CROSS VENTILATION

LIVABLE

ACCESSIBLE

SOLAR ACCESS 3HR>

SOLAR ACCESS <3HR

SOLAR ACCESS NONE

BUILDING SETBACK CONTROL

SITE BOUNDARY

SITE AREA	5755m^2
DEEP SOIL AREA	429m^2

NOTES

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5 All drawings to be read in conjunction with consultants' drawings.
6 All structure to structural engineer's details.

T RESIDENT TANDEM SPACES

RESIDENT SPACES (173)

V VISITOR SPACES (54)

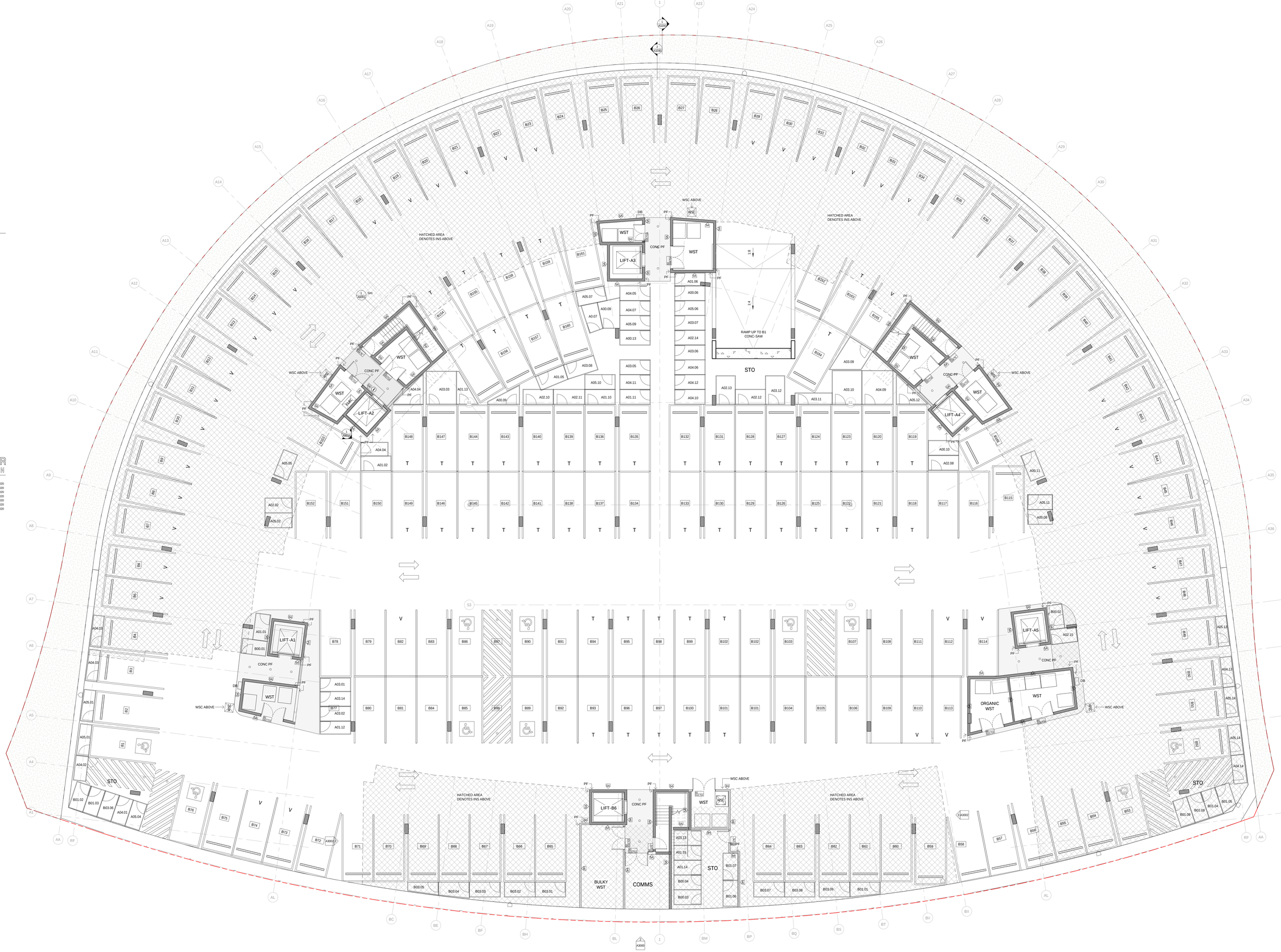
SC SMALL CAR SPACES

STORAGE CAGE (121 TOTAL)
(90 ON BASEMENT 2)
(31 ON BASEMENT 1)

FOR TENDER
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
P1	FOR INFORMATION	10.02.2020
P2	FOR INFORMATION	21.02.2020
P3	FOR INFORMATION	27.02.2020
P4	FOR INFORMATION	15.04.2020
P5	FOR INFORMATION	29.04.2020
P6	FOR INFORMATION	01.05.2020
P7	FOR TENDER	08.05.2020

DRAFT



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0 | 1000 | 2500 | 5000

DO NOT SCALE DRAWINGS

SCALE 1:100 @ A0 UNO

PROJECT		
1806	SHELL COVE	
DRAWN	SENIOR QA	APP'D
DM	RK	RK

DWG TITLE
GA PLAN - LEVEL B2

DWG NO	REV
A1999	P7

CROSS VENTILATION
LIVABLE
ACCESSIBLE
SOLAR ACCESS 3HR>
SOLAR ACCESS <3HR
SOLAR ACCESS NONE

BUILDING SETBACK CONTROL
SITE BOUNDARY

NOTES

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5 All drawings to be read in conjunction with consultants' drawings.
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PARKING SCHEDULE	
LEVEL	COUNT
B2 FFL	273
B1 FFL	91
TOTAL: 364	

T — RESIDENT TANDEM SPACES
RESIDENT SPACES (173)
V — VISITOR SPACES (54)
SC — SMALL CAR SPACES
STORAGE CAGE (121 TOTAL) (90 ON BASEMENT 2) (31 ON BASEMENT 1)

FOR TENDER
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
P1	FOR INFORMATION	10.02.2020
P2	FOR INFORMATION	21.02.2020
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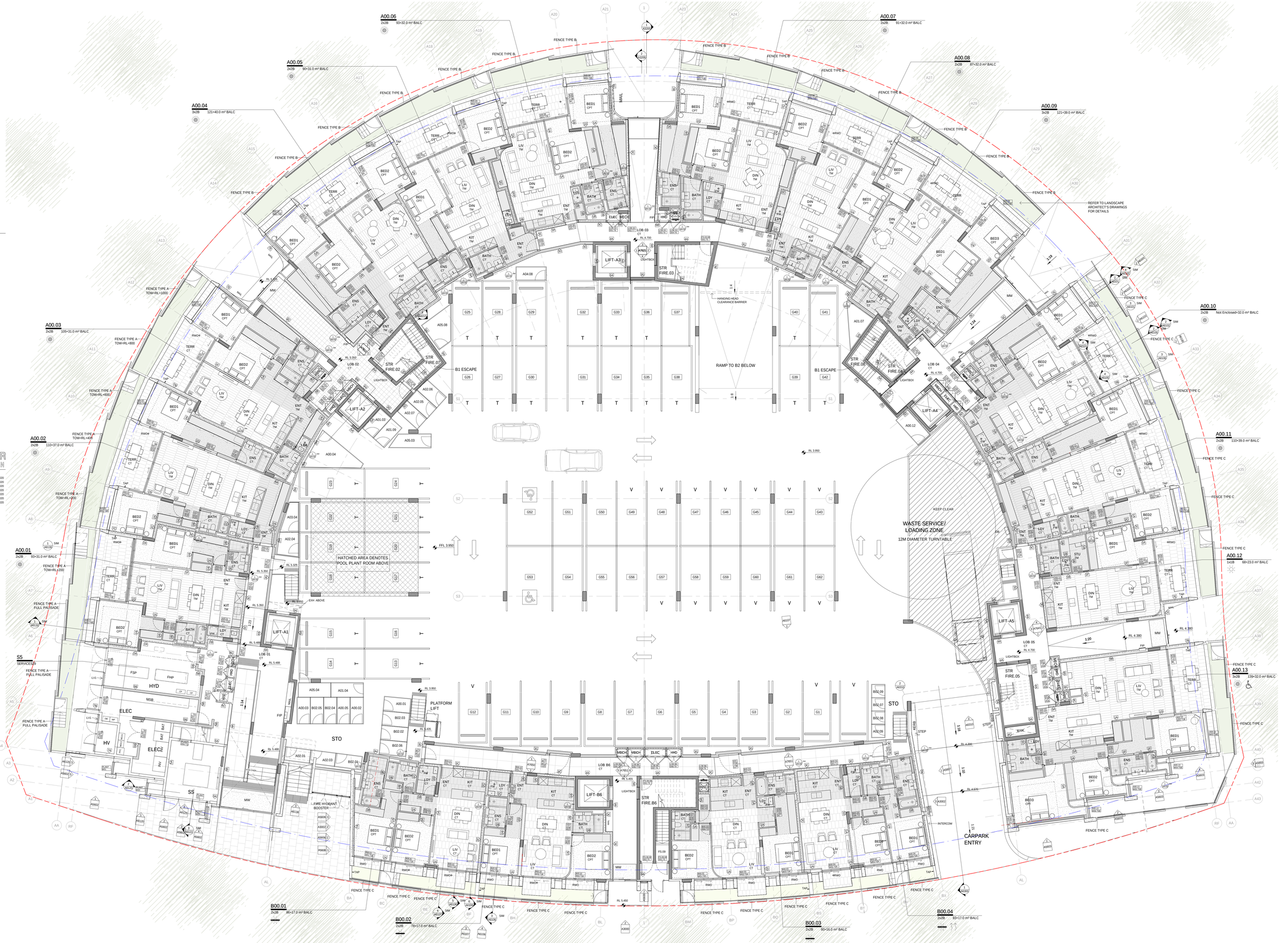
P6	FOR INFORMATION	01.05.2020
P7	FOR TENDER	08.05.2020

DRAFT

BASIX and Thermal Comfort Inclusions
The Waterfront Precinct B2, Shell Cove NSW 2529

Floors	Concrete with a minimum R1.0 insulation (insulation only value) required to units with garage, plant rooms or open subfloor below (R2.5 insulation to units A00.13 and A01.01 only) Concrete between levels, no insulation required
Walls	**External walls:** 250mm precast concrete wall with R1.5 insulation (insulation only value) 250mm precast concrete wall with R2.0 insulation (insulation only value) to units A00.13, A00.01, A05.06 and A05.14 Colour backed glazing with R1.5 insulation (insulation only value) **External colour** Default colour modelled **Internal walls:** 75mm Hebel Power Panel to walls adjacent to neighbours, no insulation required 75mm Hebel Power Panel to walls adjacent to hallways with a minimum R1.2 insulation (insulation only value) Concrete walls with furring channel and plasterboard lining to all walls adjacent do-car park and plant rooms with a minimum R1.2 insulation (insulation only value) Minimum 190mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required **Walls with-in dwellings:** Plasterboard on studs – no insulation
Windows	Aluminium framed, low-e glazing to building A: Group A – awning U-value: 6.80 (equal to or lower than); SHGC: 0.51 (±10%) Group B – sliding doors/windows + fixed glazing U-value: 4.80 (equal to or lower than); SHGC: 0.59 (±10%) Aluminium framed, high performance low-e gazing to building B Group A – awning U-value: 4.1 (equal to or lower than); SHGC: 0.47 (±10%) Group B – sliding doors/windows + fixed glazing U-value: 4.10 (equal to or lower than); SHGC: 0.51 (±10%)
Skylights	Aluminium or timber framed, double glazing.
Ceilings	Plasterboard ceiling with R1.0 insulation (insulation only value) to soffit of concrete where roof is over (R3.5 insulation to units B03.02 and B03.03 only) Plasterboard ceiling, no insulation where neighbouring units are above
Roof	Concrete roof with waterproofing membrane, no insulation required
Floor coverings	Default floor coverings modelled as per NatHERS Technical Note 1.2 – 10.5
Hot water system	Central system: electric heat pump (air sourced) – R0.75 (~32mm) insulation to external and internal piping
Alternative energy	Central PV system with a minimum output of 99 kW



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PROJECT		
1806 SHELL COVE		
DRAWN	SENIOR QA	APP'D
DM	RK	BD

DWG TITLE
GA PLAN - LEVEL GF

DWG NO	REV
A2000	P7

STORAGE KEY

- 1-BED
- 2-BED
- 3-BED

NOTES

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5 All drawings to be read in conjunction with consultants' drawings.
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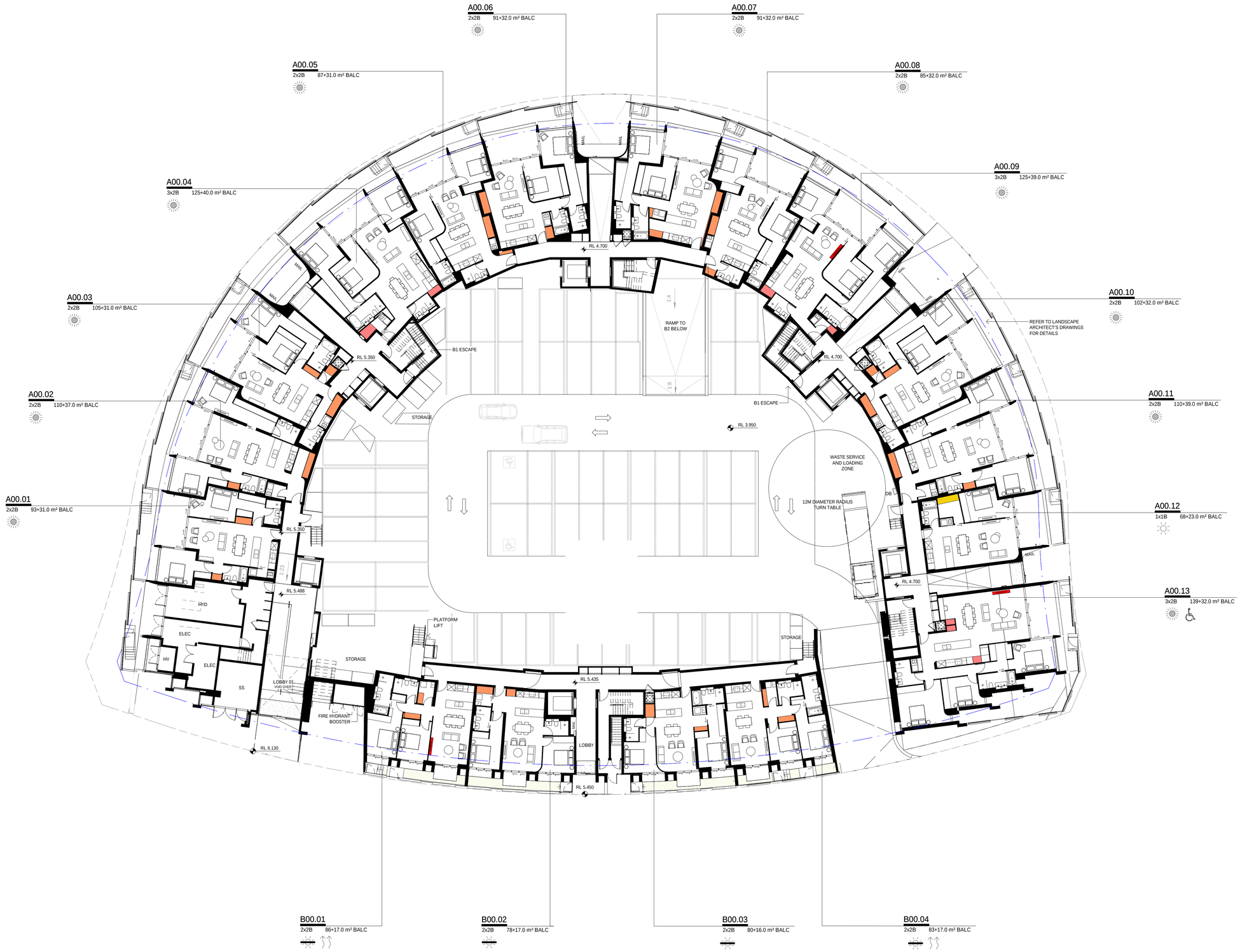
PRINT DRAWING IN COLOUR

P R E L I M I N A R Y
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
P1	FOR INFORMATION	05.06.2020



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0 | 2000 | 5000 | 10000

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PROJECT			DWG TITLE
1806	SHELL COVE		STORAGE - LGF
DRAWN	SENIOR QA	APP'D	DWG NO / REV
EC	Checker	Approver	SKA113 / P1

STORAGE KEY

- 1-BED
- 2-BED
- 3-BED

NOTES

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5 All drawings to be read in conjunction with consultants' drawings.
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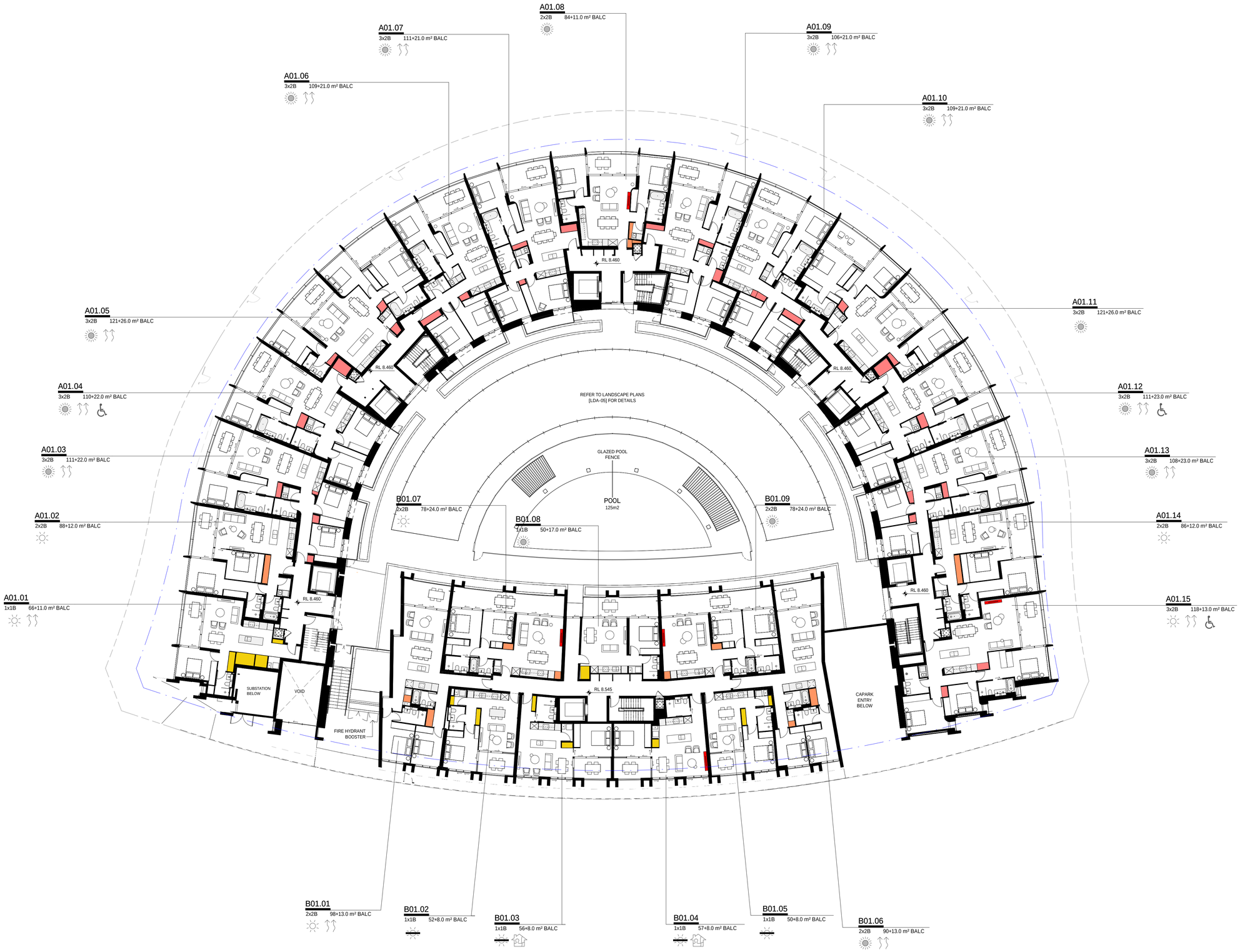
PRINT DRAWING IN COLOUR

P R E L I M I N A R Y
N O T F O R C O N S T R U C T I O N

ISSUE	REASON	DATE
P1	FOR INFORMATION	05.06.2020



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PROJECT 1806 SHELL COVE

DRAWN EC | SENIOR QA Checker | APP'D Approver

DWG TITLE STORAGE L01

DWG NO SKA114 | REV P1

STORAGE KEY

- 1-BED
- 2-BED
- 3-BED

NOTES

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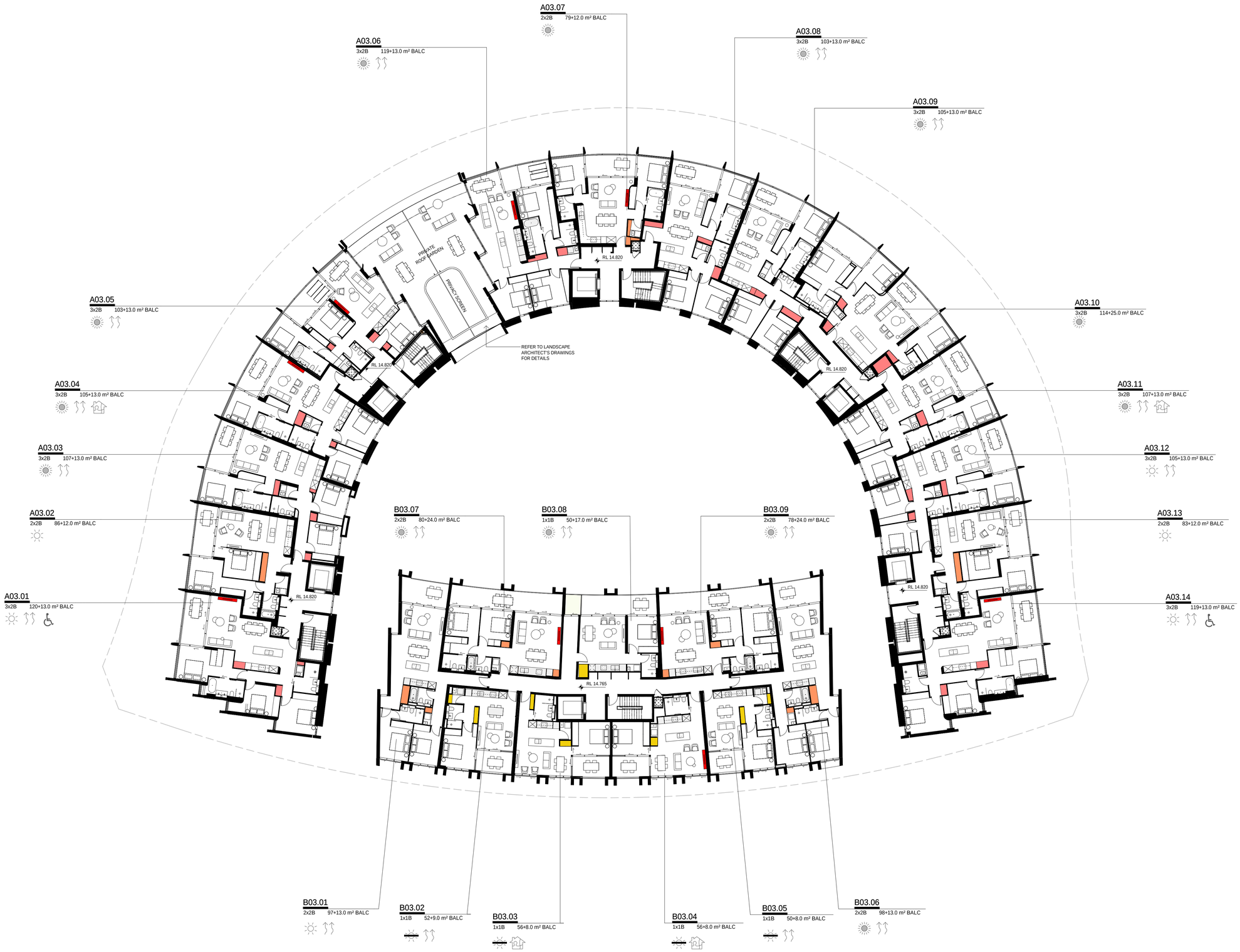
P R E L I M I N A R Y
N O T F O R C O N S T R U C T I O N

ISSUE	REASON	DATE
P1	FOR INFORMATION	05.06.2020



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0 | 2000 | 5000 | 10000

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SCALE 1:200 @ A1 UNO

PROJECT		DWG TITLE
1806	SHELL COVE	STORAGE L03

DRAWN	SENIOR QA	APP'D	DWG NO	REV
EC	Checker	Approver	SKA115	P1

project	title	issue	current at
SHELL COVE 1806	STORAGE	A	05.06.20

Building A

No floors	Level	Apt	Type	Internal (m^3)		Compliant		Basement (m^3)			Compliant
				Required	Provided		Under by	Required	Provided	Additional	
1	L00	01	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L00	02	2 BED	4	6.0	Ok		4	5.28	1.28	Ok
1	L00	03	2 BED	4	9.1	Ok		4	5.28	1.28	Ok
1	L00	04	2 BED	4	5.5	Ok		4	10.7	6.7	Ok
1	L00	05	2 BED	4	5.3	Ok		4	5.28	1.28	Ok
1	L00	06	2 BED	4	6.4	Ok		4	5.28	1.28	Ok
1	L00	07	2 BED	4	6.9	Ok		4	5.28	1.28	Ok
1	L00	08	2 BED	4	5.2	Ok		4	5.28	1.28	Ok
1	L00	09	3 BED	5	5.5	Ok		5	7.8	2.8	Ok
1	L00	10	2 BED	4	8.7	Ok		4	6.2	2.2	Ok
1	L00	11	2 BED	4	6.3	Ok		4	5.28	1.28	Ok
1	L00	12	1 BED	3	3.5	Ok		3	7.6	4.6	Ok
1	L00	13	3 BED	5	5.4	Ok		5	6.2	1.2	Ok
1	L01	1	1 BED	3	14.1	Ok		3	5.28	2.28	Ok
1	L01	02	2 BED	4	4.3	Ok		4	6.2	2.2	Ok
1	L01	03	3 BED	5	5.1	Ok		5	6.1	1.1	Ok
1	L01	04	3 BED	5	7.5	Ok		5	5.28	0.28	Ok
1	L01	05	3 BED	5	5.2	Ok		5	5.28	0.28	Ok
1	L01	06	3 BED	5	5.0	Ok		5	5.28	0.28	Ok
1	L01	07	3 BED	5	5.6	Ok		5	9.3	4.3	Ok
1	L01	08	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L01	09	3 BED	5	6.6	Ok		5	5.28	0.28	Ok
1	L01	10	3 BED	5	5.9	Ok		5	6.2	1.2	Ok
1	L01	11	3 BED	5	5.3	Ok		5	6.2	1.2	Ok
1	L01	12	3 BED	5	7.5	Ok		5	5.28	0.28	Ok
1	L01	13	3 BED	5	5.1	Ok		5	5.28	0.28	Ok
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1	L02	02	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L02	03	3 BED	5	5.1	Ok		5	5.28	0.28	Ok
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1	L02	05	3 BED	5	5.2	Ok		5	5.28	0.28	Ok
1	L02	06	3 BED	5	5.0	Ok		5	5.28	0.28	Ok
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1	L03	01	3 BED	5	5.8	Ok		5	5.28	0.28	Ok
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1	L03	07	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L03	08	3 BED	5	6.6	Ok		5	6.4	1.4	Ok
1	L03	09	3 BED	5	6.9	Ok		5	11.2	6.2	Ok
1	L03	10	3 BED	5	5.3	Ok		5	13.7	8.7	Ok
1	L03	11	3 BED	5	7.5	Ok		5	5.28	0.28	Ok
1	L03	12	3 BED	5	5.1	Ok		5	7.5	2.5	Ok
1	L03	13	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
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1	L04	01	3 BED	5	5.8	Ok		5	5.28	0.28	Ok
1	L04	02	2 BED	4	4.3	Ok		4	4.2	0.2	Ok
1	L04	03	3 BED	5	5.1	Ok		5	9.6	4.6	Ok
1	L04	04	3 BED	5	5.1	Ok		5	6.5	1.5	Ok
1	L04	05	3 BED	5	5.0	Ok		5	6.2	1.2	Ok
1	L04	06	3 BED	5	6.3	Ok		5	5.28	0.28	Ok
1	L04	07	2 BED	4	4.3	Ok		4	6.2	2.2	Ok
1	L04	08	3 BED	5	6.6	Ok		5	5.28	0.28	Ok
1	L04	09	3 BED	5	6.9	Ok		5	14.4	9.4	Ok
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1	L05	03	3 BED	5	5.1	Ok		5	7.4	2.4	Ok
1	L05	04	3 BED	5	5.1	Ok		5	5.28	0.28	Ok
1	L05	05	3 BED	5	5.0	Ok		5	5.28	0.28	Ok
1	L05	06	3 BED	5	6.3	Ok		5	5.28	0.28	Ok
1	L05	07	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L05	08	3 BED	5	6.6	Ok		5	10.9	5.9	Ok
1	L05	09	3 BED	5	6.9	Ok		5	6.2	1.2	Ok
1	L05	10	3 BED	5	5.3	Ok		5	6.2	1.2	Ok
1	L05	11	3 BED	5	7.5	Ok		5	5.28	0.28	Ok
1	L05	12	3 BED	5	5.1	Ok		5	6.4	1.4	Ok
1	L05	13	2 BED	4	4.3	Ok		4	4.5	0.5	Ok
1	L05	14	3 BED	5	5.2	Ok		5	10.1	5.1	Ok

BUILDING A

Total apartments	85	
Compliant	85	(100%)
Non compliant	0	(0%)

Building B

No floors	Level	Apt	Type	Internal (m^3)		Co		Basement (m^3)			
				Required	Provided		Under by	Required	Provided		Compliant
1	L00	01	2 BED	4	5.1	Ok		4	5.28	1.28	Ok
1	L00	02	2 BED	4	4.6	Ok		4	5.28	1.28	Ok
1	L00	03	2 BED	4	4.4	Ok		4	5.28	1.28	Ok
1	L00	04	2 BED	4	4.0	Ok		4	5.28	1.28	Ok
1	L01	01	2 BED	4	4.4	Ok		4	5.28	1.28	Ok
1	L01	02	1 BED	3	3.1	Ok		3	5.28	2.28	Ok
1	L01	03	1 BED	3	3.2	Ok		3	5.28	2.28	Ok
1	L01	04	1 BED	3	3.1	Ok		3	5.28	2.28	Ok
1	L01	05	1 BED	3	3.4	Ok		3	5.28	2.28	Ok
1	L01	06	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L01	07	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L01	08	1 BED	3	3.7	Ok		3	5.28	2.28	Ok
1	L01	09	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L02	01	2 BED	4	4.2	Ok		4	5.28	1.28	Ok
1	L02	02	1 BED	3	3.1	Ok		3	3	0	Ok
1	L02	03	1 BED	3	3.2	Ok		3	3	0	Ok
1	L02	04	1 BED	3	3.1	Ok		3	3	0	Ok
1	L02	05	1 BED	3	3.4	Ok		3	5.28	2.28	Ok
1	L02	06	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L02	07	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L02	08	1 BED	3	3.1	Ok		3	3	0	Ok
1	L02	09	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L03	01	1 BED	3	4.2	Ok		3	6.2	3.2	Ok
1	L03	02	1 BED	3	3.1	Ok		3	6.3	3.3	Ok
1	L03	03	1 BED	3	3.2	Ok		3	6.3	3.3	Ok
1	L03	04	1 BED	3	3.1	Ok		3	6.2	3.2	Ok
1	L03	05	1 BED	3	3.4	Ok		3	5.28	2.28	Ok
1	L03	06	2 BED	4	4.3	Ok		4	5.28	1.28	Ok
1	L03	07	2 BED	4	4.3	Ok		4	6.3	2.3	Ok
1	L03	08	1 BED	3	3.1	Ok		3	6.1	3.1	Ok
1	L03	09	2 BED	4	4.3	Ok		4	6.3	2.3	Ok

BUILDING B

Total apartments	31	
Compliant	31	(100%)
Non compliant	0	(0%)