

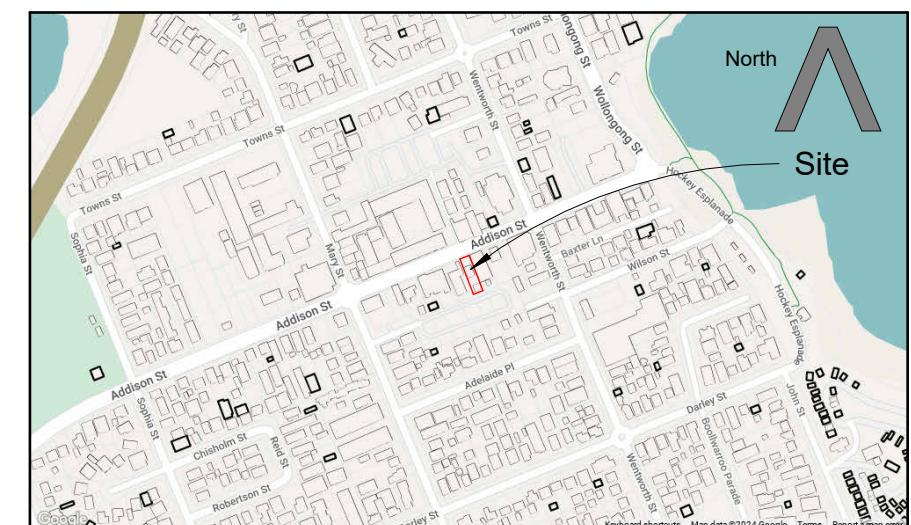
NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

Project
27 Addison St, Shellharbour
Client
Indiegre PTY LTD

Drawing List

Sheet #	Sheet Name	Current Revision
DA00	Cover Sheet	N
DA01	Notes	N
DA05	Demolition Plan	N
DA10	Site Plan	N
DA20	Floor Plan - Basement Levels	N
DA21	Ground Floor	N
DA22	Floor Plan - Level 1	N
DA23	Floor Plan - Level 2	N
DA24	Floor Plan - Level 3	N
DA25	Roof Plan	N
DA26	Adaptable Housing Plan	N
DA30	Elevations	N
DA31	Elevations	N
DA32	Internal Elevations	N
DA33	Streetscape and Context Analysis	N
DA40	Sections	N
DA41	Sections	N
DA45	Detailed Facade Section	N
DA50	Construction Management Plan	N
DA51	Waste Management Plan	N
DA52	Area Plans	N
DA53	ADG Compliance	N
DA54	COS Suns eye Diagrams	N
DA60	External Finishes	N
DA61	3D Views	N
DA62	3D Views	N
DA70	Shadow Diagrams	N
DA71	Shadow Diagrams	N
DA72	Shadow Diagrams	N
DA80	Right of Carriageway Plan	N



Location Plan (Not to Scale)

DEVELOPMENT SUMMARY

Site Area	=	589.45m ²
Zone	=	E1
Max FSR	=	1.5:1 (884.17m ²)
Min landscaping	=	N/A
Proposed FSR	=	1.49:1 (883.2m ²)
Proposed Landscaping	=	N/A
PARKING		
Min. Visitors (0.5/2+Bed)	=	4.5
Min. Residents	=	13.5
Min Retail (1space per 35m ²)	=	2
Provided Visitors	=	4
Provided Residents	=	14
Provided Retail	=	0
Total	=	18

Issue	Description	Date
C	Issue for Consultant Quotes	13/03/24
D	Issue for Client Approval	19/03/24
E	Issue for Pre DRP	11/04/24
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25



DEVELOPMENT SUMMARY			
Site Area	=	589.45m²	
Zone	=	E1	
Max FSR	=	1.5:1 (884.17m²)	
Min landscaping	=	N/A	
Proposed FSR	=	1.49:1 (883.2m²)	
Proposed Landscaping	=	N/A	
PARKING			
Min. Visitors (0.5/2*Bed)	=	4.5	
Min. Residents	=	13.5	
Min Retail (1space per 35m²)	=	2	
Provided Visitors	=	4	
Provided Residents	=	14	
Provided Retail	=	0	
Total	=	18	

Unit Schedule											
Name	Unit Type	Area	Level	Solar Access	Cross Ventilation	Internal Storage	Basement Storage	Storage	Adaptable	Parking Required	Visitor Parking Required
Unit 1.01	2 Bed	76 m²	Level 1	Yes	Yes	4.80 m³	4.00 m³	Yes	No	1.5	0.5
Unit 1.02	2 Bed	79 m²	Level 1	Yes	Yes	4.80 m³	4.00 m³	Yes	No	1.5	0.5
Unit 1.03	3 Bed	108 m²	Level 1	No	Yes	6.00 m³	7.00 m³	Yes	Yes	1.5	0.5
Unit 2.01	2 Bed	76 m²	Level 2	Yes	Yes	4.80 m³	5.00 m³	Yes	No	1.5	0.5
Unit 2.02	2 Bed	79 m²	Level 2	Yes	Yes	4.80 m³	5.00 m³	Yes	No	1.5	0.5
Unit 2.03	3 Bed	108 m²	Level 2	Yes	Yes	6.00 m³	6.00 m³	Yes	Yes	1.5	0.5
Unit 3.01	2 Bed	75 m²	Level 3	Yes	Yes	4.80 m³	6.00 m³	Yes	No	1.5	0.5
Unit 3.02	2 Bed	78 m²	Level 3	Yes	Yes	4.80 m³	8.00 m³	Yes	No	1.5	0.5
Unit 3.03	3 Bed	108 m²	Level 3	Yes	Yes	6.00 m³	6.00 m³	Yes	No	1.5	0.5
Grand total: 9		785 m²		88%	100%			100%	20%	13.5	4.5

Window Schedule				
Mark	Description	Sill Height	Height	Width
08	Architectural Awning Window	1800	1150	2400
09	Architectural Awning Window	1500	1450	2400
10	Fire rated glass blocks	740	2210	810
11	Fire rated glass blocks	740	2210	810
12	Fire rated glass blocks	740	2210	810
13	3 Panel Awning Window	1000	1950	2400
14	3 Panel Awning Window	1000	1950	2400
15	4 Panel Bi-Fold Servery Window	1000	1950	2490
26	3 Panel Awning Window	1200	1750	2400
27	3 Panel Awning Window	1200	1750	2400
28	Fire rated glass blocks	740	2210	810
29	Fire rated glass blocks	740	2210	810
30	Fire rated glass blocks	740	2210	810
31	3 Panel Awning Window	1000	1950	2400
32	3 Panel Awning Window	1000	1950	2400
33	4 Panel Bi-Fold Servery Window	1000	1950	2490
44	3 Panel Awning Window	1200	1750	2400
45	3 Panel Awning Window	1200	1750	2400
46	Fire rated glass blocks	740	2210	810
47	Fire rated glass blocks	740	2210	810
48	Fire rated glass blocks	740	2210	810
49	3 Panel Awning Window	1000	1950	2400
50	3 Panel Awning Window	1000	1950	2400
51	4 Panel Bi-Fold Servery Window	1000	1950	2490
52	Architectural Awning Window	1150	1800	1000
53	Architectural Awning Window	1150	1800	1000
54		1140	1810	810
55	3 Panel Awning Window	1200	1750	2400
57	Single panel fixed window	0	2950	1000
58	Single panel fixed window	0	2950	1000
60		1140	1810	810
61	Single panel fixed window	0	2950	1000
62	Single panel fixed window	0	2950	1000
74		1140	1810	810
75		1140	1810	810
76	3 Panel Awning Window	1200	1750	2400
77	Single panel fixed window	0	2950	1000
78	Single panel fixed window	0	2950	1000
79	Single panel awning window	0	2950	1000
80	Single panel awning window	0	2950	1000
81		1140	1810	810
82	Single panel fixed window	0	2950	1000
83	Single panel fixed window	0	2950	1000
94	Fire rated glass blocks	740	2210	810
95		1140	1810	810
96	3 Panel Awning Window	1200	1750	2400
97	Single panel fixed window	0	2950	1000
98	Single panel fixed window	0	2950	1000
99	Single panel awning window	0	2950	1000
100	Single panel awning window	0	2950	1000
101		1140	1810	810
102	Single panel fixed window	0	2950	1000
103	Single panel fixed window	0	2950	1000

Glazed Door Schedule			
Mark	Description	Height	Width
GD01	3 Panel sliding door	2950	3000
GD02	2 Panel Sliding door	2950	1800
GD03	3 Panel sliding door	2950	3000
GD04	2 Panel Sliding door	2950	2200
GD05	3 Panel Stacking Door	2950	3300
GD06	3 Panel sliding door	2950	3000
GD07	2 Panel Sliding door	2950	1800
GD08	3 Panel sliding door	2950	3000
GD09	3 Panel sliding door	2950	2700
GD10	2 Panel Sliding door	2950	2200
GD11	3 Panel Stacking Door	2950	3300
GD12	3 Panel sliding door	2950	3000
GD13	2 Panel Sliding door	2950	1800
GD14	3 Panel sliding door	2950	3000
GD15	3 Panel sliding door	2950	2700
GD16	2 Panel Sliding door	2950	2200
GD17	3 Panel Stacking Door	2950	3300

BASIX COMMITMENTS

DMN Assessor #18/1887	8 th July 2024	Reference: 190/2024		
Evergreen Energy Consultants				
Email address: enquiries@evergreenec.com.au	Ph: 1300 584 010			
Important Note for Development Applicants:				
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.				
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.				
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.				
Thermal Performance Specifications				
External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail	
Fibro Steel Stud Frame Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	Dark		
Steel Stud Frame Brick Veneer	Anti-glare foil with bulk no gap R2.5	Light		
Internal Wall Construction	Insulation		Detail	
Cavity wall, direct fix plasterboard, single gap	None			
Ceiling Construction	Insulation		Detail	
Plasterboard with Concrete	Bulk insulation R2.5		External ceilings	
Concrete above Plasterboard	None		Ceilings with units above	
Roof Construction	Insulation	Colour (Solar Absorptance)	Detail	
Waterproofing Membrane	None	Dark	1° pitch	
Floor Construction	Insulation		Covering	
Suspended Concrete Slab	None		Carpet, Tiles and Bare	
Windows	Glass and frame type	U Value	SHGC	Area m2
AWS-089-05 A Aluminium framed 4/12Ar/4 Sliding Doors Double Glazed 2.44 0.69				
AWS-029-26 A Aluminium framed 3/12/3ET Bifold Servery Windows Double Glazed 3.50 0.51				
AWS-091-302 A Aluminium framed 4/12Ar/4ET Awning Windows Double Glazed 3.24 0.41				
ALM-004-01 A Aluminium framed Clear/air fill/clear Double Glazed Glass Bricks 4.80 0.59				
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.				
Fixed shading – Eaves		Width includes guttering, offset is distance above windows		
As drawn		Nominal only, refer to plan for detail		
Fixed shading – Other		Verandah to certain units only		
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences				
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:				
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1				
- Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)				
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e)				
- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d)				
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.				

27 Addison Street, Shellharbour				
SUMMARY OF BASIX COMMITMENTS				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.				
Refer to the CURRENT BASIX Certificate for Complete details.				
WATER COMMITMENTS				
Fixtures				
Alternative Water – None				
Fixtures				
4 Star Shower Heads	4 Star Toilet	4 Star Kitchen Taps	4 Star Basin Taps	
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Gas instantaneous 6 star			
Cooling System	Living	1-phase air conditioning – ducted EER 3.0-3.5		
	Bedrooms	1-phase air conditioning – ducted EER 3.0-3.5		
Heating System	Living	1-phase air conditioning – ducted EER 3.0-3.5		
	Bedrooms	1-phase air conditioning – ducted EER 3.0-3.5		
Ventilation	Bathrooms	Fan ducted to roof/facade	Manual on/off	
	Kitchen	Fan ducted to roof/façade	Manual on/off	
	Laundry	Fan ducted to roof/facade	Manual on/off	
Natural Lighting	Window/Skylight in Kitchen		As Drawn	
	Window/Skylight in Bathrooms/Toilets		As Drawn	
Artificial Lighting	Number of bedrooms	All	Dedicated	Yes
Primarily lit by fluoro or LED)	Number of Living/Dining rooms	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrooms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
	All Hallways	Yes	Dedicated	Yes
OTHER COMMITMENTS				
Outdoor clothes line	No	Indoor or sheltered clothes drying line		Yes
Stove/Oven	Electric cooktop, electric oven			
Other	Ceiling fans to be installed – Refer to NatHERS certificate for locations			

Issue	Description	Date
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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>E architect@couvaras.com

>W www.couvaras.com

Nominated Architects:

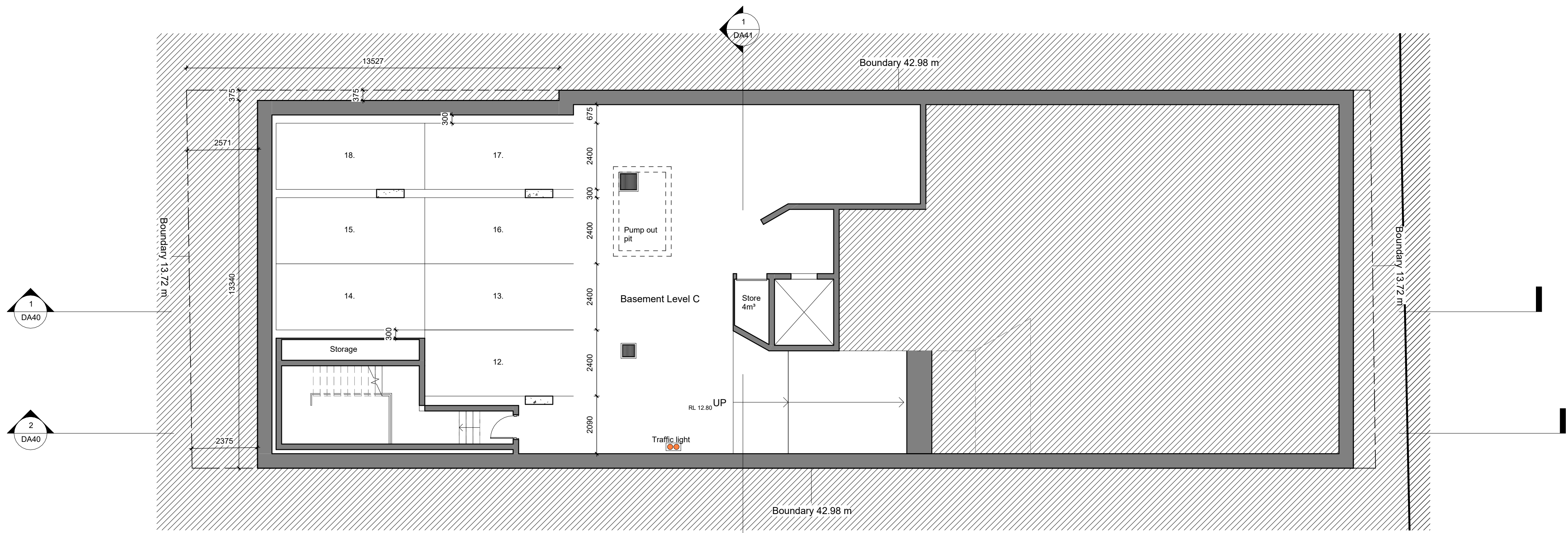
Peter Couvaras Reg No. 7344

Christopher Stinger Reg No. 12760

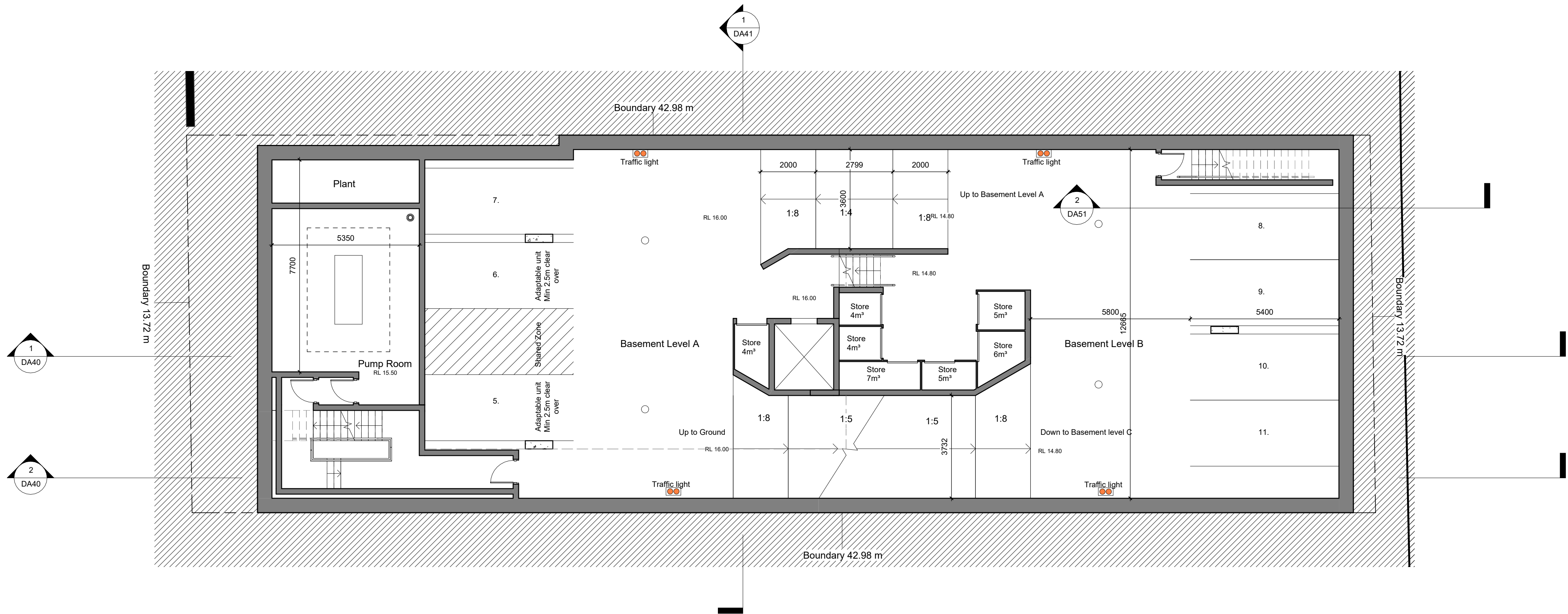
Project 27 Addison St, Shellharbour		North 	Drawing Name Notes		
Client Indiegre PTY LTD			Project Date 22 August 2023		Project No. 23023
			Scale @ A1		Issue No. Issue N
					Sheet No. DA01



Issue	Description	Date	DEVELOPMENT APPLICATION		Project		North	Drawing Name	
D	Issue for Client Approval	19/03/24	<div>Figured dimensions only to be used. Do not scale off Drawings. Any discrepancies to be verified on site.</div> <div>It is a requirement that 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.</div>		27 Addison St, Shellharbour			Site Plan	
E	Issue for Pre DRP	11/04/24			Client			Project Date	
F	Issue for Consultants	04/06/24			Indiegre PTY LTD			22 August 2023	
G	Issue for Coordination	25/06/24						Project No.	
I	Issue for DA	19/07/24						23023	
J	Revised for council	03/09/24						Issue No.	
L	Revised for Council	19/11/24						DA10	
N	Amendments for Council	05/02/25						Scale	
								Scale 1 : 100 @ A1	
NOT FOR CONSTRUCTION									



1. Basement Level C
Scale 1 : 100



2. Lower Ground and Basement
Scale 1 : 100

Issue	Description	Date
D	Issue for Client Approval	19/03/24
E	Issue for Pre DRP	11/04/24
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
H	Basements revised	02/07/24
I	Issue for DA	19/07/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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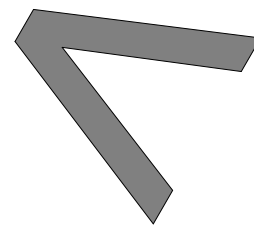
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Nominated Architects:
Peter Couvaras Reg No. 7344
Christopher Stinger Reg No. 12760

Project
27 Addison St, Shellharbour

Client
Indiegro PTY LTD

North



Drawing Name
Floor Plan - Basement Levels

Project Date
22 August 2023

Scale
Scale 1 : 100 @ A1

Project No.
23023

Issue No.
Issue N

Sheet No.

DA20



Issue	Description	Date
E	Issue for Pre DRP	11/04/24
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
J	Revised for council	03/09/24
K	WIP for review	11/11/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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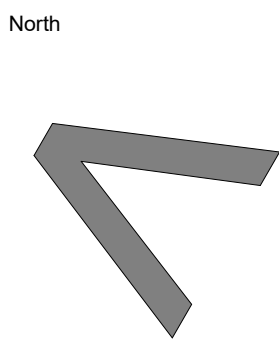
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Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD



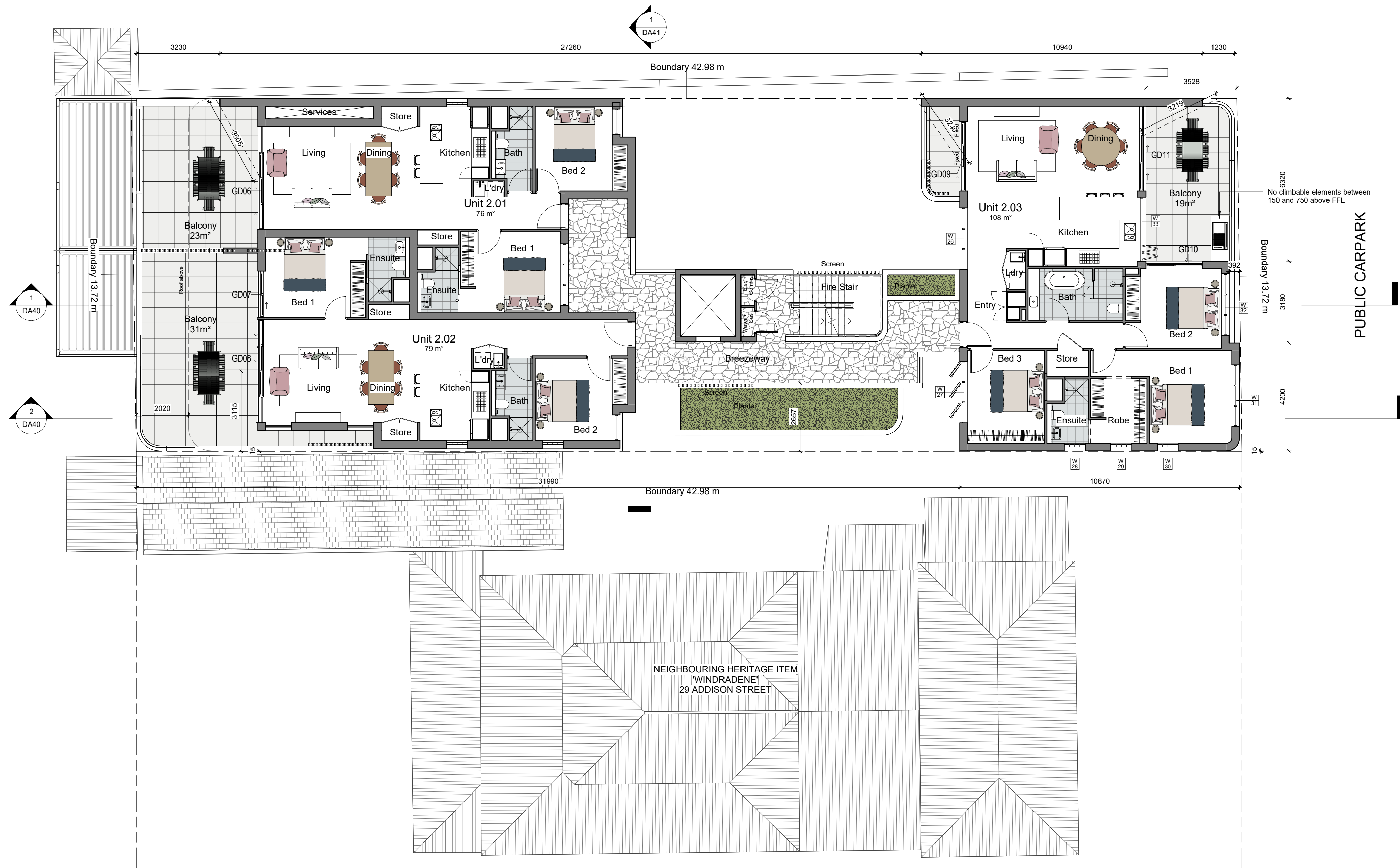
Drawing Name
Floor Plan - Level 1

Project Date
22 August 2023
Scale
Scale 1 : 100 @ A1

Project No.
23023
Issue No.
Issue N

Sheet No.
DA22

ADDISON STREET



Issue	Description	Date
E	Issue for Pre DRP	11/04/24
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
J	Revised for council	03/09/24
K	WIP for review	11/11/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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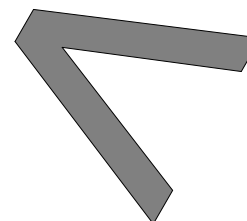
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Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

North



Drawing Name
Floor Plan - Level 2

Project Date
22 August 2023

Scale
Scale 1 : 100 @ A1

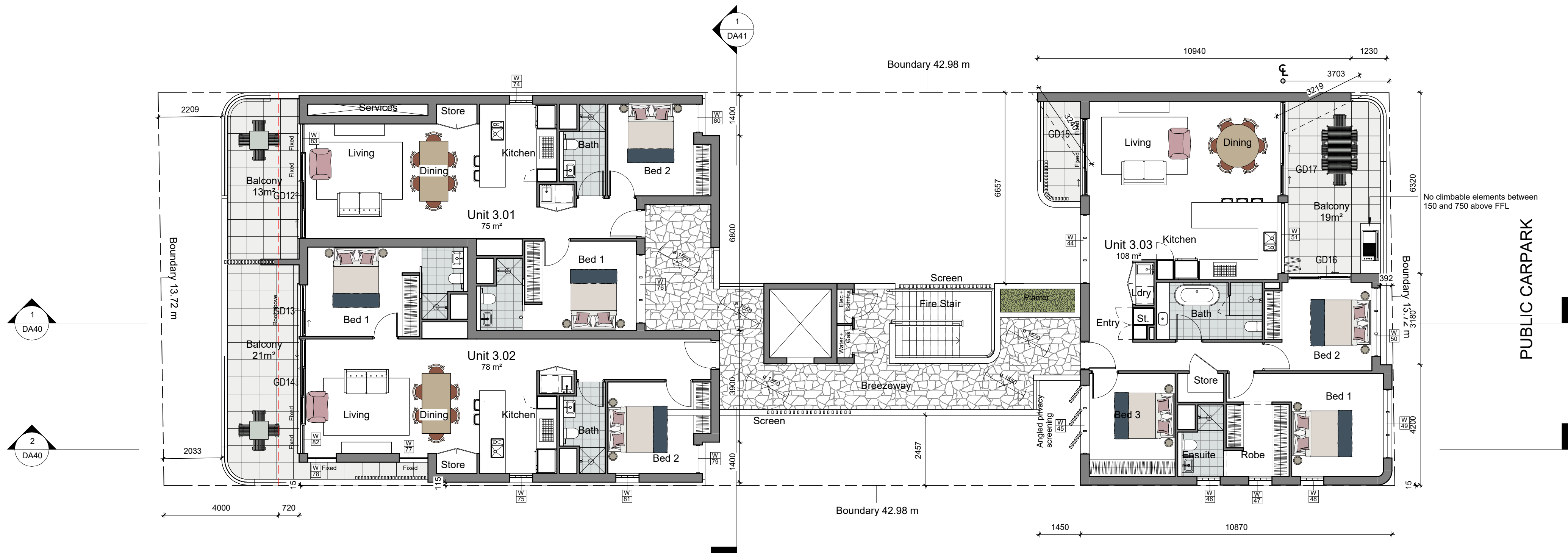
Project No.
23023

Issue No.
Issue N

Sheet No.

DA23

ADDISON STREET



Issue	Description	Date
E	Issue for Pre DRP	11/04/24
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
J	Revised for council	03/09/24
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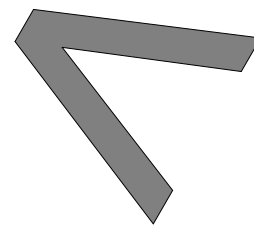
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Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

North



Drawing Name
Floor Plan - Level 3

Project Date
22 August 2023

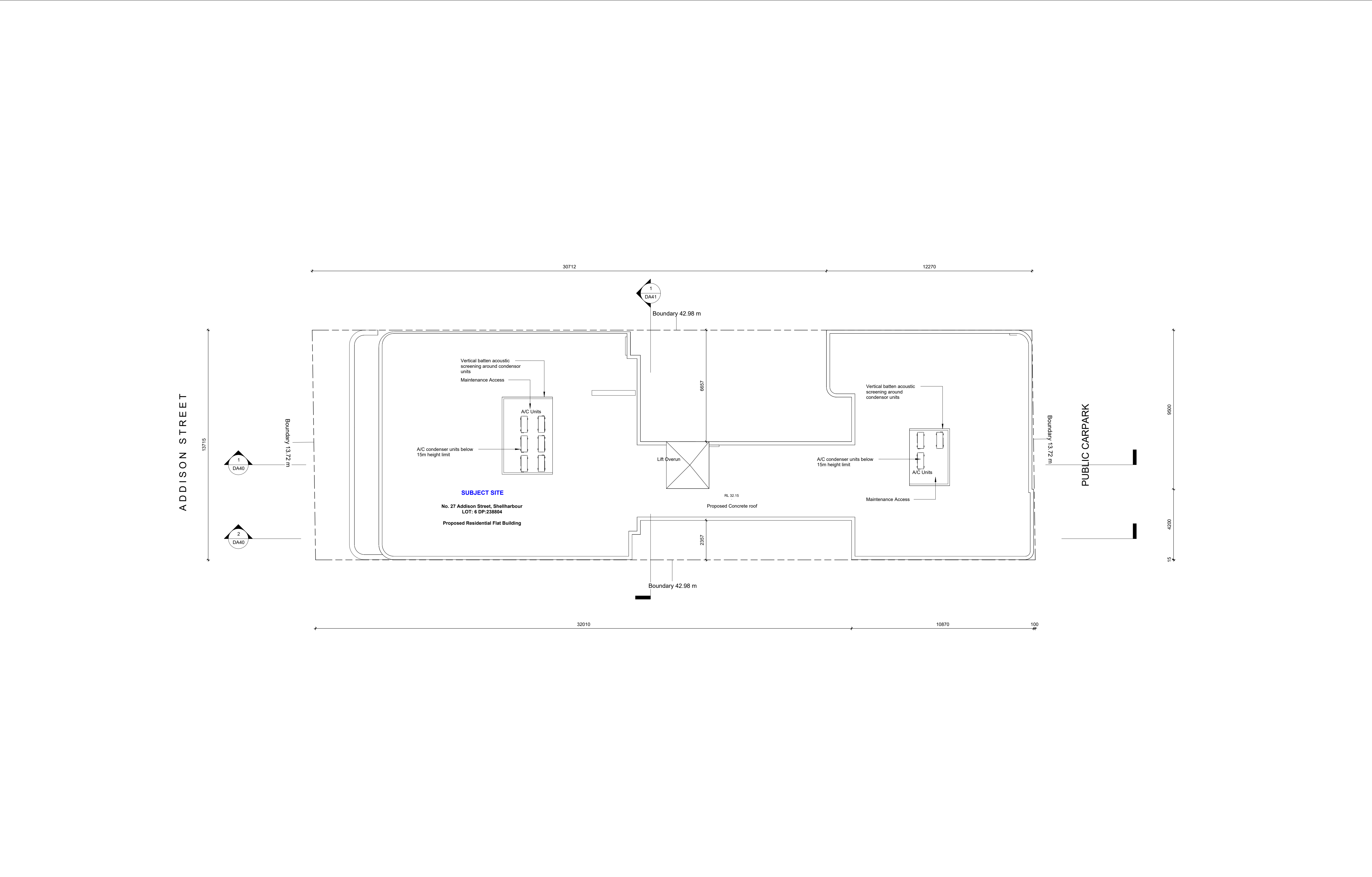
Scale
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Project No.
23023

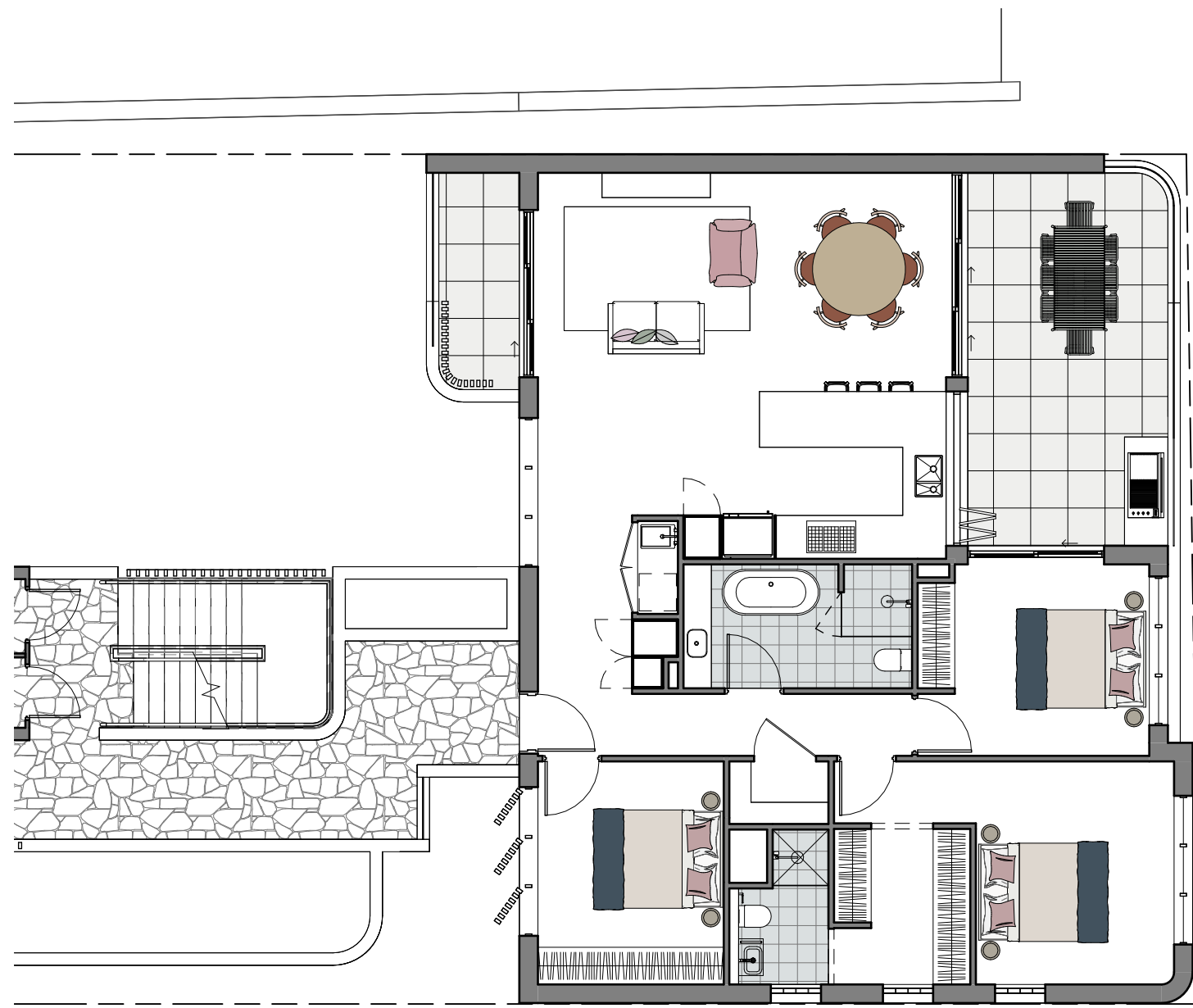
Issue No.
Issue N

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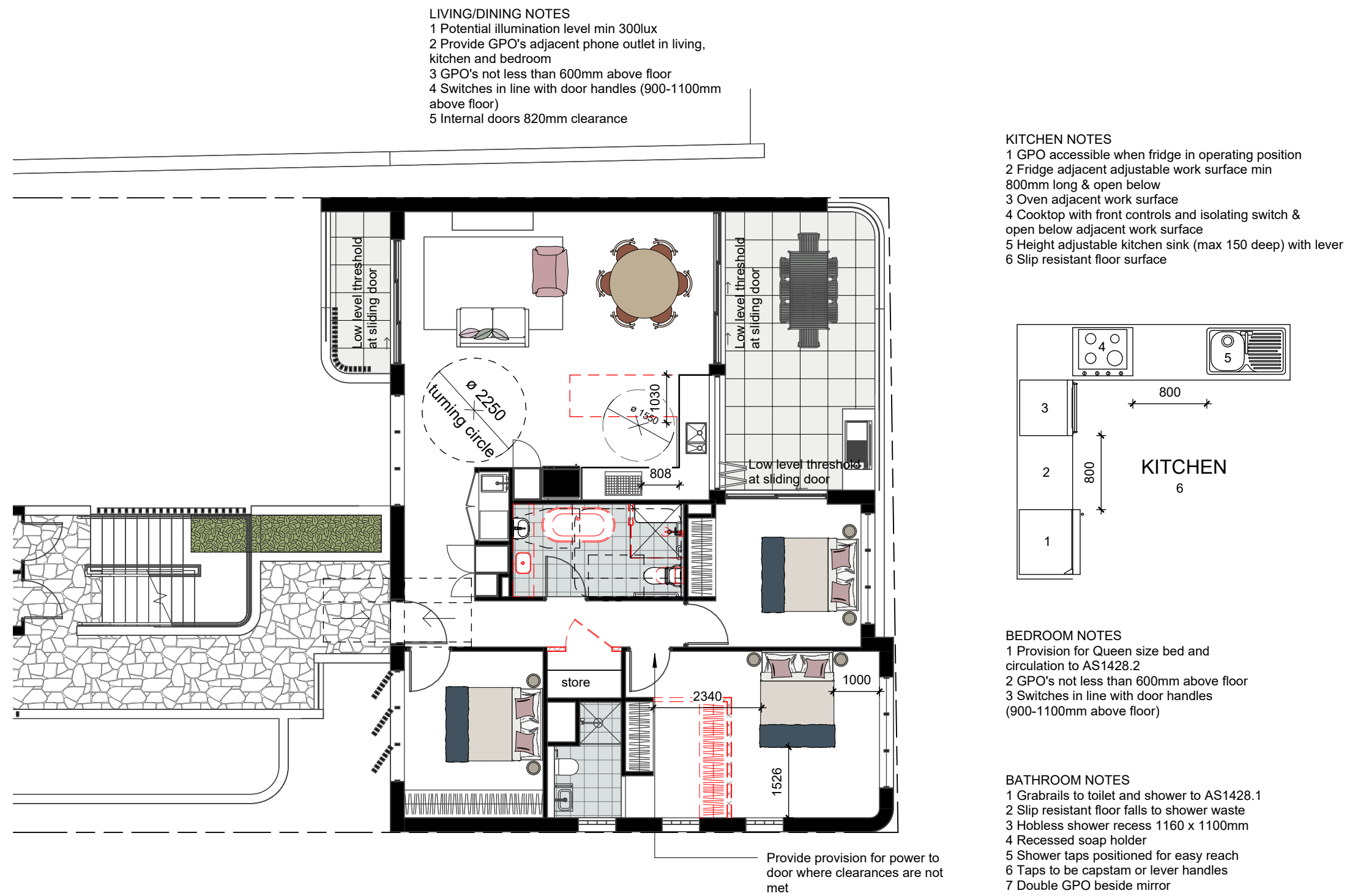
DA24



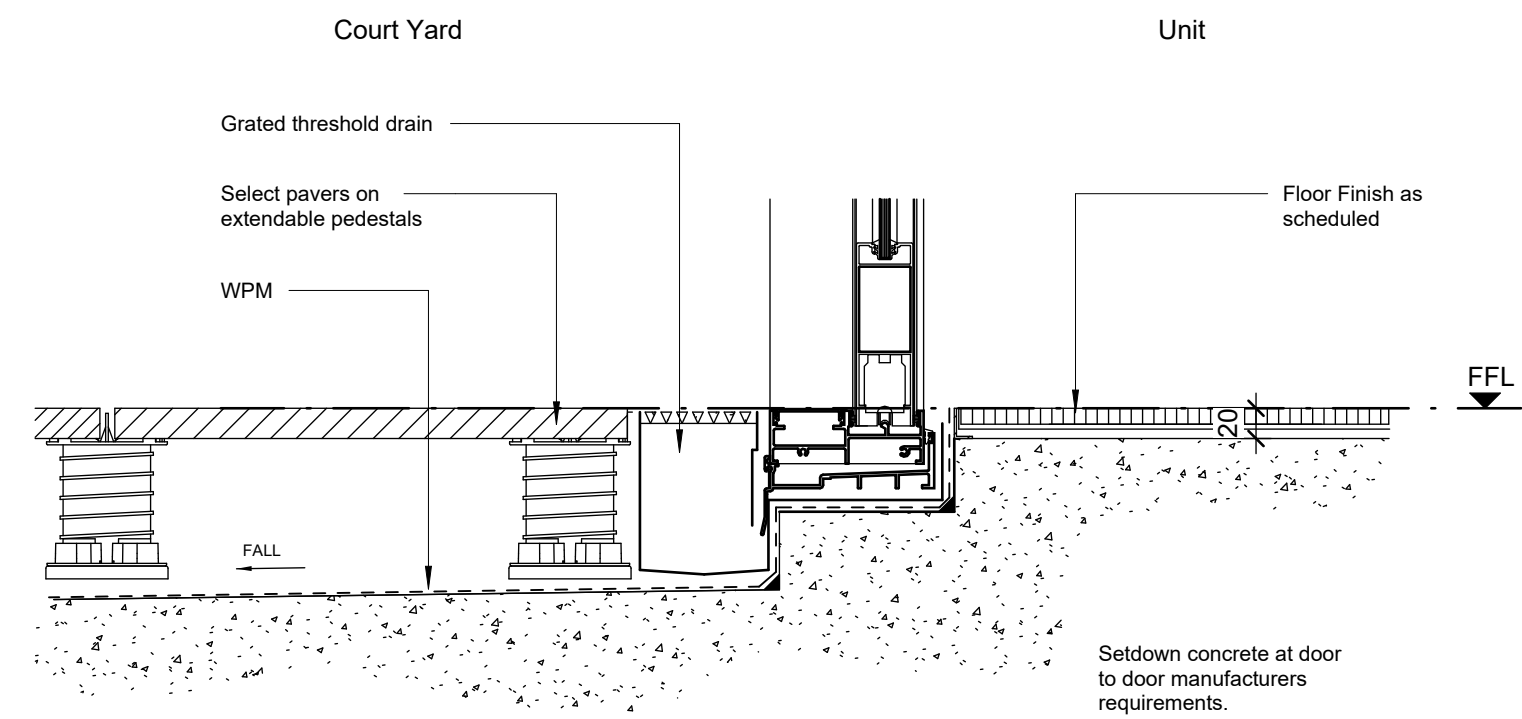
Issue		Description	Date	DEVELOPMENT APPLICATION		Project		Drawing Name							
J		Revised for council	03/09/24	<div>Figured dimensions only to be used. Do not scale off Drawings. Any discrepancies to be verified on site. It is a requirement that all building materials installed to the drawings & specifications 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.</div>		<div>>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >P 02 9527 7459 >A Suite 1, Ground Floor, Enterprise 1, Innovation Campus, Squires Way, Wollongong NSW 2500 >P 02 4258 3453 >E architect@couvaras.com >W www.couvaras.com Nominated Architects: Peter Couvaras Reg No. 7344 Christopher Stringer Reg No. 12760</div>		27 Addison St, Shellharbour		North		Roof Plan			
L		Revised for Council	19/11/24									Project Date		Project No.	Sheet No.
N		Amendments for Council	05/02/25									22 August 2023		23023	DA25
												Scale		Issue No.	
				NOT FOR CONSTRUCTION		Client		Indiegre PTY LTD		Scale		Issue N			
										Scale 1 : 100 @ A1					



1. Adaptable Unit - Pre Adaptation
Scale 1 : 100



2. Adaptable Unit - Post Adaptation
Scale 1 : 100



4. Adaptable Threshold
Scale 1 : 5

Issue	Description	Date
C	Issue for Consultant Quotes	13/03/24
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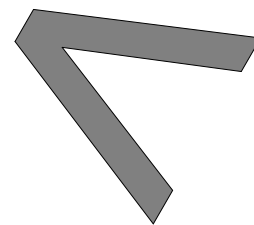
>E architect@couvaras.com
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Nominated Architects:
Peter Couvaras Reg No. 7344
Christopher Stringer Reg No. 12760

Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

North



Drawing Name
Adaptable Housing Plan

Project Date
22 August 2023

Scale
Scale As indicated @ A1

Project No.
23023

Issue No.
Issue N

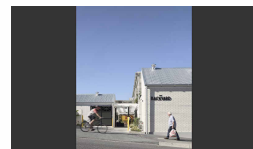


Sheet No.

DA26



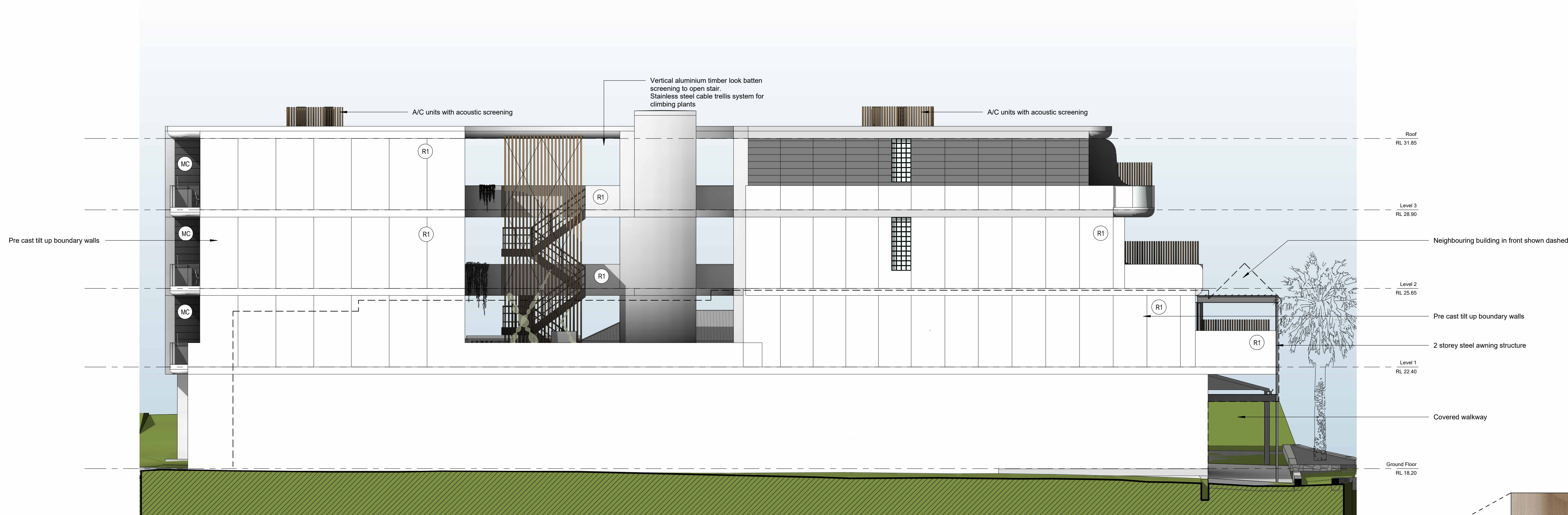
Curved white brickwork/black steel and planting



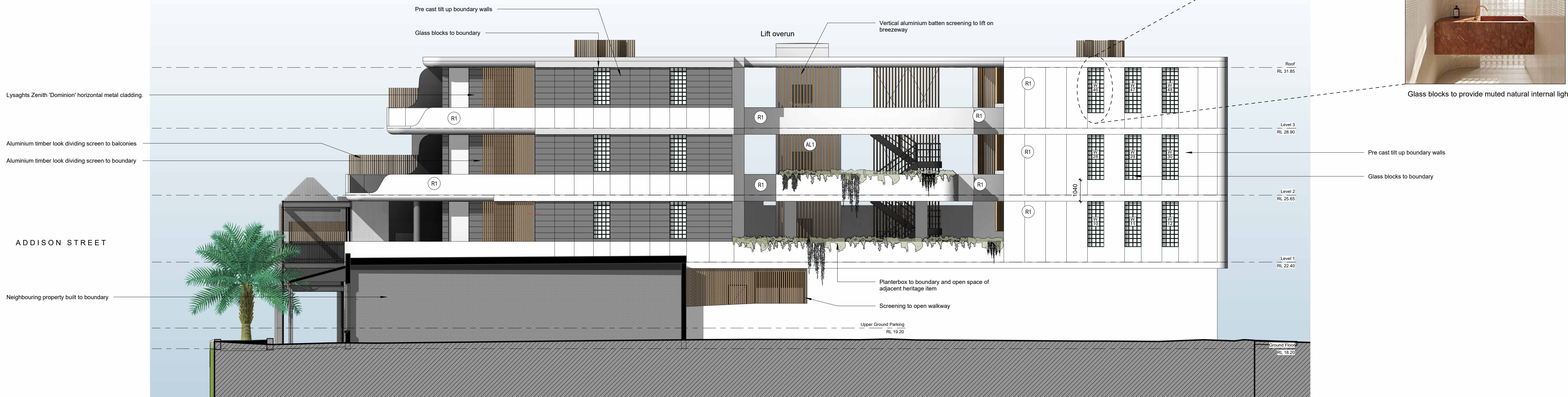
Material Schedule				
Material: Mark	Material: Description	Material: Manufacturer	Material: Model	Material: Image
FB1	White face exterior grade brickwork. Sealed	PGH	Morada - Blanco	
MC	Horizontal metal cladding. Lysaghts Zenith Dominion 285mm in 'Basalt'	Lysaghts	Dominion 285	
R1	Fire rated high build paint system. Colour: White			
R2	External tilt-up concrete wall to boundary or similar. Pre finished with 285mm horizontal grooved to match metal cladding in 'Basalt'			



Green wall



1. East
Scale 1 : 100



2. West
Scale 1 : 100

Issue	Description	Date
D	Issue for Client Approval	19/03/24
E	Issue for Pre DRP	11/04/24
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
K	WIP for review	11/11/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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Christopher Stringer Reg No. 12760

Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

Drawing Name
Elevations

Project Date
22 August 2023

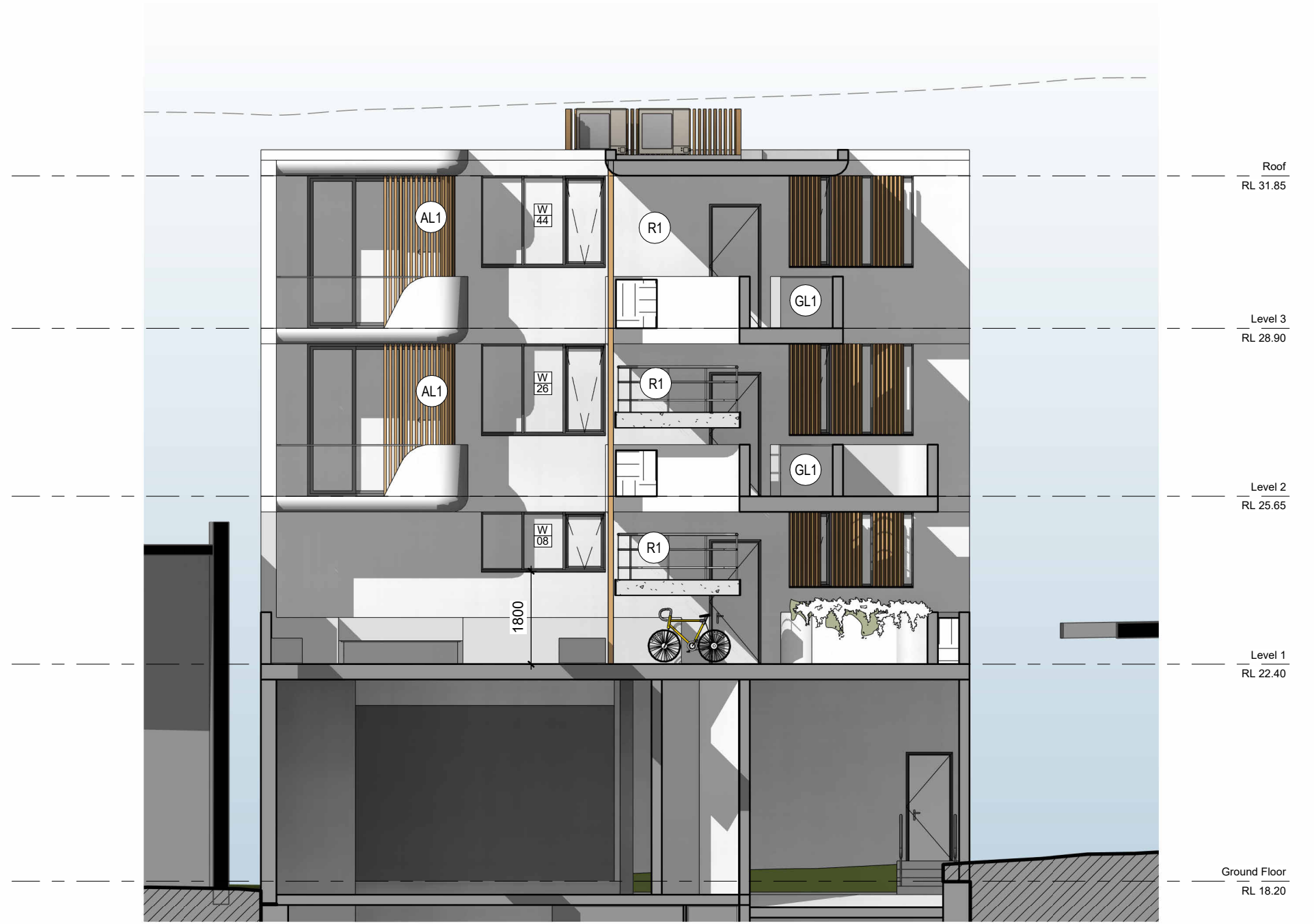
Scale
Scale 1 : 100 @ A1

Project No.
23023

Issue No.
Issue N

Sheet No.

DA31



2. Internal Elevation - North
Scale 1 : 100

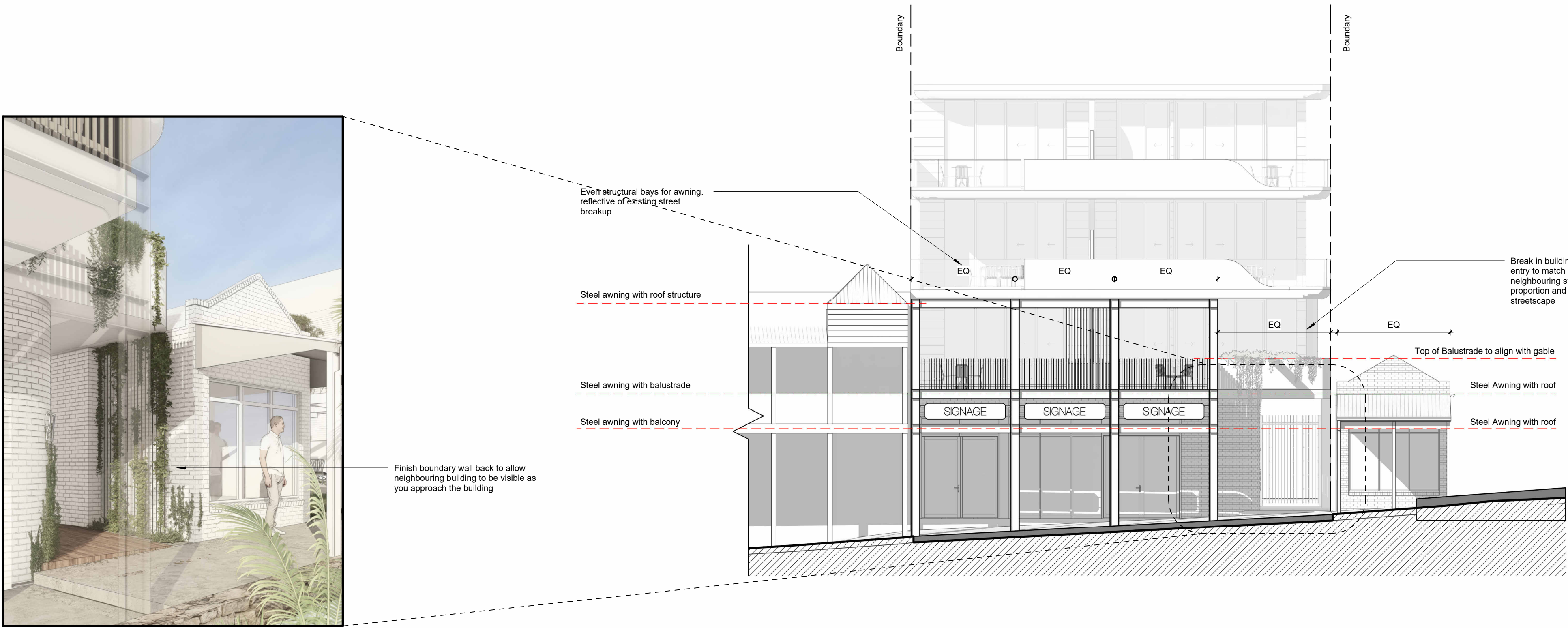


3. Internal Elevation - South
Scale 1 : 100



3. Addison Street Context Elevation

Scale 1 : 250



1. Street Awning Alignment

Scale 1 : 100



2. Building Approach from 29 Addison Street

Scale

Resident Entry approach

Issue	Description	Date
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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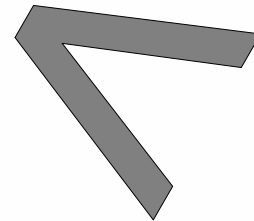
>E architect@couvaras.com
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Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

North



Drawing Name
Streetscape and Context Analysis

Project Date
22 August 2023

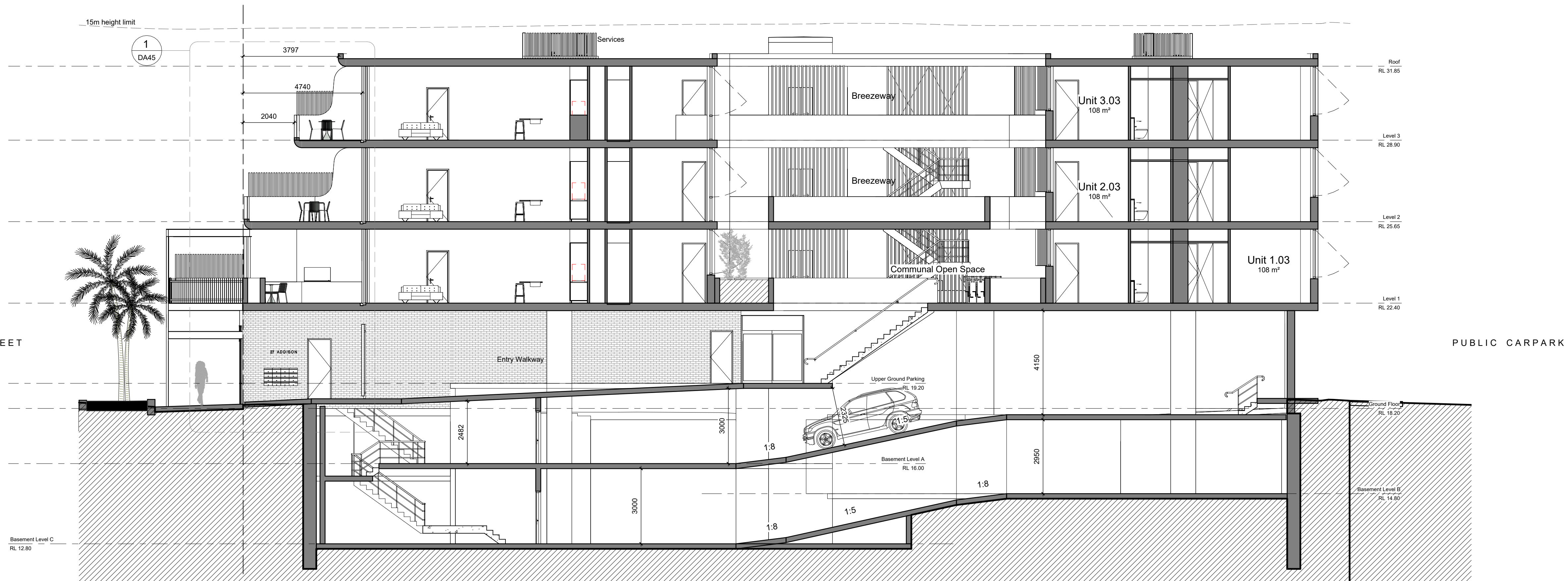
Scale
Scale As indicated @ A1

Project No.
23023

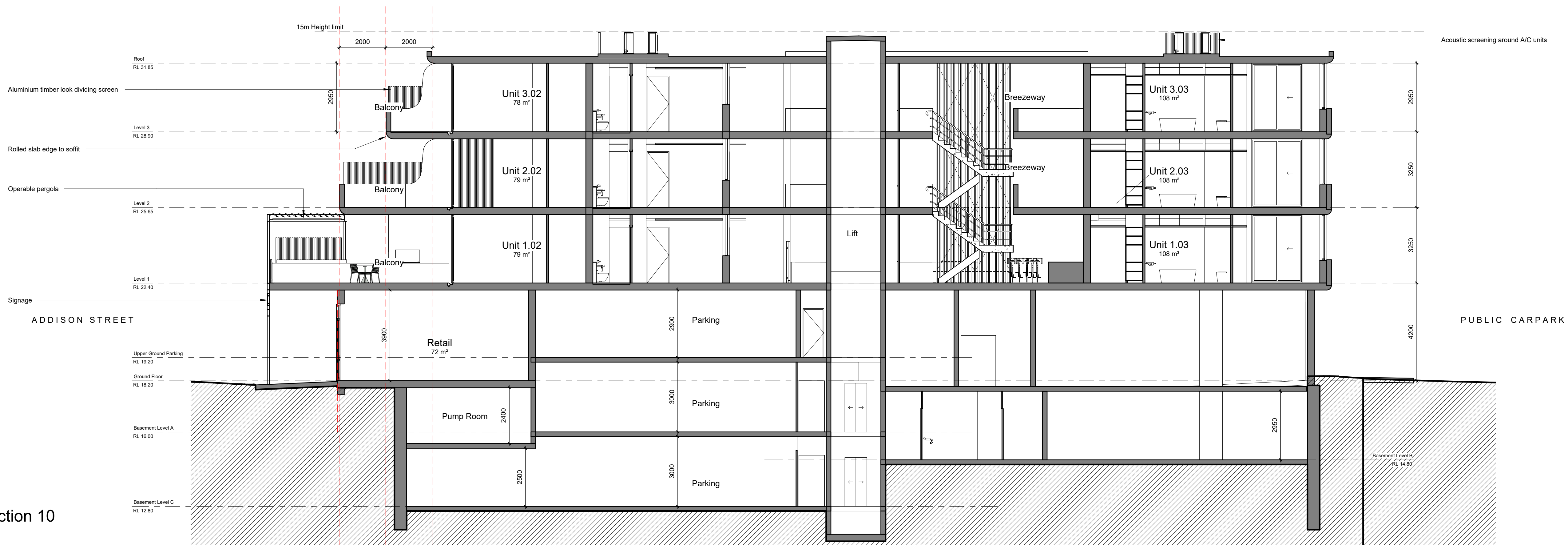
Issue No.
Issue N

Sheet No.

DA33



2. Section 7
Scale 1 : 100



1. Section 10
Scale 1 : 100

Issue	Description	Date
C	Issue for Consultant Quotes	13/03/24
D	Issue for Client Approval	19/03/24
E	Issue for Pre DRP	11/04/24
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

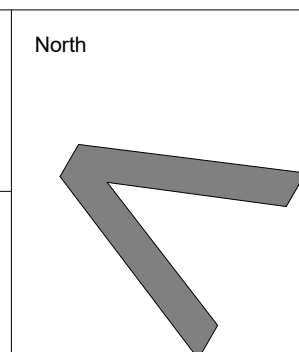
Figured dimensions only to be used. Do not scale off Drawings. Any discrepancies to be verified on site.
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Christopher Stinger Reg No. 12760

Project
27 Addison St, Shellharbour
Client
Indiegro PTY LTD

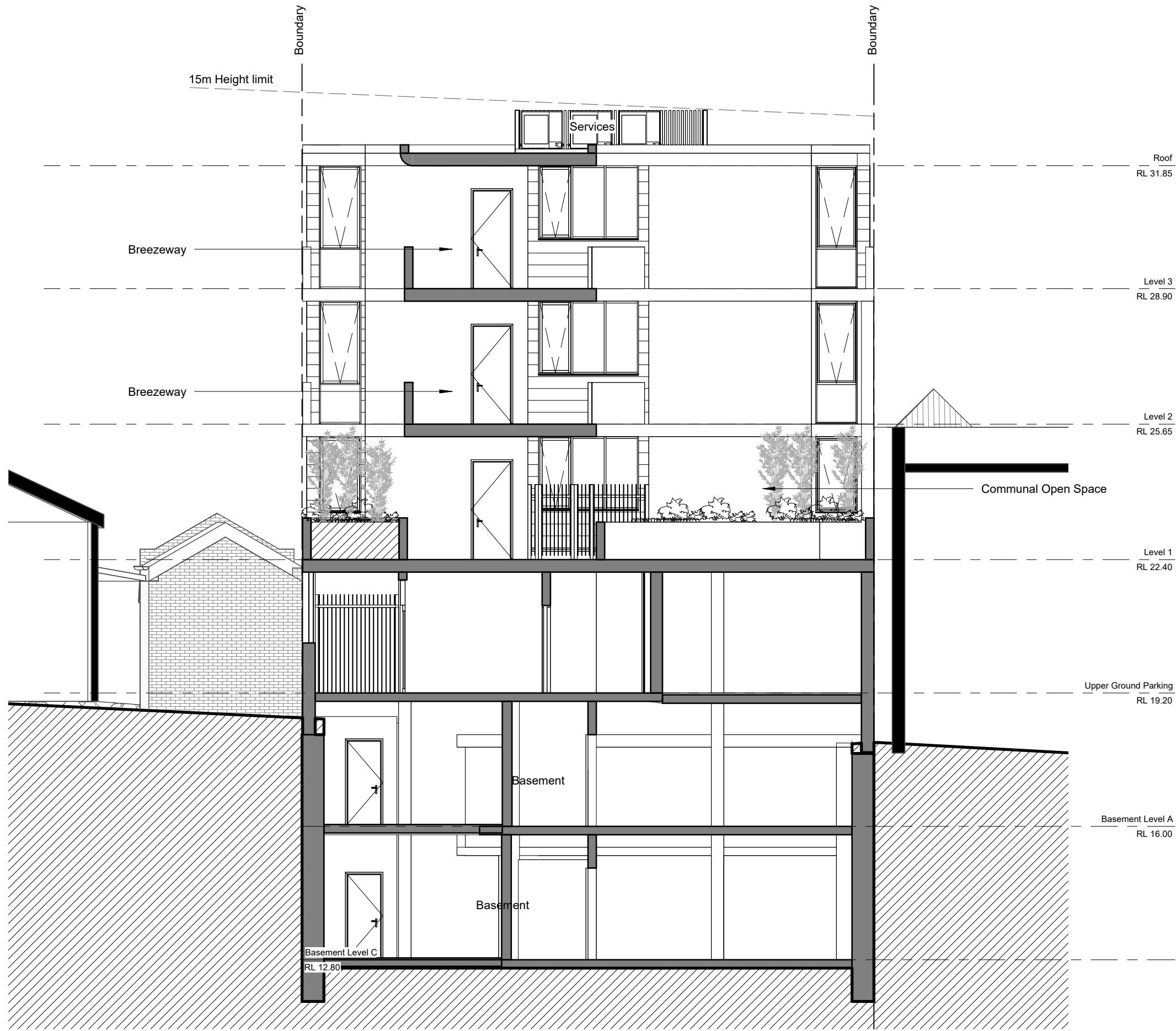


Sections

Project Date
22 August 2023
Scale
Scale 1 : 100 @ A1

Project No.
23023
Issue No.
Issue N

Sheet No.
DA40



1. Section 14
Scale 1 : 100

Issue	Description	Date
E	Issue for Pre DRP	11/04/24
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

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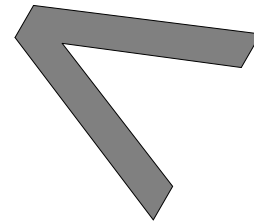
>E architect@couvaras.com
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Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

North



Drawing Name
Sections

Project Date
22 August 2023

Scale
Scale 1 : 100 @ A1

Project No.
23023

Issue No.
Issue N

Sheet No.

DA41

Issue	Description	Date
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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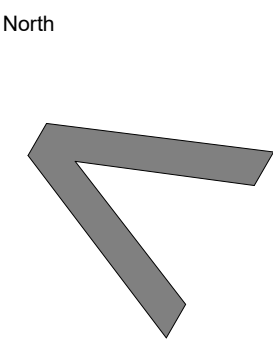
>A Level 1, 95 Cronulla Street, Cronulla NSW 2230
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Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD



Drawing Name
Detailed Facade Section

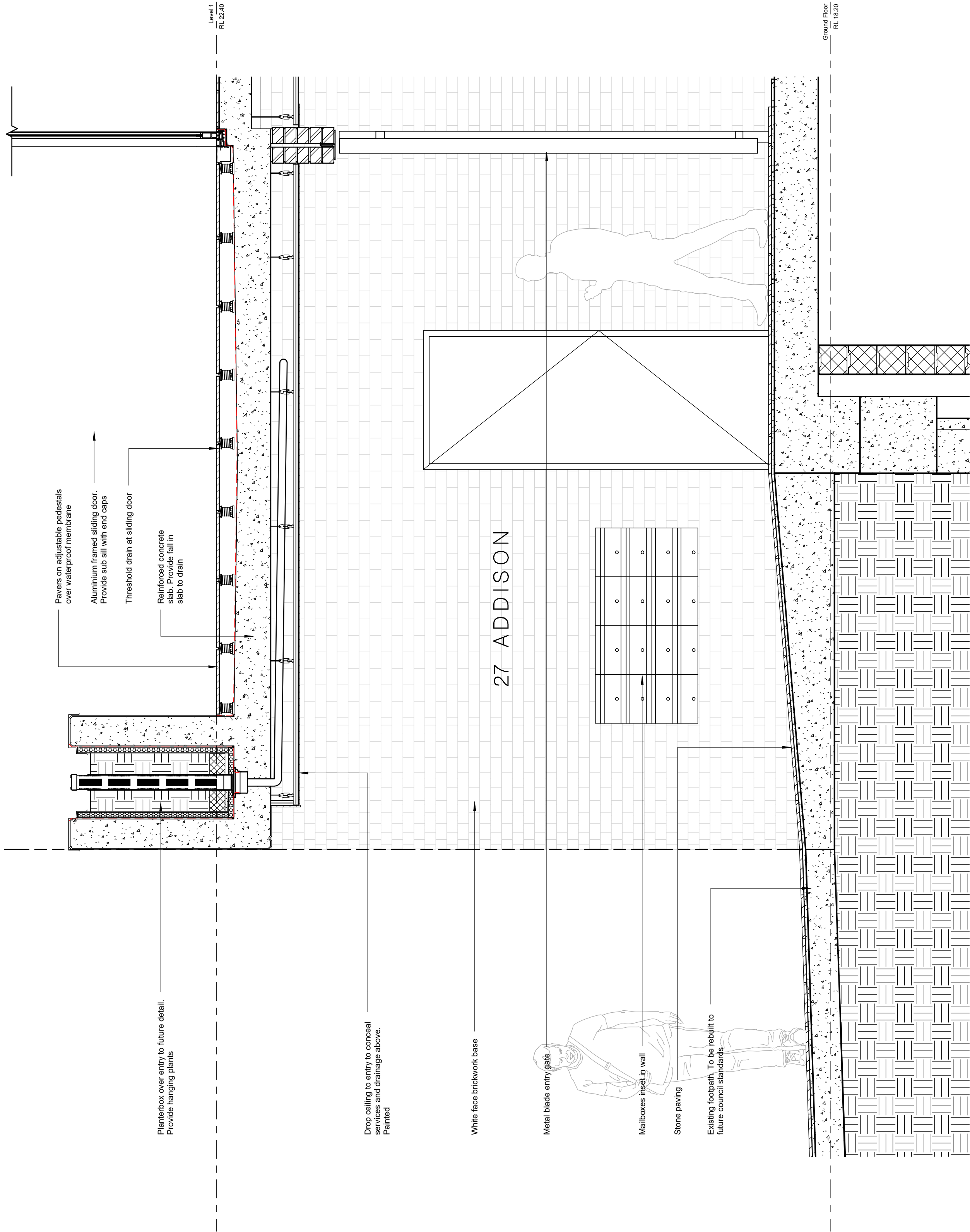
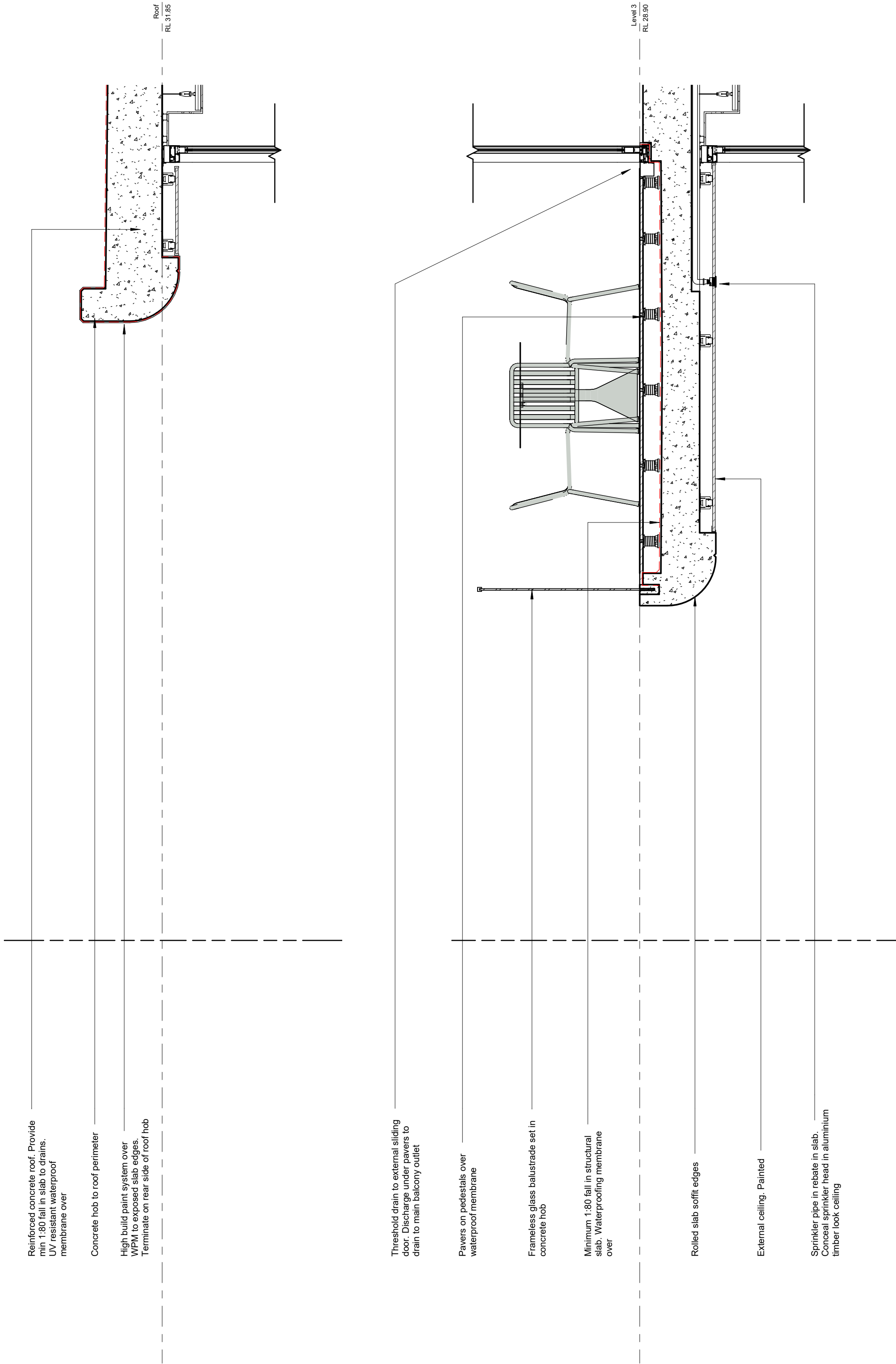
Project Date
22 August 2023
Scale 1 : 20 @ A1

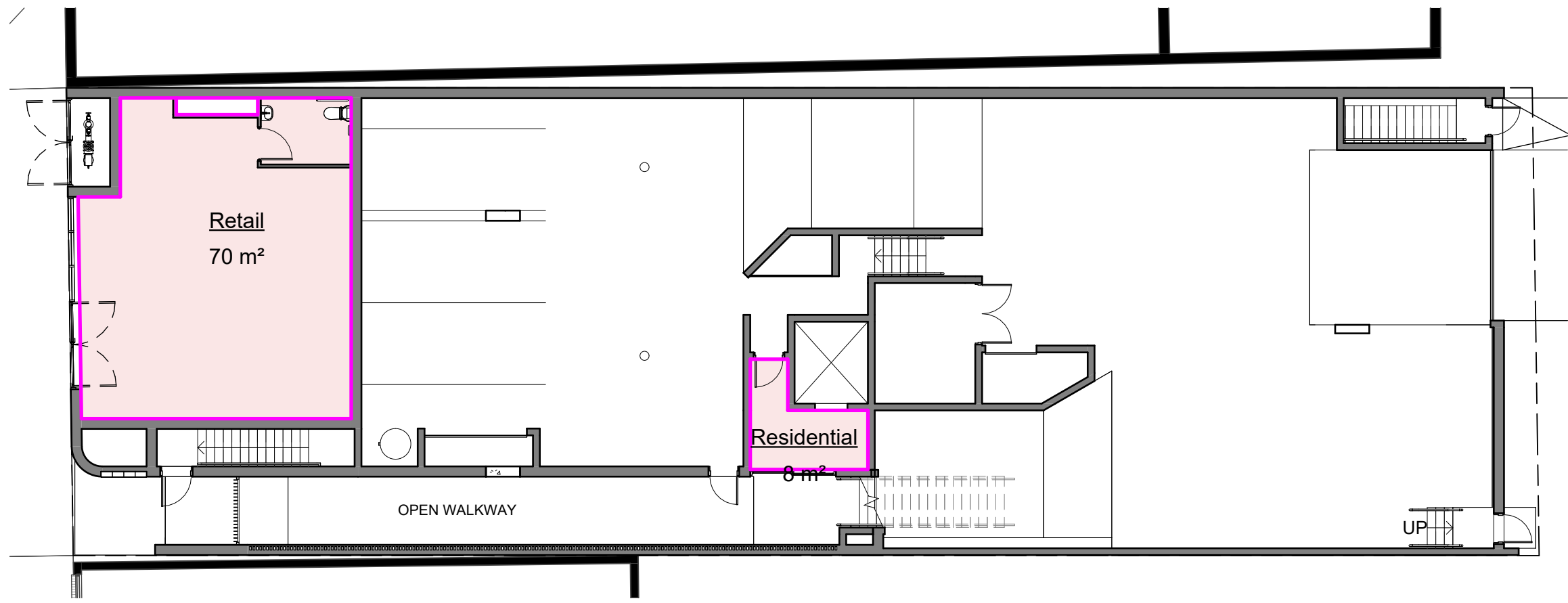
Project No.
23023
Issue No.
Issue N

Sheet No.
DA45

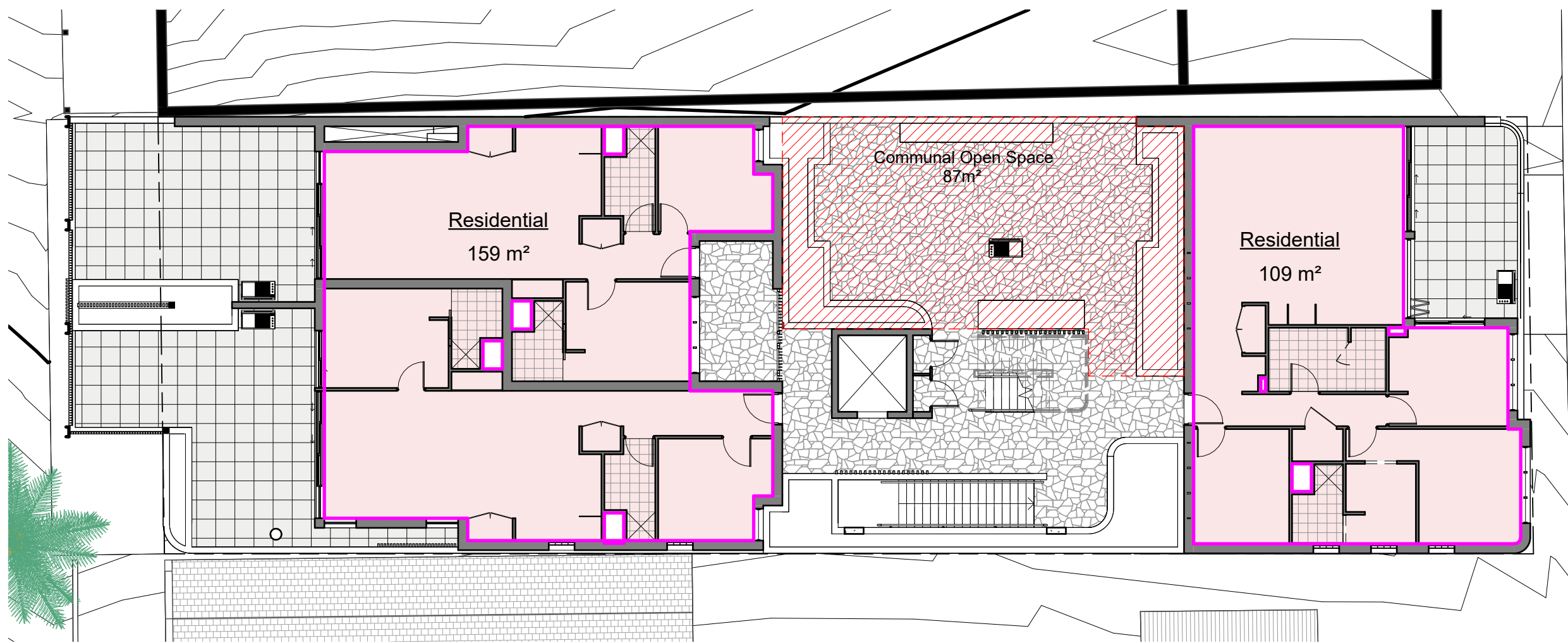
1. Detailed Facade Section

Scale 1 : 20

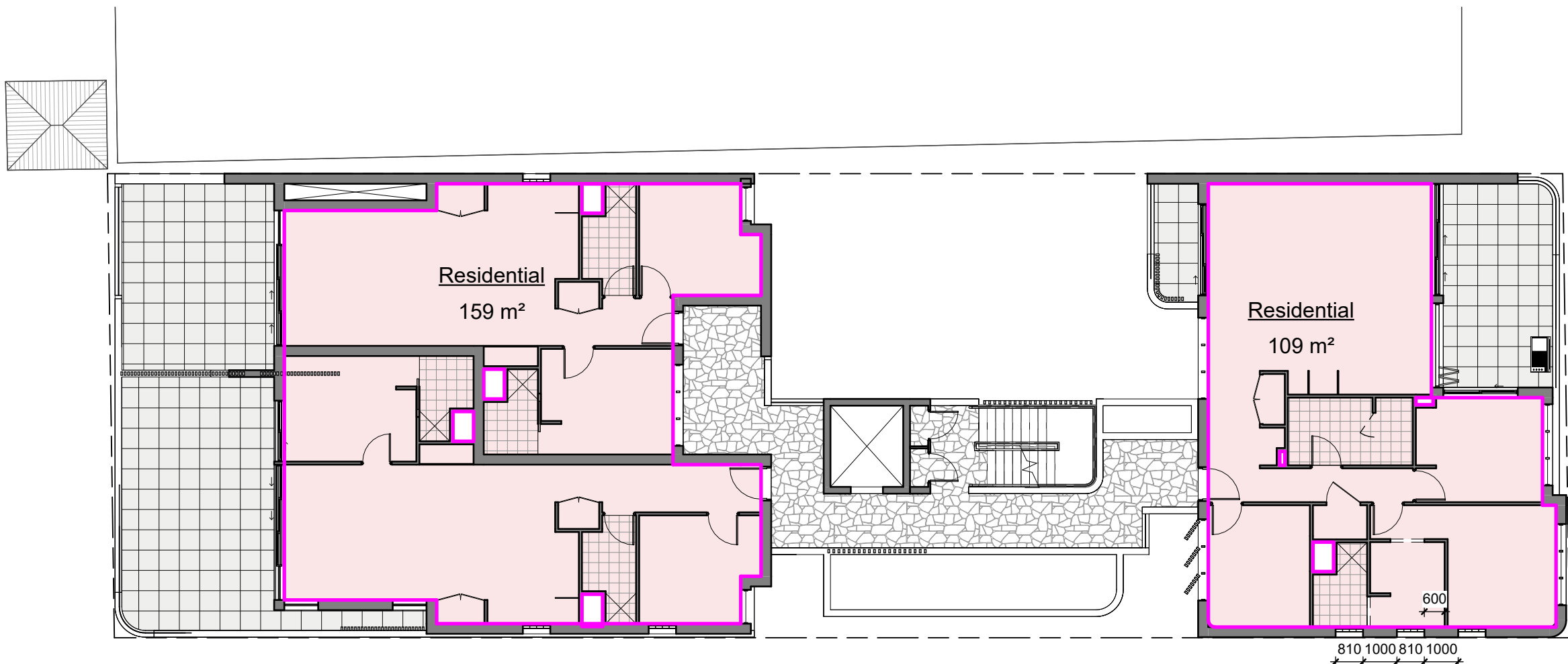




1. Ground Floor
Scale 1 : 150



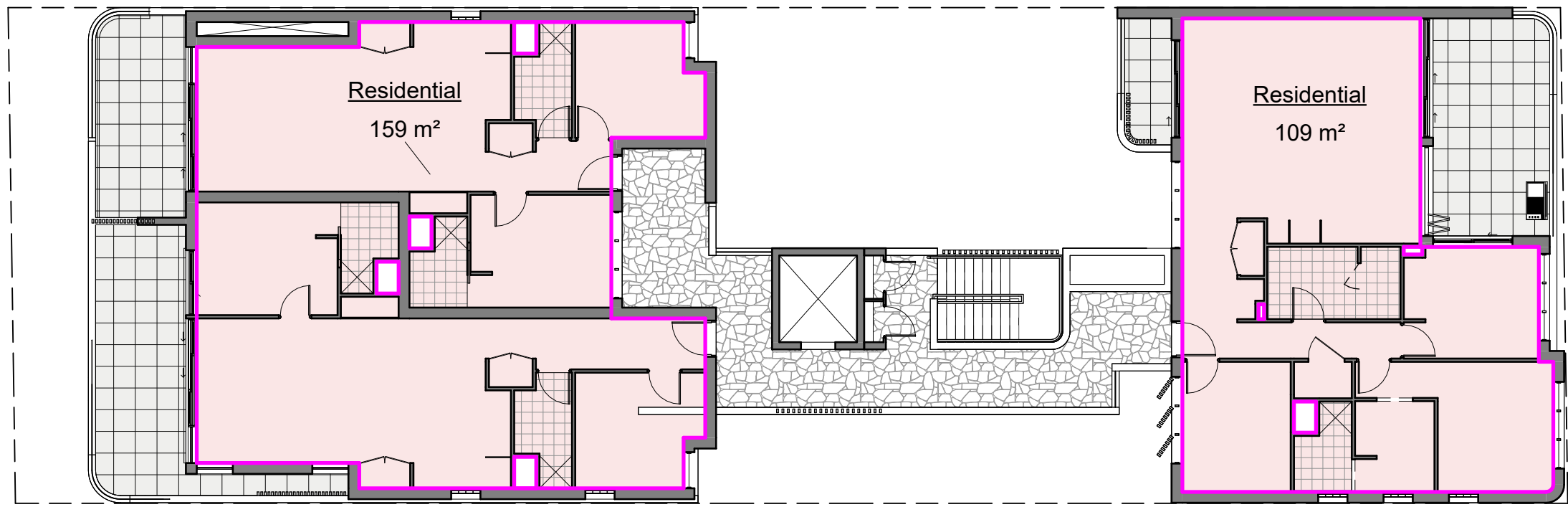
2. Level 1
Scale 1 : 150



3. Level 2
Scale 1 : 150

Gross Floor Area	
Name	Area
Residential	813.0 m²
Retail	70.2 m²
	883.2 m²

DEVELOPMENT SUMMARY		
Site Area	=	589.45m²
Zone	=	E1
Max FSR	=	1.5:1 (884.17m²)
Min landscaping	=	N/A
Proposed FSR	=	1.49:1 (883.2m²)
Proposed Landscaping	=	N/A
PARKING		
Min. Visitors (0.5/2+Bed)	=	4.5
Min. Residents	=	13.5
Min Retail (1space per 35m²)	=	2
Provided Visitors	=	4
Provided Residents	=	14
Provided Retail	=	0
Total	=	18



4. Level 3
Scale 1 : 150

Issue	Description	Date
C	Issue for Consultant Quotes	13/03/24
D	Issue for Client Approval	19/03/24
E	Issue for Pre DRP	11/04/24
F	Issue for Consultants	04/06/24
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I	Issue for DA	19/07/24
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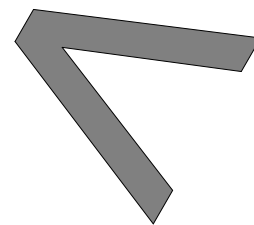
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Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

North



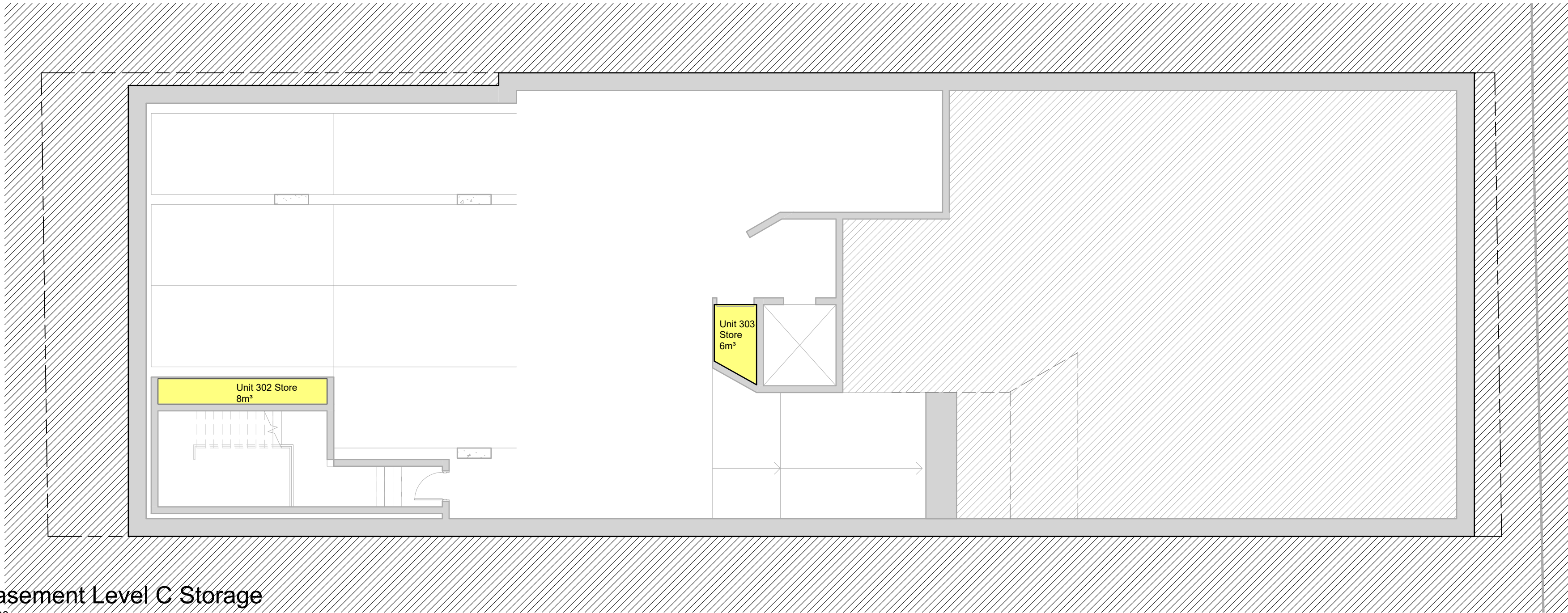
Drawing Name
Area Plans

Project Date
22 August 2023
Scale
Scale 1 : 150 @ A1

Project No.
23023
Issue No.
Issue N

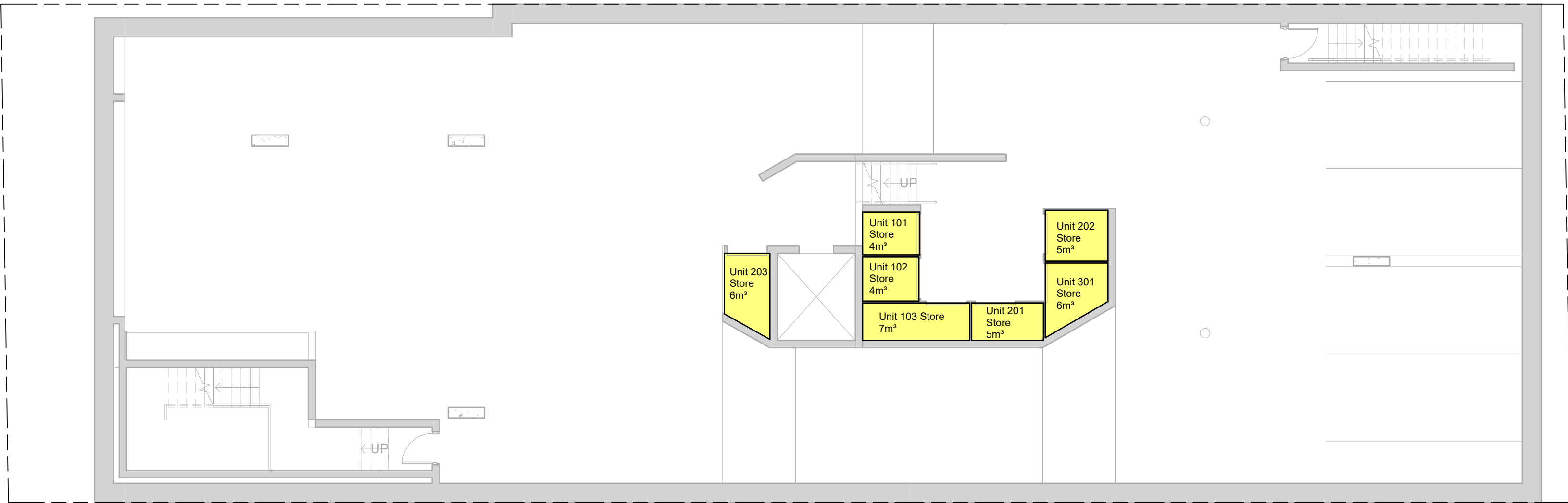
Sheet No.

DA52



3. Basement Level C Storage

Scale 1 : 100



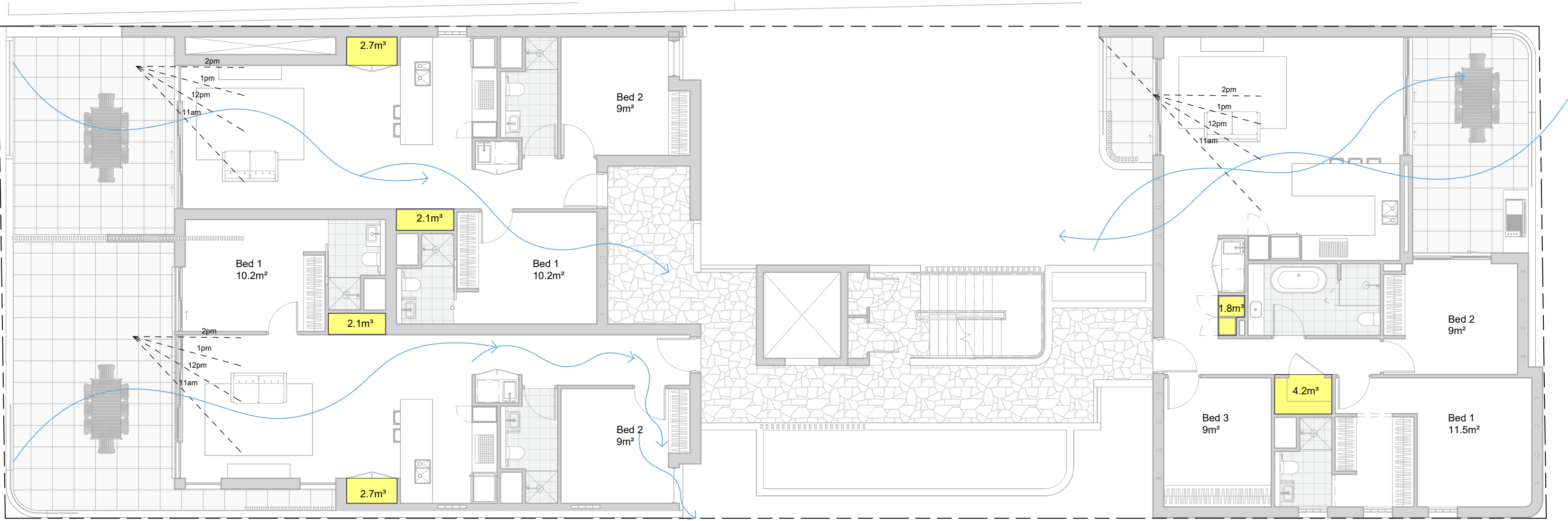
2. Basement Level B Storage

Scale 1 : 100

Unit Schedule											
Name	Unit Type	Area	Level	Solar Access	Cross Ventilation	Internal Storage	Basement Storage	Storage	Adaptable	Parking Required	Visitor Parking Required
Unit 1.01	2 Bed	76 m²	Level 1	Yes	Yes	4.80 m³	4.00 m³	Yes	No	1.5	0.5
Unit 1.02	2 Bed	79 m²	Level 1	Yes	Yes	4.80 m³	4.00 m³	Yes	No	1.5	0.5
Unit 1.03	3 Bed	108 m²	Level 1	No	Yes	6.00 m³	7.00 m³	Yes	Yes	1.5	0.5
Unit 2.01	2 Bed	76 m²	Level 2	Yes	Yes	4.80 m³	5.00 m³	Yes	No	1.5	0.5
Unit 2.02	2 Bed	79 m²	Level 2	Yes	Yes	4.80 m³	5.00 m³	Yes	No	1.5	0.5
Unit 2.03	3 Bed	108 m²	Level 2	Yes	Yes	6.00 m³	6.00 m³	Yes	Yes	1.5	0.5
Unit 3.01	2 Bed	75 m²	Level 3	Yes	Yes	4.80 m³	6.00 m³	Yes	No	1.5	0.5
Unit 3.02	2 Bed	78 m²	Level 3	Yes	Yes	4.80 m³	8.00 m³	Yes	No	1.5	0.5
Unit 3.03	3 Bed	108 m²	Level 3	Yes	Yes	6.00 m³	6.00 m³	Yes	No	1.5	0.5
Grand total: 9		785 m²								13.5	4.5

1. ADG Compliance Plan

Scale 1 : 100



<table><tr><th>Issue</th><th>Description</th><th>Date</th></tr><tr><td>D</td><td>Issue for Client Approval</td><td>19/03/24</td></tr><tr><td>E</td><td>Issue for Pre DRP</td><td>11/04/24</td></tr><tr><td>F</td><td>Issue for Consultants</td><td>04/06/24</td></tr><tr><td>G</td><td>Issue for Coordination</td><td>25/06/24</td></tr><tr><td>I</td><td>Issue for DA</td><td>19/07/24</td></tr><tr><td>L</td><td>Revised for Council</td><td>19/11/24</td></tr><tr><td>N</td><td>Amendments for Council</td><td>05/02/25</td></tr></table>		Issue	Description	Date	D	Issue for Client Approval	19/03/24	E	Issue for Pre DRP	11/04/24	F	Issue for Consultants	04/06/24	G	Issue for Coordination	25/06/24	I	Issue for DA	19/07/24	L	Revised for Council	19/11/24	N	Amendments for Council	05/02/25	<p>DEVELOPMENT APPLICATION</p> <p>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.</p> <p>NOT FOR CONSTRUCTION</p>		<p>couvaras</p> <p>>ARCHITECTS</p>		<p>>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >P 02 9527 7459 >A Suite 1, Ground Floor, Enterprise 1, Innovation Campus, Squires Way, Wollongong NSW 2500 >P 02 4258 3453</p> <p>>E architect@couvaras.com >W www.couvaras.com</p> <p>Nominated Architects: Peter Couvaras Reg No. 7344 Christopher Stringer Reg No. 12760</p>		<p>Project</p> <p>27 Addison St, Shellharbour</p> <p>Client</p> <p>Indiegre PTY LTD</p>		<p>North</p>		<p>Drawing Name</p> <p>ADG Compliance</p> <table><tr><td>Project Date</td><td>Project No.</td><td>Sheet No.</td></tr><tr><td>22 August 2023</td><td>23023</td><td rowspan="2">DA53</td></tr><tr><td>Scale</td><td>Issue No.</td></tr><tr><td>Scale 1 : 100 @ A1</td><td>Issue N</td><td></td></tr></table>			Project Date	Project No.	Sheet No.	22 August 2023	23023	DA53	Scale	Issue No.	Scale 1 : 100 @ A1	Issue N	
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[1 of 13] [June 20, 2010 - 10:00]



[2 of 13] [June 20, 2010 - 10:15]



[3 of 13] [June 20, 2010 - 10:30]



[4 of 13] [June 20, 2010 - 10:45]



[5 of 13] [June 20, 2010 - 11:00]



[6 of 13] [June 20, 2010 - 11:15]



[7 of 13] [June 20, 2010 - 11:30]



[8 of 13] [June 20, 2010 - 11:45]



[9 of 13] [June 20, 2010 - 12:00]



[10 of 13] [June 20, 2010 - 12:15]



[11 of 13] [June 20, 2010 - 12:30]



[12 of 13] [June 20, 2010 - 12:45]



[13 of 13] [June 20, 2010 - 13:00]



Issue	Description	Date
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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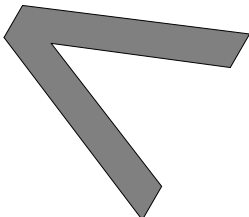
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Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

North

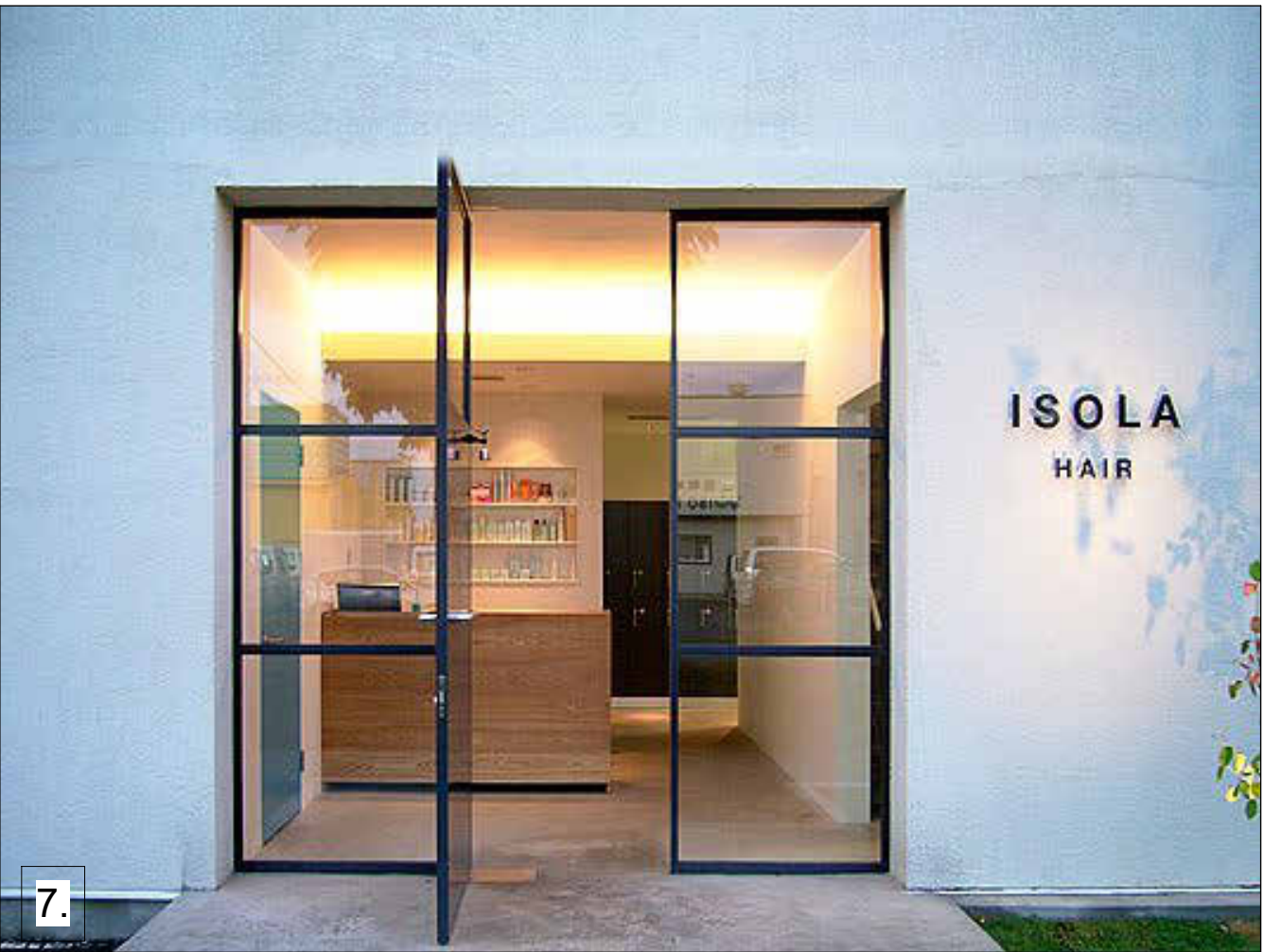
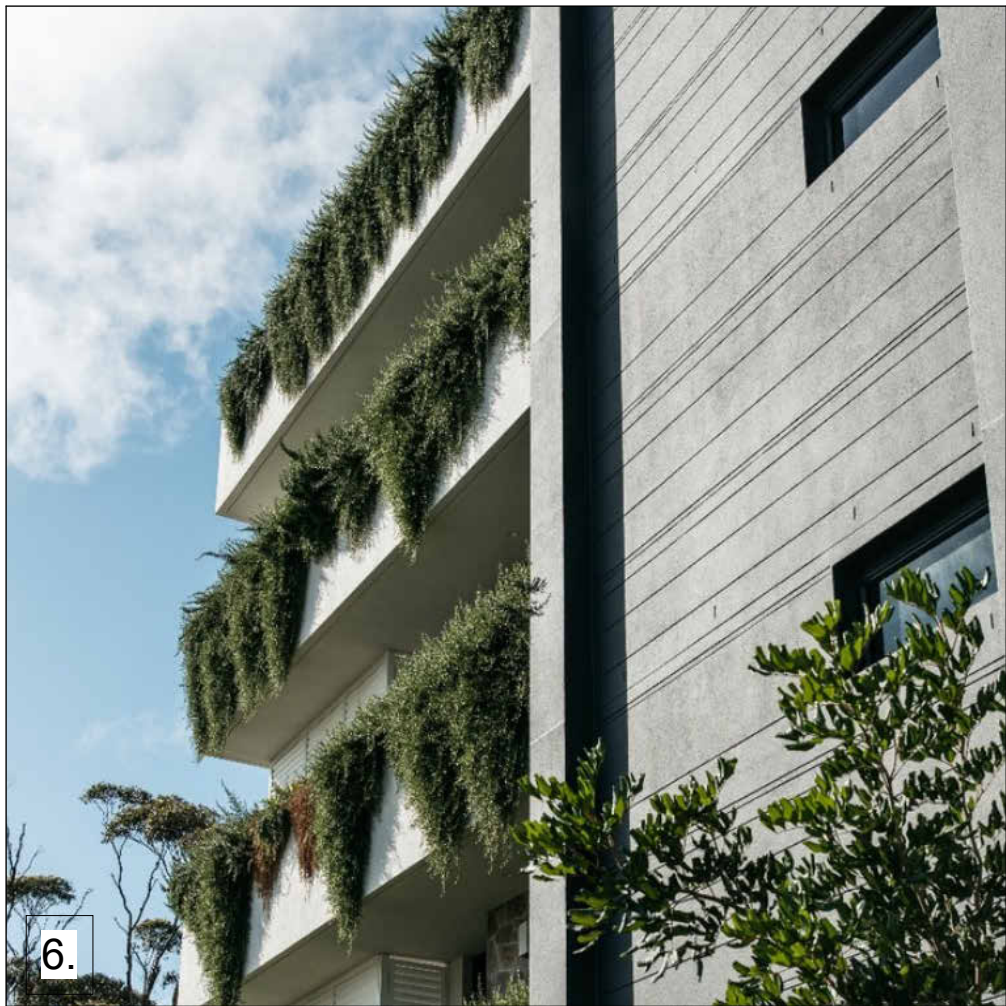
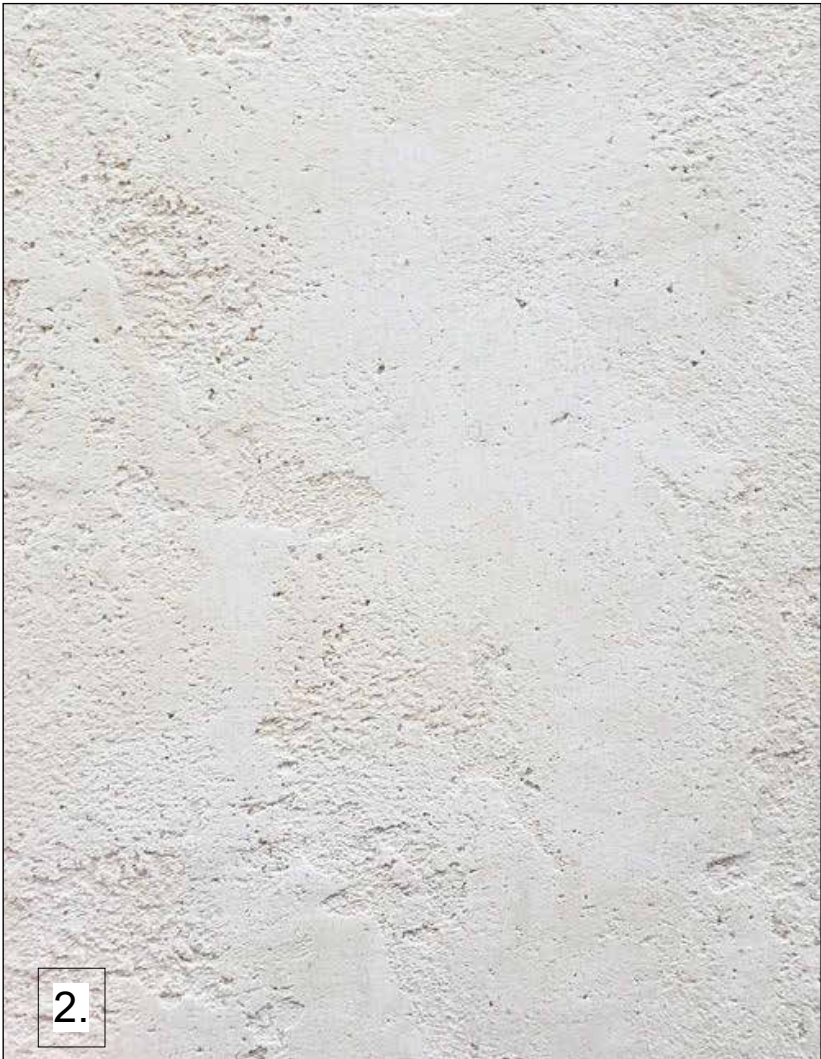


Drawing Name
COS Suns eye Diagrams

Project Date
22 August 2023
Scale @ A1

Project No.
23023
Issue No.
Issue N

Sheet No.
DA54



1. White Face Brickwork - PGH Blanco 'Morada' or Austral Bricks La Paloma 'Castellana'
2. High Build paint finish - White
3. High Build paint finish - Grey
4. Lysaghts Dominion 285 metal cladding in Grey
5. Steel Painted Awning
6. Cascading Plants where possible on facade
7. Aluminium frame windows and doors. Feature Aluminium 'Steel look' doors to commercial Entry Finish: Basalt

Issue	Description	Date
E	Issue for Pre DRP	11/04/24
I	Issue for DA	19/07/24
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Project	27 Addison St, Shellharbour
Client	Indiegro PTY LTD

Drawing Name External Finishes		
Project Date 22 August 2023	Project No. 23023	Sheet No. DA60
Scale @ A1	Issue No. Issue N	



Issue	Description	Date
C	Issue for Consultant Quotes	13/03/24
D	Issue for Client Approval	19/03/24
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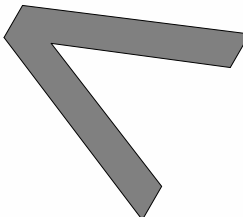
>E architect@couvaras.com
>W www.couvaras.com

Nominated Architects:
Peter Couvaras Reg No. 7344
Christopher Stringer Reg No. 12760

Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

North



Drawing Name
3D Views

Project Date
22 August 2023

Scale @ A1

Project No.
23023

Issue No.
Issue N

Sheet No.

DA61



Issue	Description	Date
D	Issue for Client Approval	19/03/24
E	Issue for Pre DRP	11/04/24
F	Issue for Consultants	04/06/24
G	Issue for Coordination	25/06/24
I	Issue for DA	19/07/24
K	WIP for review	11/11/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

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.

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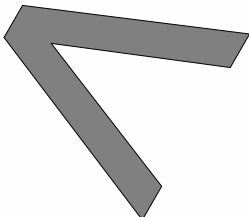
>E architect@couvaras.com
>W www.couvaras.com

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Project
27 Addison St, Shellharbour

Client
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Drawing Name
3D Views

Project Date
22 August 2023

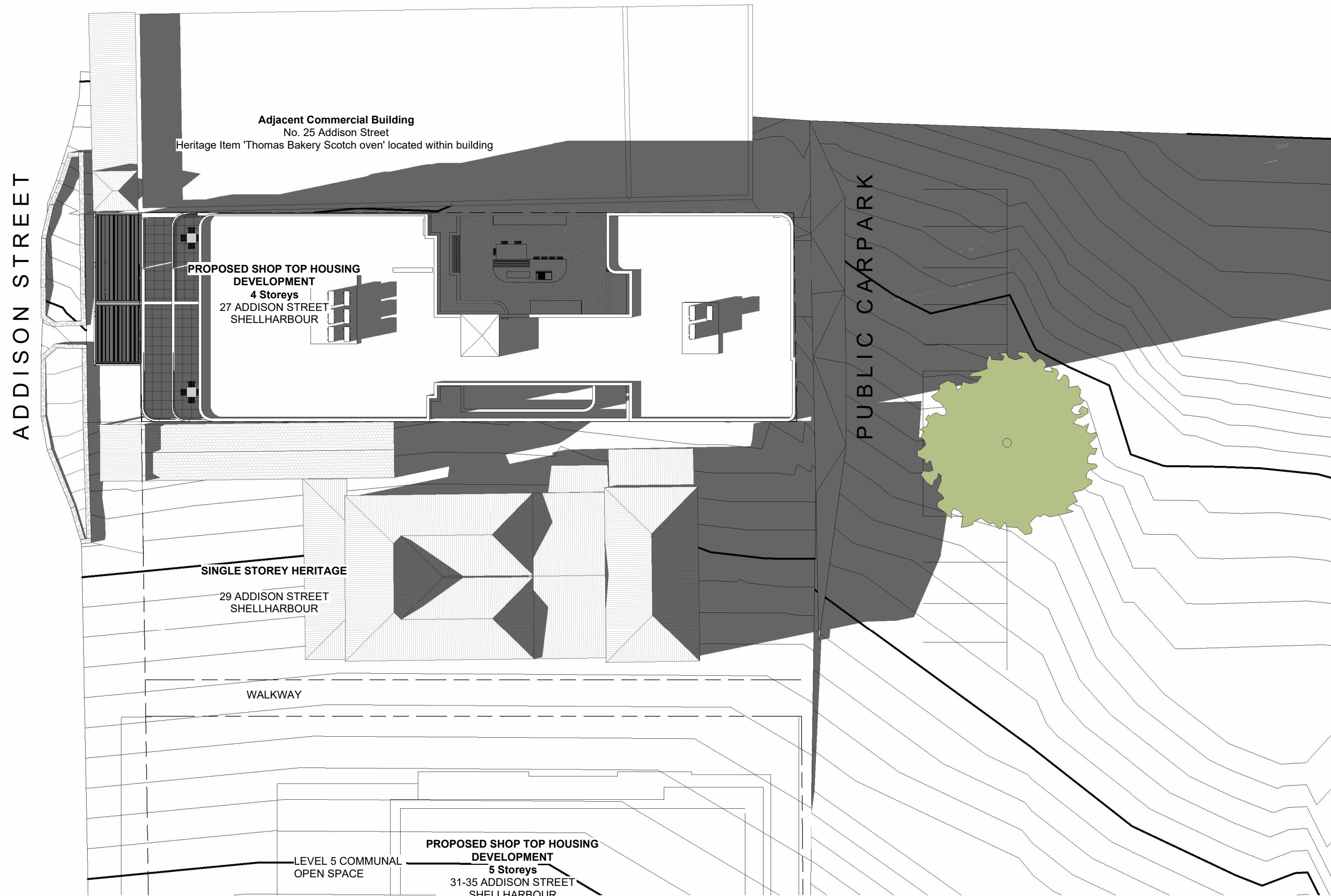
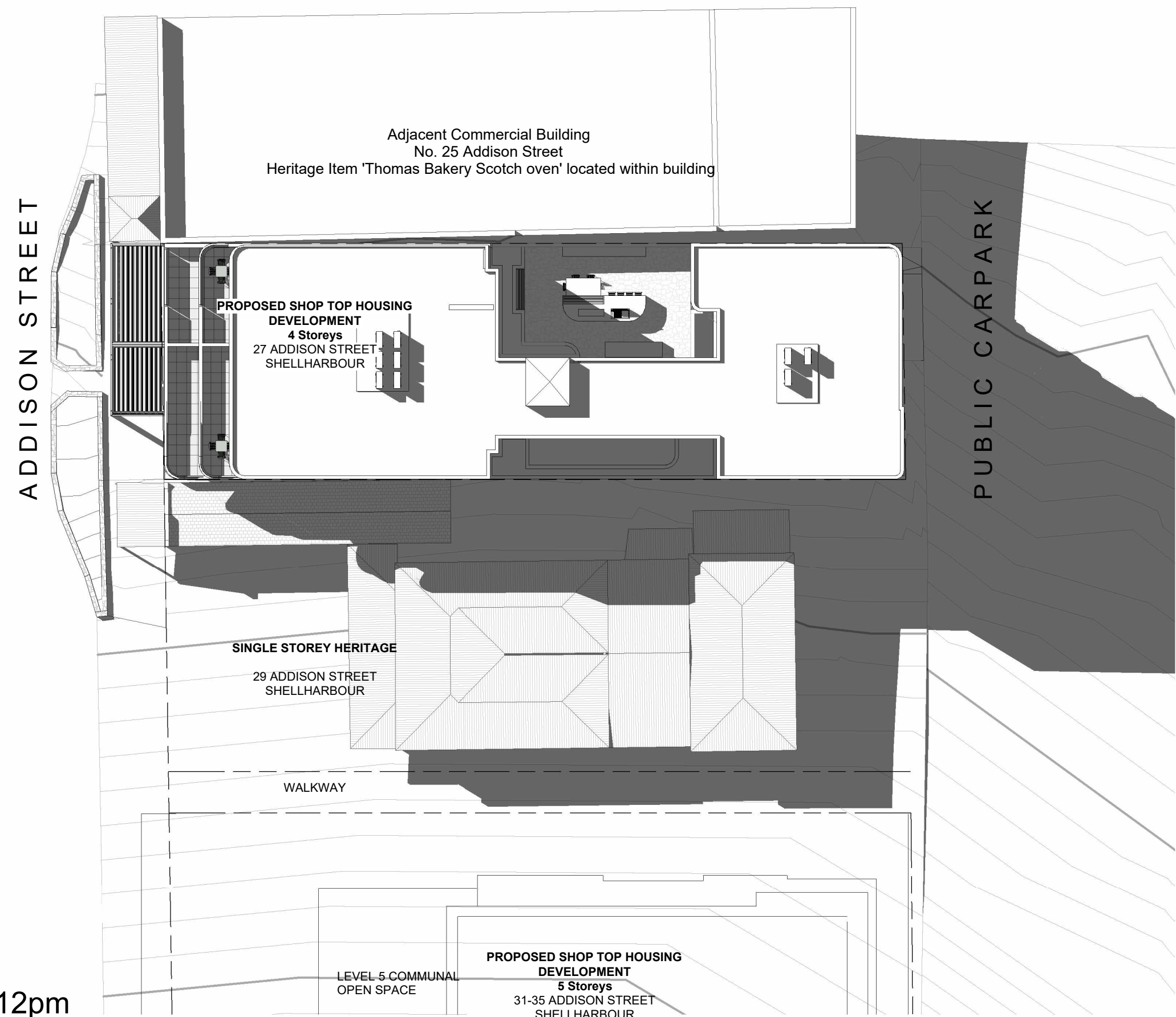
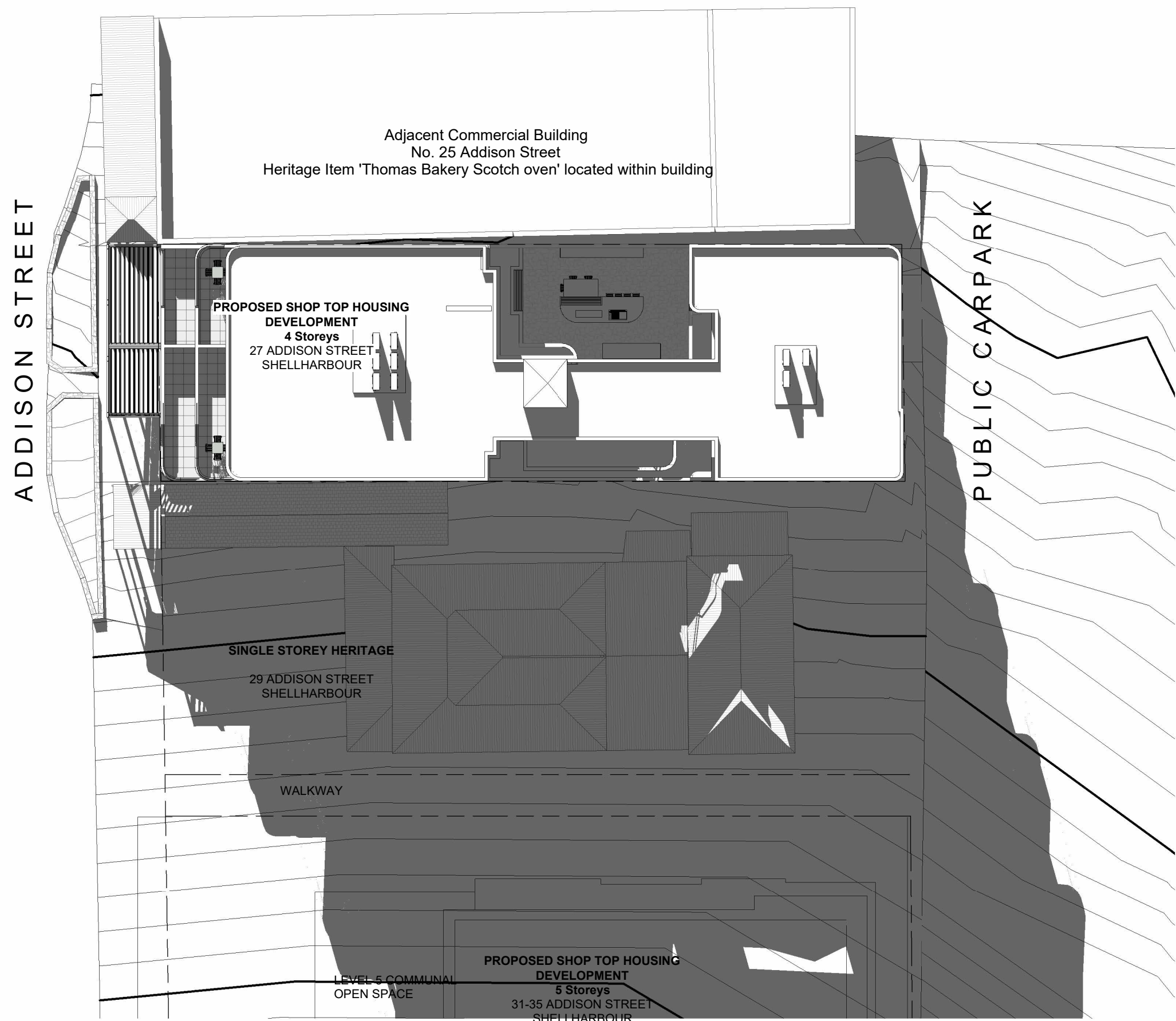
Scale @ A1

Project No.
23023

Issue No.
Issue N

Sheet No.

DA62



Issue	Description	Date
I	Issue for DA	19/07/24
J	Revised for council	03/09/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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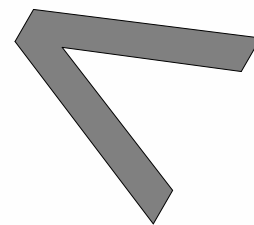
>E architect@couvaras.com
>W www.couvaras.com

Nominated Architects:
Peter Couvaras Reg No. 7344
Christopher Stringer Reg No. 12760

Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

North



Drawing Name
Shadow Diagrams

Project Date
22 August 2023

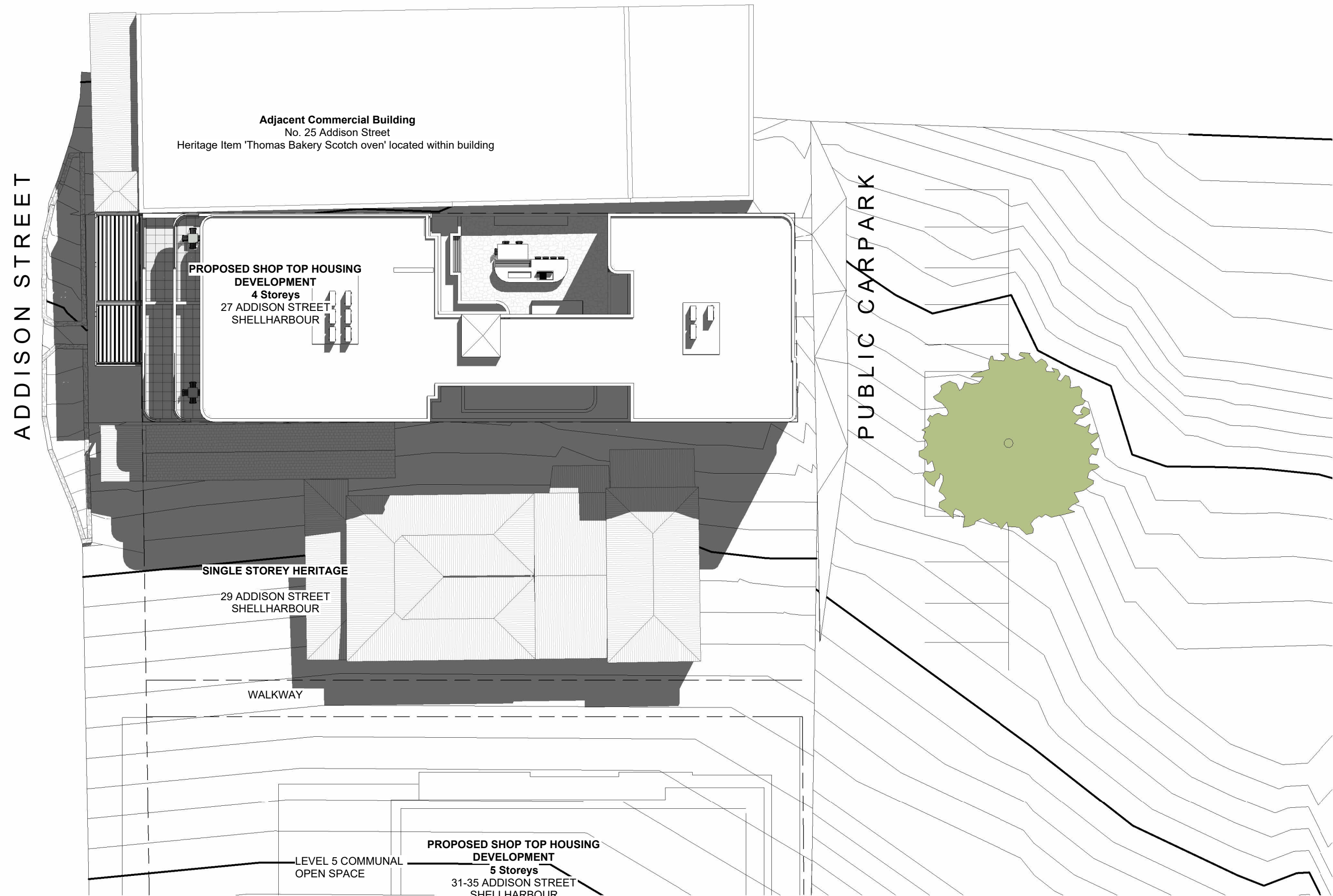
Scale
Scale 1 : 250 @ A1

Project No.
23023

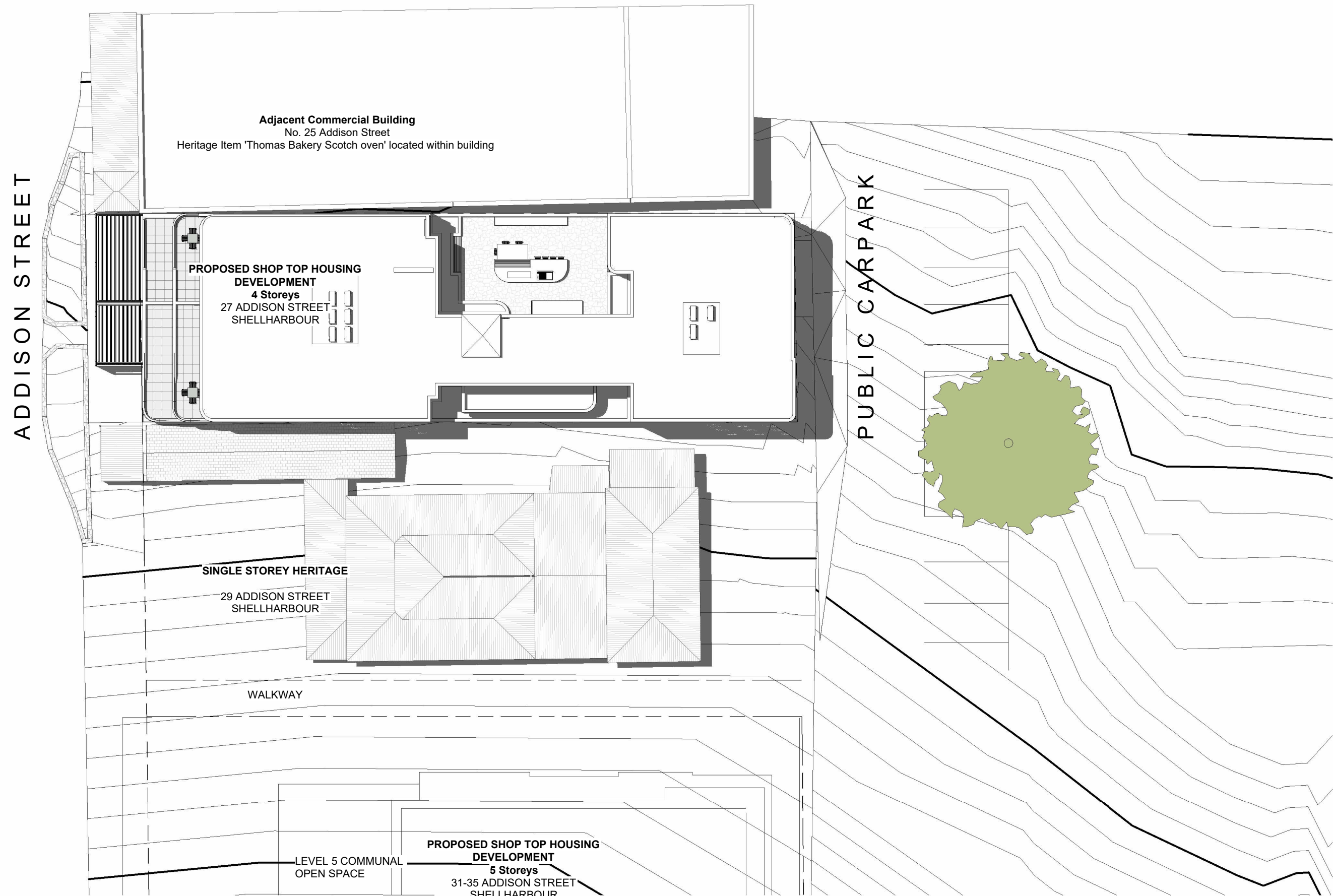
Issue No.
Issue N

Sheet No.

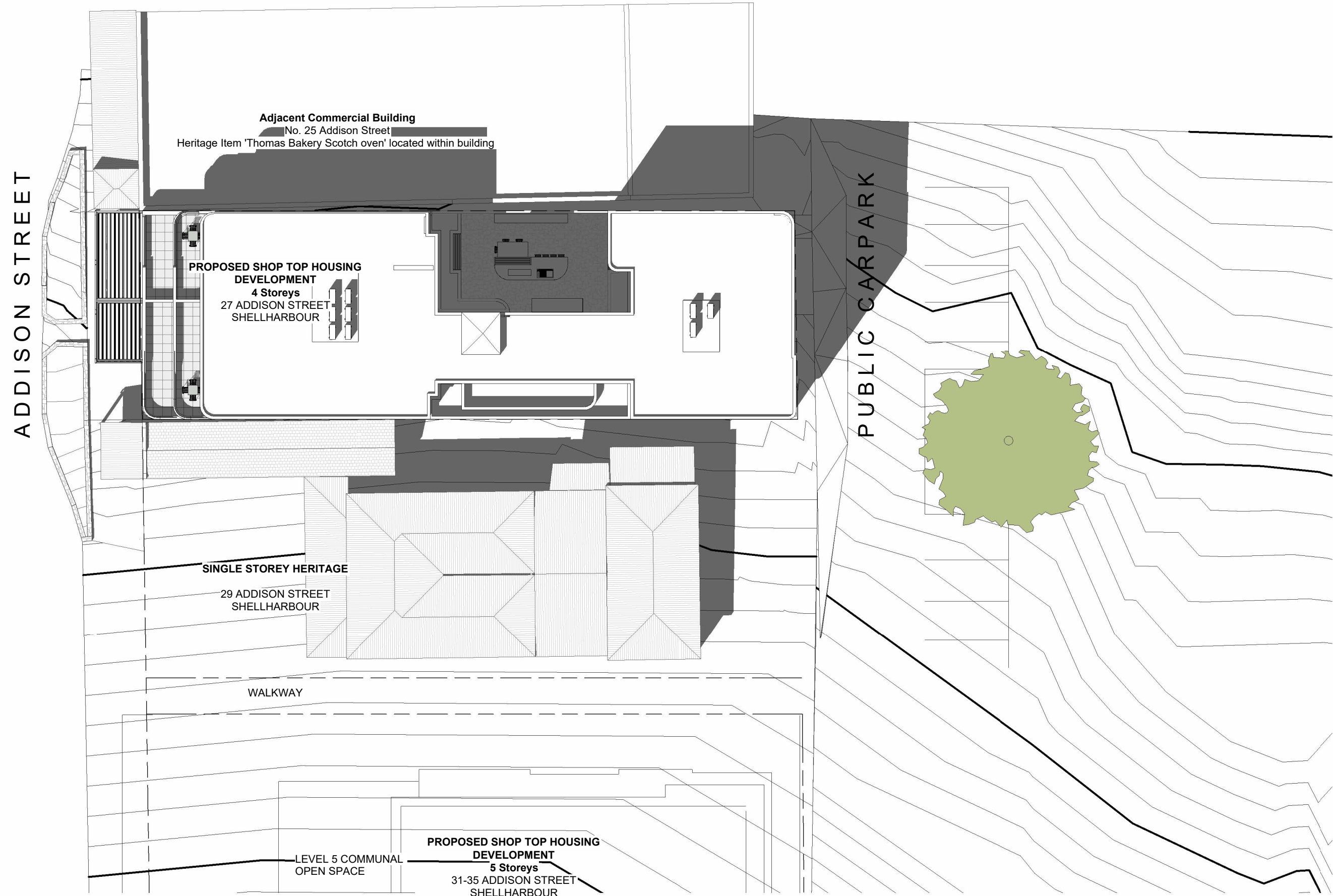
DA70



1. December 22 - 9am
Scale 1 : 250

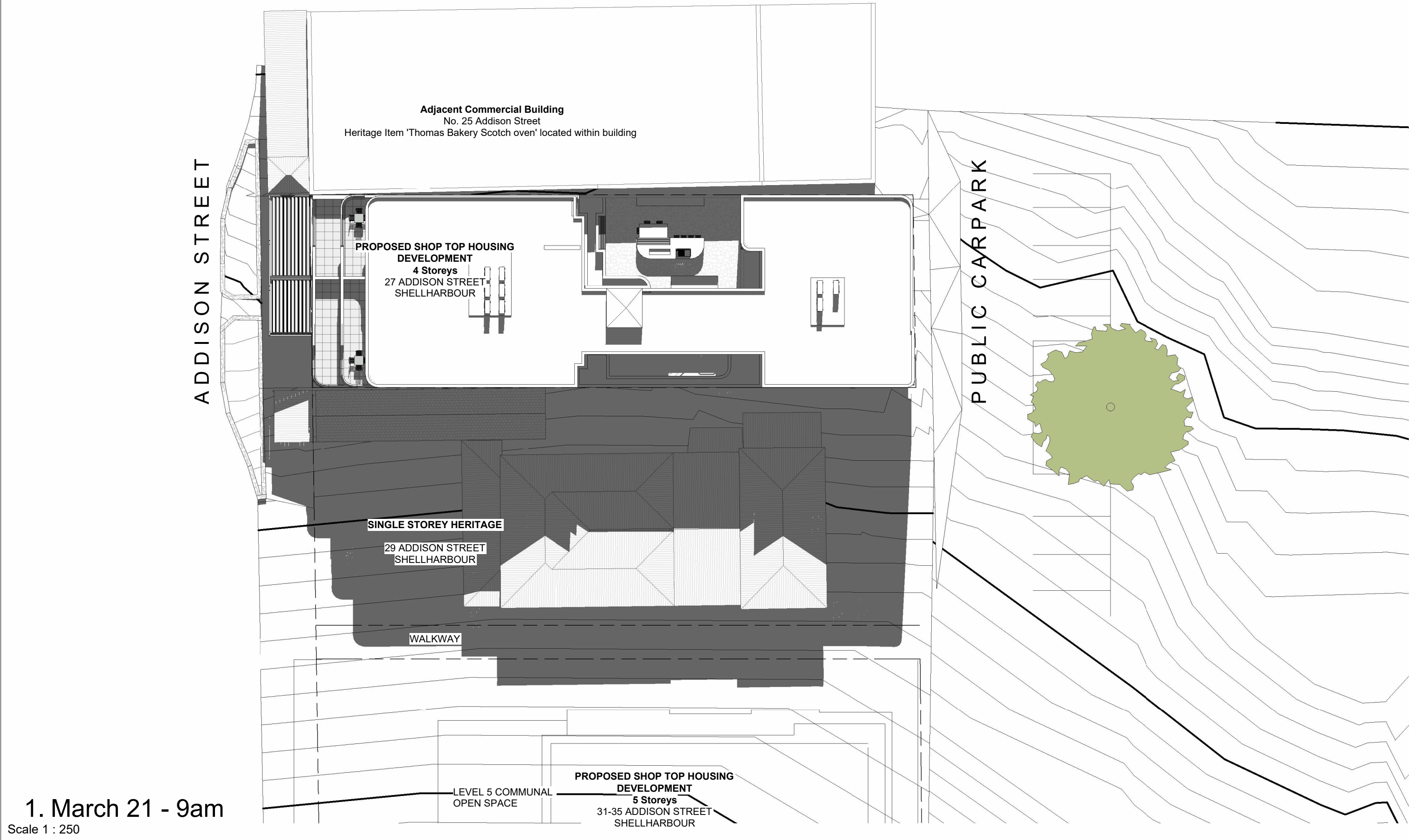


2. December 22 - 12pm
Scale 1 : 250

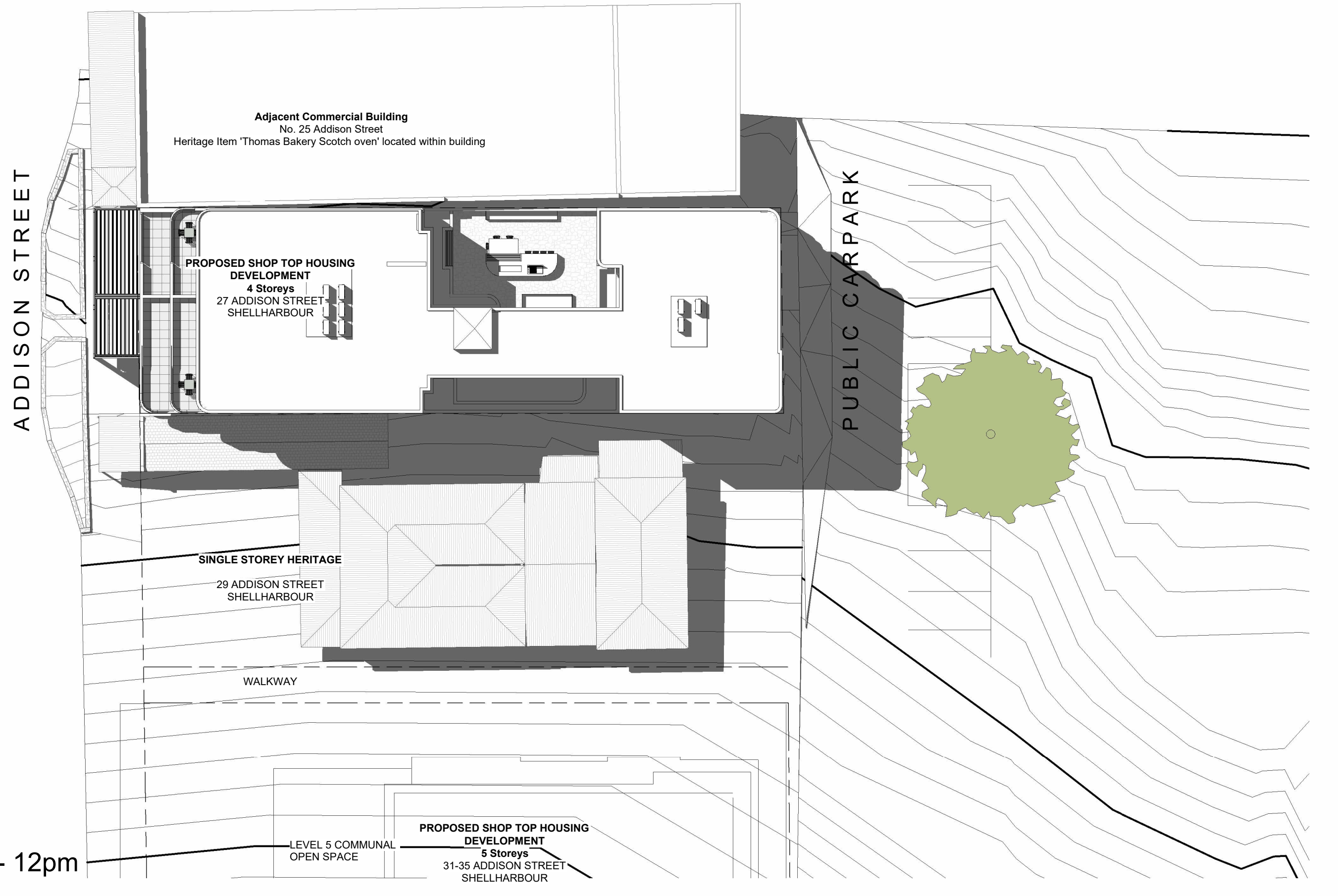


3. December 22 - 3pm
Scale 1 : 250

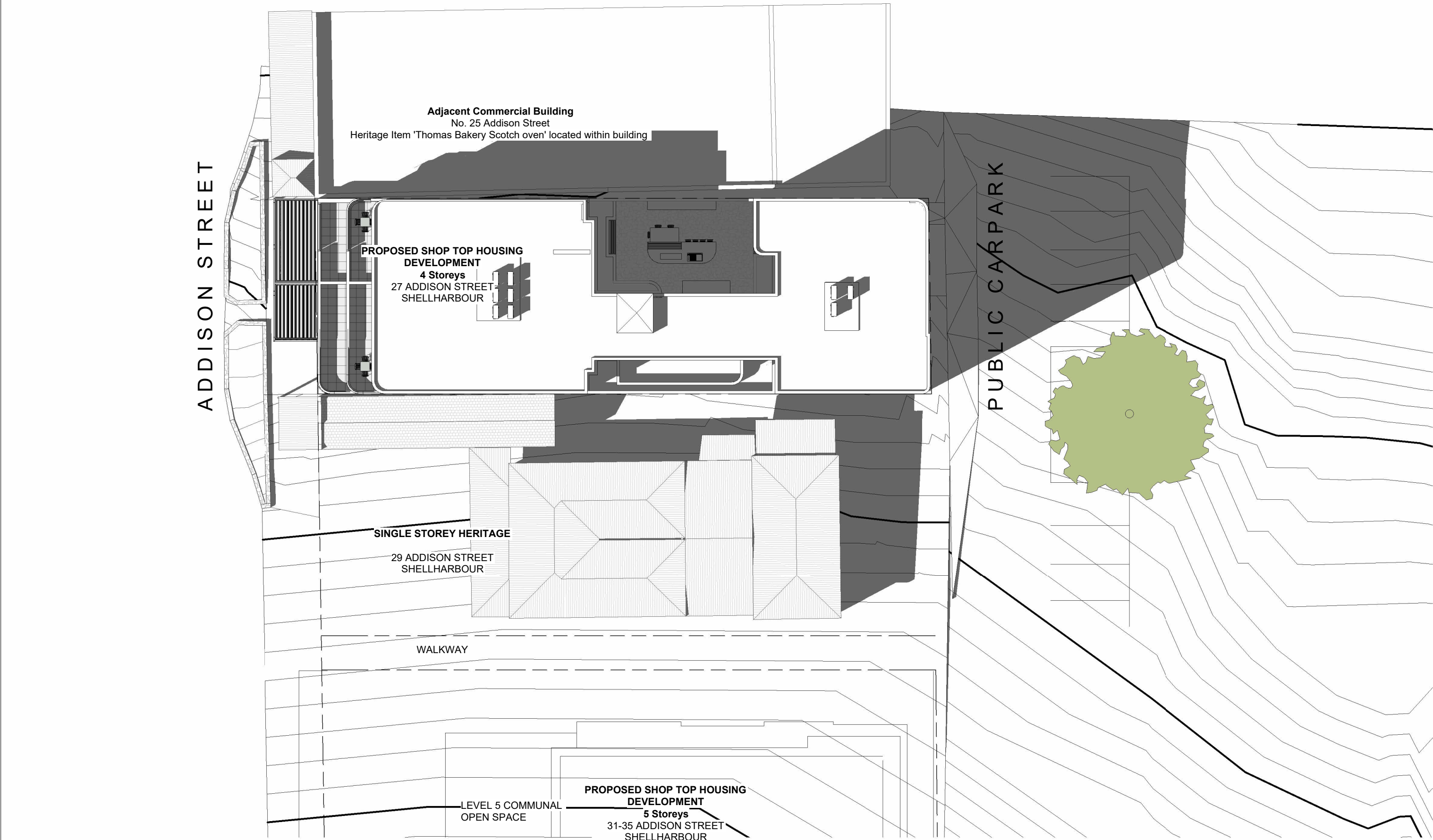
Issue	Description	Date	DEVELOPMENT APPLICATION			Project		Drawing Name	
I	Issue for DA	19/07/24	Figured dimensions only to be used. Do not scale off Drawings. Any discrepancies to be verified on site. It is a requirement that all building materials installed to the drawings & specifications provided 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.			>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >P 02 9527 7459		27 Addison St, Shellharbour	
J	Revised for council	03/09/24				>A Suite 1, Ground Floor, Enterprise 1, Innovation Campus, Squires Way, Wollongong NSW 2500 >P 02 4258 3453		North	
L	Revised for Council	19/11/24				>E architect@couvaras.com >W www.couvaras.com		Indiegre PTY LTD	
N	Amendments for Council	05/02/25				Nominated Architects: Peter Couvaras Reg No. 7344 Christopher Stringer Reg No. 12760		Project No. 23023	
			NOT FOR CONSTRUCTION					Issue N	
								Scale 1 : 250 @ A1	
								Sheet No. DA71	



1. March 21 - 9am
Scale 1 : 250



2. March 21 - 12pm
Scale 1 : 250



3. March 21 - 3pm
Scale 1 : 250

Issue	Description	Date
I	Issue for DA	19/07/24
J	Revised for council	03/09/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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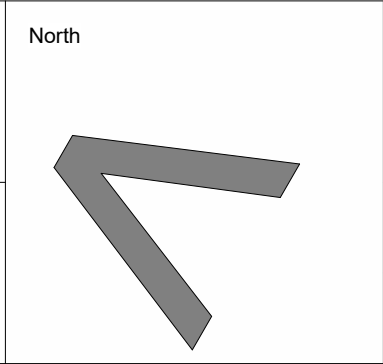
>W www.couvaras.com

Nominated Architects:

Peter Couvaras Reg No. 7344

Christopher Stringer Reg No. 12760

Project	27 Addison St, Shellharbour
Client	Indiegre PTY LTD



Drawing Name		
Shadow Diagrams		
Project Date	Project No.	Sheet No.
22 August 2023	23023	DA72
Scale	Issue No.	
Scale 1 : 250 @ A1	Issue N	



SUBJECT 1 DP1294313 ADDISON STREET SHELLHARBOUR - PROPOSED SHOP TOP HOUSING DEVELOPMENT



PROPOSED VEHICULAR ACCESS EASEMENT / RIGHT OF WAY (WIDTH TO BE DETERMINED)



PROPOSED RIGHT OF WAY / EASEMENT OVER THE BELOW MENTIONED LOTS
LOT 11 DP 238804
LOT 12 DP 238804
LOT 13 DP 238804
LOT 14 DP 238804
LOT 15 DP 238804

1. Right of Carriageway Plan

Scale 1 : 500

Issue	Description	Date
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25

DEVELOPMENT APPLICATION

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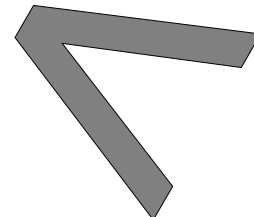
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Project
27 Addison St, Shellharbour

Client
Indiegre PTY LTD

North



Right of Carriageway Plan

Project Date
22 August 2023

Scale
Scale 1 : 500 @ A1

Project No.
23023

Issue No.
Issue N

Sheet No.

DA80