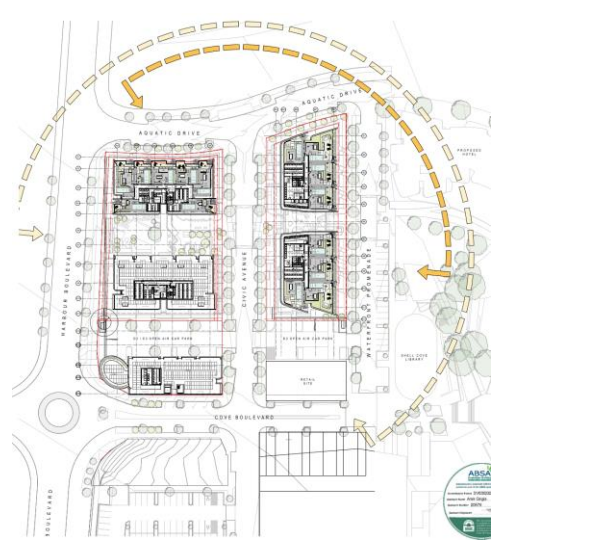
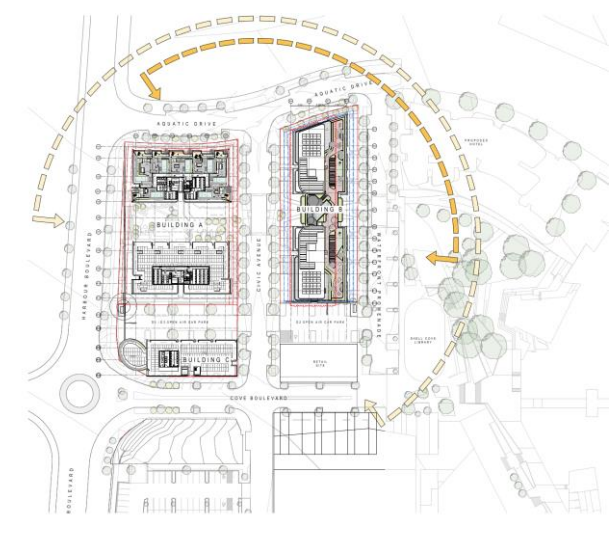
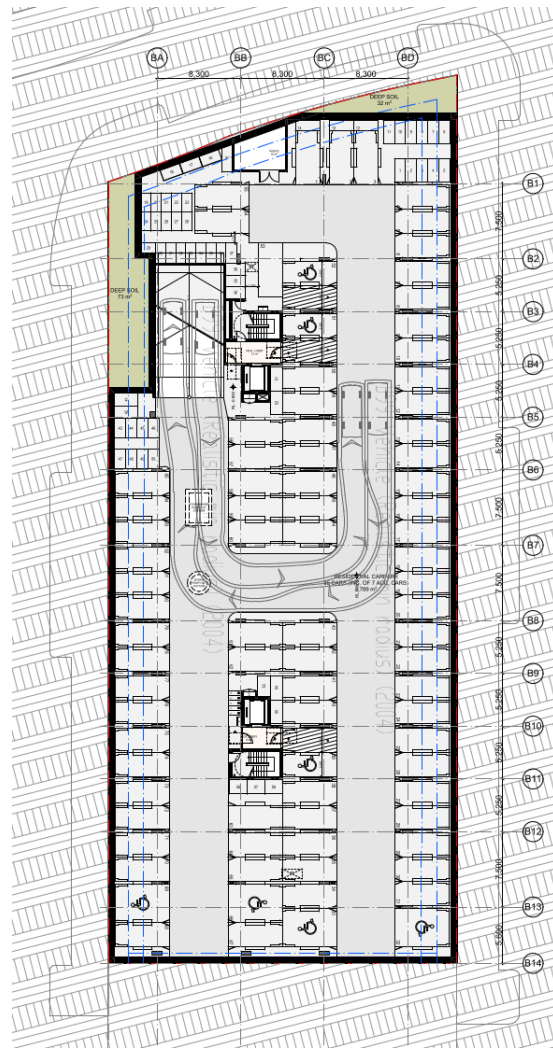
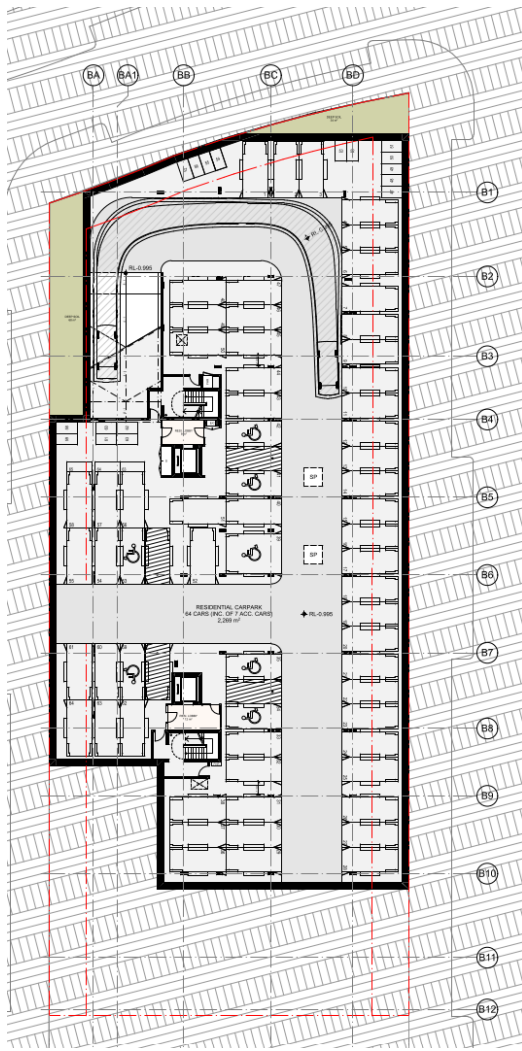


Attachment C: Plan Comparison Table

Approved Plans	Proposed modification plans
Site Plan DA0350/2022 – Revision 3	Site Plan DAM0043/2024 – Revision 07
	
Basement 2 Overall Plan DA0350/2022 – Revision 13	Basement 2 Overall Plan DAM0043/2024 – Revision 17

Comment: The modified site plan captures the changes to the façade, external built form, and communal open space on the top floor of Building B.



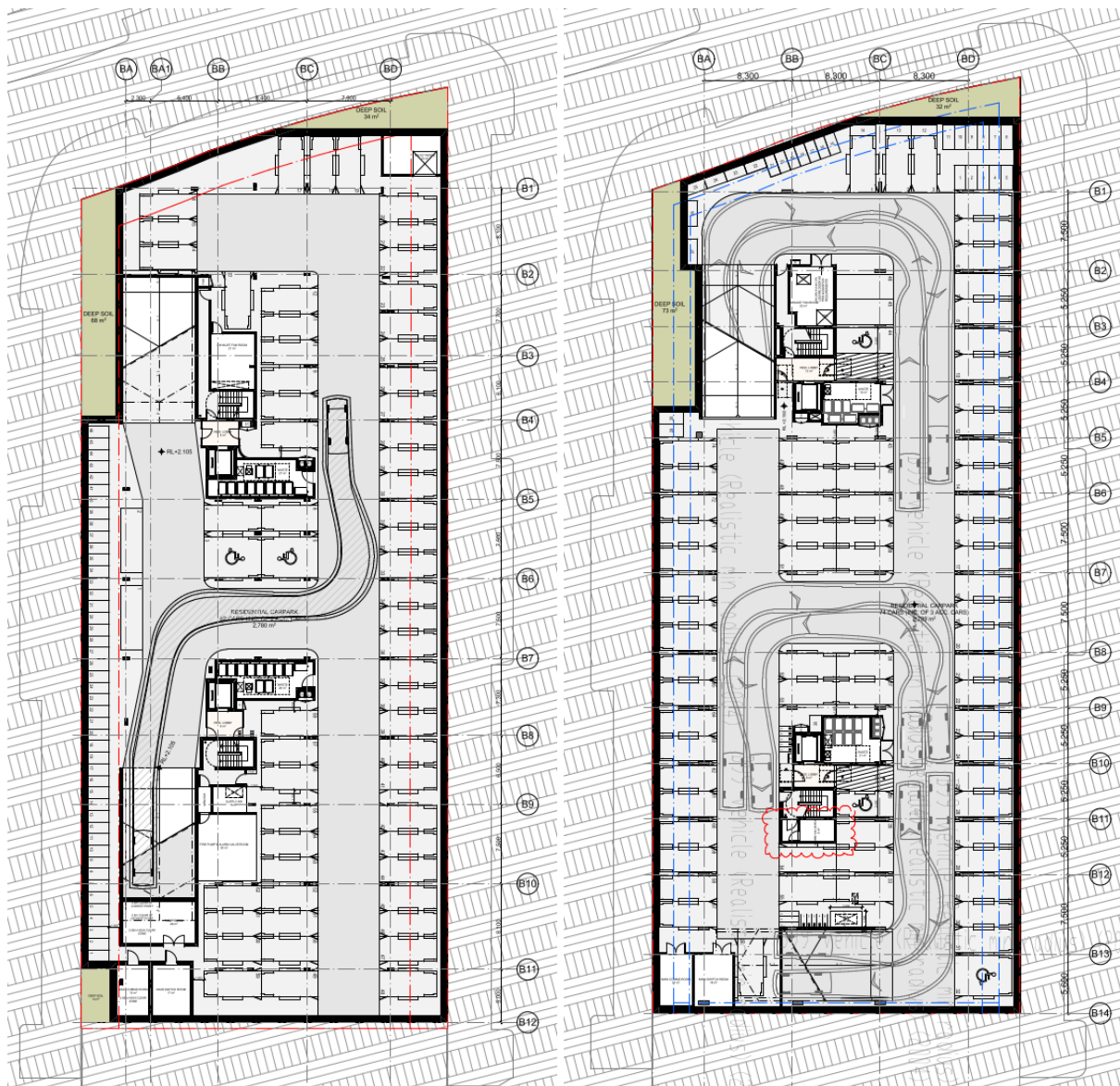
Comment: The proposed basement 2 overall plan captures the provision of additional basement parking, and a modified basement configuration. Of note, the basement entry is directed towards the centre of the build, and the basement floor area increases toward the south-east of the build.

Basement 1 Overall Plan

DA0350/2022 – Revision 13

Basement 1 Overall Plan

DAM0043/2024 – Revision 17



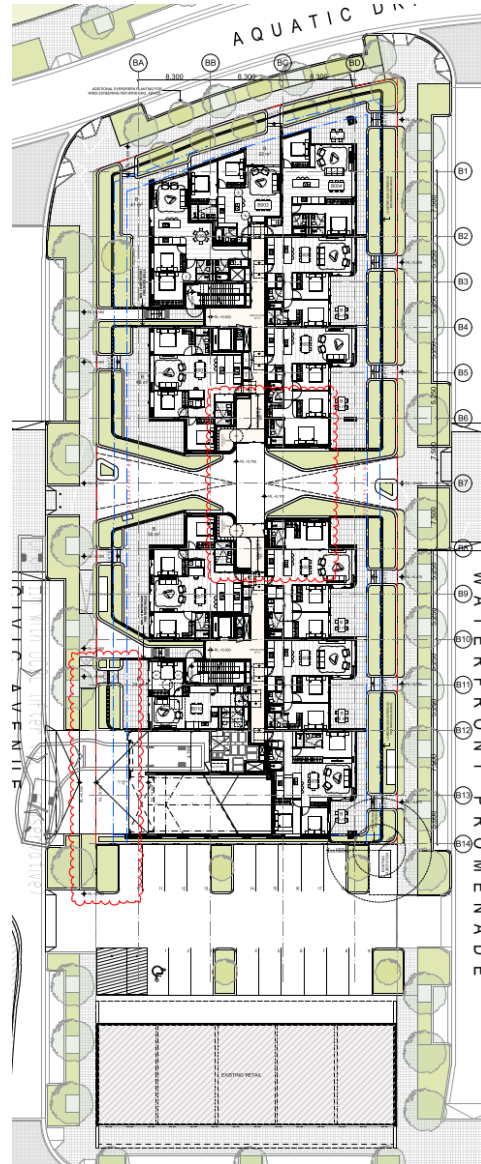
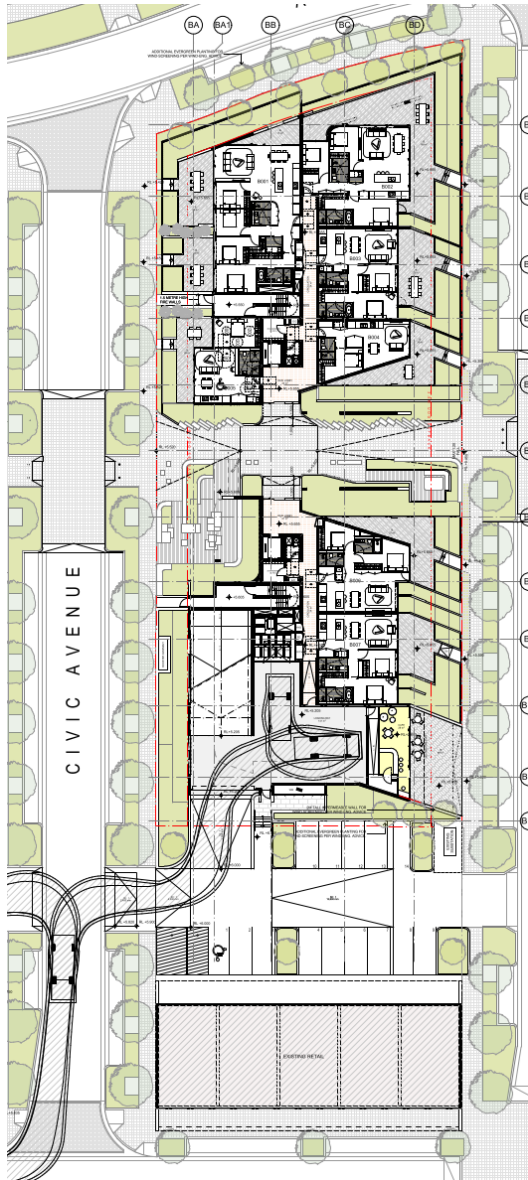
Comment: The Basement 1 Overall Plan captures changes to the basement configuration. Particularly, the entry access direction changes, as does the access to Basement 2. The west side of Building B features an additional row of parking, and the storage compartments have been relocated primarily toward the north side of the basement 1.

Ground Floor Overall Plan

DA0350/2022 – Revision 13

Ground Floor Overall Plan

DAM0043/2024 – Revision 17



Comment: The modified ground-floor plan captures numerous details:

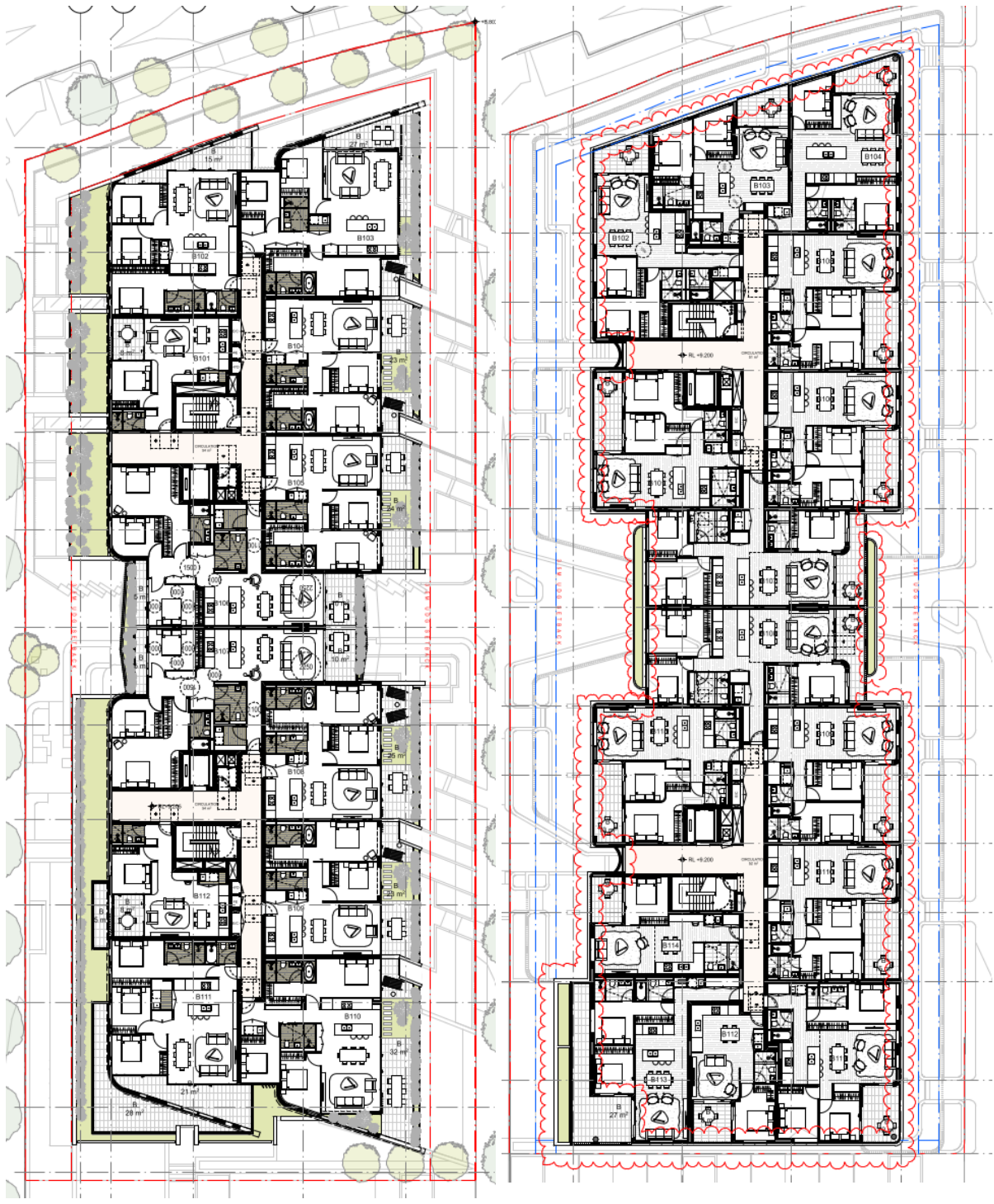
- The change in basement access from the open air carpark to Civic Avenue
- Change in design of the through-site access, between the north and south components of Building B.
- Change in the general floor plan configuration. This includes loss of communal open space in the south component (near the through-site access, and the cafe which was conditioned for use as communal open space. These features have been replaced with private apartment features).
- The total number of apartments on the ground-floor increases from 7 to 11

Level 1 Overall Plan

DA0350/2022 – Revision 13

Level 1 Overall Plan

DAM0043/2024 – Revision 17



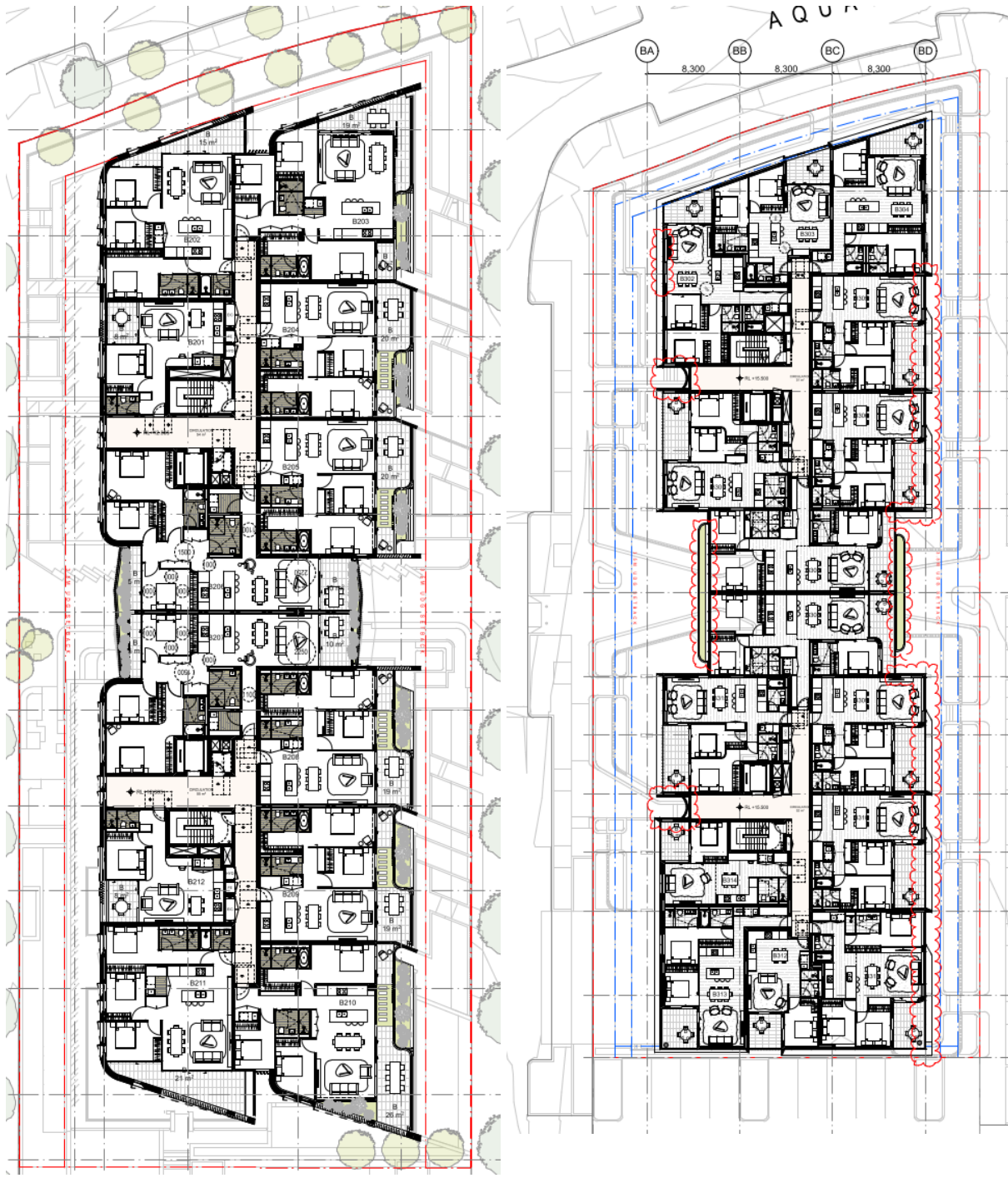
Comment: The modified Level 1 plan captures changes to the floor configuration, number of apartments, and façade details.

Level 2 Overall Plan

DA0350/2022 – Revision 13

Level 2 Overall Plan

DAM0043/2024 – Revision 17



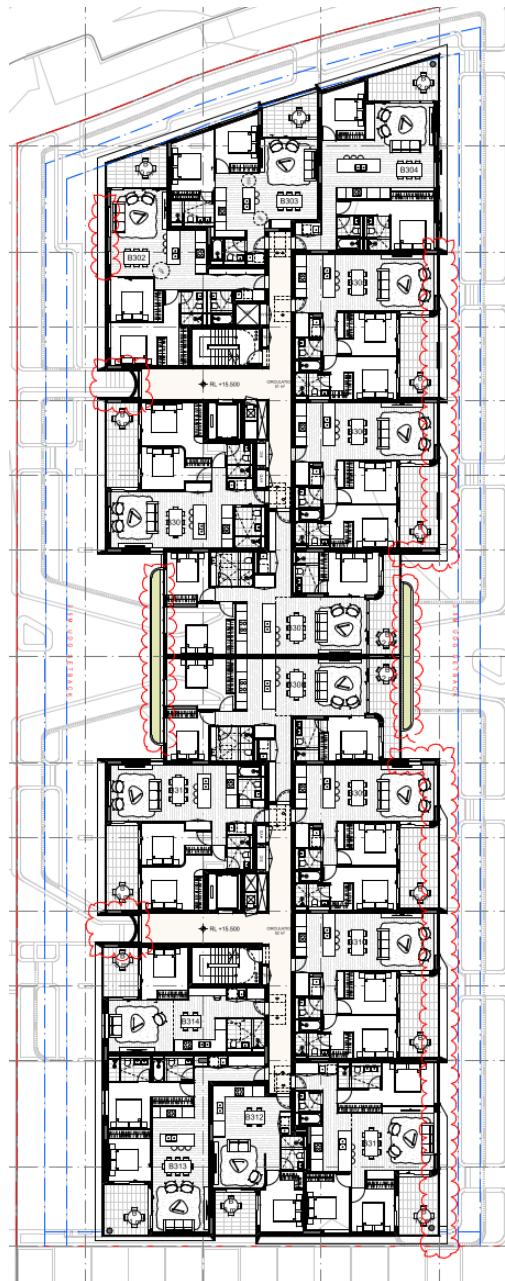
Comment: The modifications to the Level 2 floor plan capture changes to the floor configuration, increase in apartment numbers, and changes to the façade details.

Level 3 Overall Plan

DA0350/2022 – Revision 13

Level 3 Overall Plan

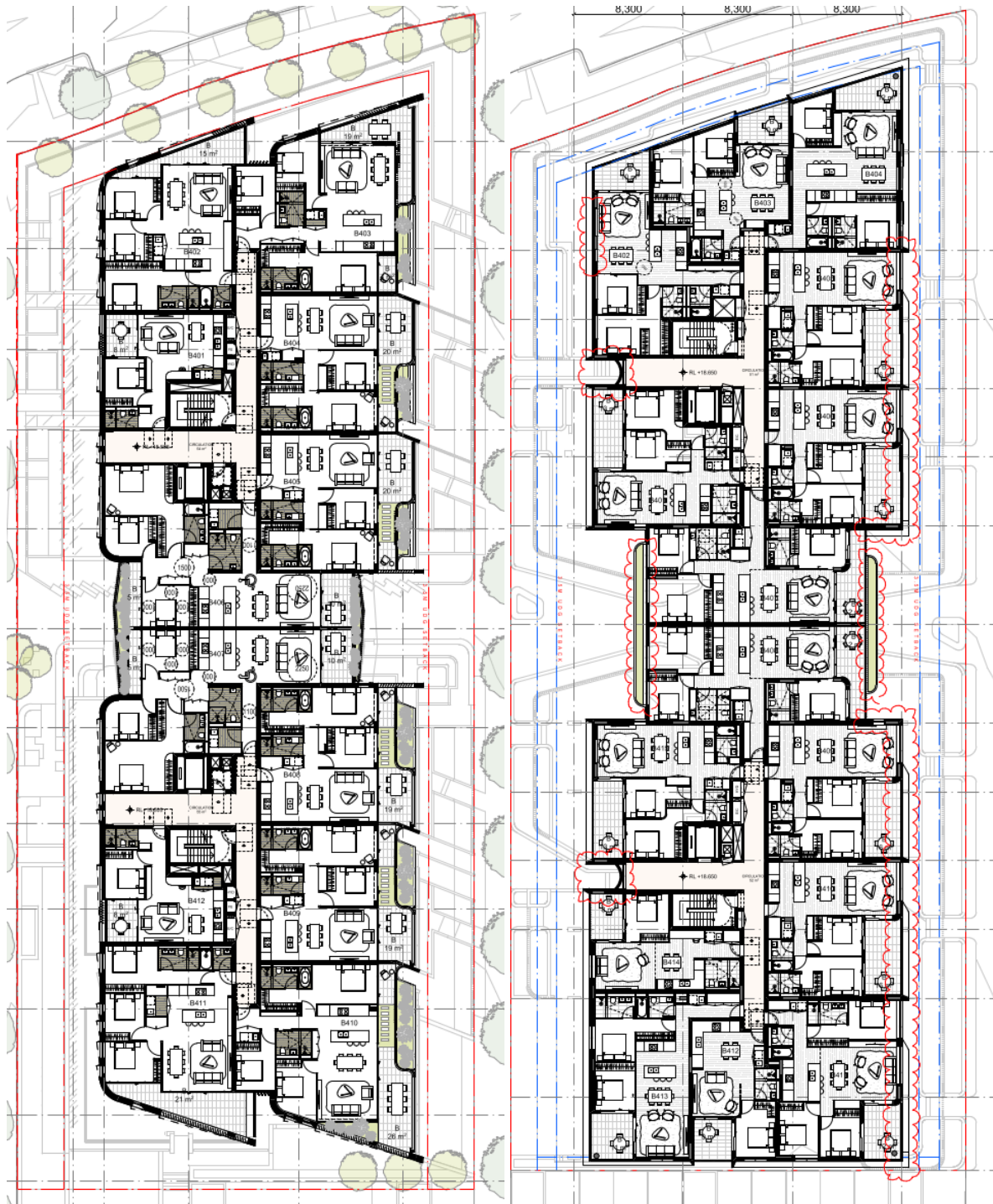
DAM0043/2024 – Revision 17



Level 4 Overall Plan

Level 4 Overall Plan

DAM0043/2024 – Revision 17



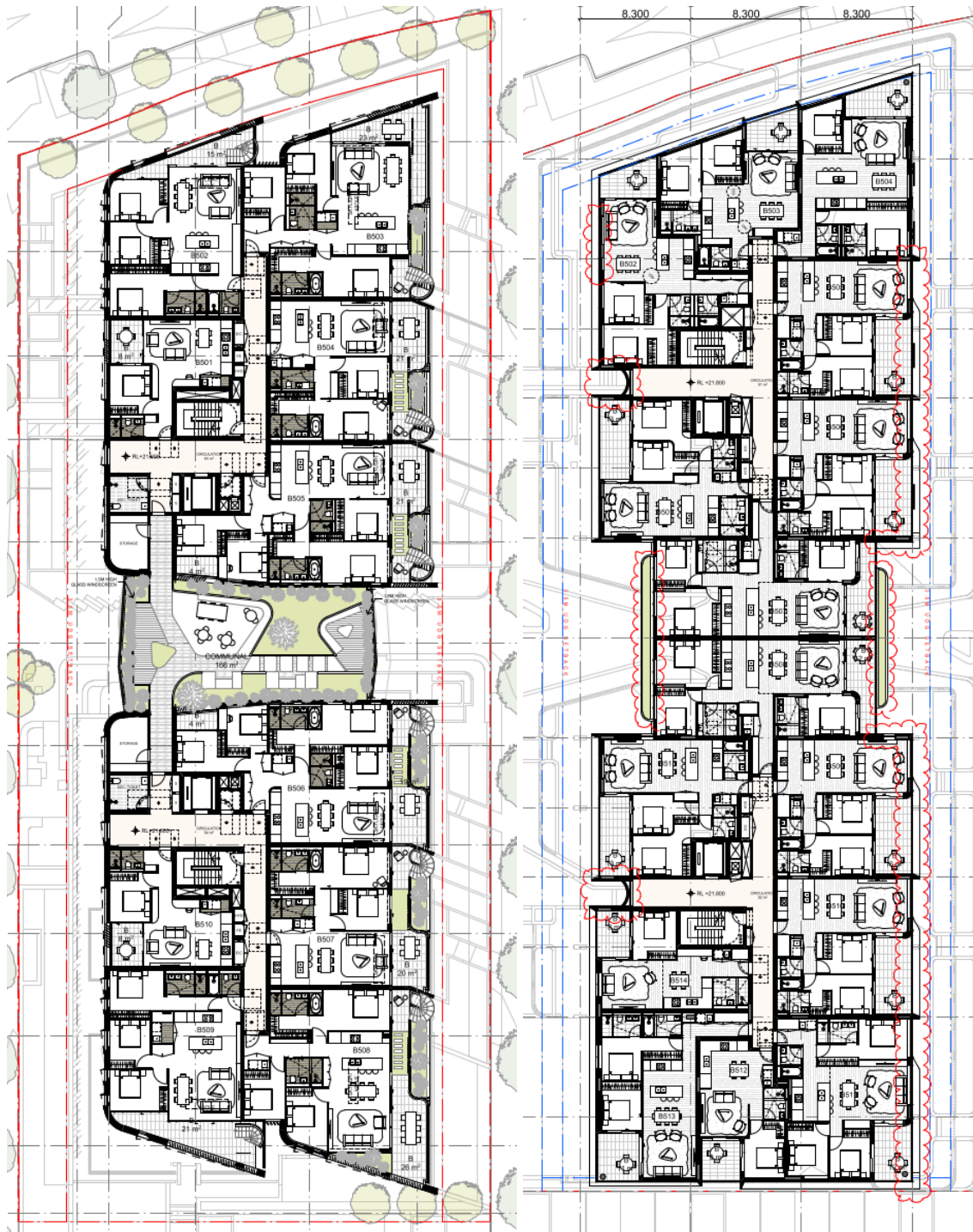
Comment: The modifications to the Level 4 floor plan captures changes to the floor configuration, increase of apartment numbers, and changes to the façade details.

Level 5 Overall Plan

DA0350/2022 – Revision 13

Level 5 Overall Plan

DA0043/2024 – Revision 17



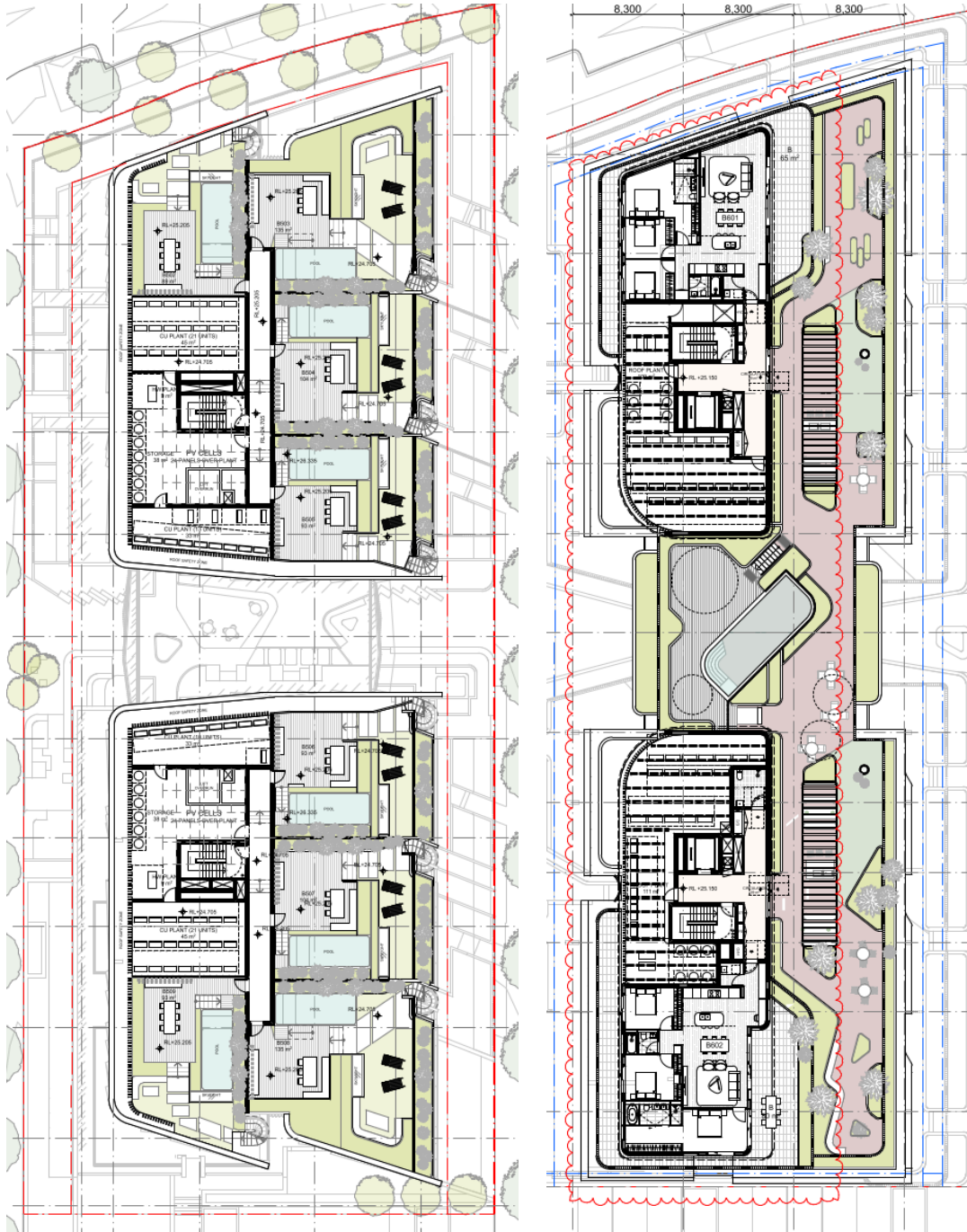
Comment: The modifications to the Level 5 floor plan captures changes to the floor configuration, increase of apartment numbers, and changes to the façade details. Notably, the modification includes removal of communal open space in the centre of the floor plan; Level 5 has been altered to reflect the floor plan of all preceding levels.

Rooftop Terrace

DA0350/2022 – Revision 13

Rooftop Terrace

DAM0043/2024 – Revision 17



Comment: There are significant modifications proposed to the rooftop terrace. The rooftop terrace is now connected to improve accessibility throughout the building. The rooftop has been reconfigured to remove each individual POS, and introduce a larger rooftop Communal Open Space, utilising one large swimming pool and a connected communal open space with excellent amenity features.

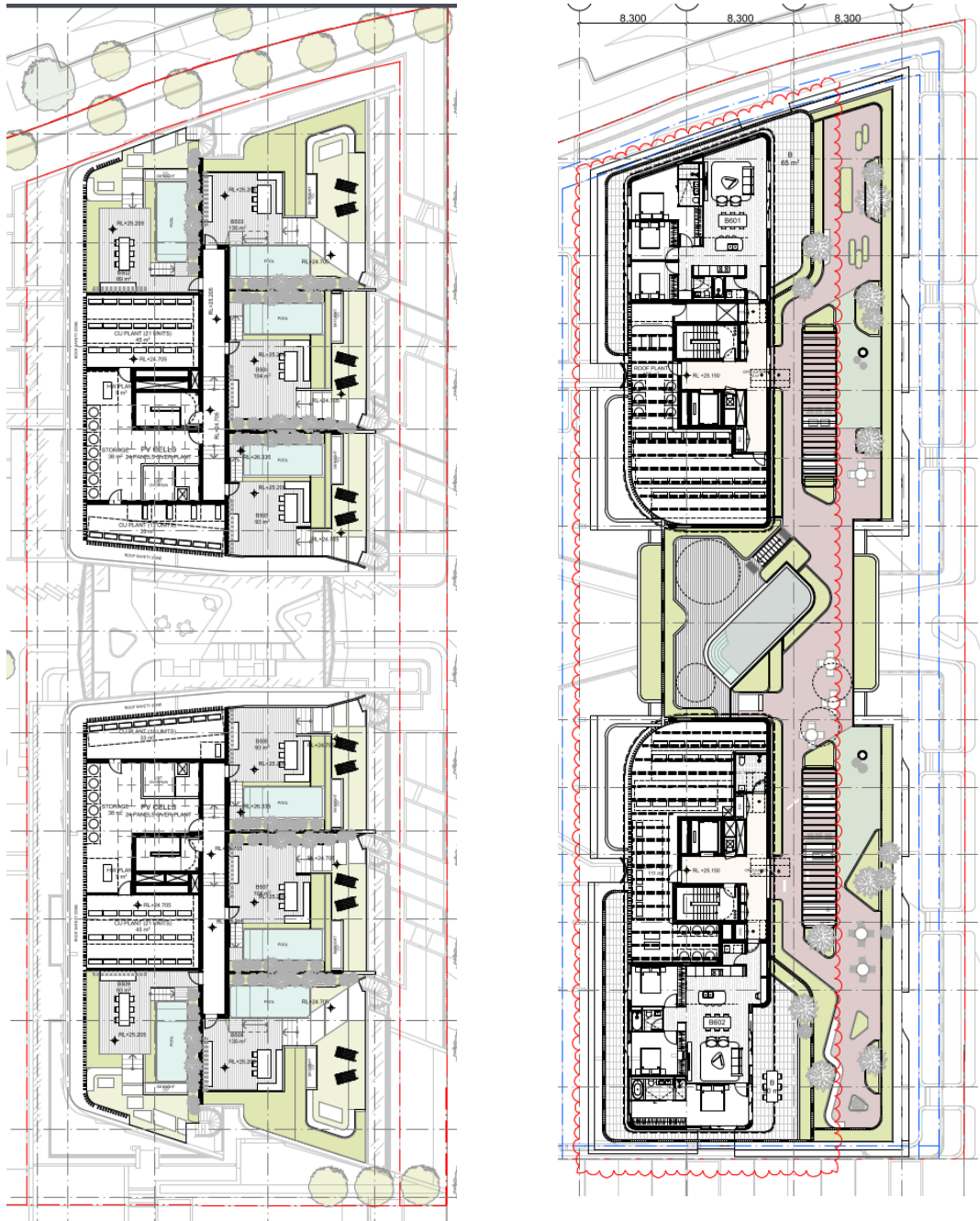
Two 3-bedroom apartment units have also been added to the top floor.

Rooftop Terrace – No Pool Option

DA0350/2022 – Revision 01

Rooftop Terrace – No Pool Option

DAM0043/2024 – Revision 05



Comment: The proposed modification to the rooftop terrace – no pool option captures the same details as shown in the ‘Rooftop Terrace’ plans described above. It is important to note the ‘no pool option’ shows the removal of pools on Building A, and no modifications are proposed to this arrangement.

The individual floor plans for Building B are also modified. For ease of reference, these plans have not been shown here, as they contain the same details as shown and discussed within the site plans. Instead, the plans are listed below, with their original and new modification details shown:

DA0350/2022

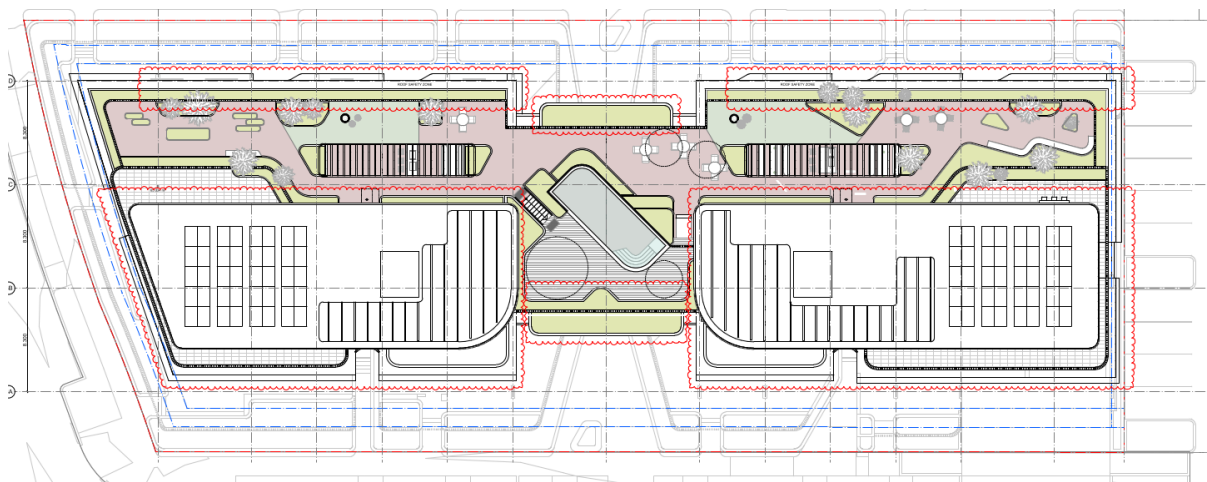
DAM0043/2024

- | | |
|--|--|
| • Basement 2 Plan – D2 Bldg. B – Revision 12 | • Basement 2 Plan – D2 Bldg. B – Revision 20 |
| • Basement 1 Plan – D2 Bldg. B – Revision 12 | • Basement 1 Plan – D2 Bldg. B – Revision 20 |
| • Ground Floor Plan – D2 Bldg. B – Revision 12 | • Ground Floor Plan – D2 Bldg. B – Revision 20 |
| • Level 1 Plan – D2 Bldg. B – Revision 12 | • Level 1 Plan – D2 Bldg. B – Revision 20 |
| • Level 2 Plan – D2 Bldg. B – Revision 12 | • Level 2 Plan – D2 Bldg. B – Revision 20 |
| • Level 3 Plan – D2 Bldg. B – Revision 12 | • Level 3 Plan – D2 Bldg. B – Revision 20 |
| • Level 4 Plan – D2 Bldg. B – Revision 12 | • Level 4 Plan – D2 Bldg. B – Revision 20 |
| • Level 5 Plan – D2 Bldg. B – Revision 12 | • Level 5 Plan – D2 Bldg. B – Revision 20 |
| • Rooftop Terrace – D2 Bldg. B – Revision 12 | • Rooftop Terrace – D2 Bldg. B – Revision 20 |

A new floor plan has been added to depict the roof details for Building B. This is shown below, and will be added to the stamped plans table.

Upper Roof – D2 Bldg. B – Revision 06

DAM0043/2024

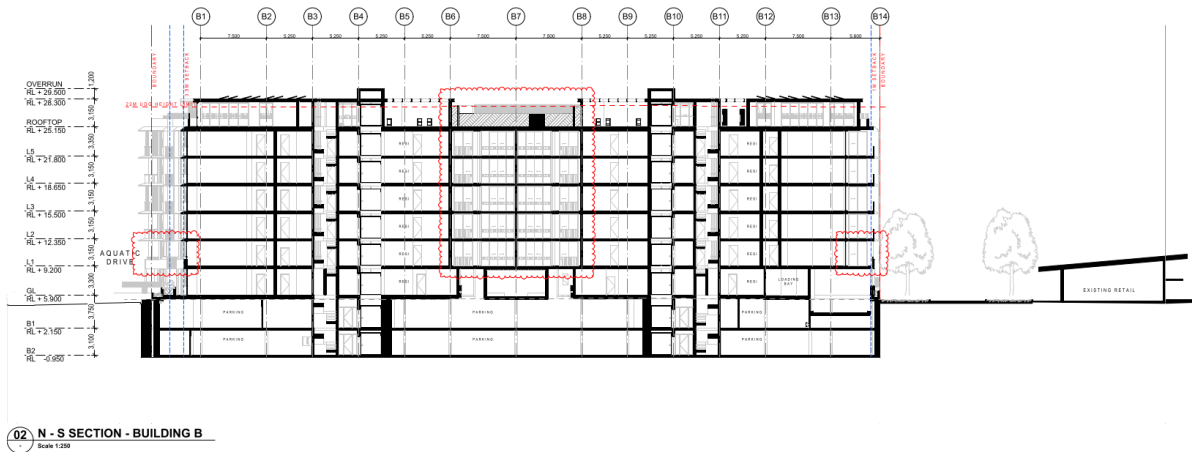


Section – Sheet 1 / DA0350/2022 – Revision 06 / N – S Section – Building B



02 N - S SECTION - BUILDING B
Scale 1/8" = 1'-0"

Section – Sheet 1 / DAM0043/2024 – Revision 11 / N – S Section – Building B



Comments: The modified Section plan shows the expanded Basement 2 floor layout, changes to the location of residential lobbies in the basements and throughout, and general changes to the floor and façade configuration throughout.

The altered loading bay and basement access can be seen on the right side of the elevation.

Modifications to building connectivity on the upper-floor and communal open space are also depicted.

Section – Sheet 2

DA0350/2022 – Revision 06

E – W Section – Building A&B

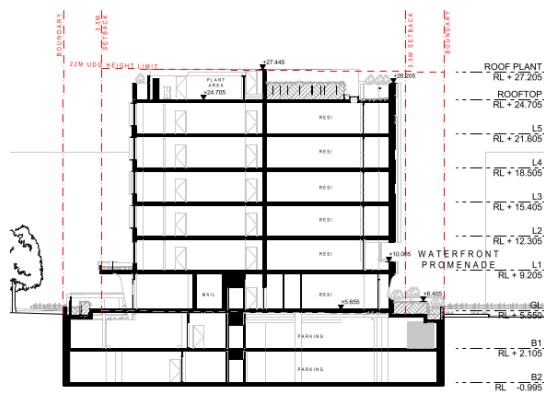
E _ W Section – Building A&B Link

Section – Sheet 2

DAM0043/2024 – Revision 11

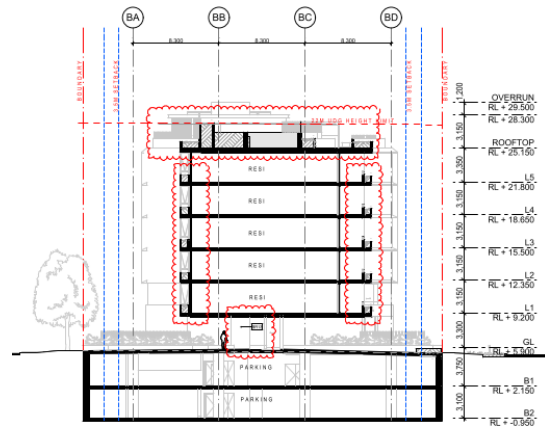
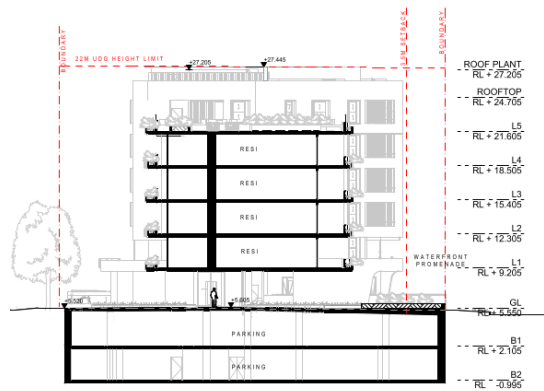
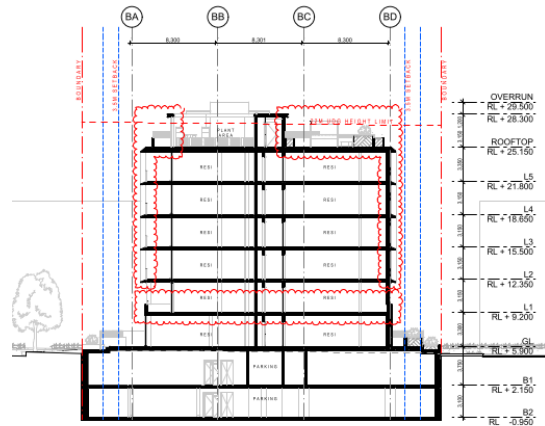
E – W Section – Building A&B

E _ W Section – Building A&B Link



DA No. 0350/2022
Approval has been granted subject to conditions in the Development Consent accompanying this plan.
These plans may be modified by conditions of consent. Please refer to consent documents for details.

Shellharbour CITY COUNCIL



Comments: The modification plans depict changes to the structural sections of the building as a result of the floor plan reconfiguration and other changes. They also depict modifications to the lift design, including an increase in the height variation as a result of the lift overhead and top floor apartments.

Section – Sheet 3

DA0350/2022 – Revision 04

E – W Section – Building A&B

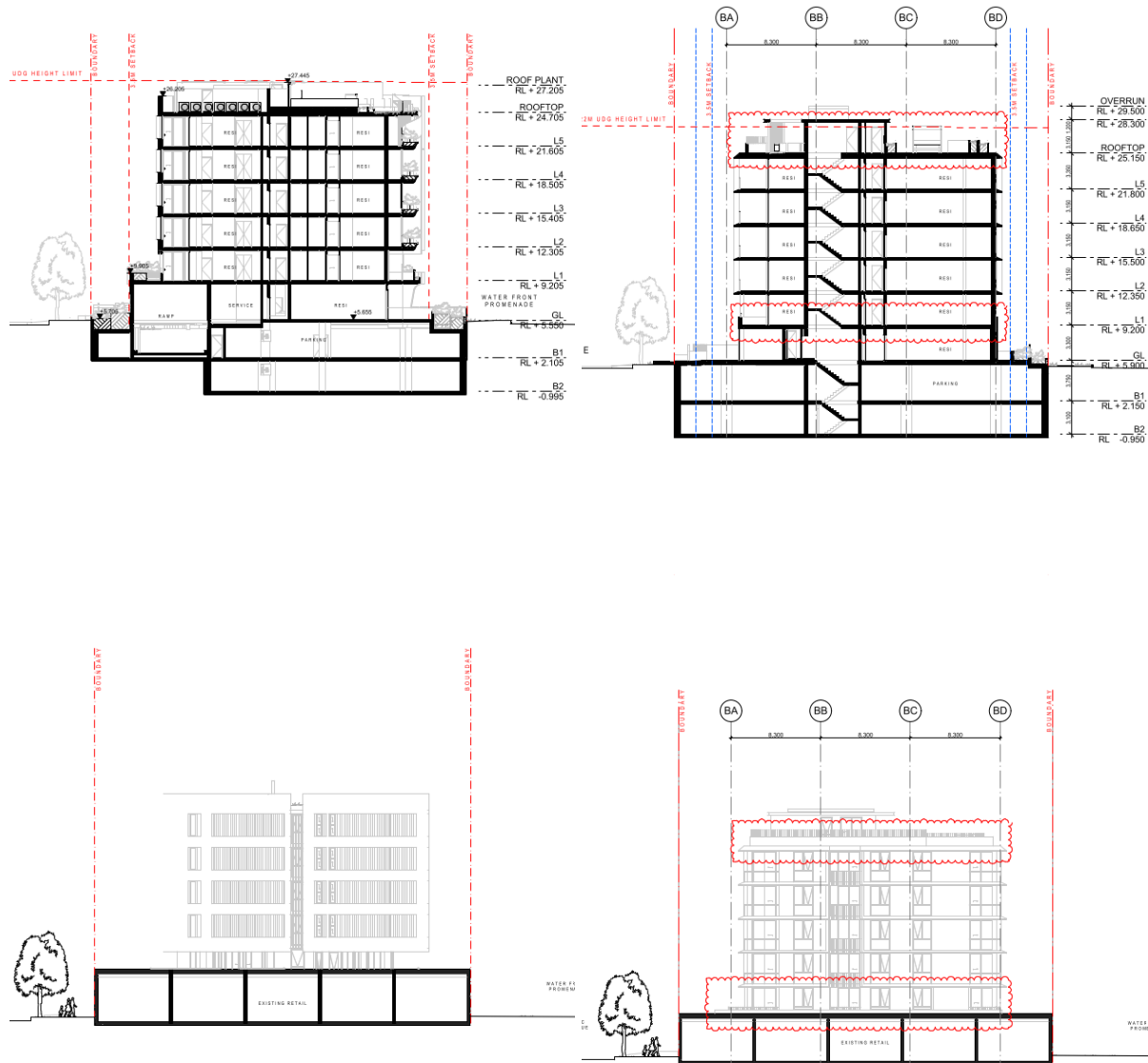
E – W Section – Building C

Section – Sheet 3

DAM0043/2024 – Revision 9

E – W Section – Building A&B

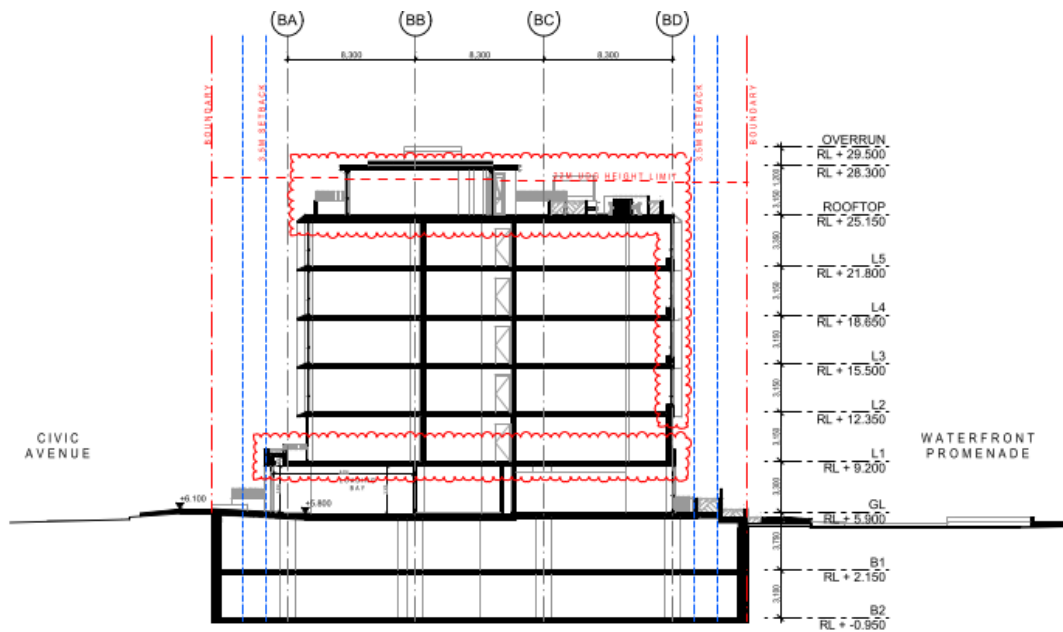
E – W Section – Building C



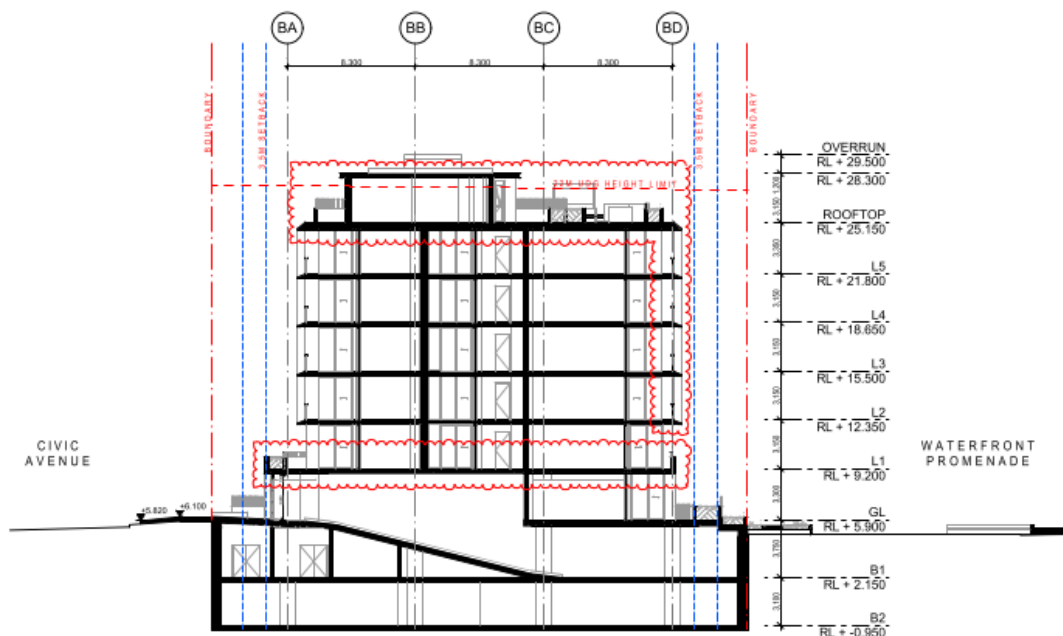
Comment: These plans depict changes to the Building B façade, basement parking, and floor plan configuration throughout the East – West section. Changes to the façade are depicted in the background of the Building C section.

A new section has been added to depict the East – West sections with specific regard to the Building B loading area and carpark ramp.

Section – Sheet 4 / DAM0043/2024 / New plan sheet to be added / E – W Section – Building B (Loading Area) and E – W Section – Building B (Carpark Ramp) – Revision 4



01 E - W SECTION - BUILDING B (LOADING AREA)
Scale 1:250



02 E - W SECTION - BUILDING B (CARPARK RAMP)
Scale 1:250

Elevations – North Full Site

DA0350/2022 – Revision 05

North Elevation – Building A&B



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

Elevations – North Full Site

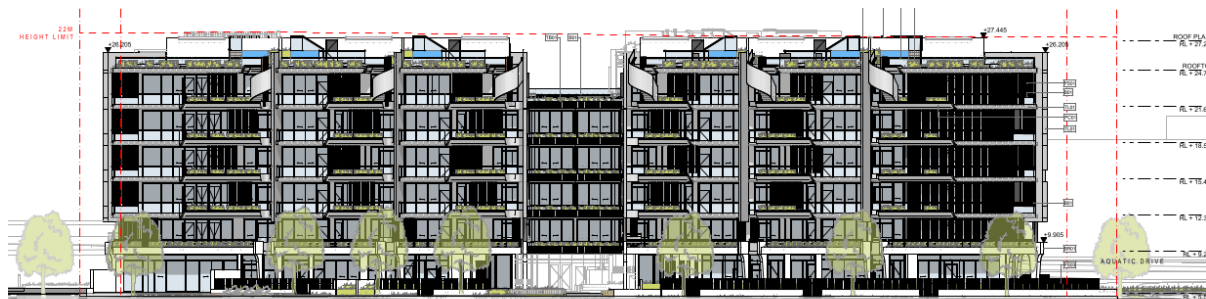
DAM0043/2024 – Revision 10



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

Comment: The north elevation sheet captures modifications to the north façade of Building B. The Modifications include a redesign of the façade to remove tile cladding to incorporate additional windows and articulation features.

Elevations – East Full Site / DA0350/2022 – Revision 05 / East Elevation – Building A&B



Elevations – East Full Site / DA0350/2022 – Revision 10 / East Elevation – Building A&B



Comments: The modifications include a substantial redesign of the East façade of Building B. The modification removes some planting and curved articulation features, and slightly reduces window

size, however retains good façade character, articulation, architectural expression, and material variety. Landscaping is retained on the central rebates and along the streetscape.

Encroachment of the maximum building height of 22m is depicted on the modification plans.

Elevations – South Full Site

DA0350/2022 – Revision 05

South Elevation – Building A&B

South Elevation – Building C





Elevations – West Full Site / DAM0043/2024 – Revision 10 / West Elevation – Building B



Comment: The proposed modifications captured on the west elevation sheet depict changes to the west façade, including removal of some tile cladding features, incorporation of more open articulation, and a greater presence of the middle-section of Building B given the apartment floor reconfiguration and inclusion of additional apartment units.

Encroachment of the maximum building height of 22m is depicted on the modification plans.

Ancillary Documents

In addition, numerous ancillary documents have been amended to capture changes to the amended plans. These documents have been reviewed accordingly. Their revision details are indicated below.

DA0350/2022

- BASIX Certificate No. 1291581M_04
- Waste Management Plan – Version 1
- Pedestrian Wind Environment Statement – WG154_01DF02 (rev 4) – WS Report
- Acid Sulphate – 3001886 – Rev 1
- Access Review – DA Final

DAM0043/2024

- BASIX Certificate No. 1291581M_10
- Waste Management Plan – 222-1012495 Version 1
- Pedestrian Wind Environment Statement – WG154-02DF01 (rev 7) – WS Report
- Acid Sulphate – 3001886 Rev. 2
- Access Review – Rev 16 – 11.03.24

Additional Documents

Numerous additional documents have been submitted, these are listed below, and have been reviewed accordingly.

- Access Review s4.55
 - Section 4.55(2) Modification report
 - Traffic Statement – s4.55
 - Acoustic Assessment Building B – s4.55 application
 - CPTED Statement
 - Preliminary Geotechnical Investigations Statement – s4.55
 - Response to Request for Further Information
 - Design Statement
 - Utility Statement
-

Civil Plans

Civil earthworks and engineering plans have been updated, primarily to capture changes to the basement and apartment configuration of Building B. These plans have been reviewed accordingly, including by Councils Engineering officers, with relevant commentary and conditions incorporated.

The existing and modified plans are listed below.

DA0350/2022

- DA1.01 Rev 5
- DA1.11 Rev 4
- DA1.12 Rev 5
- DA2.01 Rev 4
- DA2.11 Rev 4
- DA3.01 Rev 4
- DA5.01 Rev 1
- DA5.02 Rev 1
- DA5.03 Rev 5
- DA5.04 Rev 1
- DA5.05 Rev 1
- DA6.01 Rev 4

DAM0043/2024

- DA1.01 Rev 6
 - DA1.11 Rev 5
 - DA1.12 Rev 5
 - DA2.01 Rev 6
 - DA2.11 Rev 5
 - DA3.01 Rev 5
 - DA5.01 Rev 2
 - DA5.02 Rev 2
 - DA5.03 Rev 6
 - DA5.04 Rev 2
 - DA5.05 Rev 3
 - DA6.01 Rev 5
-

Landscape Plans

Numerous sheets within the landscape plan have been updated as part of the proposed modification. Please find comparisons drawn below. These landscape plans will be conditioned where required to ensure they are in accordance with the latest iteration of architectural plans.

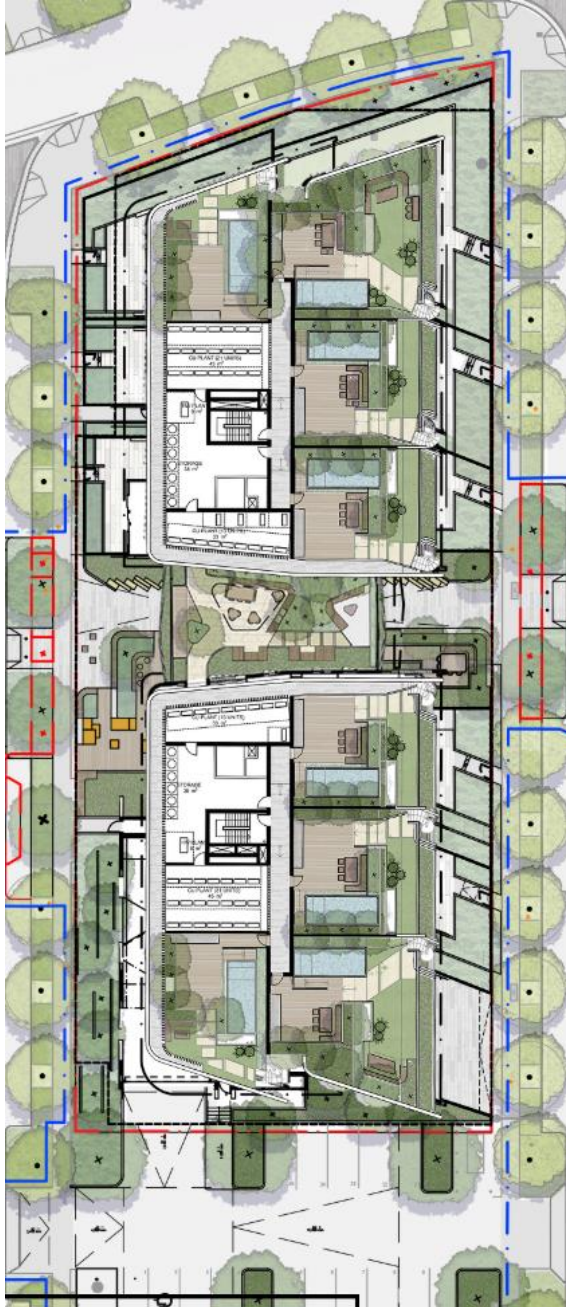
Landscape Coversheet / DA0350/2022 – Issue F

Landscape Coversheet / DAM0034/2024 – Issue G

Comment: Updated to capture changes to coversheet details.

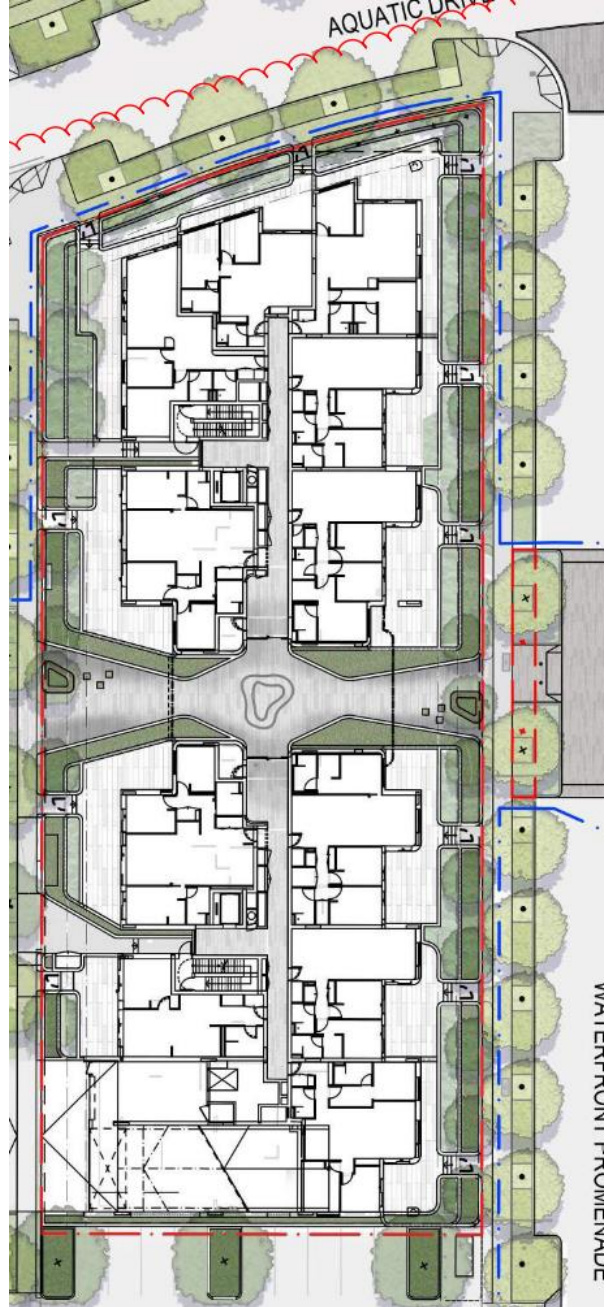
Landscape Site Plan Groundfloor

DA0350/2022 – Issue F



Landscape Site Plan Groundfloor

DAM0043/2024 – Issue J

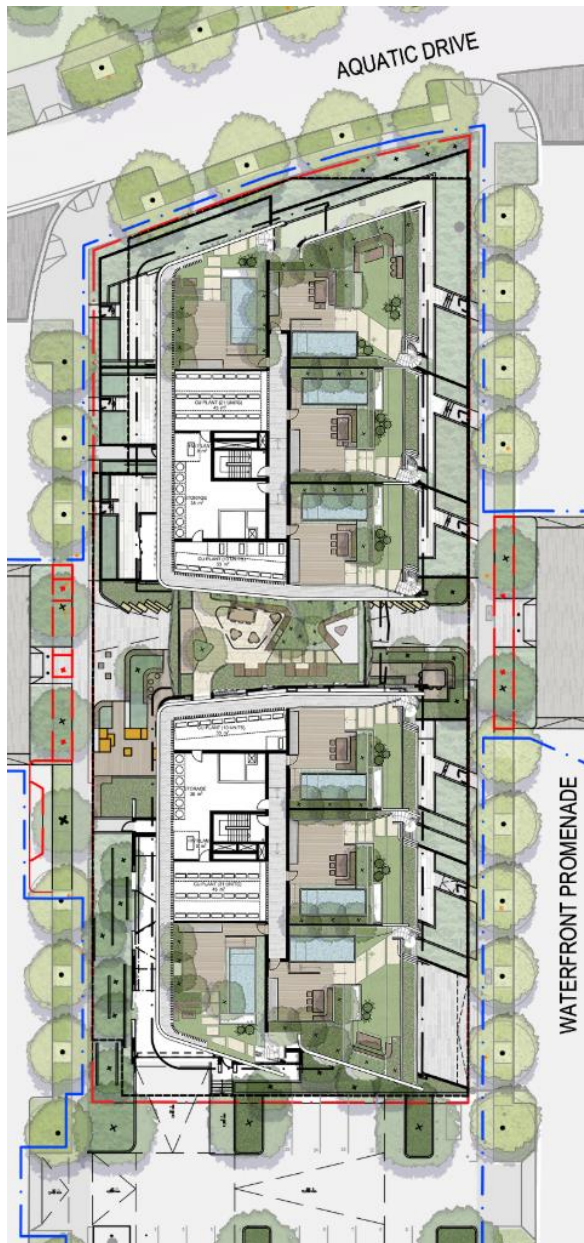


Comment: The modified landscape site plan depicts changes to the ground-floor and roof-plan landscaping layout.

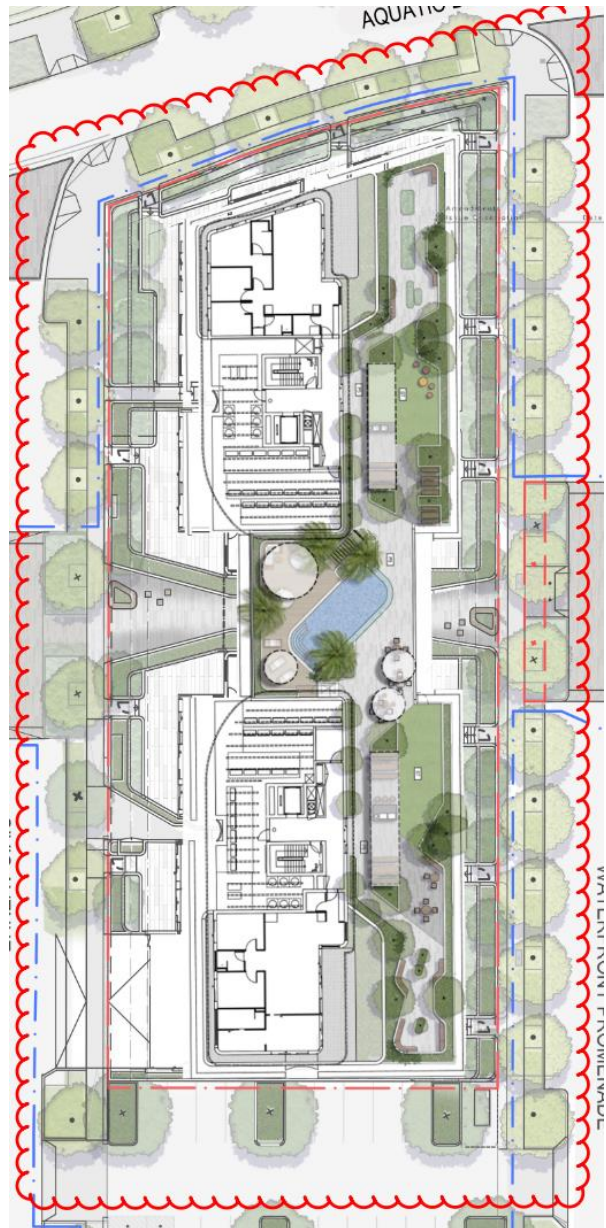
**Landscape Composite Plan Groundfloor,
Level 2, 5 & Rooftop Terraces**

**Landscape Composite Plan Groundfloor,
Level 2, 5 & Rooftop Terraces**

DA0350/2022 – Issue F



DAM0043/2024 – Issue H

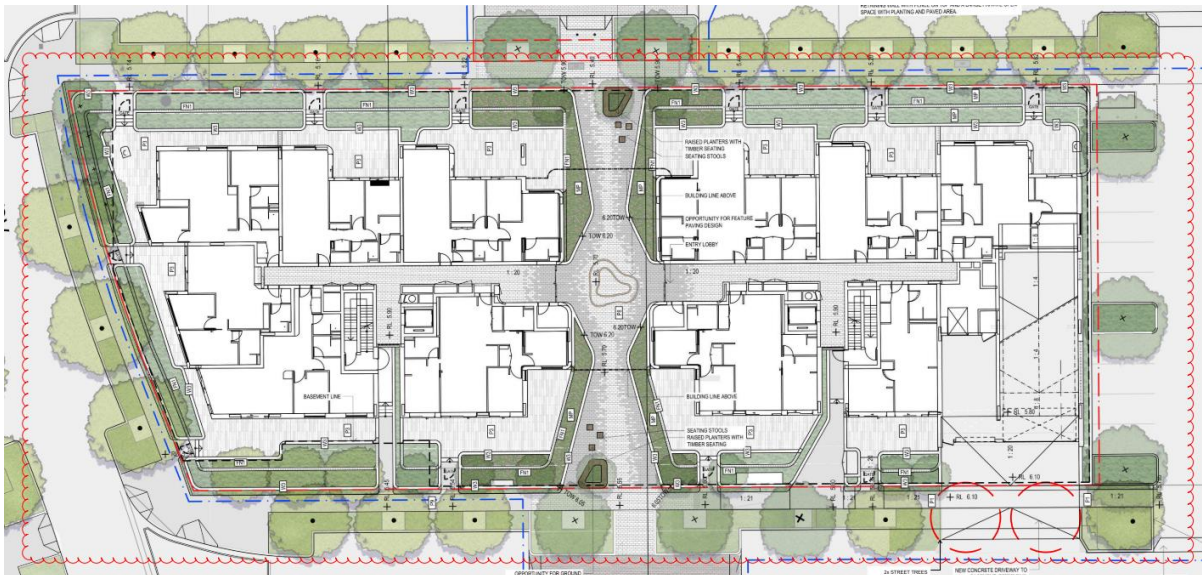


Comment: The amended composite plan depicts changes to landscaping throughout the ground-floor and roof layout.

Landscape Plan Lot D2 Groundfloor Bldg B / DA0350/2022 / Issue H

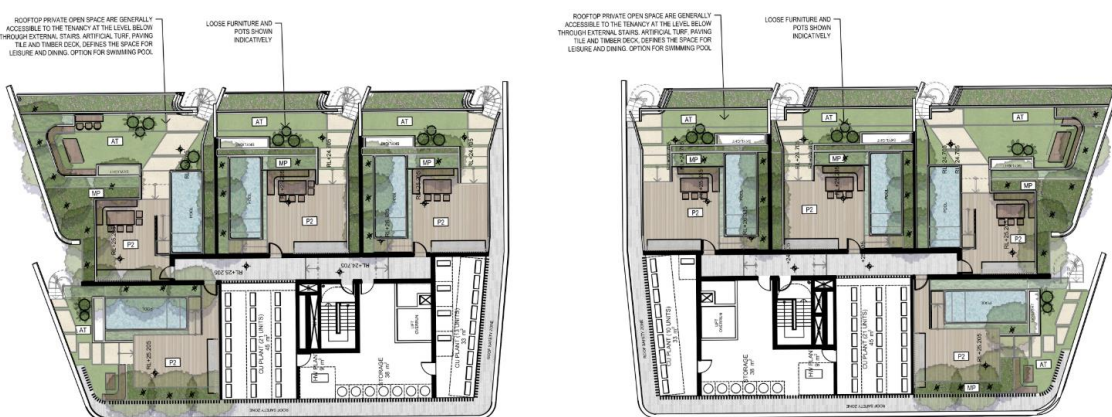


Landscape Plan Lot D2 Groundfloor Bldg B / DAM0043/2024 / Issue J



Comment: The modification plans capture changes to the ground-floor through-site access and general landscaping configuration as a result of the apartment floor plan reconfiguration.

Landscape Plan Rooftop Plan Lot D2 – Bld B / DA0350/2022 / Issue D

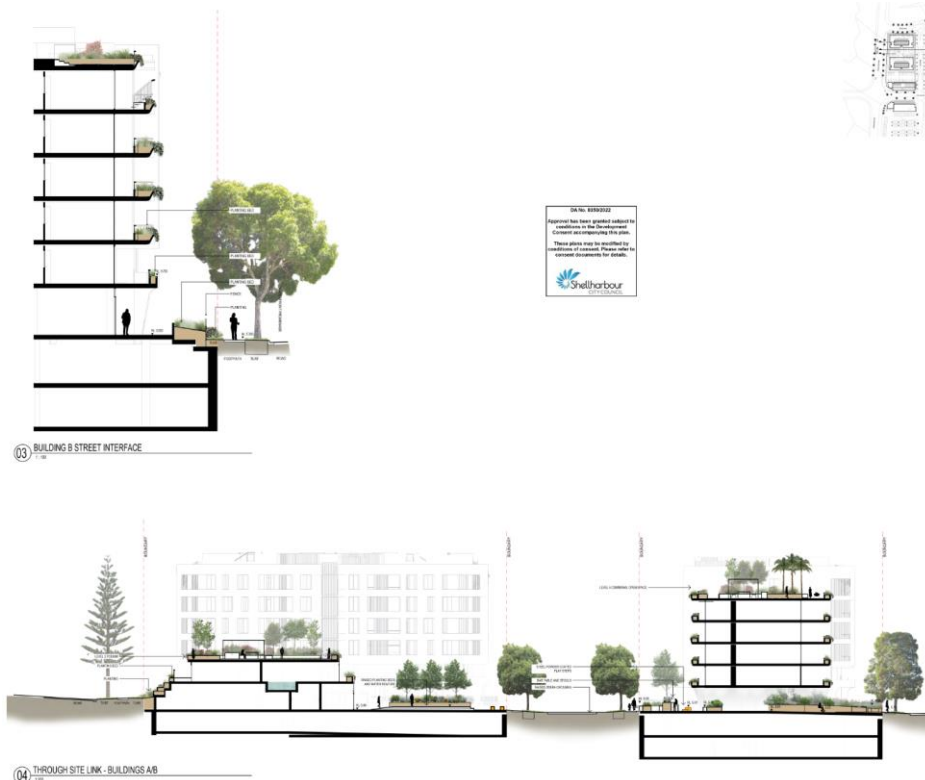


Landscape Plan Rooftop Plan Lot D2 – Bldg B / DAM0043/2024 / Issue G

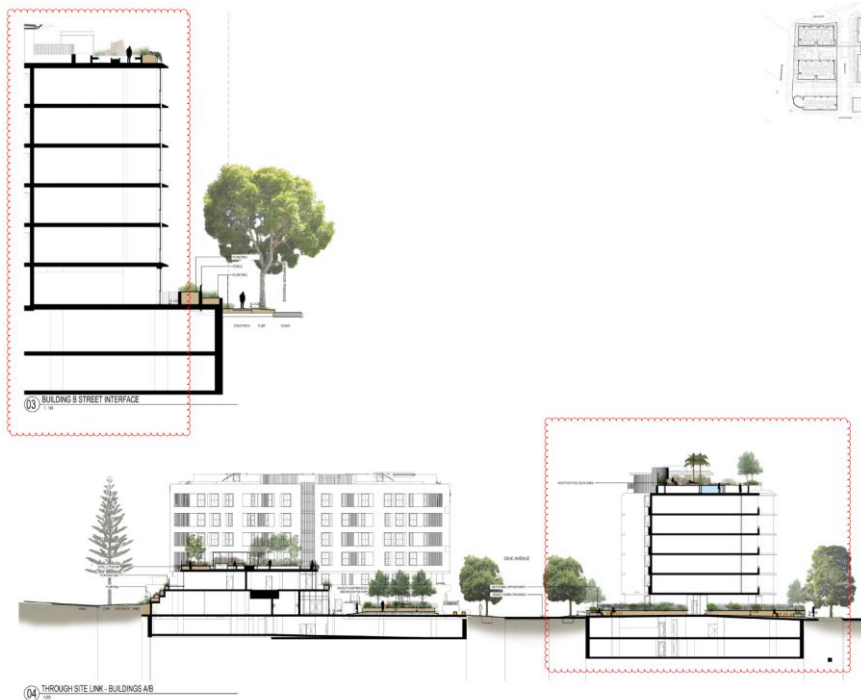


Comment: The modified landscape plan indicates removal of the private access stairs from Level 5 units directly below, and a general reconfiguration of the landscape plan for the rooftop terrace and communal open space.

Sections Bldg B + Through Site Link / DA0350/2022 / Issue C



Sections Bldg B + Through Site Link / DAM0043/2024 / Issue E



Comment: The landscape sections capture a reduction of planting and garden beds to the façade on each floor. These sections are not the latest iteration; planting beds have been re-introduced to the central rebate and some Level 1 components on the Building B façade, and the landscape plans will be conditioned to be updated accordingly.

The plans otherwise depict changes to the basement, ground-floor and rooftop landscaping configurations.