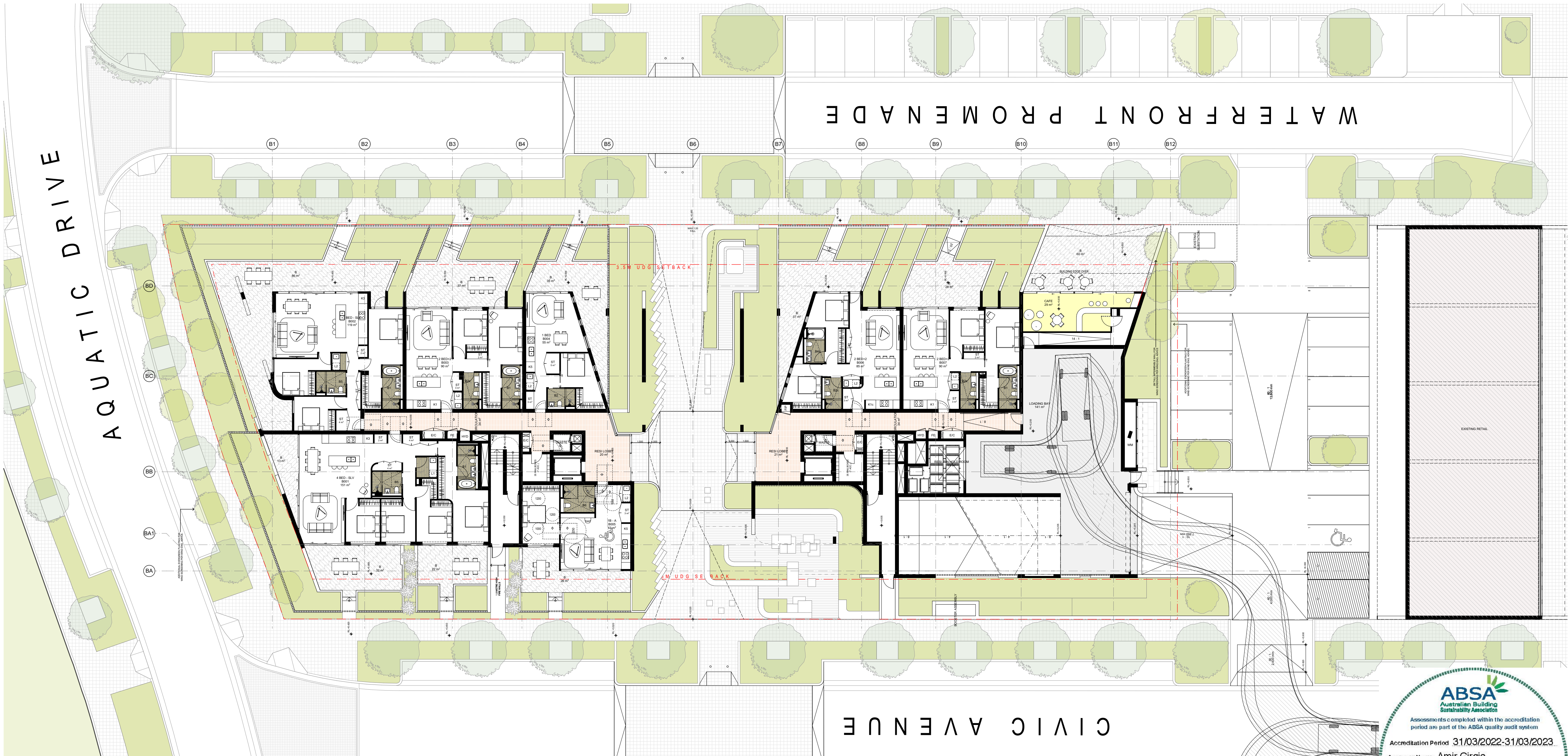
DRAWING TITLE
BASEMENT 1 PLAN - D2
BLDG. B

DEVELOPMENT APPLICATION

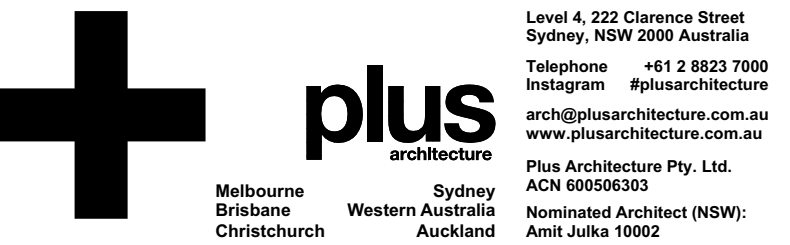
DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:200 @A1
DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

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DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
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26/11/2021	FOR INFORMATION	10	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
GROUND FLOOR PLAN - D2
BLDG. B

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 25/05/2022	SCALE 1:200 @A1
DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

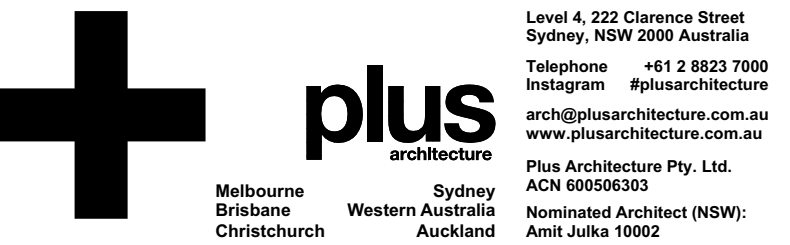
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DRG. NO.
DA-B-0100
REVISION
12





DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
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3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



CONSULTANTS	
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PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
LEVEL 1 PLAN - D2 BLDG. B

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:200 @A1
DRAWN MB/SK	CHECKED RP	
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DRG. NO.
DA-B-0101
REVISION
12





DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
9/07/2021	FOR INFORMATION	04	MB/S K	RP
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22/10/2021	FOR INFORMATION	09	MB/S K	RP
26/11/2021	FOR INFORMATION	10	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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Plus Architecture Pty. Ltd.
ACN 60056303
Nominated Architect (NSW):
Amit Julka 10002

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PROJECT
**Shell Cove Precinct D
Shellharbour, NSW**

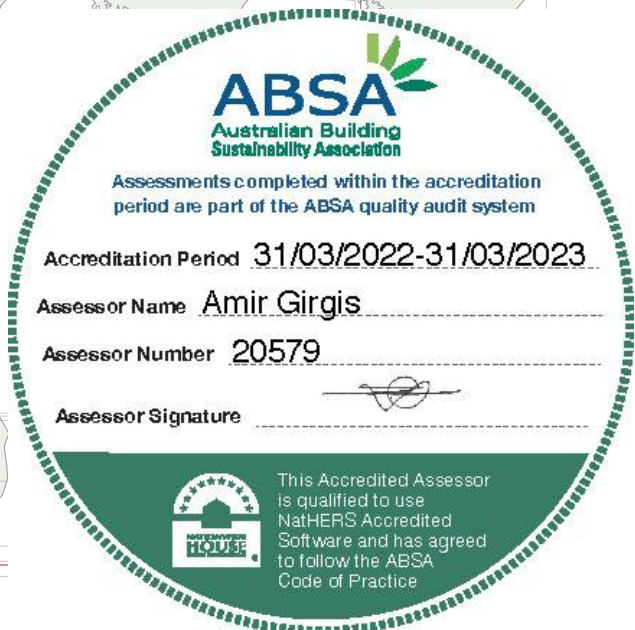
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LEVEL 2 PLAN - D2 BLDG. B

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:200 @A1
DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

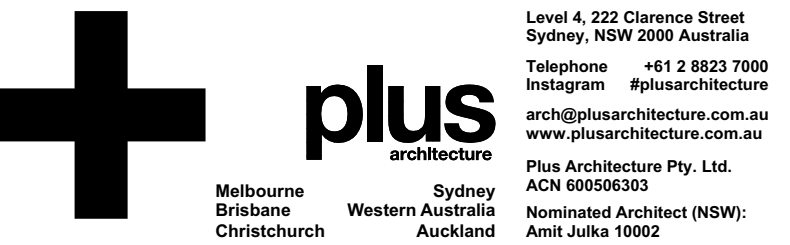
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DRG. NO.
DA-B-0102
REVISION
12





DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
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22/10/2021	FOR INFORMATION	09	MB/S K	RP
26/11/2021	FOR INFORMATION	10	MB/S K	RP
3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
LEVEL 3 PLAN - D2 BLDG. B

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:200 @A1
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DRG-B-0103
REVISION
12





DATE	REVISION	REV	BY	CHK
25/06/2021	FOR INFORMATION	03	MB/S K	RP
9/07/2021	FOR INFORMATION	04	MB/S K	RP
6/08/2021	FOR INFORMATION	05	MB/S K	RP
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23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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Plus Architecture Pty. Ltd.
ACN 60056303
Nominated Architect (NSW):
Amit Julka 10002

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PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
LEVEL 4 PLAN - D2 BLDG. B

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:200 @A1
DRAWN MB/SK	CHECKED RP	
JOB NO. 20532		

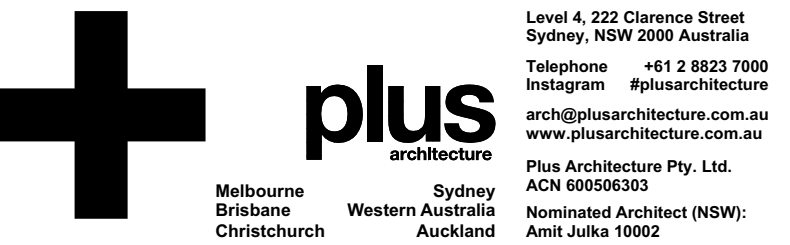
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DA-B-0104
REVISION
12





DATE	REVISION	REV	BY	CHK
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3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP



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PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
LEVEL 5 PLAN - D2 BLDG. B

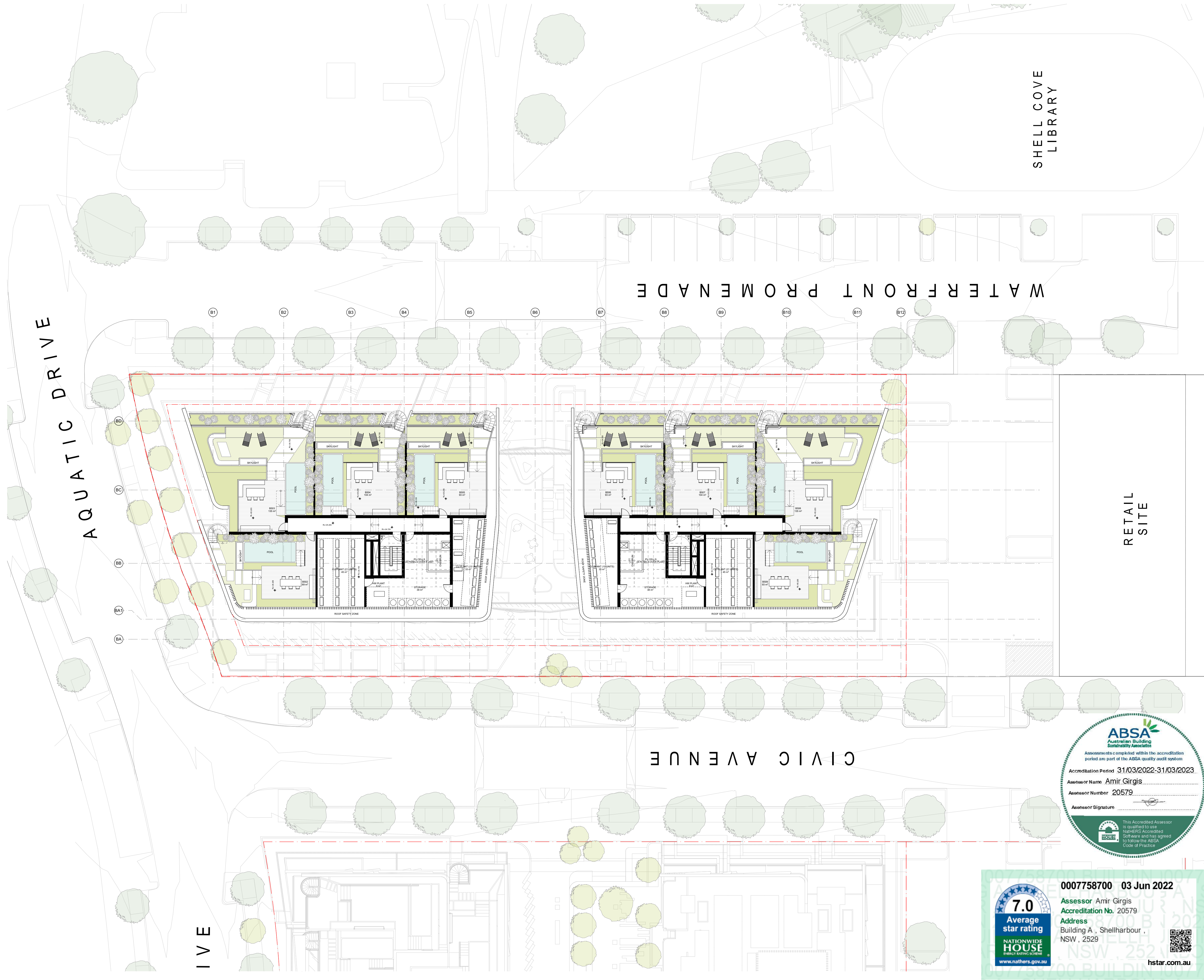
DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:200 @A1
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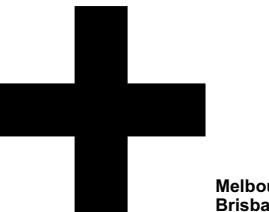
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DA-B-0105
REVISION
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3/12/2021	FOR DA SUBMISSION	11	MB/S K	RP
23/05/2022	FOR DA SUBMISSION	12	MB/S K	RP





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Brisbane
Christchurch

Plus Architecture Pty. Ltd.
ACN 69056303
Nominated Architect (NSW):
Amit Julka 10002

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PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
ROOFTOP TERRACE - D2
BLDG. B

DEVELOPMENT APPLICATION

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D2-B-0106

REVISION
12





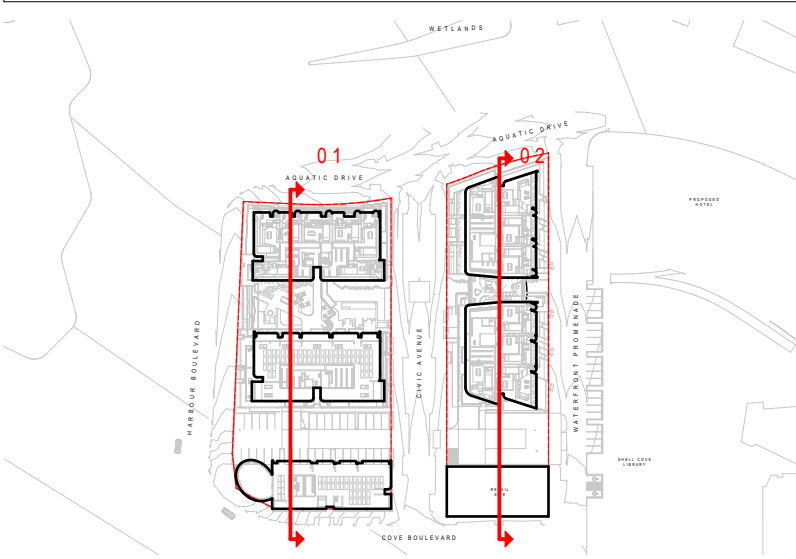
0007758700 03 Jun 2022

Assessor Amir Gargis
Accreditation No. 20579
Address
Building A , Shellharbour ,
NSW , 2529

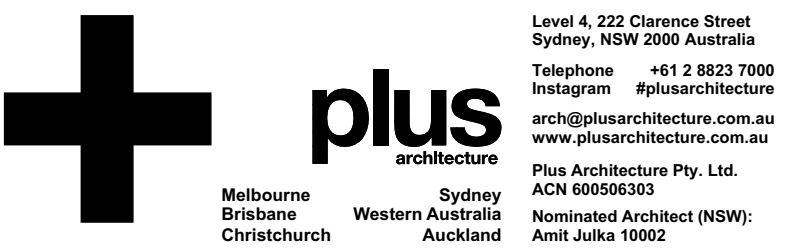


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DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.



DATE	REVISION	REV	BY	CHK
30/04/2021	FOR INFORMATION	00		
9/07/2021	FOR INFORMATION	01	SL	MB/SK
6/08/2021	FOR INFORMATION	02	SL	MB/SK
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3/12/2021	FOR DA SUBMISSION	05	SL	MB/SK
23/05/2022	FOR DA SUBMISSION	06	SL	MB/SK



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FIRE ENG.	☐ AFFINITY FIRE	T (02) 9194 0590
ACOUSTIC ENG.	☐ ACOUSTIC LOGIC	T (02) 8339 8000
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ACCESS	☐ MORRIS GODING ACCESS CONSULTING	T (02) 9692 9322
BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
SECTION - SHEET 1

DEVELOPMENT APPLICATION

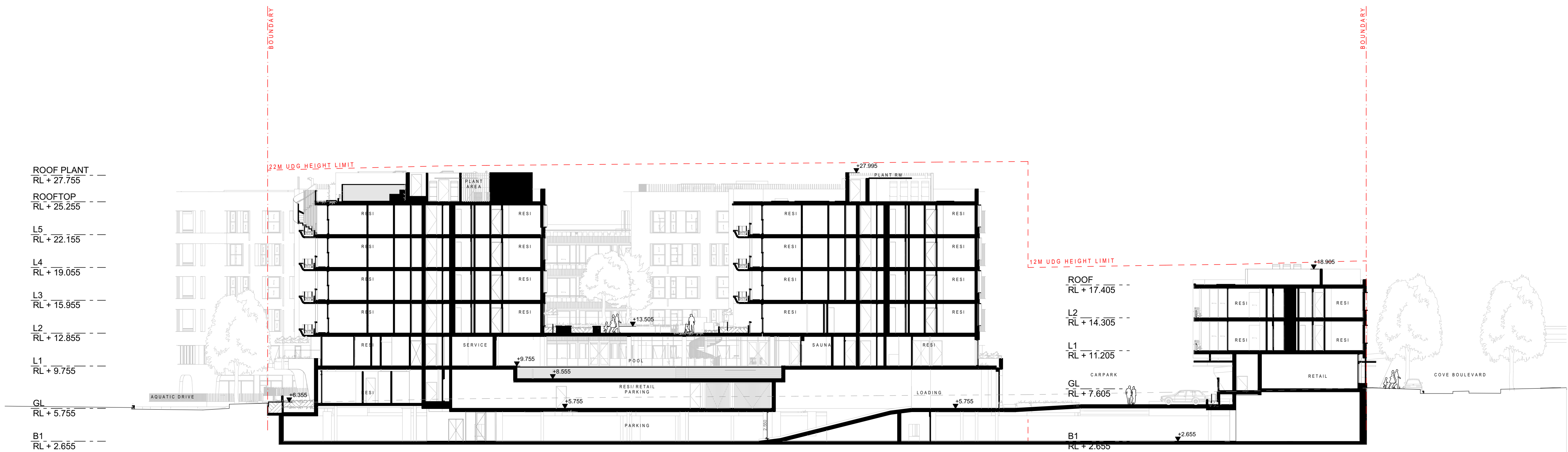
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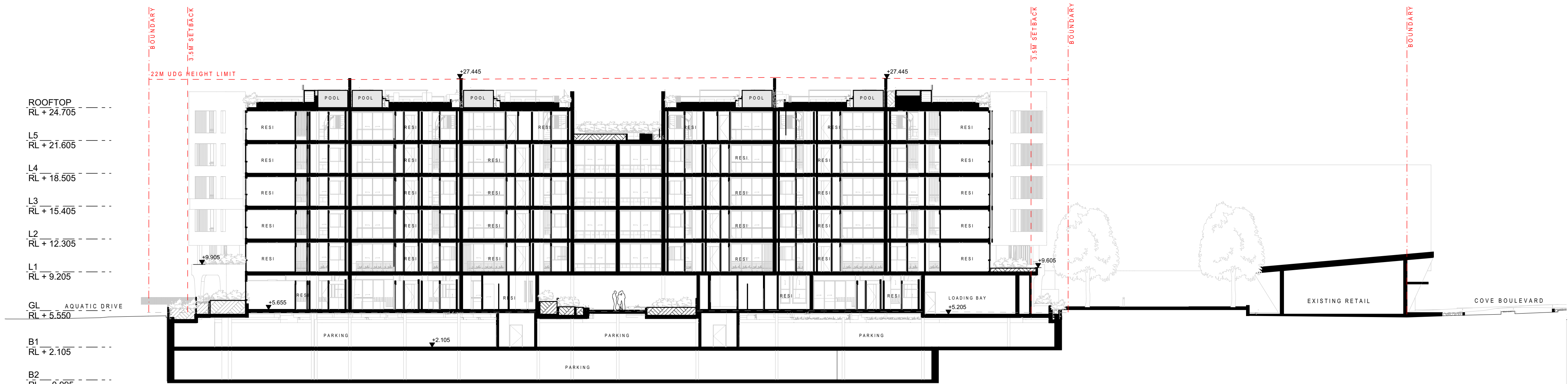
JOB NO.
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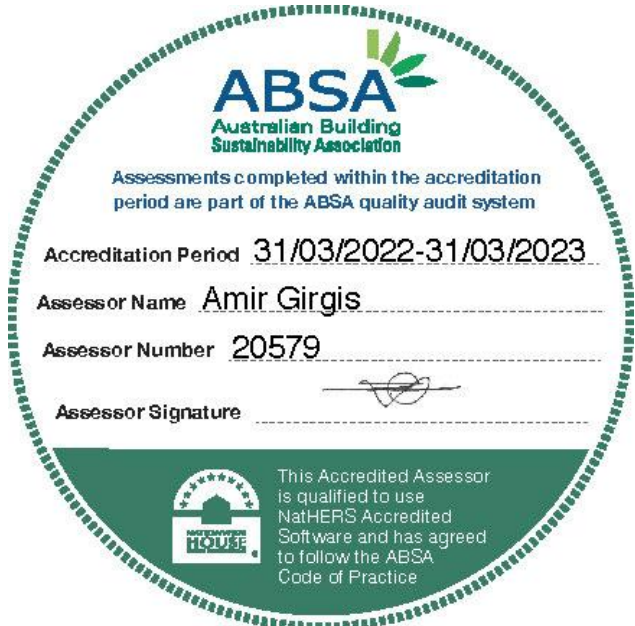
DRG. NO.
DA-0200
REVISION
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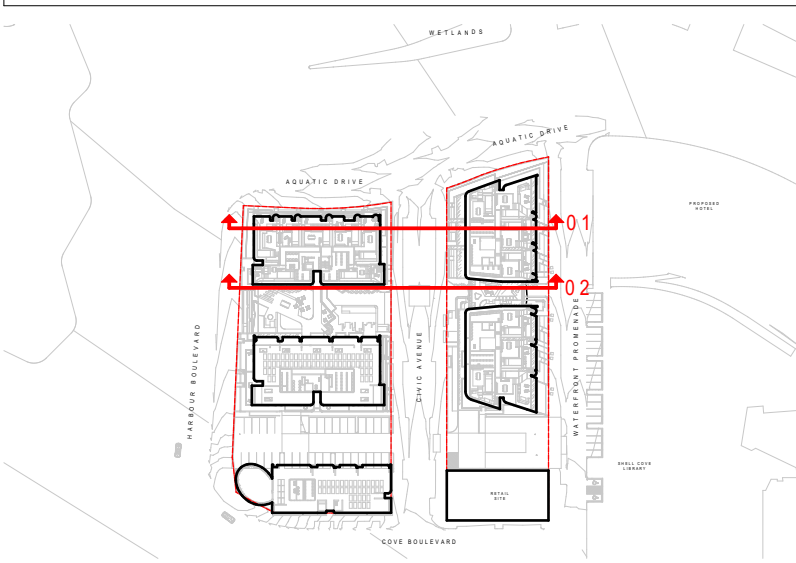
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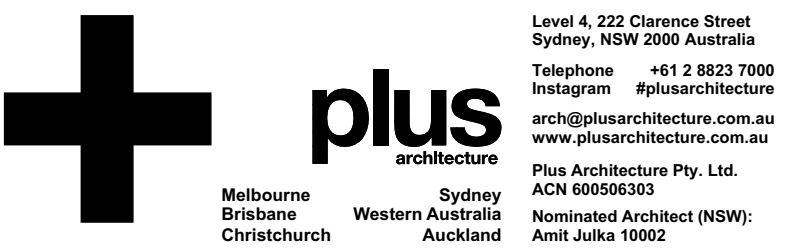
02 N - S SECTION - BUILDING B
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DRAWING TO BE READ IN CONJUNCTION WITH A0000
LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.



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23/05/2022	FOR DA SUBMISSION	06	SL	MB/SK



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FIRE ENG.	☐ AFFINITY FIRE	T (02) 9194 0590
ACOUSTIC ENG.	☐ ACOUSTIC LOGIC	T (02) 8339 8000
TRAFFIC ENG.	☐ ASON	T (02) 9083 6601
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BCA	☐ BCA LOGIC	T (02) 9411 5360
GREEN STAR	☐ NORTHROP	T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
SECTION - SHEET 2

DEVELOPMENT APPLICATION

DATE 23/05/2022 PLOT DATE 23/05/2022 SCALE 1:250 @A1

DRAWN SL CHECKED MB/SK

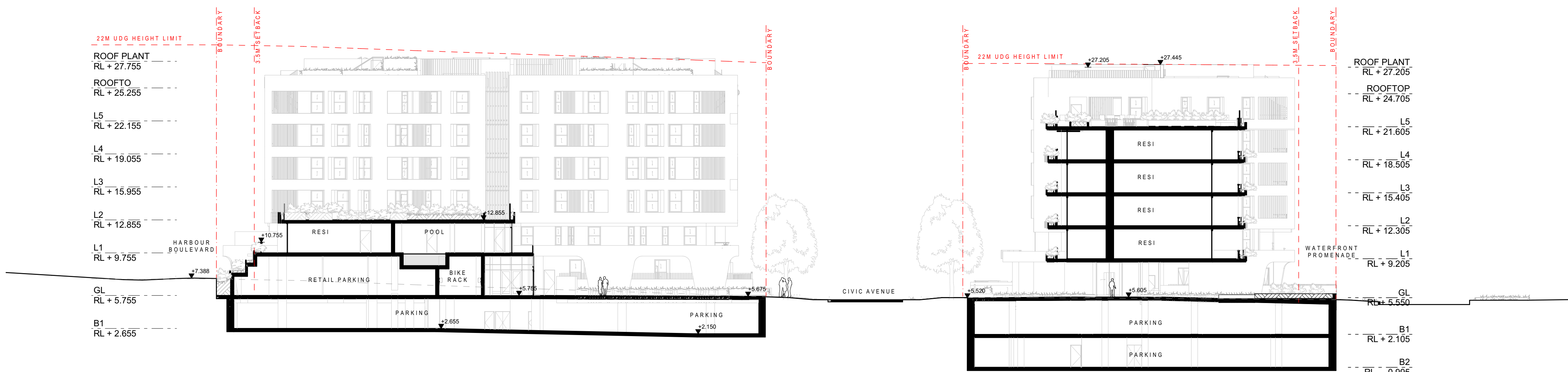
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20532

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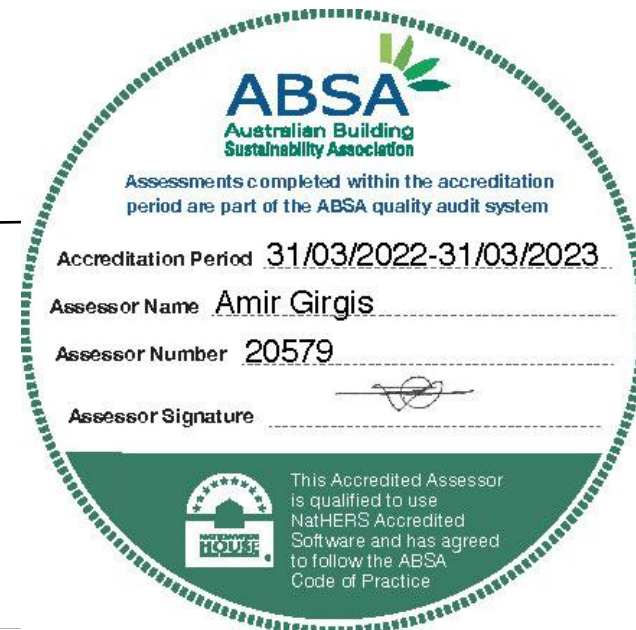
DRG. NO.
DA-0201
REVISION
06



01 E - W SECTION - BUILDING A&B
Scale 1:250



02 E - W SECTION - BUILDING A&B LINK
Scale 1:250



0007758700 03 Jun 2022

Assessor Amir Girgis

Accreditation No. 20579

Address

Building A , Shellharbour ,

NSW , 2529



hstar.com.au

The site plan shows a rectangular plot bounded by Broadway to the north, 10th Avenue to the west, 11th Avenue to the east, and 10th Street to the south. The proposed development is outlined in red and includes a large building footprint on the west side of the plot, a smaller building footprint on the east side, and a parking area in the center. Red arrows point to the building footprint and the parking area. The plan also shows existing building footprints and parking areas on the adjacent streets.



FRASERS
PROPERTY



PROJECT

Shell Cove Precinct D
Shellharbour, NSW

DEVELOPMENT APPLICATION

JOB NO.
20532

DRG. NO.
DA-0202
REVISION
04



hstar.com.au

- | | |
|------|---|
| C091 | CONCRETE - WHITE |
| C092 | CONCRETE - NATURAL FINISH |
| PC01 | GRC CONCRETE OR SIMILAR - WHITE |
| GL01 | GLAZING 01 - CLEAR |
| B01 | BALUSTRADE 01 - TIMBER LOOK HANDRAIL |
| B02 | BALUSTRADE 02 - METAL VERTICAL BATTEN, CHARCOAL |
| PS01 | PRIVACY SCREEN 01 - VERTICAL BATTEN, TIMBER FINISH |
| PS02 | PRIVACY SCREEN 02 - VERTICAL LOUVER (TO MATCH MT01) |
| PS03 | PRIVACY SCREEN 03 - PALISADE FENCE (TO MATCH MT01) |
| TR01 | TIMBER - VERTICAL BATTENS |
| BR01 | BRICK - MATTERHORN GREY OR SIMILAR |
| TL01 | TILE CLADDING - VERTICAL KIT-KAT OR SIMILAR - WHITE |
| AF01 | APPLIED FINISH 01 - WHITE |
| AF02 | APPLIED FINISH 02 - DARK |
| MT01 | METAL CLADDING - DARK CHARCOAL STANDING SEAM |
| MT02 | METAL HOOD - DARK CHARCOAL (TO MATCH MT01) |
| TG01 | ALUMINIUM CLADDING - TIMBER LOOK FINISH |
| ST01 | STONE - GABION WALL, TO MATCH EXISTING SITE |

The site plan shows a rectangular development bounded by 10th Avenue to the north, 11th Avenue to the south, and 12th Avenue to the east. The development is divided into two main sections by a central vertical corridor. The northern section contains a large building footprint with a parking area to its west. The southern section contains a large building footprint with a parking area to its west. The central vertical corridor is labeled '10th AVENUE' and '11th AVENUE'. The eastern boundary is labeled '12th AVENUE'. A north arrow is located in the upper right corner, and a scale bar is located in the lower right corner.

[illegible]

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Nominated Architect (NSW):
Amit Julka 10002

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DRAWING TITLE
**ELEVATIONS - NORTH FULL
SITE**

DATE	PLOT DATE	SCALE
23/05/2022	23/05/2022	1:250 @A1

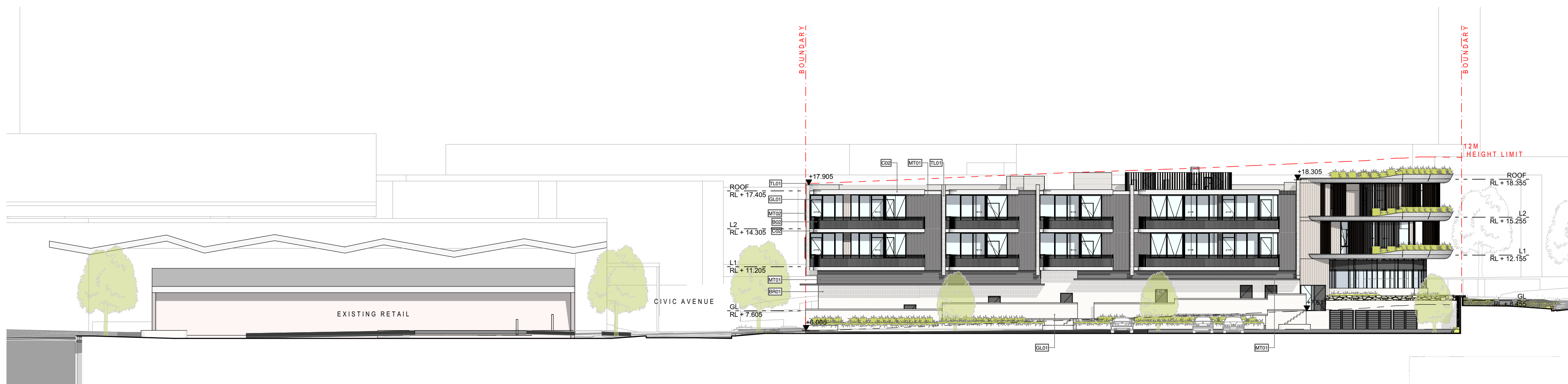
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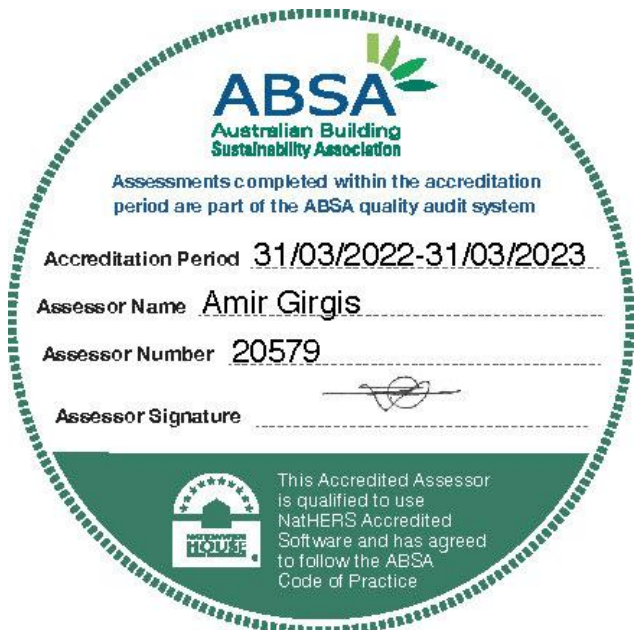
DRG. NO.
DA-0210
REVISION
05



01 NORTH ELEVATION - BUILDING A&B
Scale 1:250

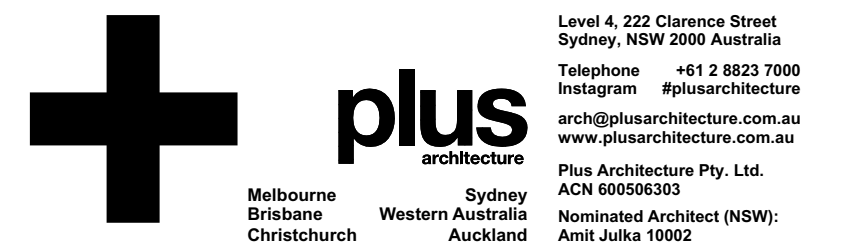


02 NORTH ELEVATION - BUILDING C
Scale 1:250



- | | |
|-------|---|
| C001 | CONCRETE - WHITE |
| C002 | CONCRETE - NATURAL FINISH |
| PC001 | GRC CONCRETE OR SIMILAR - WHITE |
| GL01 | GLAZING 01 - CLEAR |
| B01 | BALUSTRADE 01 - TIMBER LOOK HANDRAIL |
| B02 | BALUSTRADE 02 - METAL VERTICAL BATTEN, CHARCOAL |
| PS01 | PRIVACY SCREEN 01 - VERTICAL BATTEN, TIMBER FINISH |
| PS02 | PRIVACY SCREEN 02 - VERTICAL LOUVRE (TO MATCH MT01) |
| PS03 | PRIVACY SCREEN 03 - PALISADE FENCE (TO MATCH MT01) |
| TB01 | TIMBER - VERTICAL BATTENS |
| BR01 | BRICK - MATTERHORN GREY OR SIMILAR |
| TL01 | TILE CLADDING - VERTICAL KIT-KAT OR SIMILAR - WHITE |
| AF01 | APPLIED FINISH 01 - WHITE |
| AF02 | APPLIED FINISH 02 - DARK |
| MT01 | METAL CLADDING - DARK CHARCOAL STANDING SEAM |
| MT02 | METAL HOOD - DARK CHARCOAL (TO MATCH MT01) |
| TD01 | ALUMINIUM CLADDING - TIMBER LOOK FINISH |
| ST01 | STONE - GABION WALL, TO MATCH EXISTING SITE |

The site plan shows a rectangular development bounded by 10th Avenue to the west, 11th Avenue to the east, and 12th Avenue to the south. The plan includes two main building footprints, each with internal room divisions. A central parking area is located between the buildings. A red line runs along the eastern boundary, and a red arrow points to a specific location on this line. The plan also shows surrounding streets and other nearby buildings.

[illegible]

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GREEN STAR	☐	NORTHROP T (02) 9241 4188

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
**ELEVATIONS - EAST FULL
SITE**

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:250 @A1
DRAWN SK	CHECKED MB	
JOB NO. 20532		

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01 EAST ELEVATION - BUILDING A&B
Scale 1:250

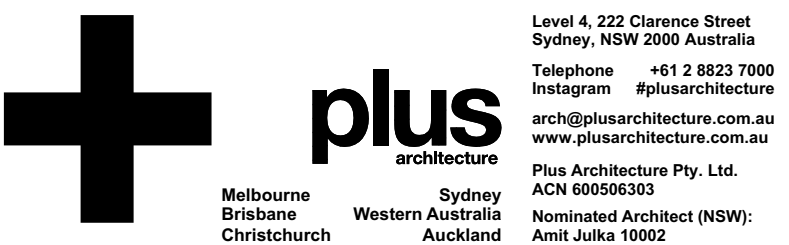


02 EAST ELEVATION - BUILDING A&C
- Scale 1:250



- | | |
|------|---|
| C001 | CONCRETE - WHITE |
| C002 | CONCRETE - NATURAL FINISH |
| PC01 | GRC CONCRETE OR SIMILAR - WHITE |
| GL01 | GLAZING 01 - CLEAR |
| B01 | BALUSTRADE 01 - TIMBER LOOK HANDRAIL |
| B02 | BALUSTRADE 02 - METAL VERTICAL BATTEN, CHARCOAL |
| PS01 | PRIVACY SCREEN 01 - VERTICAL BATTEN, TIMBER FINISH |
| PS02 | PRIVACY SCREEN 02 - VERTICAL LOUVRE (TO MATCH MT01) |
| PS03 | PRIVACY SCREEN 03 - PALISADE FENCE (TO MATCH MT01) |
| TR01 | TIMBER - VERTICAL BATTENS |
| BR01 | BRICK - MATTERHORN GREY OR SIMILAR |
| TL01 | TILE CLADDING - VERTICAL KIT-KAT OR SIMILAR - WHITE |
| AF01 | APPLIED FINISH 01 - WHITE |
| AF02 | APPLIED FINISH 02 - DARK |
| MT01 | METAL CLADDING - DARK CHARCOAL STANDING SEAM |
| MT02 | METAL HOOD - DARK CHARCOAL (TO MATCH MT01) |
| TG01 | ALUMINIUM CLADDING - TIMBER LOOK FINISH |
| ST01 | STONE - GABION WALL, TO MATCH EXISTING SITE |

The site plan shows a rectangular development bounded by West 10th Avenue to the north, West 11th Avenue to the south, and West 12th Avenue to the east. The plan includes two main building footprints, a central parking area, and a smaller building footprint at the southeast corner. The surrounding area includes existing buildings, parking lots, and streets.

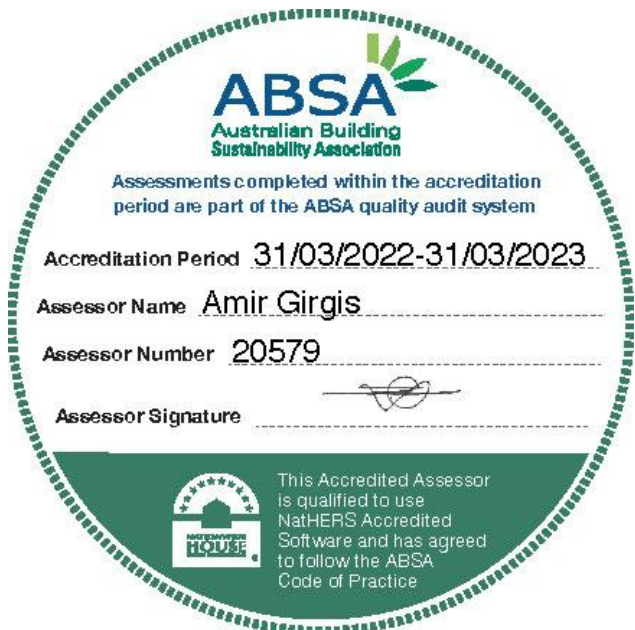
[illegible]

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GREEN STAR	☐	NORTHROP T (02) 9241 4188

DRAWING TITLE
ELEVATIONS - SOUTH FULL SITE

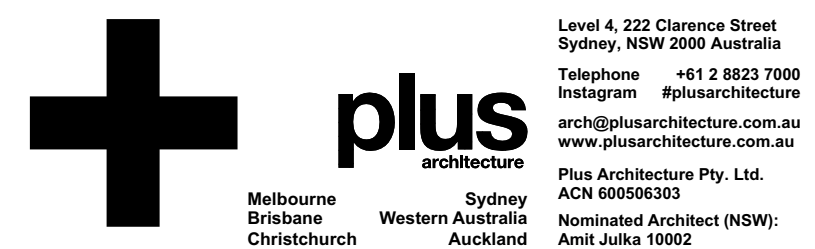
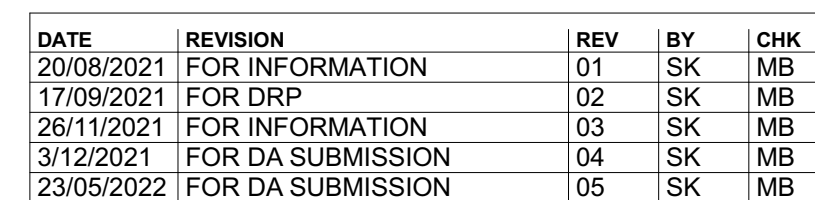
DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:250 @A1
DRAWN SK	CHECKED MB	

DRG. NO.
DA-0212
REVISION
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LEGEND, RELEVANT SCHEDULES AND PROJECT
SPECIFICATION.



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LANDSCAPE	☐	GROUP GSA T (02) 9361 4144
WASTE	☐	MRA CONSULTING T (02) 8541 6169
WIND	☐	WINDTECH T (02) 9503 0300
ACCESS	☐	MORRIS GODING ACCESS CONSULTING T (02) 9692 9322
BCA	☐	BCA LOGIC T (02) 9411 5360
GREEN STAR	☐	NORTHROP T (02) 9241 4388

PROJECT
Shell Cove Precinct D
Shellharbour, NSW

DRAWING TITLE
**ELEVATIONS - WEST FULL
SITE**

DEVELOPMENT APPLICATION

DATE 23/05/2022	PLOT DATE 23/05/2022	SCALE 1:250 @A1
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JOB NO. 20532		

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