

Issue	Description	Date
С	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
1	Issue for DA	19/07/24
L	Revised for Council	19/11/24
N	Amendments for Council	05/02/25



Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.

It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

#### NOT FOR CONSTRUCTION

### DEVELOPMENT APPLICATION

Proje

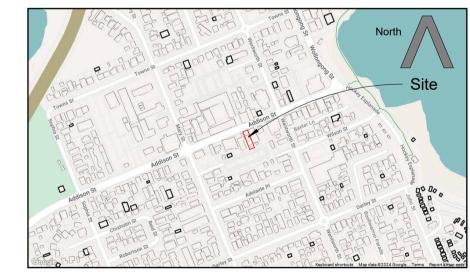
27 Addison St, Shellharbour

Clier

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	=	589.45m²
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

#### 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

= 18

Total

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

Mark	Description	Sill Height	Height	Width
.0	A robito otunal Augrina	1800	1150	2400
08	Architectural Awning Window	1800	1150	2400
9	Architectural Awning	1500	1450	2400
	Window			
0	Fire rated glass blocks	740	2210	810
1	Fire rated glass blocks	740	2210	810
12	Fire rated glass blocks	740	2210	810
3	3 Panel Awning Window	1000	1950	2400
14	3 Panel Awning Window	1000	1950 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	1000	1950	2490
4.4	Window	1000	4750	0.400
14	3 Panel Awning Window	1200	1750	2400
15 16	3 Panel Awning Window Fire rated glass blocks	1200 740	1750 2210	2400 810
16 17	Fire rated glass blocks	740	2210	810
+ <i>r</i> 18	Fire rated glass blocks	740	2210	810
19	3 Panel Awning Window	1000	1950	2400
50	3 Panel Awning Window	1000	1950	2400
51	4 Panel Bi-Fold Servery	1000	1950	2490
	Window			
52	Architectural Awning	1150	1800	1000
	Window			
53	Architectural Awning	1150	1800	1000
54	Window	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
50 50	enigle parter fixed window	1140	1810	810
61	Single panel fixed window	0	2950	1000
62	Single panel fixed window	0	2950	1000
74	- J	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	0	2950	1000
20	window	0	2050	1000
30	Single panel awning window	0	2950	1000
31		1140	1810	810
32	Single panel fixed window	0	2950	1000
33	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	0	2950	1000
	window			
101		1140	1810	810
102	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<sup>th</sup> 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.

Т	hermal Performance Spe	ecification	ns		
<b>External Wall Construction</b>	Insulation	Coloui	r (Solar Absor	rbance)	Detail
Fibro Steel Stud Frame Panel Direct Fix	Anti-glare foil with bulk no gap R2.5	3 <del>.</del>	Dark		
Steel Stud Frame Brick Veneer	Anti-glare foil with bulk no gap R2.5	Light			
Internal Wall Construction	Insulation	19	D	etail	
Cavity wall, direct fix plasterboard, single gap	None	- <del>2</del>			
Ceiling Construction	Insulation	,	D	etail	
Plasterboard with Concrete	Bulk insulation R2.5	External ceilings			
Concrete above Plasterboard	None	Ceilings with units above			е
Roof Construction	Insulation	Colour (Solar Absorptance)		Detail	
Waterproofing Membrane	None	Dark		1° pitch	
Floor Construction	Insulation	*	Cor	vering	
Suspended Concrete Slab	None	ek	Carpet, Ti	les and Bare	
Windows Glass and frame ty	/ре	U Value	SHGC	Area m2	
AWS-089-05 A Aluminium framed 4/12Ar/4 Sliding Doo	rs Double Glazed	2.44	0.69		
AWS-029-26 A Aluminium framed 3/12/3ET Bifold Services	very Windows Double Glazed	3.50	0.51		
AWS-091-302 A Aluminium framed 4/12Ar/4ET Awning \	Nindows Double Glazed	3.24	0.41		
ALM-004-01 A Aluminium framed	DESCRIPTION AND MADE AND	60 000000	25000 Kildonio 27		

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.

		00000	27 Addison Str	W.				
			UMMARY OF BA					
This is		The state of the s	e BASIX Commiti					
	Re	fer to the (	CURRENT BASIX	Certific	cate for C	omplete de	tails.	
WATER COMM	ITMEN	TS						
Fixtures								
Alternative Wat	ter – N	one						
Fixtures								
4 Star Shower H	leads	4 Star Toi	let	4 Sta	r Kitchen	Taps	4 Star Basin Tap	S
THERMAL COM	FORT (	COMMITM	ENTS - Refer to	TPA Sp	ecificatio	n on plans		
<b>ENERGY COMM</b>	IITMEN	NTS						
Hot Water	Gas i	nstantaneo	us 6 star					
Cooling	Living	g	1-phase air cor	ndition	ing – duc	ted EER 3.0	-3.5	
System	Bedro	ooms	1-phase air conditioning – ducted EER 3.0-3.5					
Heating	Living 1-phase air conditioning – ducted EER 3.0-3.5				-3.5			
System	Bedro	ooms	1-phase air cor	ndition	ing – duc	ted EER 3.0	-3.5	
Ventilation	Bathrooms Fan ducted		Fan ducted to	ted to roof/facade Manual on/off		n/off		
	Kitchen Fan ducted		Fan ducted to	o roof/façade Manual		Manual o	n/off	
	Laundry Fan ducted to r		roof/facade Manual		Manual o	n/off		
Natural	Wind	low/Skyligh	nt in Kitchen			As Drawn		
Lighting	Wind	low/Skyligh	nt in Bathrooms/	Toilets		As Drawn		18
Artificial	Num	ber of bedr	ooms		All	1	Dedicated	Yes
Lighting	Num	Number of Living/Dining rooms			All	[	Dedicated	Yes
(Primarily lit	Kitch	en			Yes		Dedicated	Yes
by fluoro or	All Ba	athrooms/T	oilets		Yes		Dedicated	Yes
LED)	Laun	dry			Yes		Dedicated	Yes
	All Hallways			Yes D		Dedicated	Yes	
OTHER COMMI	TMEN	TS			80 	- A		107
Outdoor clothe	s line	No		Ir	ndoor or s	sheltered c	othes drying line	Yes
Stove/Oven	Ele	ctric cookto	op, electric oven	100				147
Other	Cei	ling fans to	be installed – Re	efer to	NatHERS	certificate	for locations	

Issue	Description	Date
F	Issue for Consultants	04/06/2
G	Issue for Coordination	25/06/2
I	Issue for DA	19/07/2
L	Revised for Council	19/11/2
N	Amendments for Council	05/02/2

### DEVELOPMENT APPLICATION

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

NOT FOR CONSTRUCTION



>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

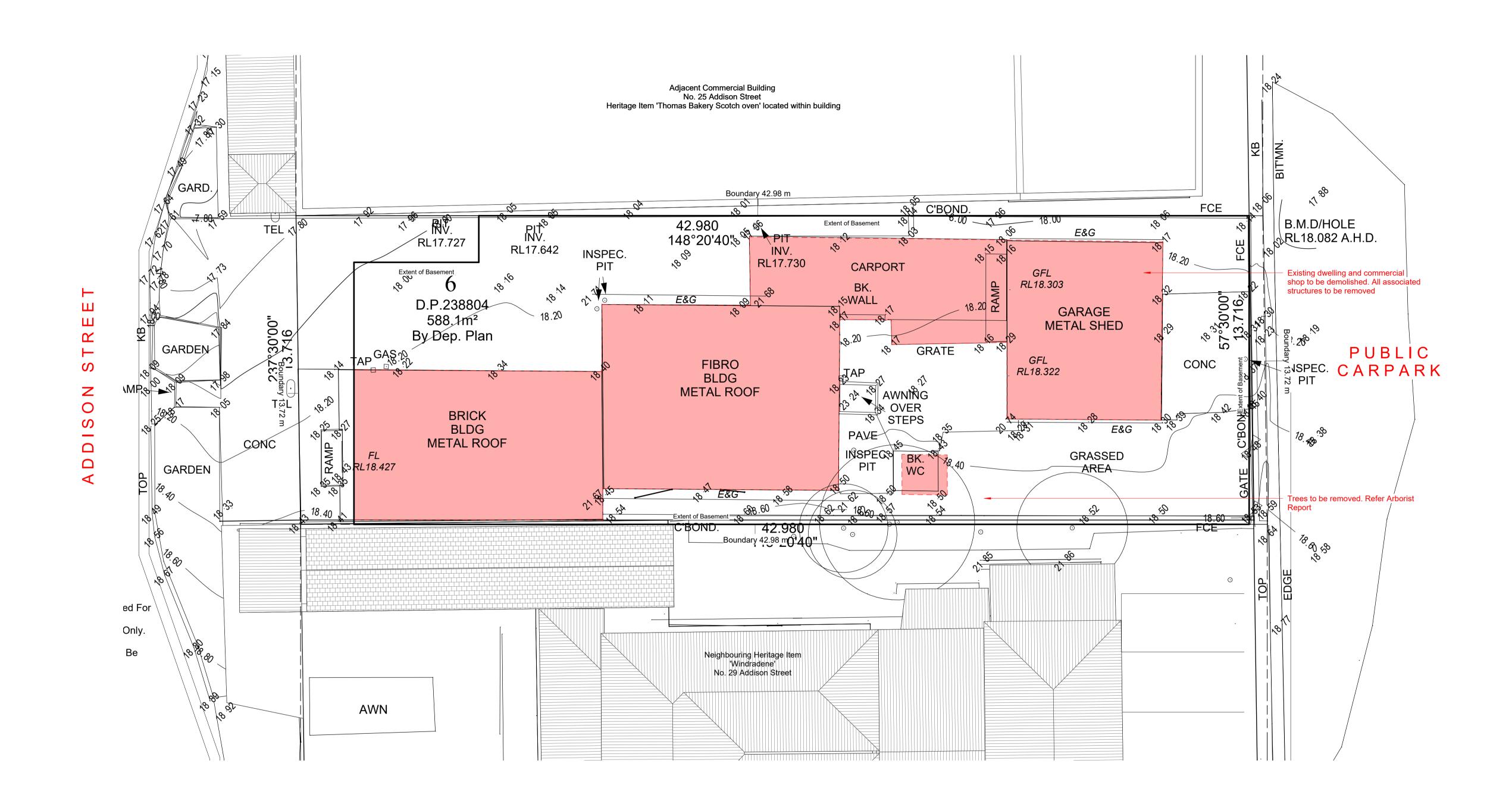
27 Addison St, Shellharbour

Indiegre PTY LTD

Drawing Name
Notes

Project Date 22 August 2023	Project No. 23023
Scale	Issue No.

**DA01** 



Issue	Description	Date	
L	Revised for Council	19/11/24	
N	Amendments for Council	05/02/25	
			Fig
			rig
			1

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

NOT FOR CONSTRUCTION

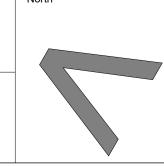


>A Level 1, 95 Cronulla Street, Cronulla NSW 2230
>P 02 9527 7459
>A Suite 1, Ground Floor, Enterprise 1, Innovation Campus,
Squires Way, Wollongong NSW 2500
>P 02 4258 3453
>E architect@couvaras.com

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

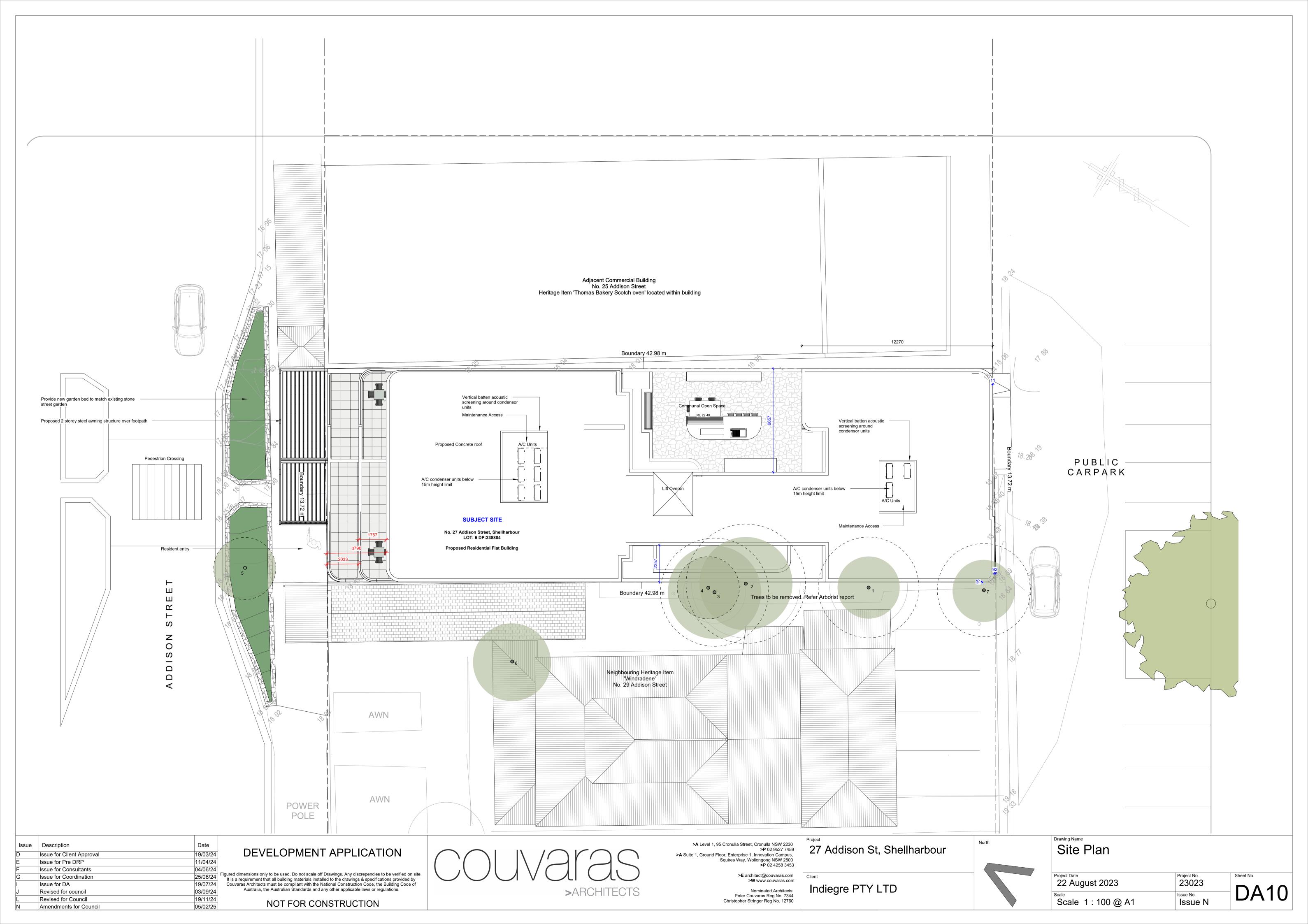
Nominated Architects:
Peter Couvaras Reg No. 7344
Christopher Stringer Reg No. 12760

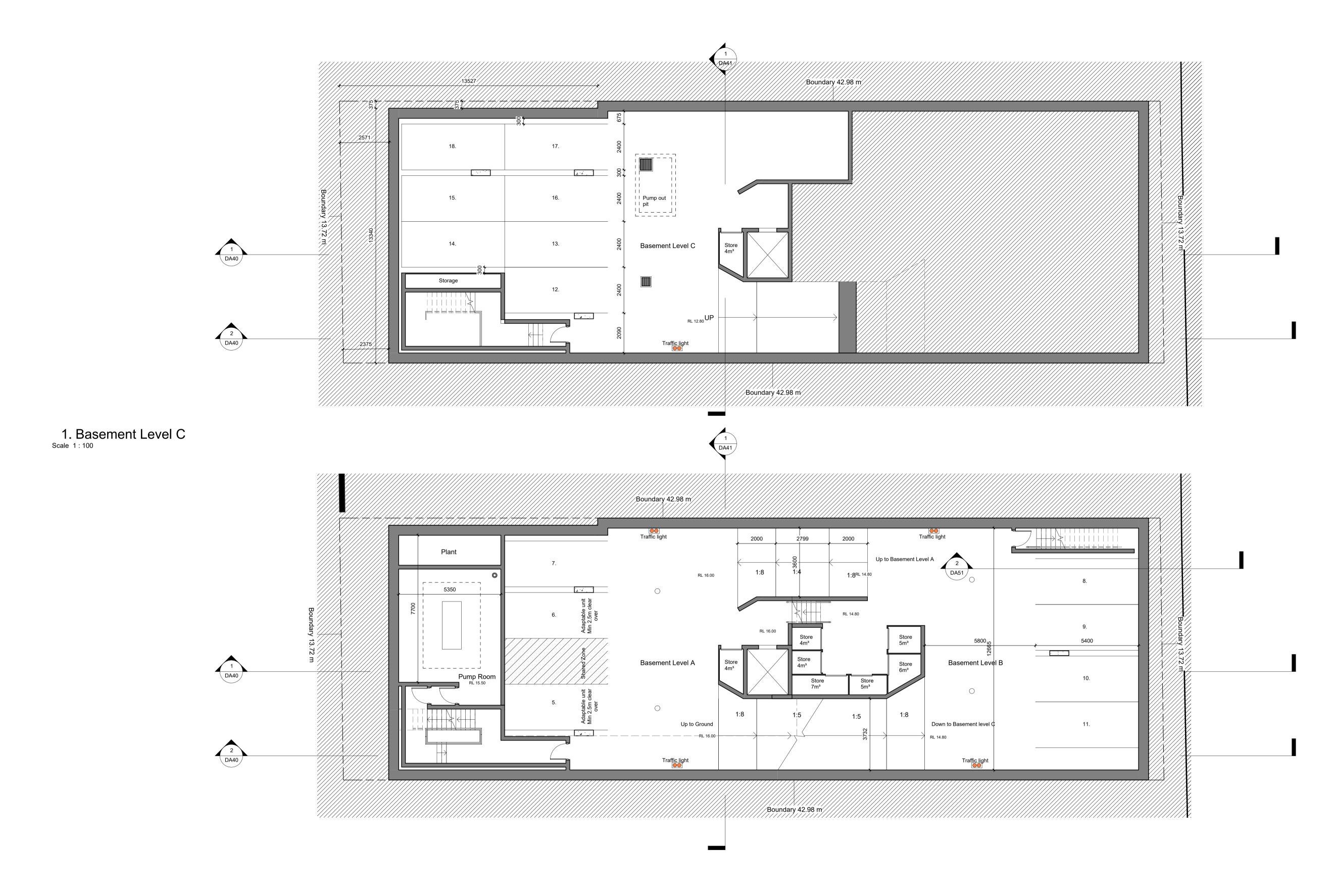
27 Addison St, Shellharbour



Drawing Name	
Demolition	Plan

Project Date	Draiget No.	Chaot No.
Project Date  22 August 2023	Project No. 23023	Sheet No.
22 August 2023	23023	$D \wedge C$
Scale	Issue No.	<b>DA05</b>
Scale 1 : 100 @ A1	Issue N	





2. Lower Ground and Basement Scale 1:100

05/02/25

iption	Date
or Client Approval	19/03/24
or Pre DRP	11/04/24
or Consultants	04/06/24
or Coordination	25/06/24
ents revised	02/07/24
or DA	19/07/24
d for Council	19/11/24
	or Client Approval or Pre DRP or Consultants or Coordination ents revised or DA

Amendments for Council

### DEVELOPMENT APPLICATION

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

NOT FOR CONSTRUCTION

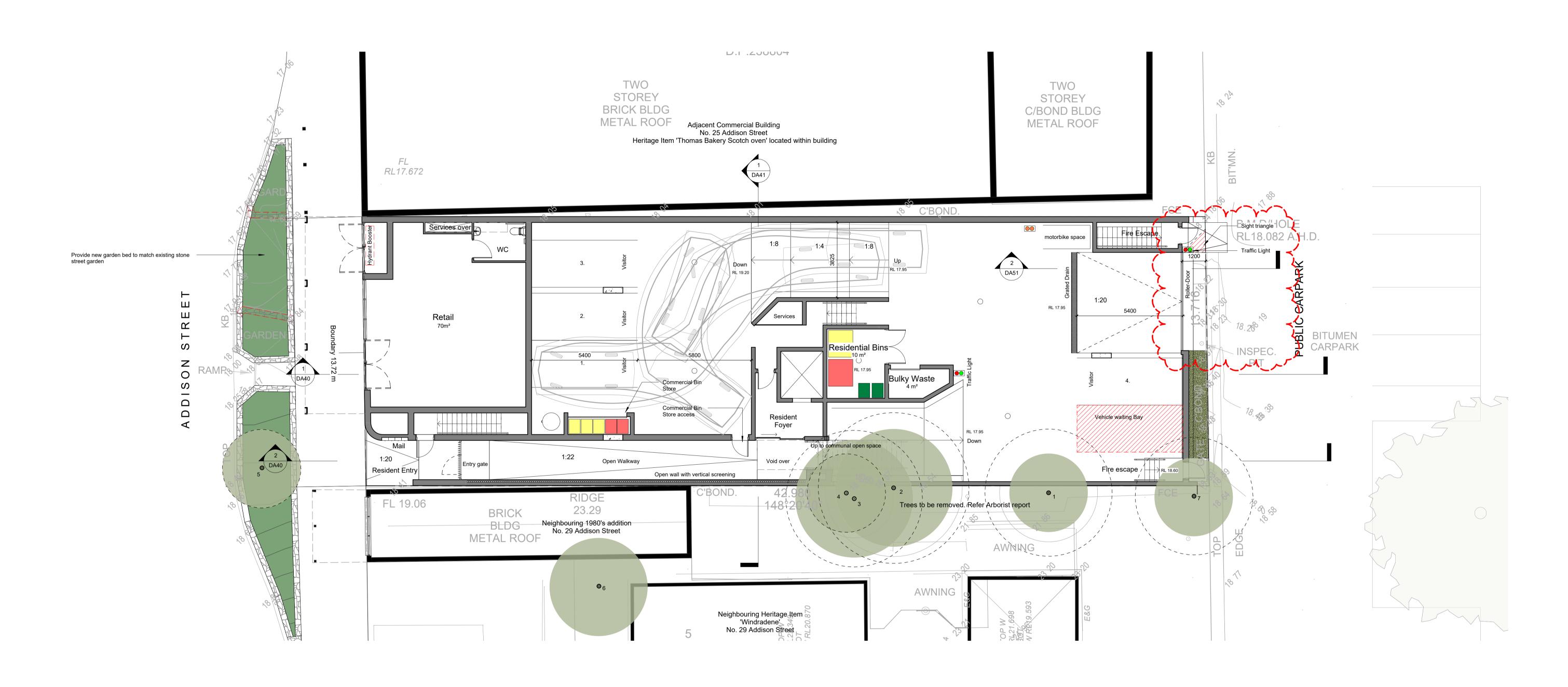
COUVARAS >ARCHITECTS 
> Nominated Architects: Peter Couvaras Reg No. 7344 Christopher Stringer Reg No. 12760

27 Addison St, Shellharbour

Indiegre PTY LTD

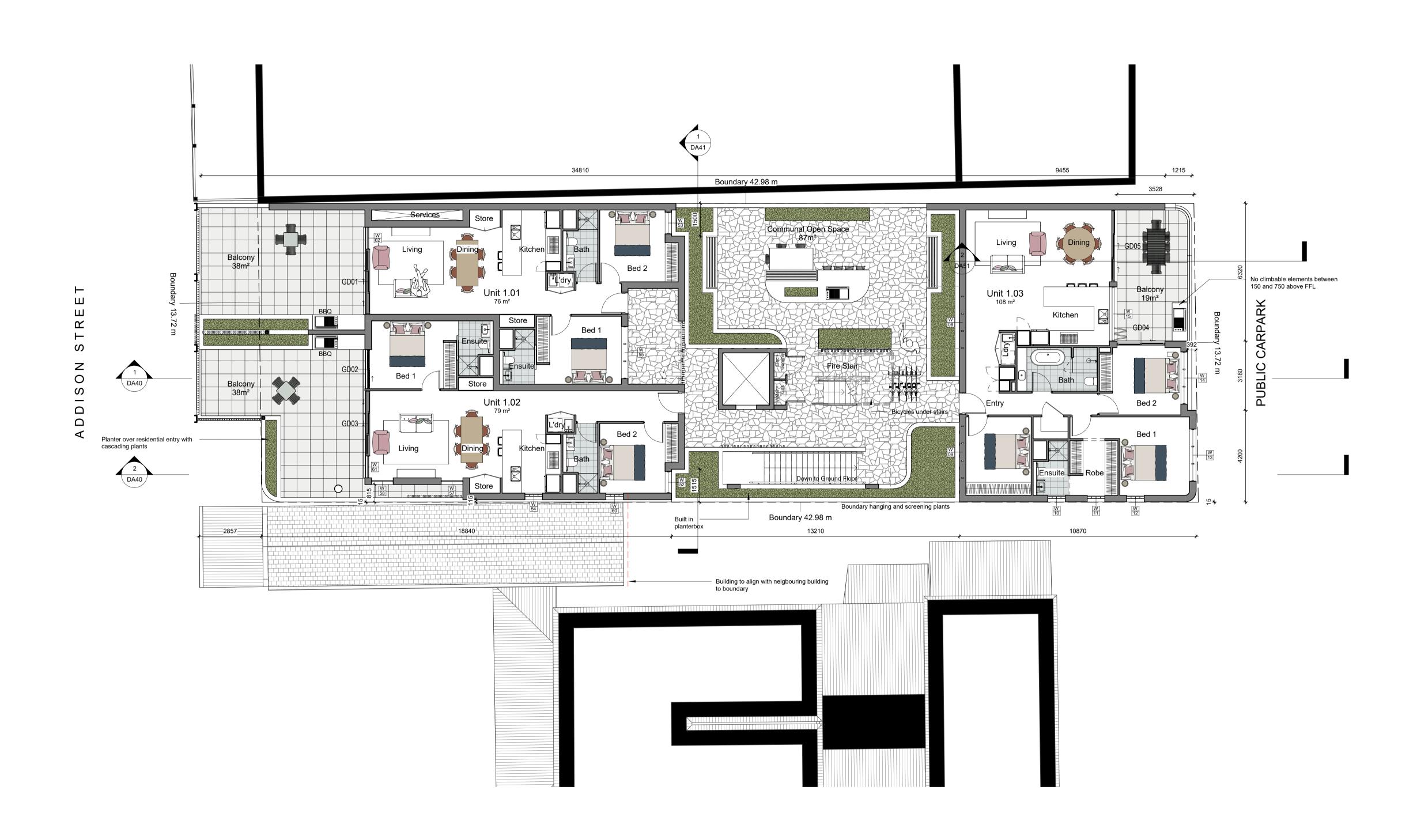
### Floor Plan - Basement Levels

Project Date	Project No.	Sheet No.
22 August 2023	23023	$\square$
Scale 1 : 100 @ A1	Issue No. Issue N	DA2



Issue L - Schedule of Changes

Issue Description  E Issue for Pre DRP  F Issue for Consultants	Date 11/04/24 04/06/24	DEVELOPMENT APPLICATION	011/2ras	>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	27 Addison St, Shellharbour	North	Ground Floor		
G Issue for Coordination H Basements revised I Issue for DA K WIP for review	25/06/24 02/07/24 19/07/24 11/11/24	Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies 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.	>ARCHITECTS	>E architect@couvaras.com >W www.couvaras.com  Nominated Architects: Peter Couvaras Reg No. 7344	Indiegre PTY LTD		Project Date 22 August 2023 Scale	Project No. 23023  Issue No.	Sheet No.
L Revised for Council N Amendments for Council	19/11/24 05/02/25	NOT FOR CONSTRUCTION		Christopher Stringer Reg No. 12760			Scale 1:100 @ A1	Issue N	



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

Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.

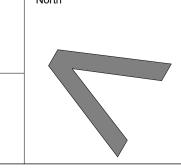
It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION



27 Addison St, Shellharbour

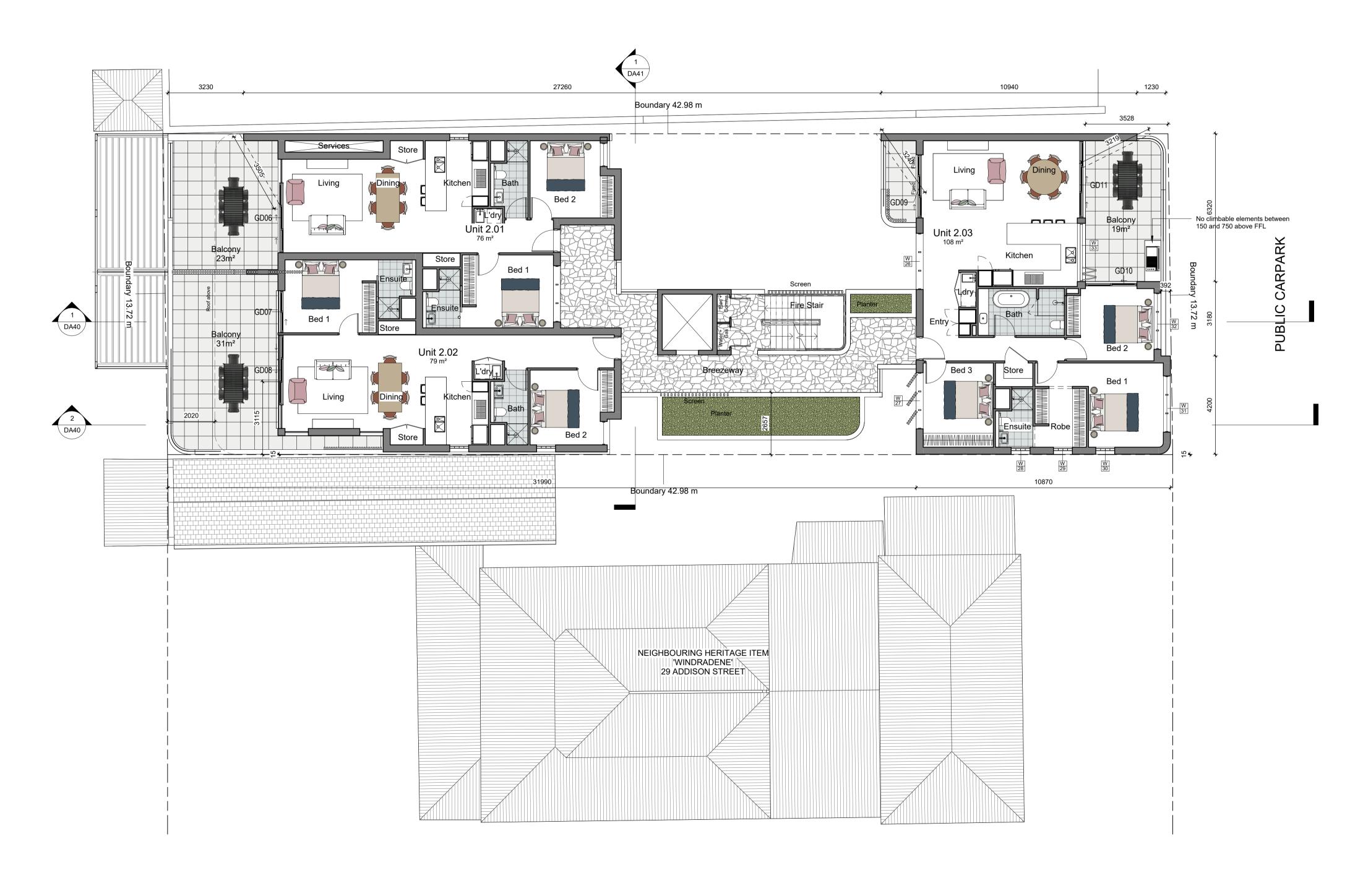
Nominated Architects:
Peter Couvaras Reg No. 7344
Christopher Stringer Reg No. 12760



Drawing Name	
Floor Plan - Level 1	

Project No.	Sheet No.
23023	
Issue No.	$\neg$ $\mathcal{D}$
	23023





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

Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.

It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

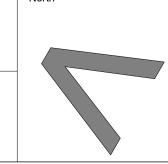
COUVARAS >ARCHITECTS >A Level 1, 95 Cronulla Street, Cronulla NSW 2230
>P 02 9527 7459
>A Suite 1, Ground Floor, Enterprise 1, Innovation Campus,
Squires Way, Wollongong NSW 2500
>P 02 4258 3453

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

27 Addison St, Shellharbour

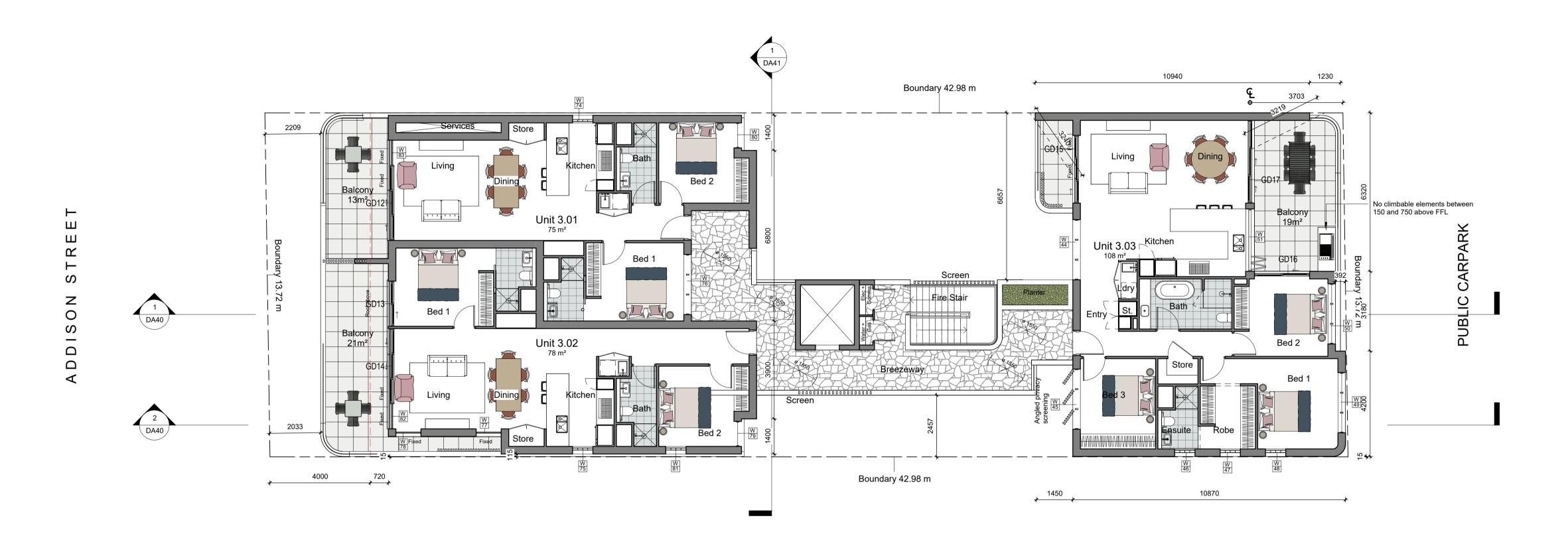
Nominated Architects:
Peter Couvaras Reg No. 7344
Christopher Stringer Reg No. 12760

Nominated Architects:
Peter Couvaras Reg No. 12760



Drawing Name		
Floor	Plan -	Level 2

Project Date 22 August 2023	Project No. 23023	Sheet No.
Scale 1 : 100 @ A1	Issue No.  ISSUE N	DAZ



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

Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.

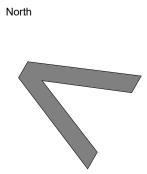
It is a requirement that all building materials installed to the drawings & specifications provided by
Couvaras Architects must be compliant with the National Construction Code, the Building Code of
Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

COUVARAS >ARCHITECTS 27 Addison St, Shellharbour

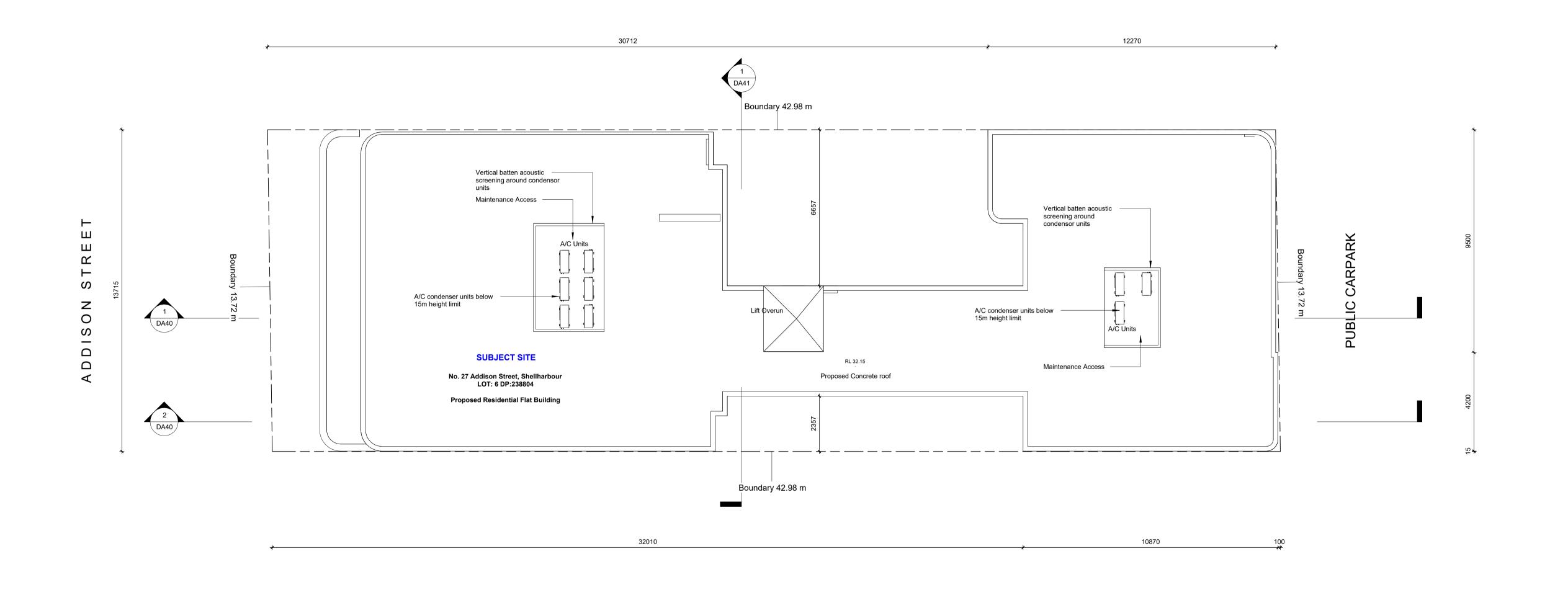
Nominated Architects:
Peter Couvaras Reg No. 7344
Christopher Stringer Reg No. 12760

Nominated Architects:
Peter Couvaras Reg No. 12760



Floor Plan - Level 3

Project Date 22 August 2023	Project No. 23023	Sheet No.
Scale 1: 100 @ A1	Issue No.  Issue N	



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

Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.

It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

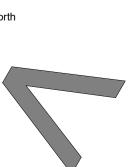
site. your off and the state of the state of

>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

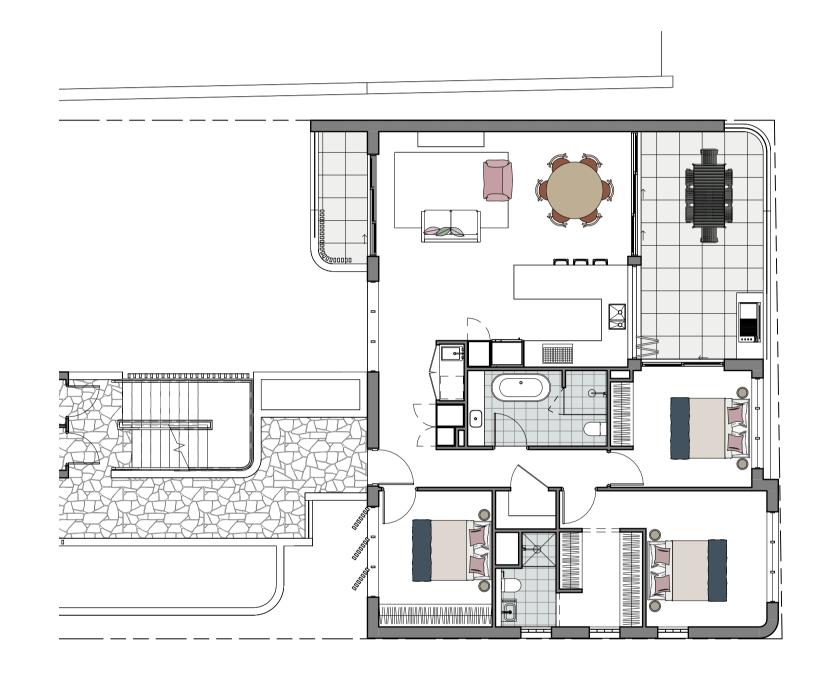
Nominated Architects: Peter Couvaras Reg No. 7344 Christopher Stringer Reg No. 12760

27 Addison St, Shellharbour

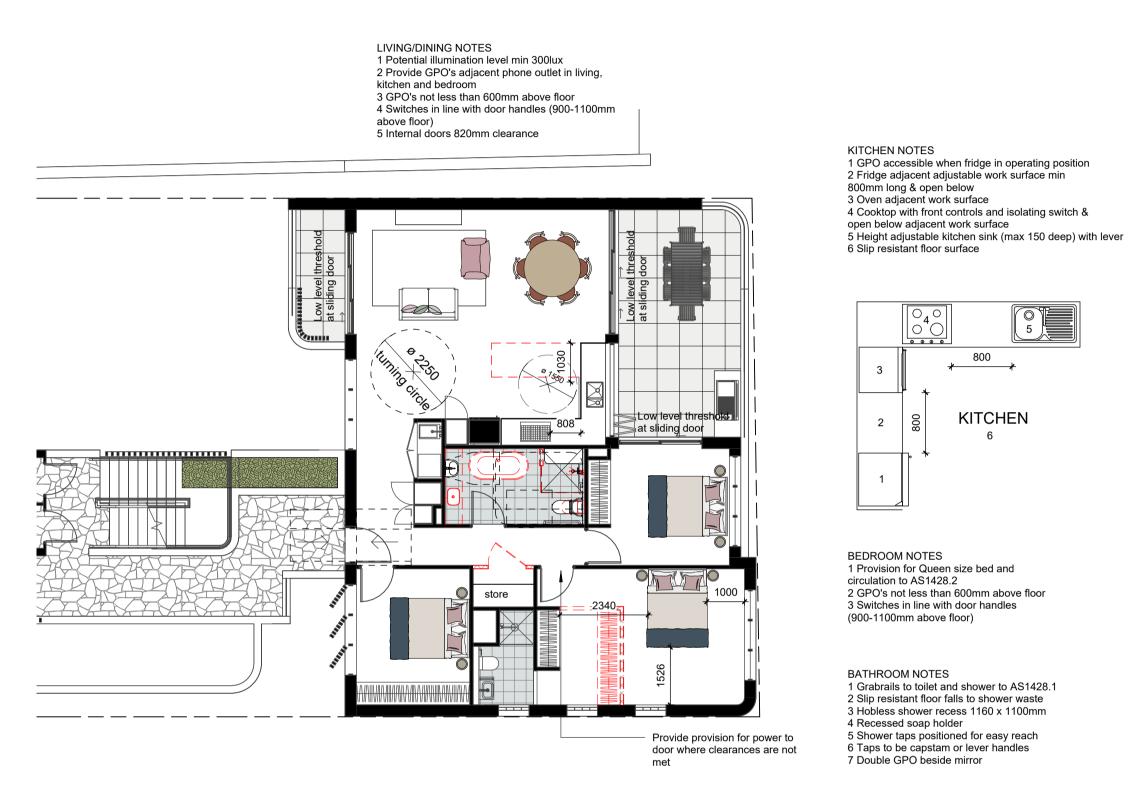


Drawing Name	
Roof	Plan

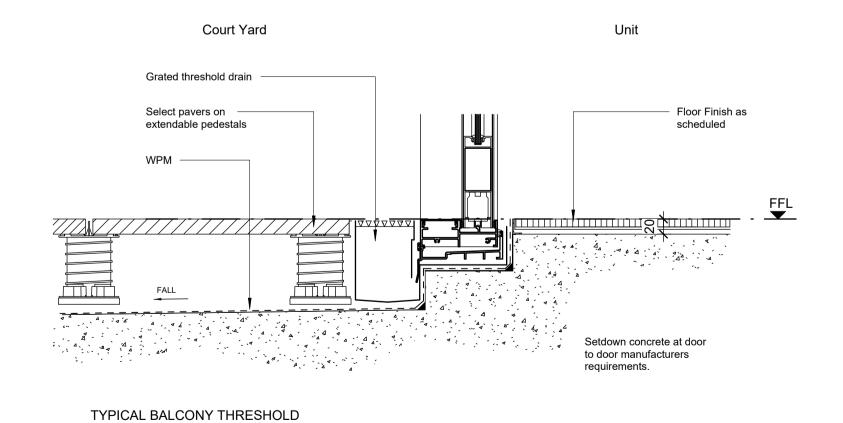
Project Date 22 August 2023	Project No. 23023	Sheet No.
Scale 1:100 @ A1	Issue No. ISSUE N	



1. Adaptable Unit - Pre Adaptation
Scale 1:100



### 2. Adaptable Unit - Post Adaptation



4. Adaptable Threshold

Issue	Description	Date
С	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

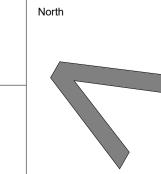
Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site. It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code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

NOT FOR CONSTRUCTION

COUVARAS >ARCHITECTS >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 27 Addison St, Shellharbour

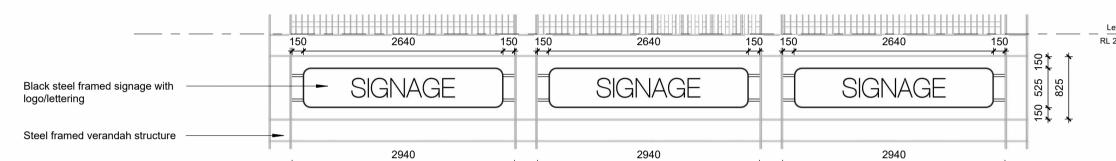
Indiegre PTY LTD



### Adaptable Housing Plan

Project Date 22 August 2023	Project No. 23023	Sheet No.
Scale As indicated @ A1	Issue No.	





3. Proposed Street Signage Elevation



2. South (Public Carpark)
Scale 1:100

Issue	Description	Date	
С	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	۲
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 discrepencies to be verified on site.

It is a requirement that all building materials installed to the drawings & specifications provided by
Couvaras Architects must be compliant with the National Construction Code, the Building Code of
Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

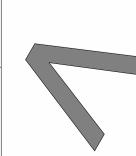


>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >A Suite 1, Ground Floor, Enterprise 1, Innovation Campus,
Squires Way, Wollongong NSW 2500
>P 02 4258 3453

>E architect@couvaras.com
>W www.couvaras.com Nominated Architects: Peter Couvaras Reg No. 7344 Christopher Stringer Reg No. 12760

i iojeci			
27	Addison S	St, Shellharboບ	ır

Indiegre PTY LTD



Drawin	g Name
E	levations

Material Schedule

Material: Description

White face exterior grade brickwork. Sealed PGH

Project Date	Project No.	Sheet No.
22 August 2023	23023	
Scale	Issue No.	$\neg$ DA.
Scale As indicated @ A1	Issue N	



Drawing Name

Elevations

Project Date
22 August 2023

Scale 1 : 100 @ A1

Project No. 23023

Issue No.

Issue N

2. West
Scale 1:100

Issue	Description	Date			>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >P 02 9527 7459	27 Addison St, Shellharbour
D	Issue for Client Approval	19/03/24	DEVELOPMENT APPLICATION		>A Suite 1, Ground Floor, Enterprise 1, Innovation Campus,	Zi Addisori St, Sheimarbodi
E	Issue for Pre DRP	11/04/24			Squires Way, Wollongong NSW 2500 > <b>P</b> 02 4258 3453	
F	Issue for Consultants	04/06/24				
G	Issue for Coordination	25/06/24	Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.  It is a requirement that all building materials installed to the drawings & specifications provided by		>E architect@couvaras.com >W www.couvaras.com	Client
I	Issue for DA	19/07/24	Couvaras Architects must be compliant with the National Construction Code, the Building Code of		> www.couvaras.com	Indiagra DTV LTD
K	WIP for review	11/11/24	Australia, the Australian Standards and any other applicable laws or regulations.	>ARCHITECTS	Nominated Architects:	Indiegre PTY LTD
L	Revised for Council	19/11/24	NOT FOR CONCTRUCTION		Peter Couvaras Reg No. 7344 Christopher Stringer Reg No. 12760	
N	Amendments for Council	05/02/25	NOT FOR CONSTRUCTION			



2. Internal Elevation - North
Scale 1: 100



3. Internal Elevation - South
Scale 1:100

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

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

NOT FOR CONSTRUCTION

COUVARAS >ARCHITECTS >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

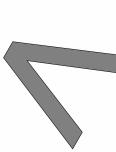
>F 02 4258 3453

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

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

27 Addison St, Shellharbour

Indiegre PTY LTD

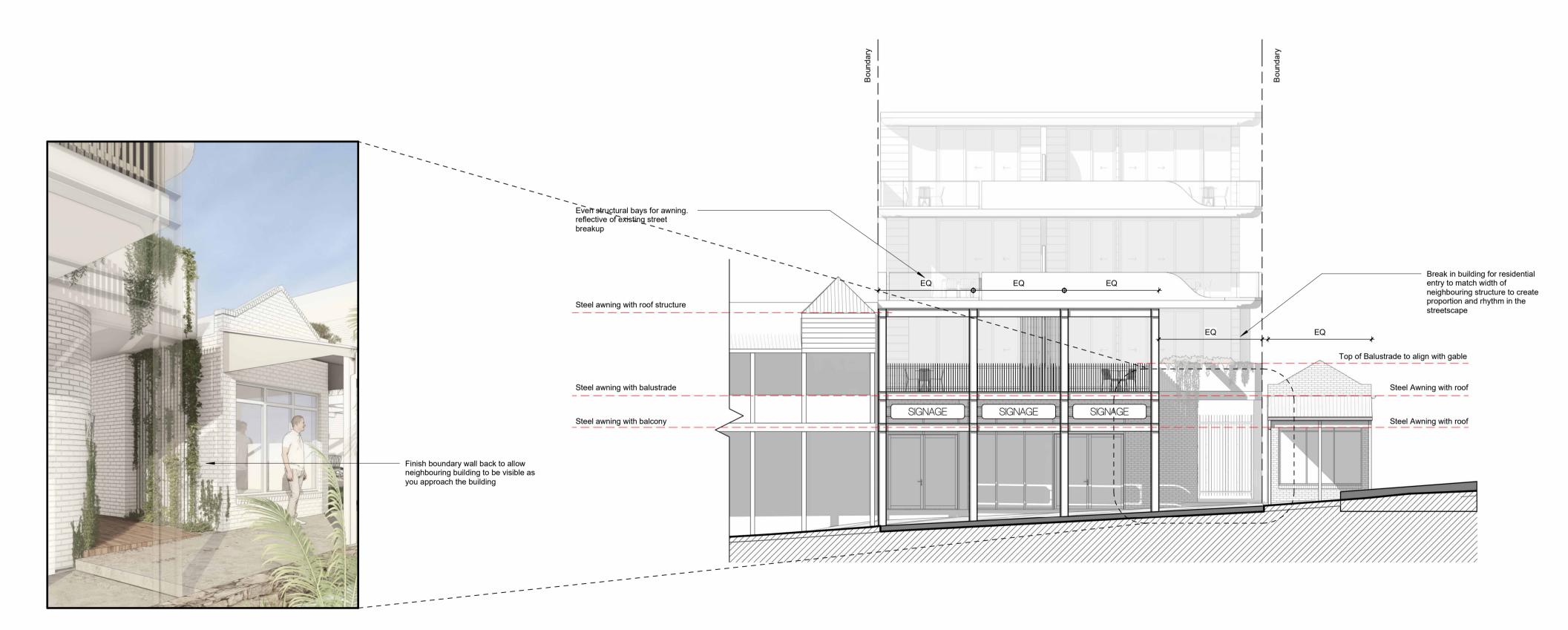


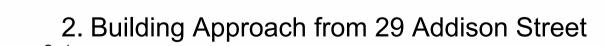
### Internal Elevations

Project Date	Project No.	Sheet No.
22 August 2023	23023	$D \wedge 22$
Scale 1: 100 @ A1	Issue No.  ISSUE N	DA32



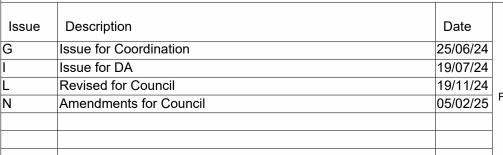
3. Addison Street Context Elevation
Scale 1: 250





Resident Entry approach

1. Street Awning Alignment



### DEVELOPMENT APPLICATION

19/11/24
05/02/25
Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.
It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

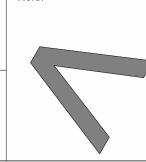


>A Level 1, 95 Cronulla Street, Cronulla NSW 2230
>P 02 9527 7459
>A Suite 1, Ground Floor, Enterprise 1, Innovation Campus,
Squires Way, Wollongong NSW 2500
>P 02 4258 3453
>E architect@couvaras.com
>W www.couvaras.com

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

27 Addison St, Shellharbour
28 Addison St, Shellharbour
28 Addison St, Shellharbour
28 Addison St, Shellharbour
29 Addison St, Shellharbour
20 Addison St, Shellharbour
20 Addison St, Shellharbour

Indiegre PTY LTD



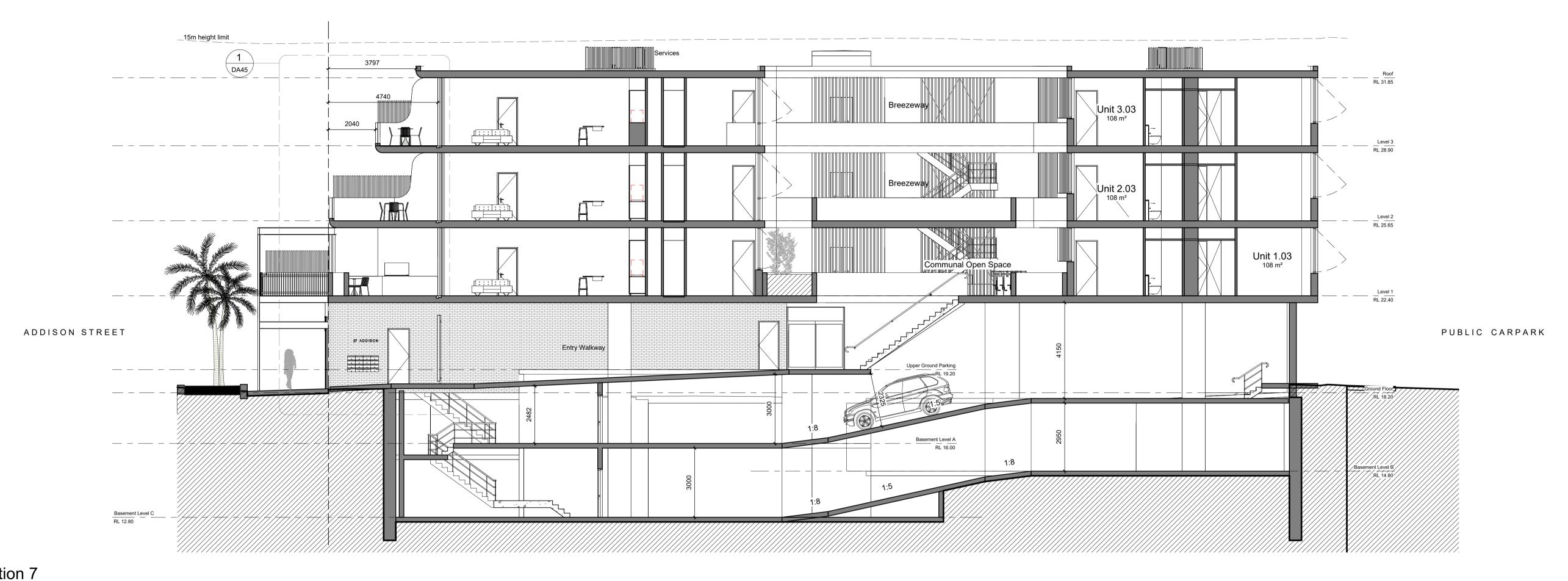
Roof set back from front boundary

Building line set back 4m

Balcony set back 2m

### Streetscape and Context Analysis

7			
/	Project Date	Project No.	Sheet No.
	22 August 2023	23023	
	Scale As indicated @ A1	Issue No.	UA3



2. Section 7
Scale 1: 100

Description

Issue for DA

Issue for Client Approval

Issue for Pre DRP

Issue for Consultants

Issue for Coordination

Revised for Council

Amendments for Council

19/03/24

11/04/24

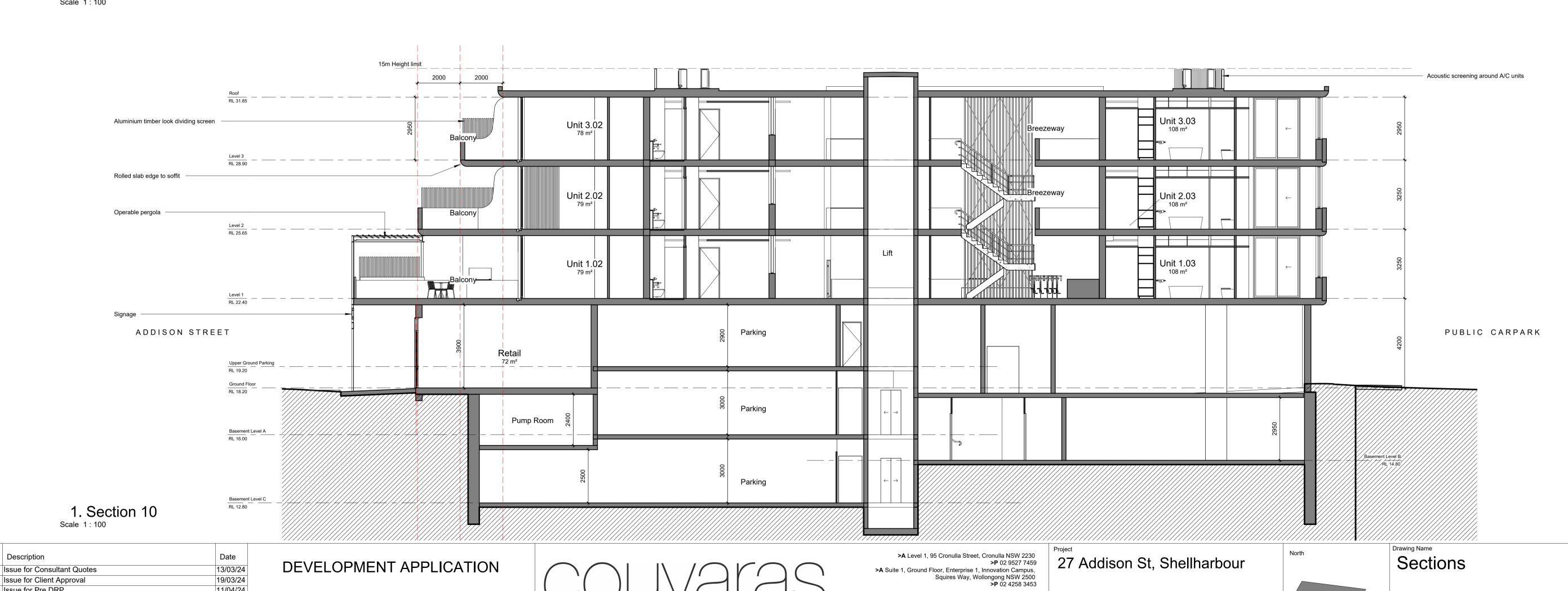
19/07/24

19/11/24

05/02/25

| 11/04/24 | 04/06/24 | Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site. It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION



>ARCHITECTS

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

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

Indiegre PTY LTD

Project Date
22 August 2023

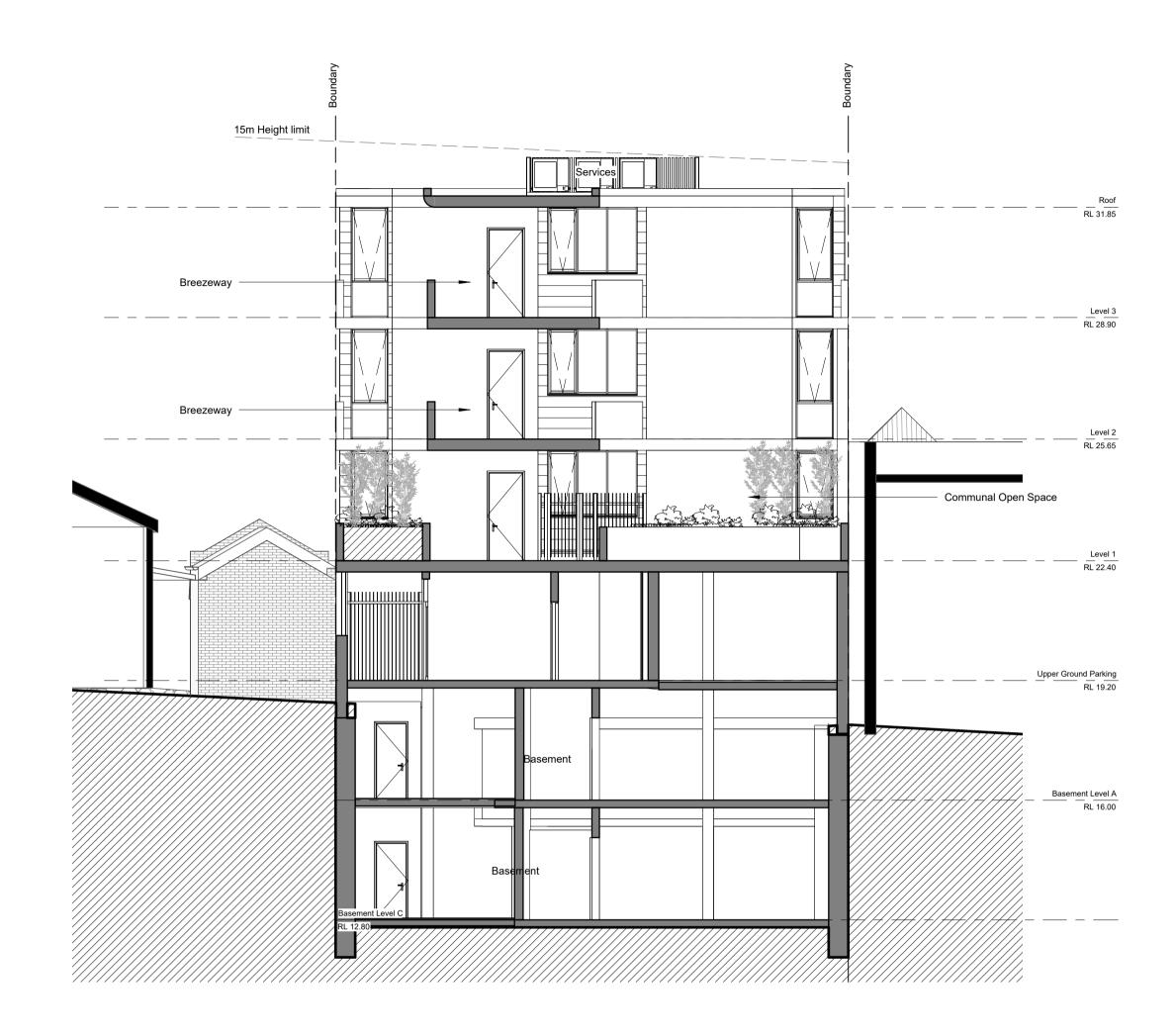
Scale 1 : 100 @ A1

23023

Issue N

Issue 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		25/06/24	
	Issue for DA	19/07/24	Fig
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 discrepencies to be verified on site. It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

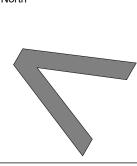


>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >P 02 9527 7459 >A Suite 1, Ground Floor, Enterprise 1, Innovation Campus, Squires Way, Wollongong NSW 2500 >P 02 4258 3453

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

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

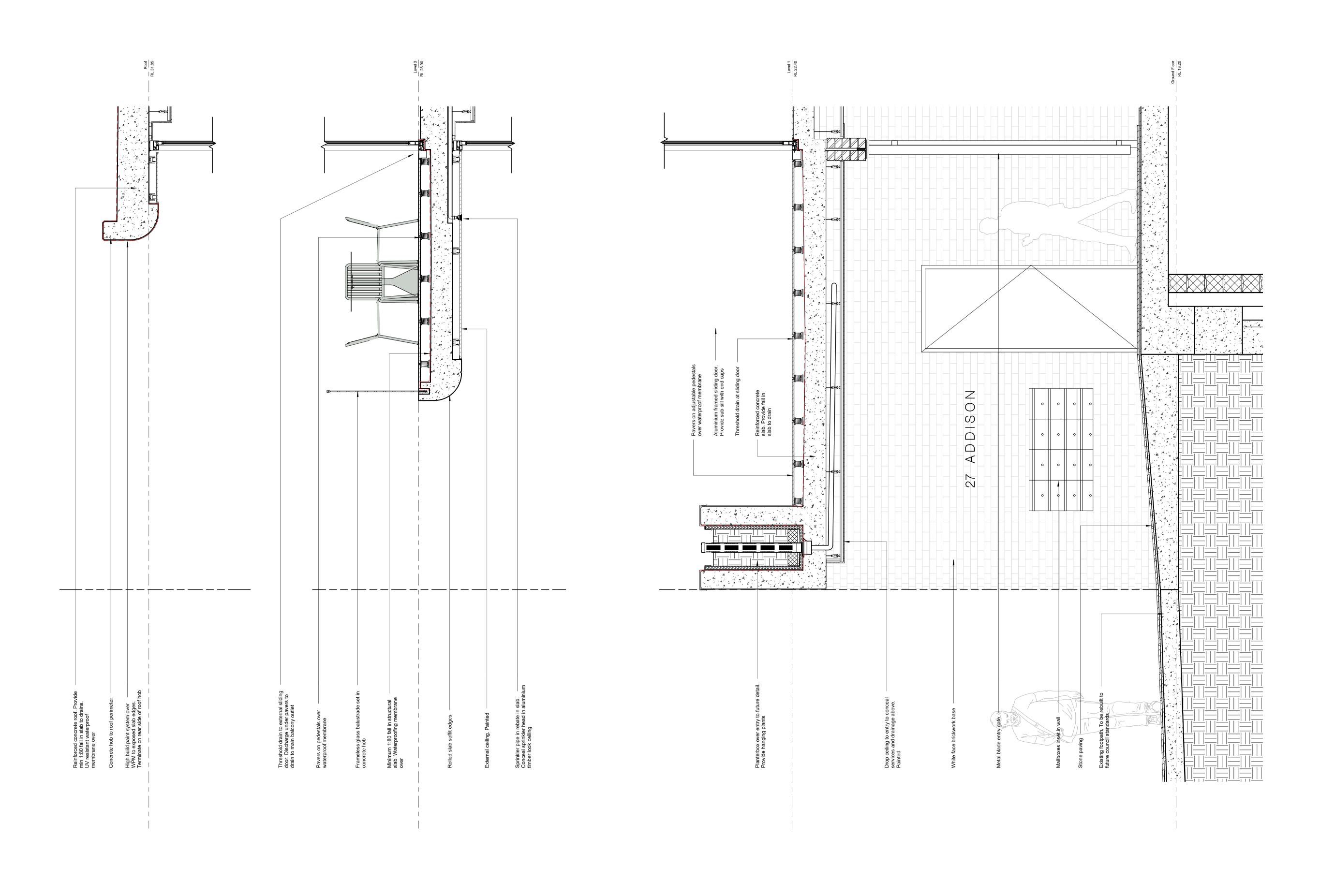
27 Addison St, Shellharbour



Drawing Name	
Section	ns

Project Date		Project No.	Sheet No.
22 August 2	023	23023	
Scale 1:10	00 @ A1	Issue 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
Ν	Amendments for Council	05/02/25

Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.

It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

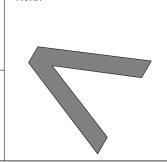
>ARCHITECTS

>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

27 Addison St, Shellharbour

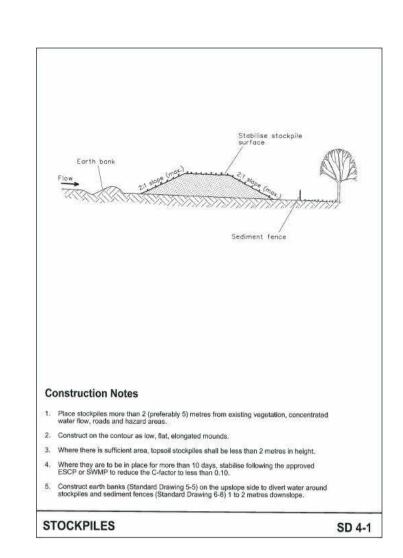
Indiegre PTY LTD

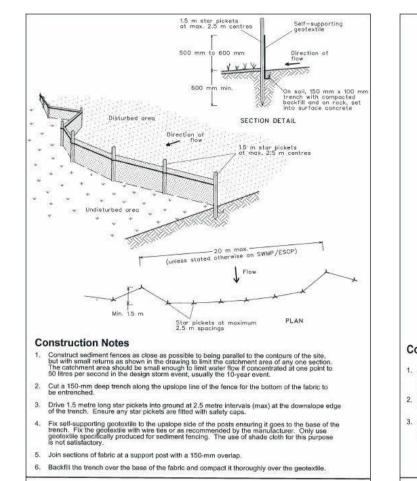


Detailed Facade Section

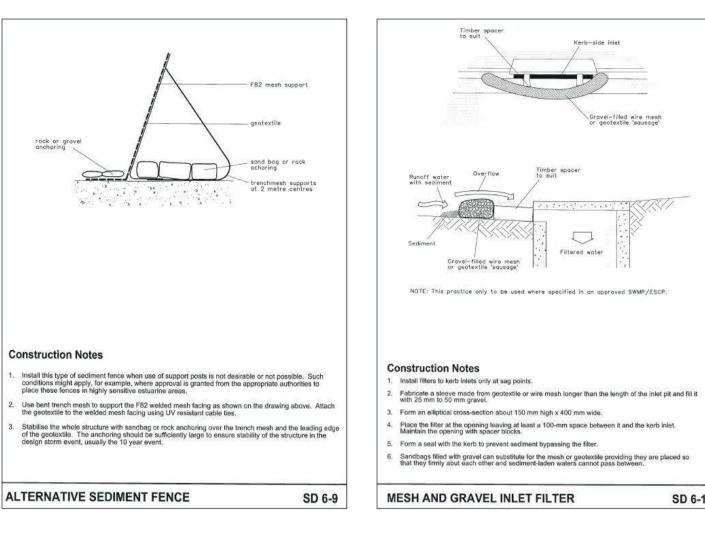
Project Date
22 August 2023 Project No. **23023** Scale 1:20 @ A1 Issue No.

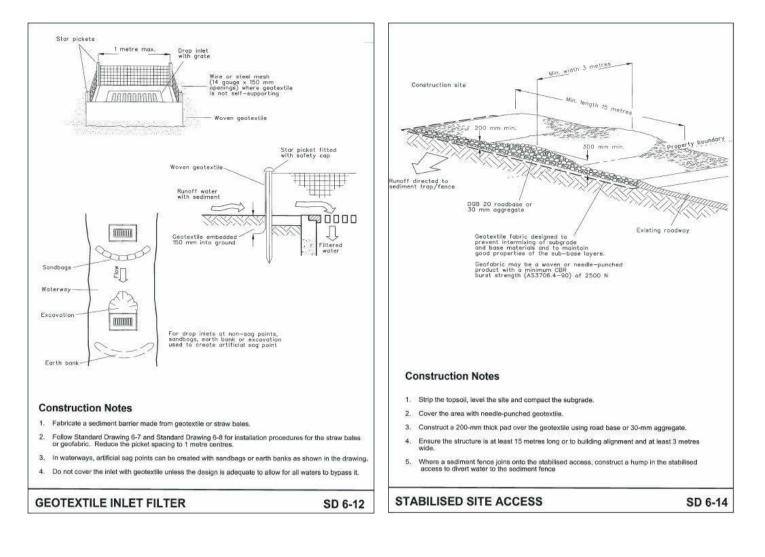
**DA45** Issue N





SEDIMENT FENCE





#### NOTES:

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

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

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

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

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

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

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

All silt fences & barriers are to be maintained in good order & regularly desilted during the construction

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

period. Silt fences to SD6-8 or SD6-9. Stockpiles of loose materials such as sand, soil, gravel must be covered with geotextile silt fence material. Plastic sheeting or membrane must not be used. Safety barricading should be used to isolate

stockpiles of solid materials such as steel reinforcing, formwork and scaffolding. Waste materials are to be stockpiled or loaded into skip-bins located on site as shown on plan.

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

in place until revegetation has occurred.

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

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

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

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

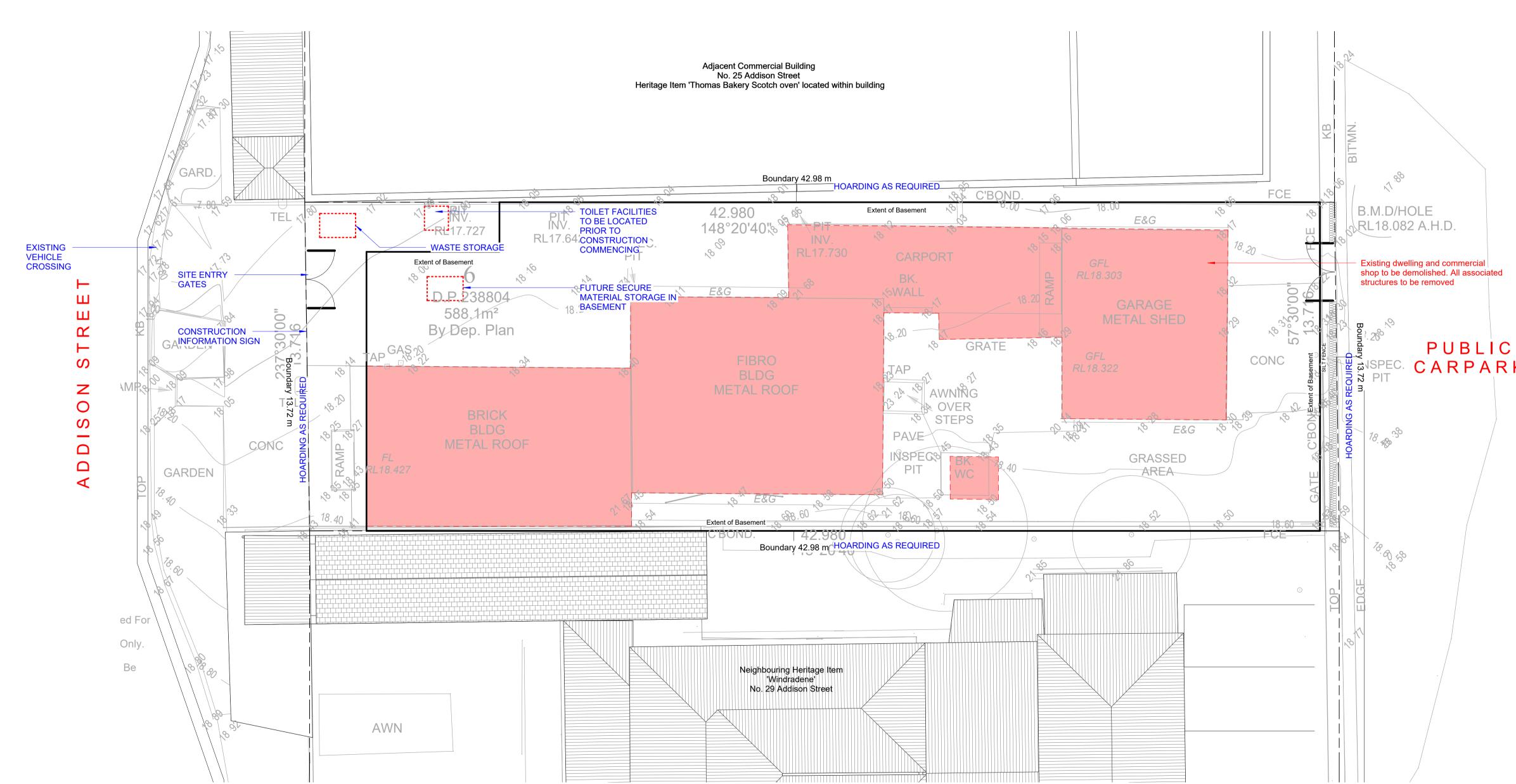
Concrete pumps and cranes are to operate from within the ballast entry driveway area and are not to operate from the public roadway unless specific council permission is obtained.

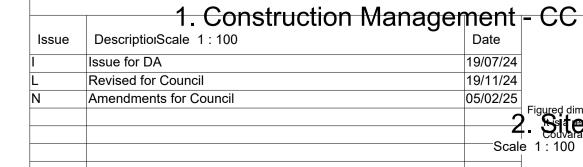
Trucks removing excavated / demolished material should travel on stabilised construction paths. Material to be taken to the truck to reduce truck movement on site. Trucks to be limited to single unit heavy rigid vehicles. ( no semitrailers )

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

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

During trench excavation all spoil shall be mounded on the uphill side of trenches and placement is to





### **DEVELOPMENT APPLICATION**

Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.

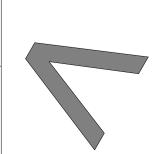
State and the part all by by yate als installed to the drawings & specifications provided by couvards Architects must be compliant with the National Construction Code, the Building Code of Scale 1:100 Australia, the Australian Standards and any other applicable laws or regulations.

>ARCHITECTS

>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 27 Addison St, Shellharbour

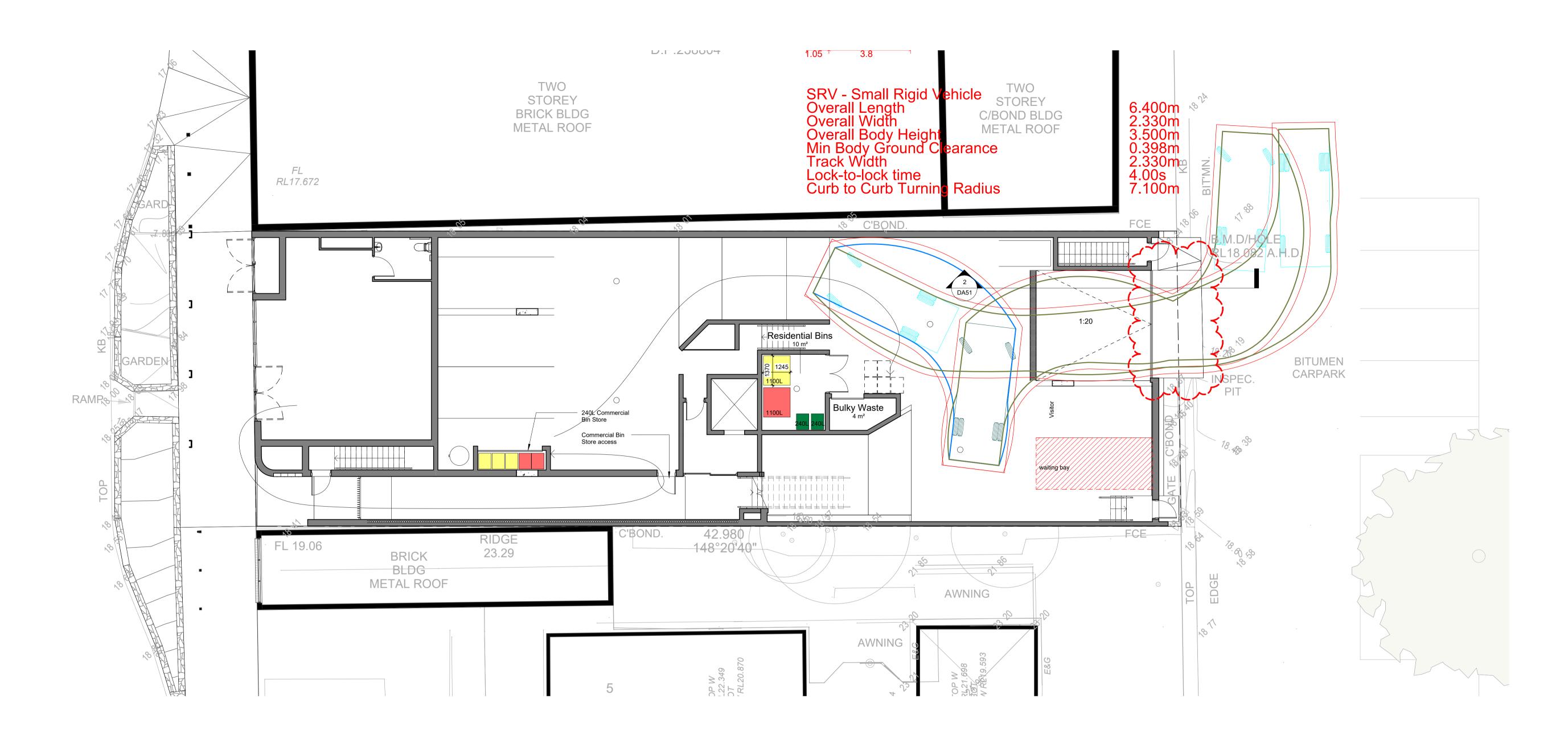
Indiegre PTY LTD



### Construction Management Plan

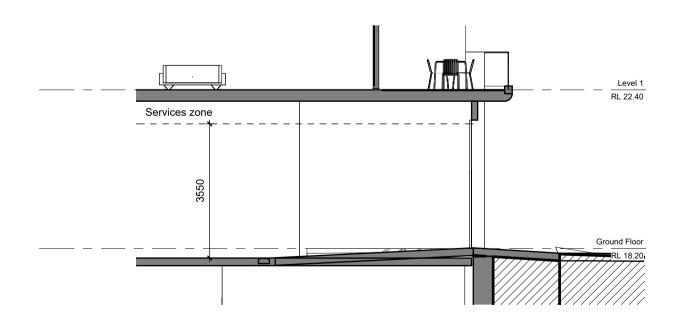
Project Date 22 August 2023	Project No. 23023	Sheet No.
Scale 1:100 @ A1	Issue No. Issue N	DA50

NOT FOR CONSTRUCTION



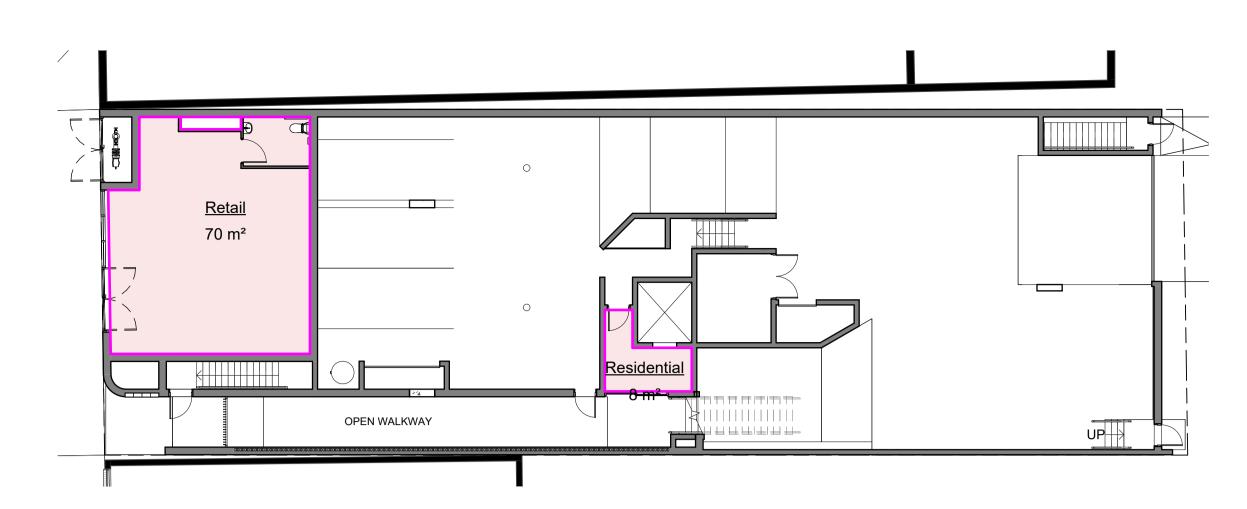
### 1. Ground Floor Waste Management Plan

See Waste Management Plan by MRA Consulting under separate cover for more detail

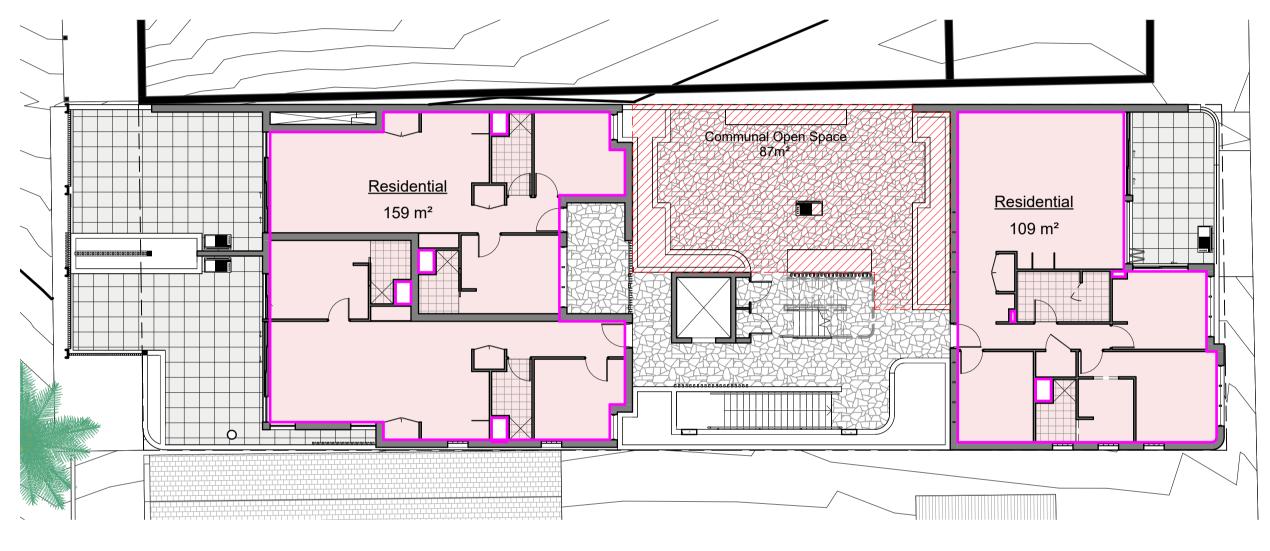


2. Parking Entry Door Section
Scale 1:100

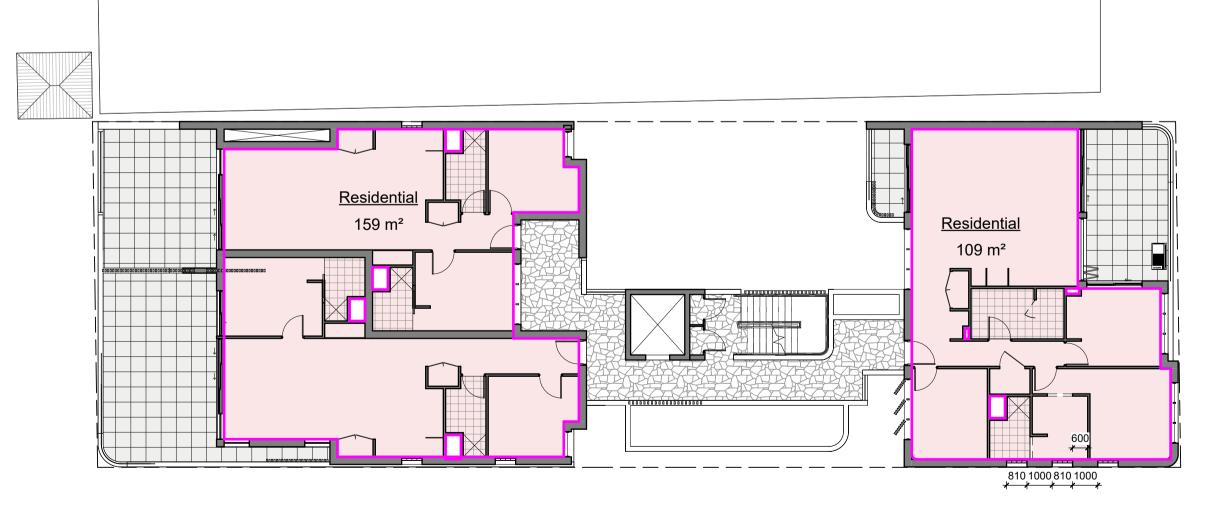
Issue Description G Issue for Coo I Issue for DA L Revised for C	Coordination         25/06/24           DA         19/07/24	DEVELOPMENT APPLICATION	()   \/2r2s	>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >P 02 9527 7459 >A Suite 1, Ground Floor, Enterprise 1, Innovation Campus, Squires Way, Wollongong NSW 2500 >P 02 4258 3453	27 Addison St, Shellharbour	North	Waste Manageme	ent Plan	
M Amendments	ents for Council 20/01/25 ents for Council 05/02/25	igured dimensions only to be used. Do not scale off Drawings. Any discrepencies 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		>E architect@couvaras.com >W www.couvaras.com	Client		Project Date 22 August 2023	Project No. 23023	Sheet No.
		Australia, the Australian Standards and any other applicable laws or regulations.  NOT FOR CONSTRUCTION	>ARCHITECTS	Nominated Architects: Peter Couvaras Reg No. 7344 Christopher Stringer Reg No. 12760	Indiegre PTY LTD		Scale 1: 100 @ A1	Issue No. ISSUE N	DA51



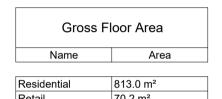
1. Ground Floor
Scale 1: 150



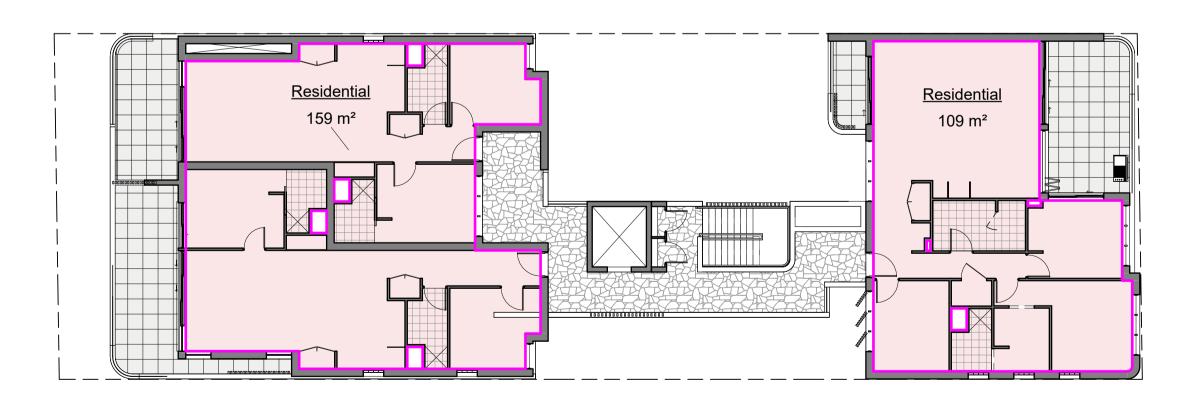
2. Level 1
Scale 1: 150



3. Level 2
Scale 1: 150



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
;	Issue for Consultant Quotes	13/03/24
)	Issue for Client Approval	19/03/24
	Issue for Pre DRP	11/04/24
•	Issue for Consultants	04/06/24
ì	Issue for Coordination	25/06/24
	Issue for DA	19/07/24
	Revised for Council	19/11/24
l	Amendments for Council	05/02/25

Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.

It is a requirement that all building materials installed to the drawings & specifications provided by
Couvaras Architects must be compliant with the National Construction Code, the Building Code of
Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

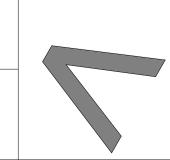


>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >P 02 9527 7459 >A Suite 1, Ground Floor, Enterprise 1, Innovation Campus, Squires Way, Wollongong NSW 2500 >P 02 4258 3453

>E architect@couvaras.com
>W www.couvaras.com Nominated Architects: Peter Couvaras Reg No. 7344 Christopher Stringer Reg No. 12760

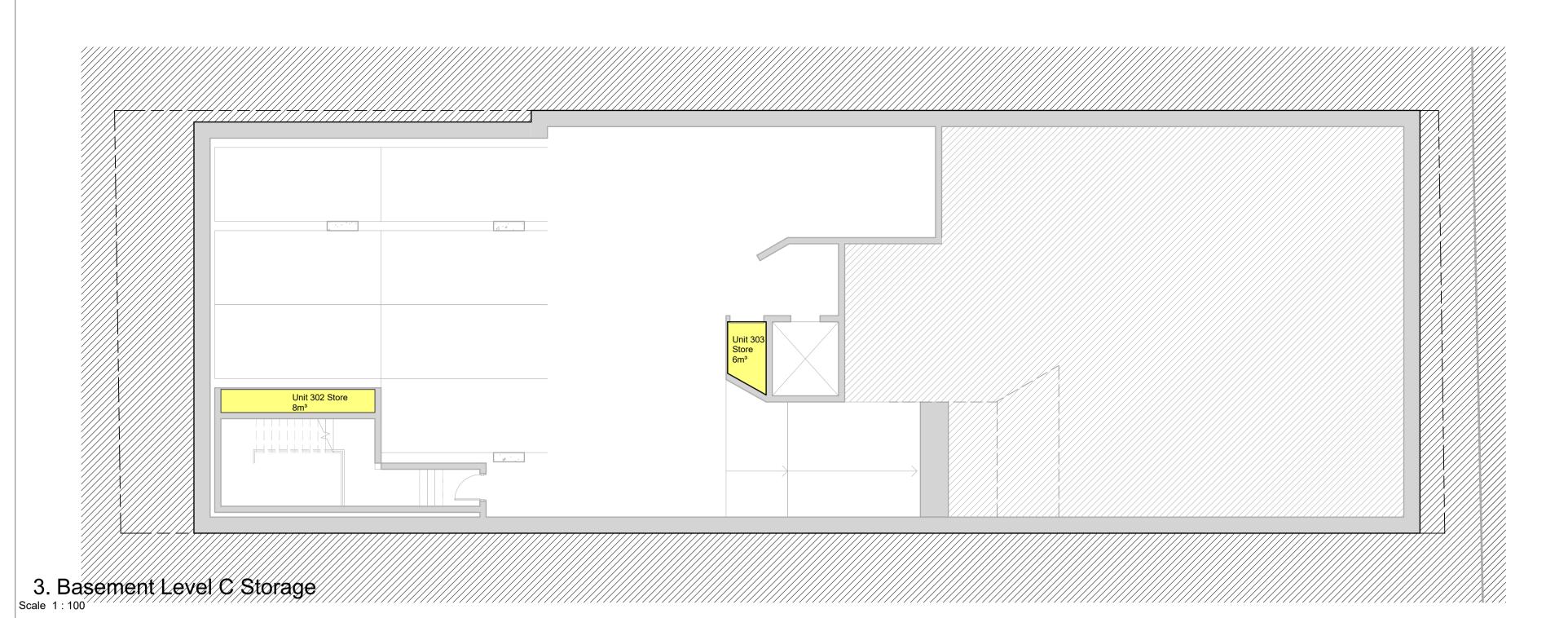
· · - <b>J</b> ·
27 Addison St, Shellharbour

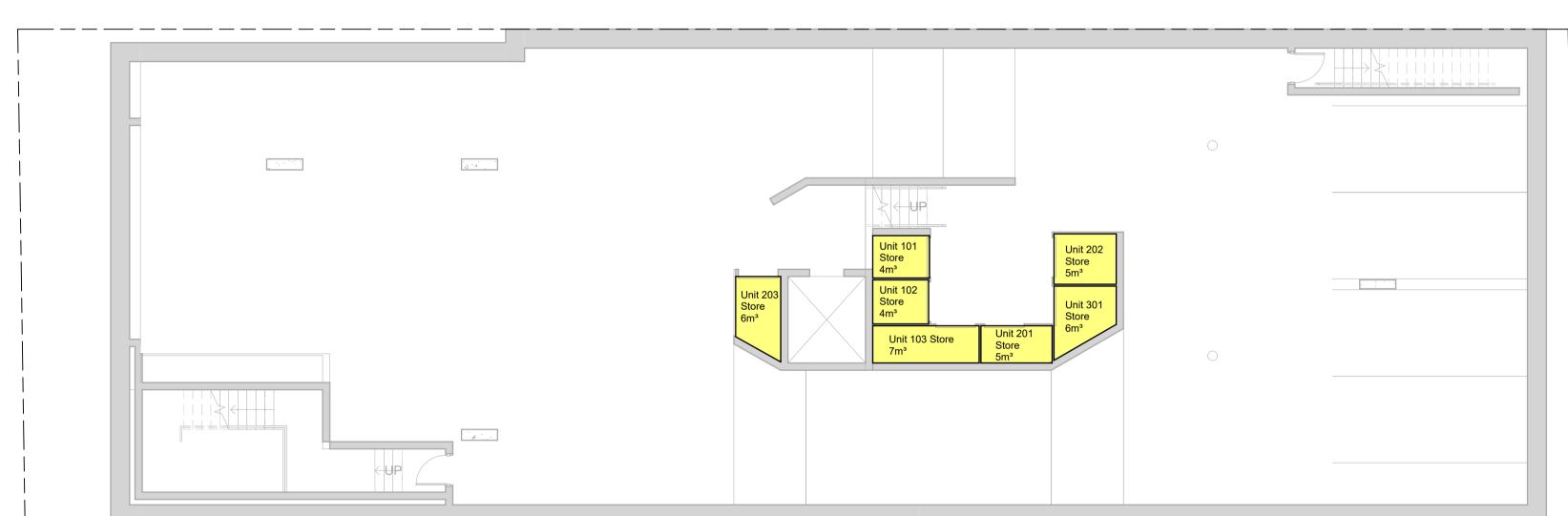




Drawing Name
Area Plans

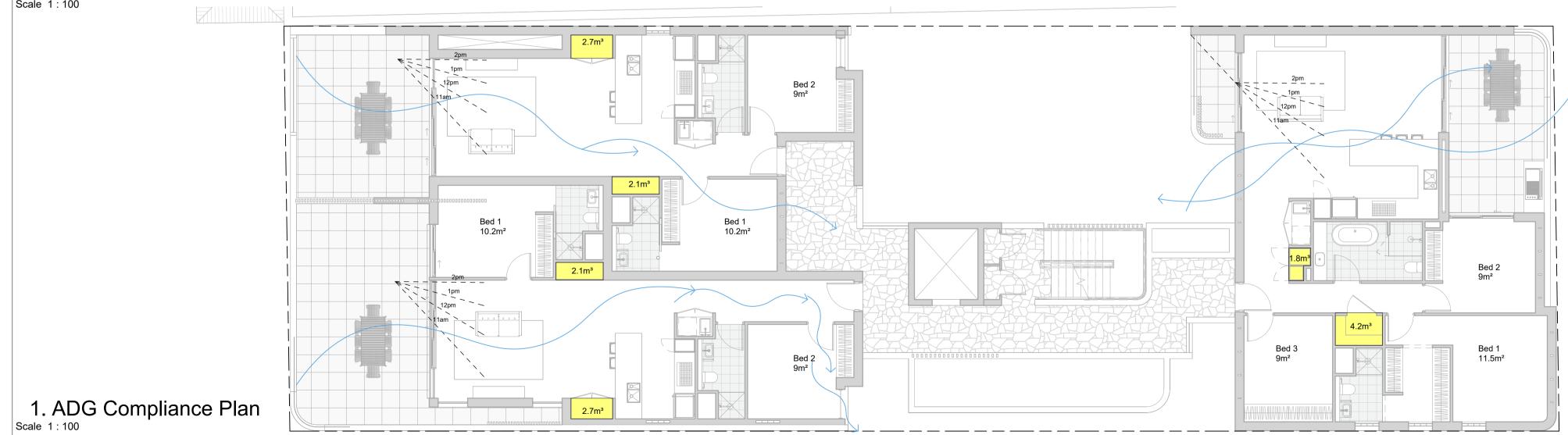
Area Plans		
Project Date 22 August 2023	Project No. 23023	Sheet No.
Scale 1 : 150 @ A1	Issue No.	DA52





					Unit Sched	dule					
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 m <sup>3</sup>	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 m <sup>3</sup>	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 m <sup>3</sup>	Yes	No	1.5	0.5
Unit 2.02	2 Bed	79 m²	Level 2	Yes	Yes	4.80 m³	5.00 m <sup>3</sup>	Yes	No	1.5	0.5
Unit 2.03	3 Bed	108 m²	Level 2	Yes	Yes	6.00 m <sup>3</sup>	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 m <sup>3</sup>	6.00 m³	Yes	No	1.5	0.5
Grand total: 9		785 m²								13.5	4.5

### 2. Basement Level B Storage 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
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 discrepencies to be verified on site.

It is a requirement that all building materials installed to the drawings & specifications provided by
Couvaras Architects must be compliant with the National Construction Code, the Building Code of
Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

COUVARAS >ARCHITECTS >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

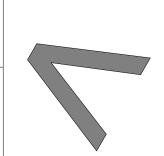
>P 02 4258 3453

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

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

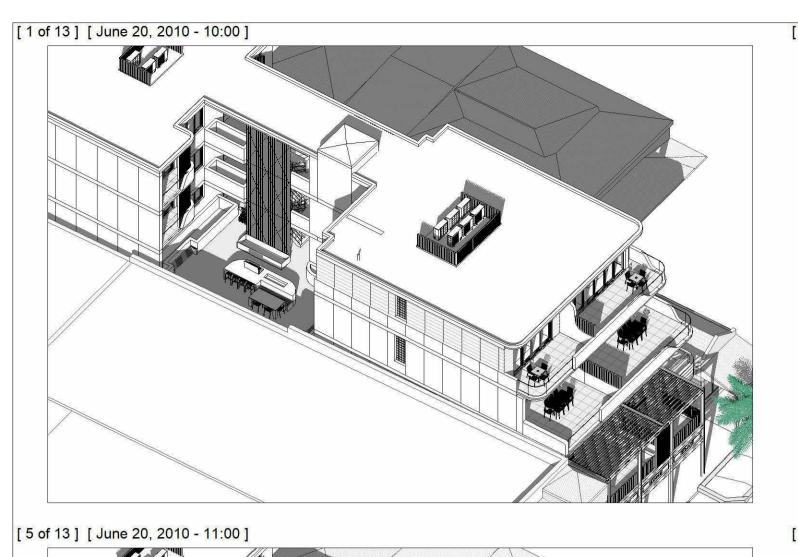
27 Addison St, Shellharbour

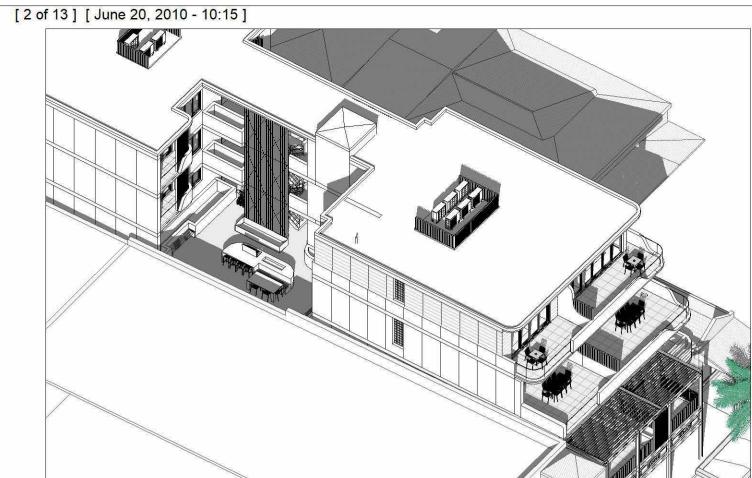


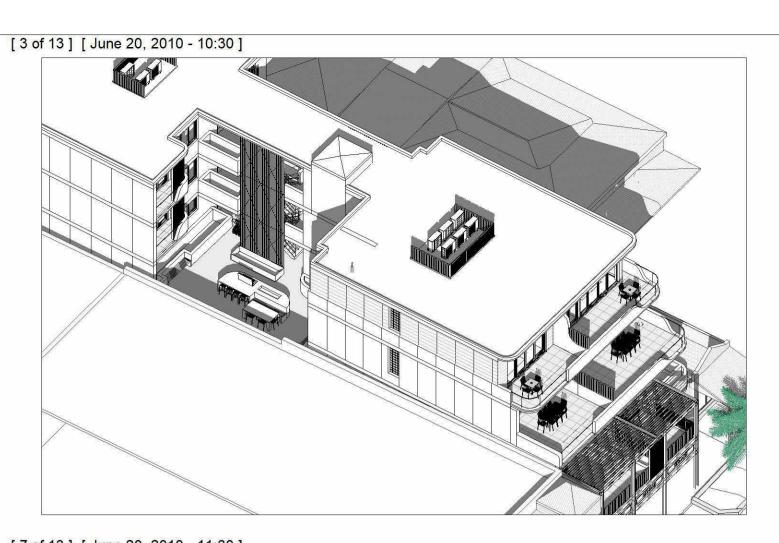


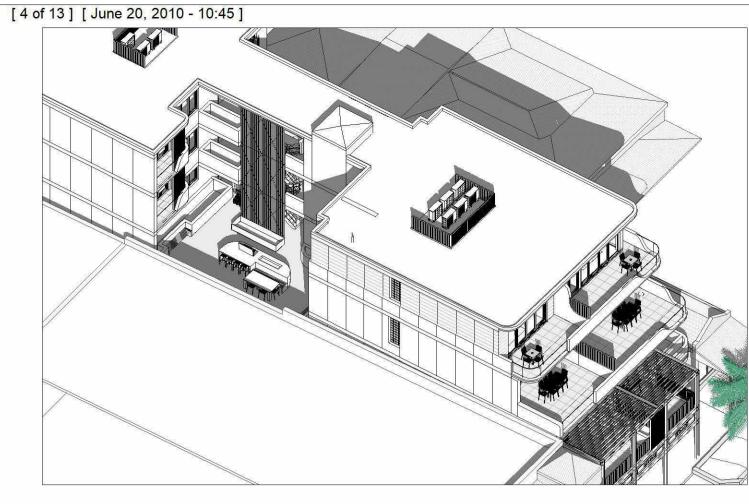
# ADG Compliance

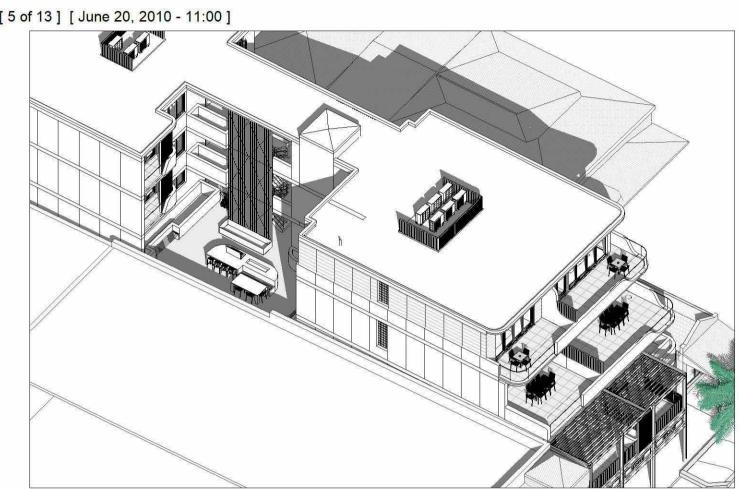
Project Date	Project No.	Sheet No.
22 August 2023	23023	
Scale 1: 100 @ A1	Issue No.	DA:

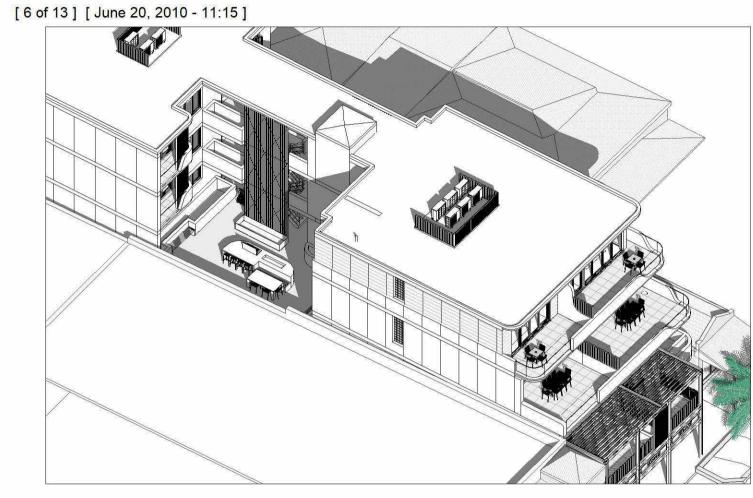


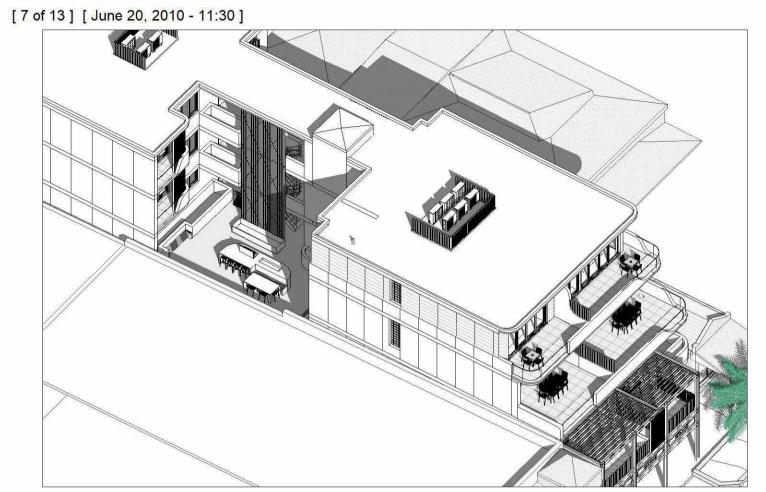


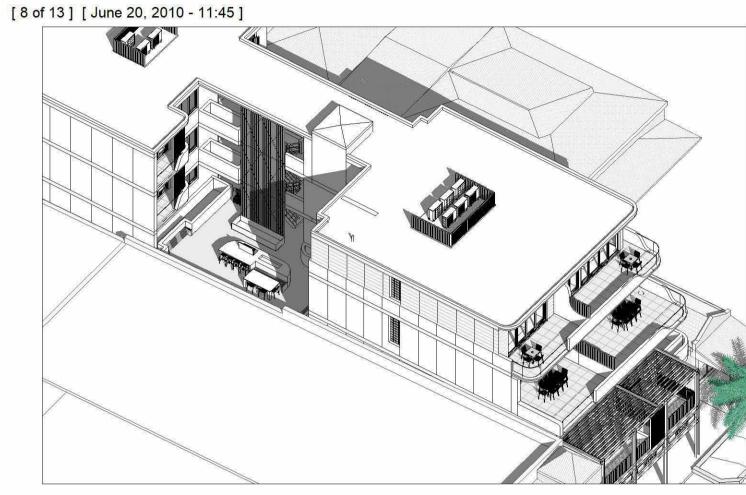


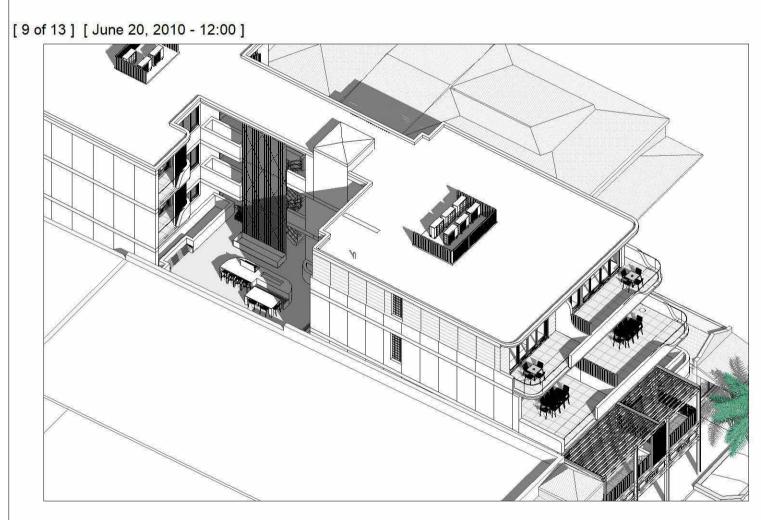


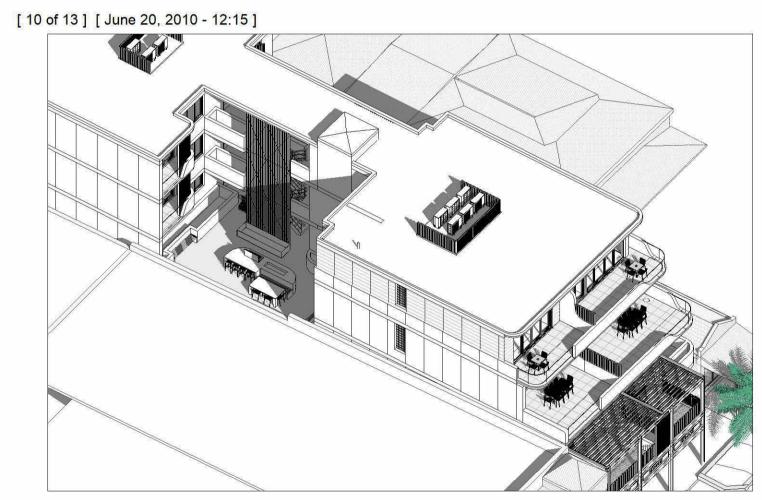


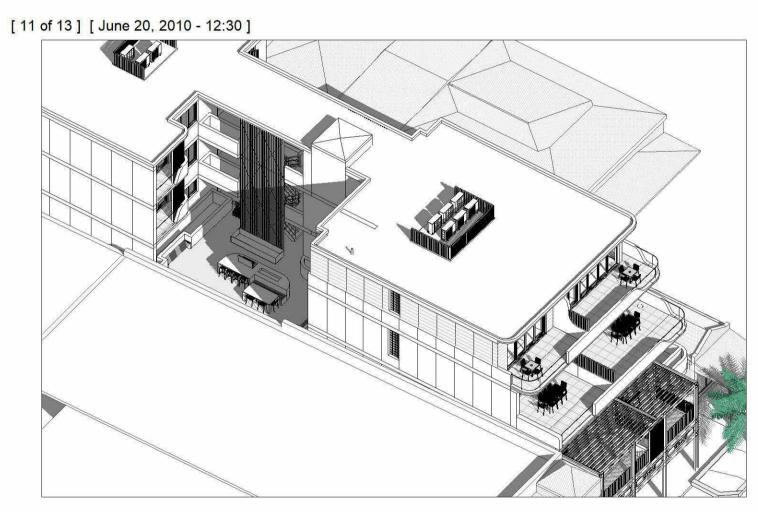


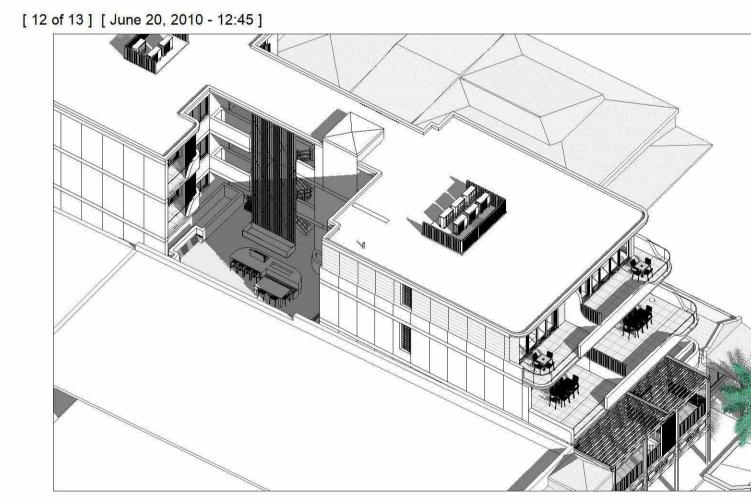


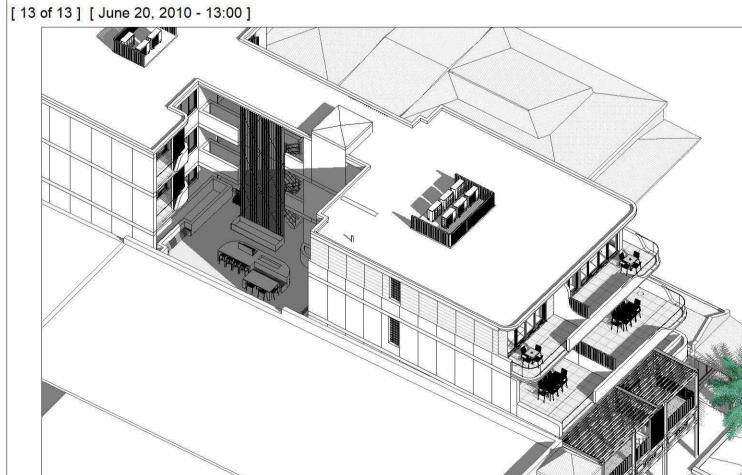












ue	Description Revised for Council	Date 19/11/24	DEVELOPMEN

05/02/25

Amendments for Council

DEVELOPMENT APPLICATION

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

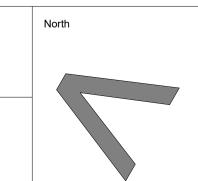
NOT FOR CONSTRUCTION

>ARCHITECTS

>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

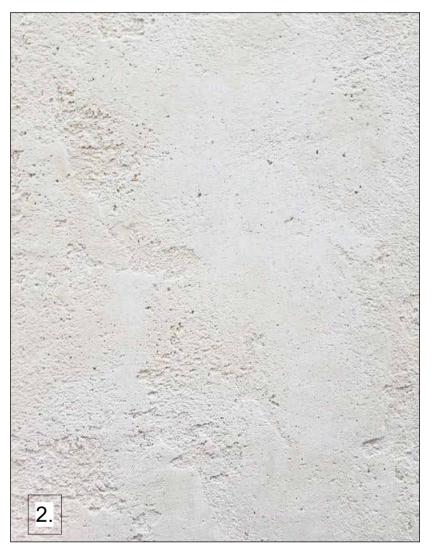
27 Addison St, Shellharbour



Drawing Name
COS Suns eye Diagrams

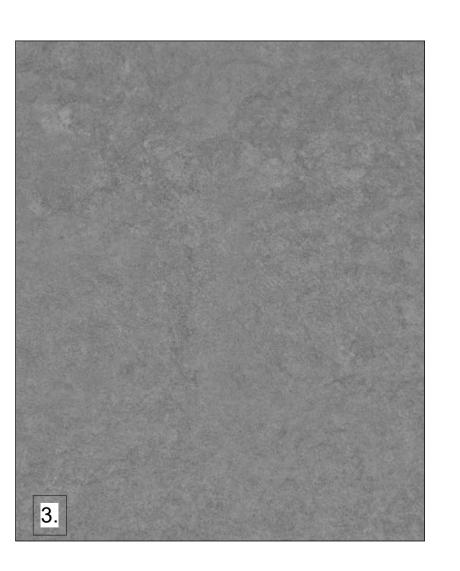
oject Date 22 August 2023	Project No. 23023	Sheet No.
Scale @ A1	Issue No.	DA5 <sup>2</sup>



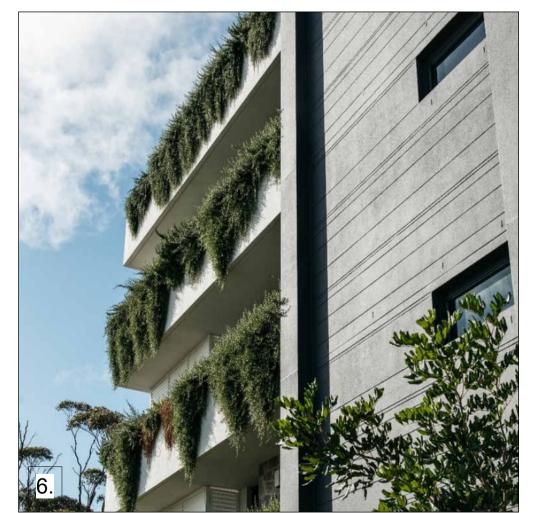














- White Face Brickwork PGH Blanco 'Morada' or Austral Bricks La Paloma 'Castellana'
- 2. High Build paint finish White
- 3. High Build paint finish Grey
- 4. Lysaghts Dominion 285 metal cladding in Grey
- . Steel Painted Awning
- 6. Cascading Plants where possible on facade
- Aluminium frame windows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

Issue	Description	Date
E	Issue for Pre DRP	11/04/2
I	Issue for DA	19/07/2
L	Revised for Council	19/11/2
N	Amendments for Council	05/02/2

Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.

It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

COUVARAS >ARCHITECTS >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

27 Addison St, Shellharbour

rawing Name		
External Finishes	S	
roject Date	Project No.	She

Project Date 22 August 2023	Project No. 23023	Sheet No.
Scale @ A1	Issue No.	DA





Issue	Description	Date	
С	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	F
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	

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

NOT FOR CONSTRUCTION

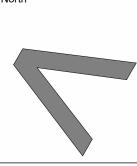


>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >P 02 9527 7459 >A Suite 1, Ground Floor, Enterprise 1, Innovation Campus, Squires Way, Wollongong NSW 2500 >P 02 4258 3453

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

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

27 Addison St, Shellharbour



Drawing Na	me
3D	Views

Project Date	Project No.	Sheet No.
22 August 2023	23023	DAG1
Scale @ A1	Issue No.  ISSUE N	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	ŀ
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	

Figured dimensions only to be used. Do not scale off Drawings. Any discrepencies to be verified on site.

It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

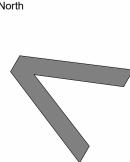
COUVAIAS >ARCHITECTS >A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >P 02 9527 7459 >A Suite 1, Ground Floor, Enterprise 1, Innovation Campus, Squires Way, Wollongong NSW 2500 >P 02 4258 3453

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

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

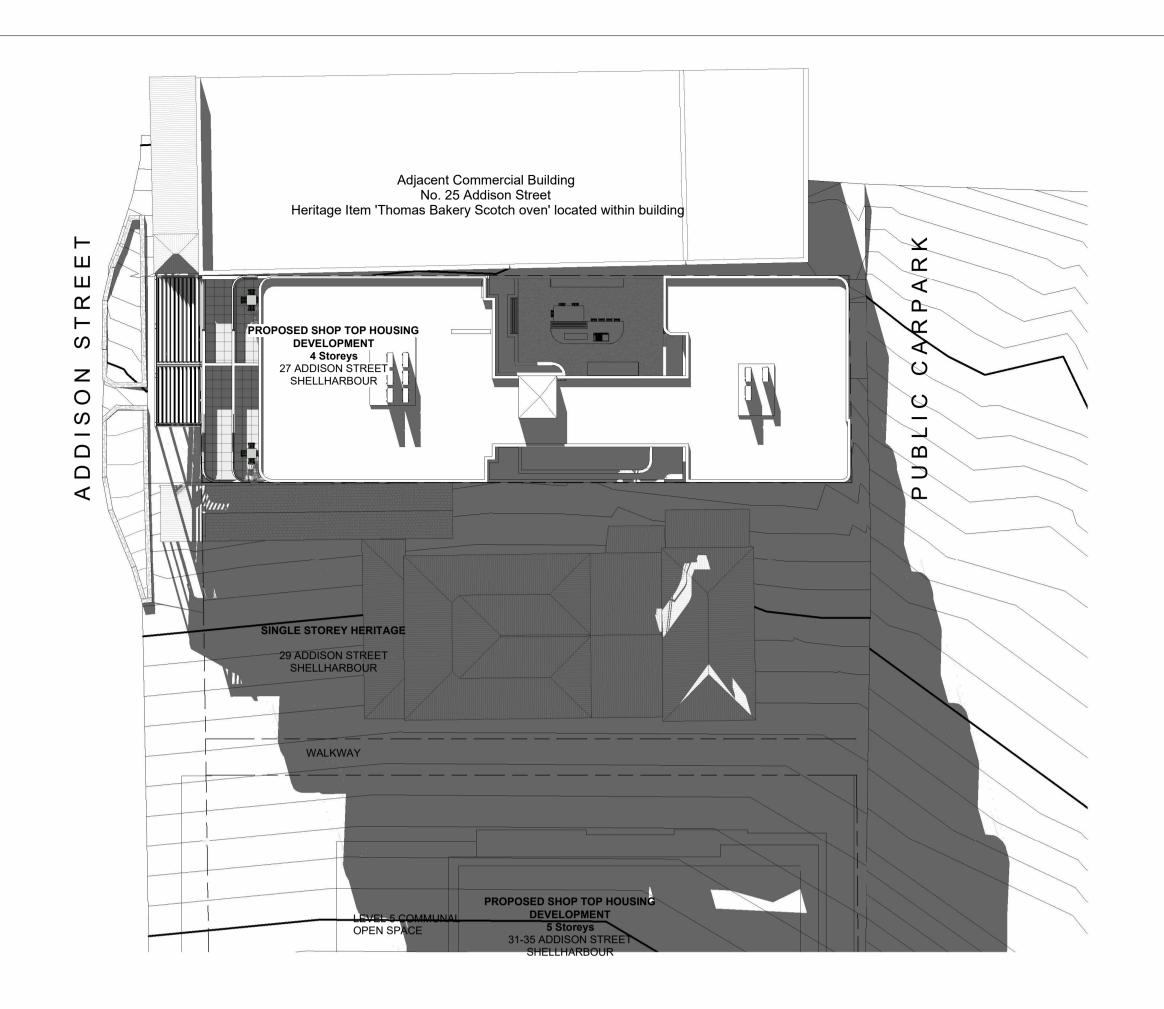
27 Addison St, Shellharbour

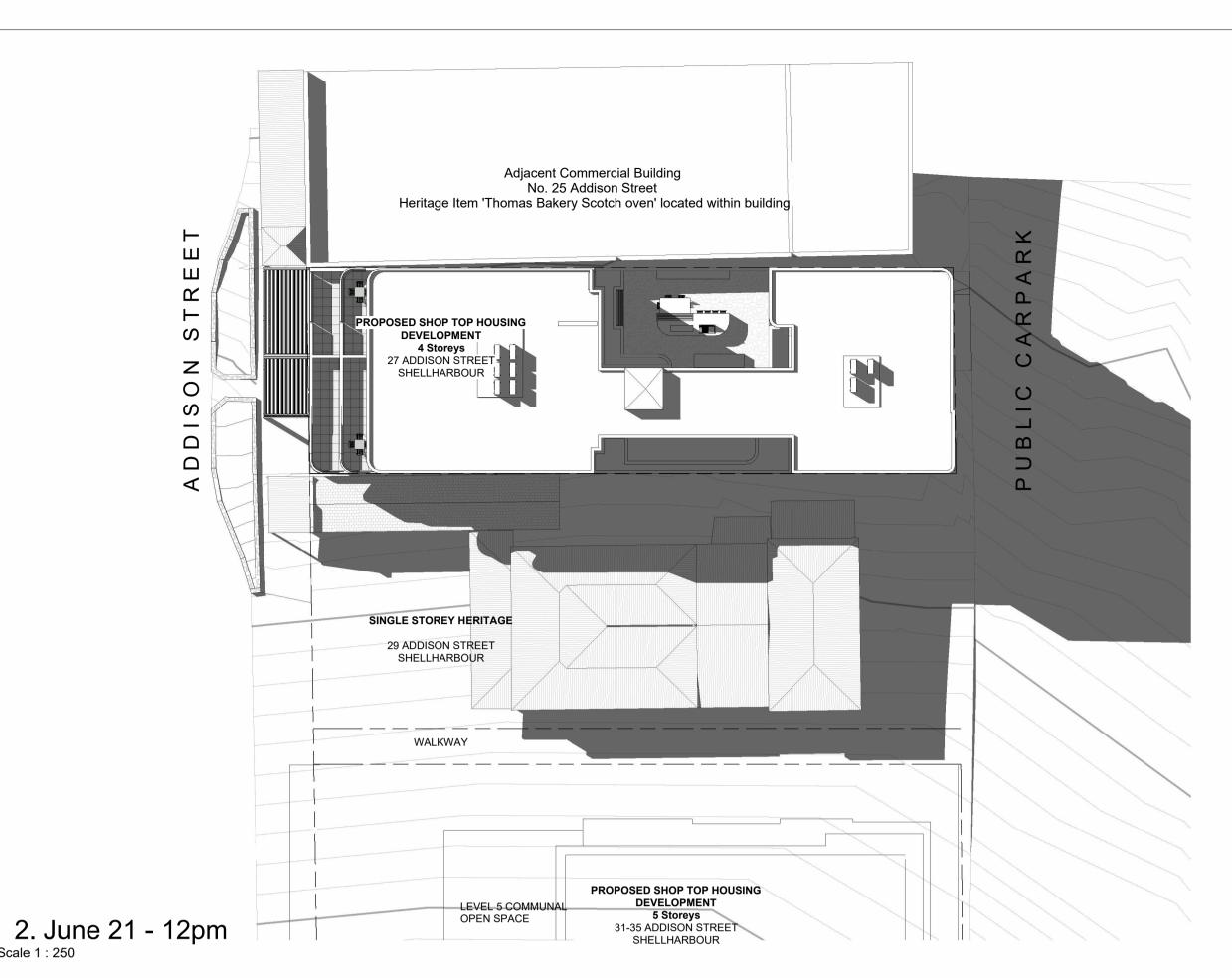
Indiegre PTY LTD



# Drawing Name 3D Views

Project Date	Project No.	Sheet No.
22 August 2023	23023	$D \wedge C \cap$
Scale @ A1	Issue No.	DA62





1. June 21 - 9am Scale 1 : 250

> Adjacent Commercial Building No. 25 Addison Street ROPOSED SHOP TOP HOUSING
> DEVELOPMENT 4 Storeys 27 ADDISON STREET SHELLHARBOUR 0 SINGLE STOREY HERITAGE 29 ADDISON STREET SHELLHARBOUR WALKWAY PROPOSED SHOP TOP HOUSING DEVELOPMENT —LEVEL 5 COMMUNAL OPEN SPACE 31-35 ADDISON STREET SHELLHARBOUR

3. June 21 - 3pm

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	Fi

### DEVELOPMENT APPLICATION

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

NOT FOR CONSTRUCTION

>ARCHITECTS

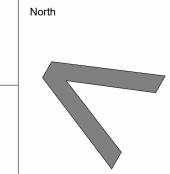
>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >P 02 9527 7459 >A Suite 1, Ground Floor, Enterprise 1, Innovation Campus, Squires Way, Wollongong NSW 2500 >P 02 4258 3453

Scale 1 : 250

>E architect@couvaras.com
>W www.couvaras.com Nominated Architects: Peter Couvaras Reg No. 7344 Christopher Stringer Reg No. 12760

27 Addison St, Shellharbour

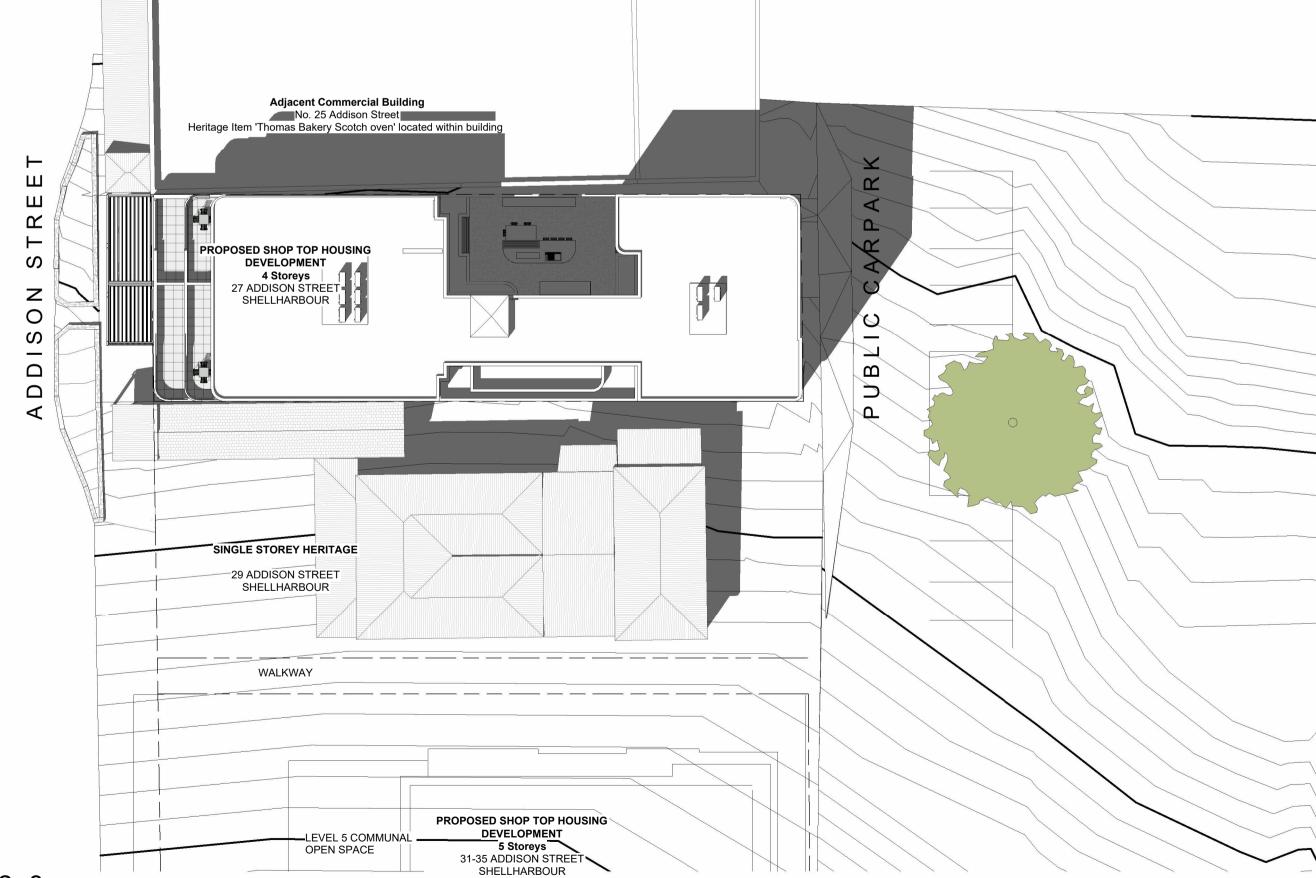
Indiegre PTY LTD



## Shadow Diagrams

Project Date	Project No.	Sheet No.
22 August 2023	23023	<b>□</b> ∧ .
Scale 1 : 250 @ A1	Issue No.  ISSUE N	DA





3. December 22- 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	F
			I

### DEVELOPMENT APPLICATION

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

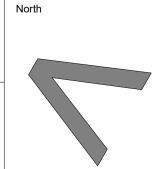
NOT FOR CONSTRUCTION

COUVARAS >ARCHITECTS >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

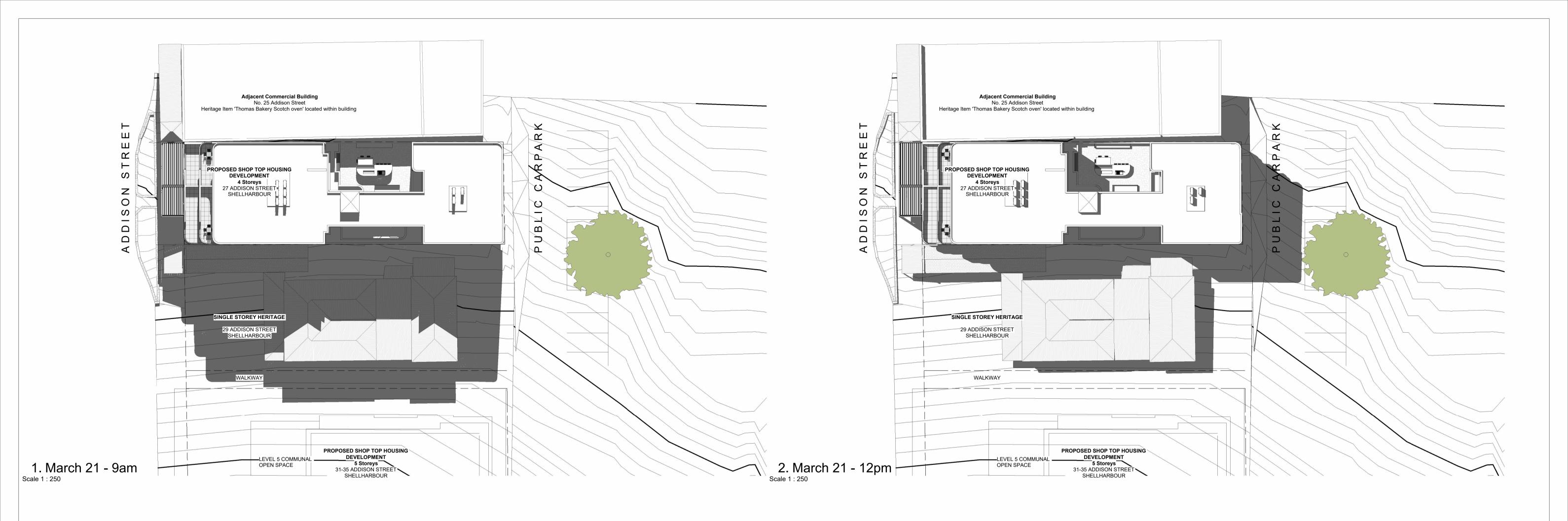
27 Addison St, Shellharbour

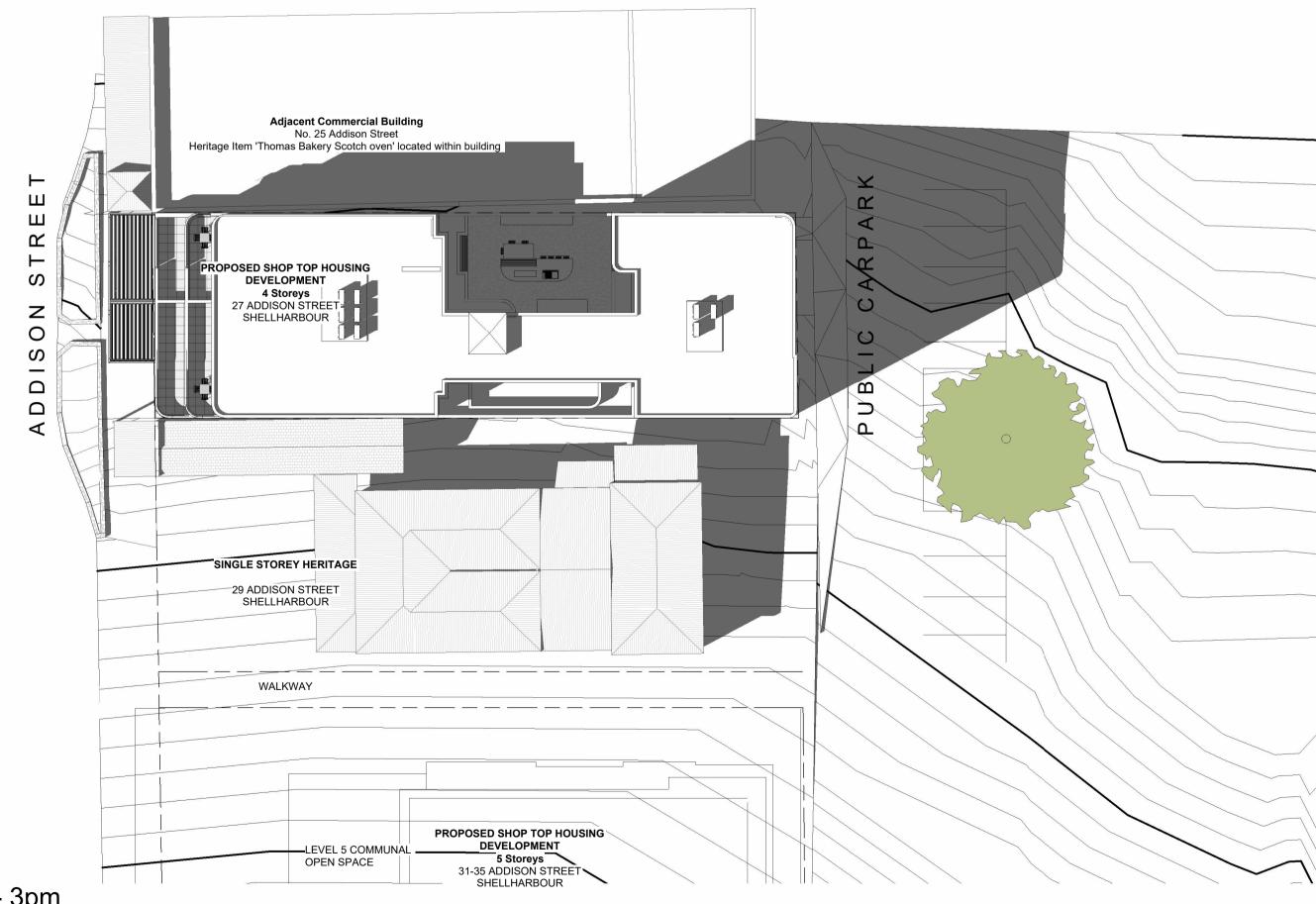
Indiegre PTY LTD



# Shadow Diagrams

Project Date 22 August 2023	Project No. 23023	Sheet
Scale 1 : 250 @ A1	Issue No.  Issue N	





3. March 21 - 3pm

Issue	Description	Date	
I	Issue for DA	19/07/24	Ì
J	Revised for council	03/09/24	ì
L	Revised for Council	19/11/24	_
N	Amendments for Council	05/02/25	F
			Ì
			i
			ì
1			

### DEVELOPMENT APPLICATION

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

NOT FOR CONSTRUCTION

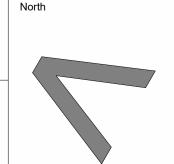
>ARCHITECTS

>A Level 1, 95 Cronulla Street, Cronulla NSW 2230 >**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

27 Addison St, Shellharbour

Indiegre PTY LTD

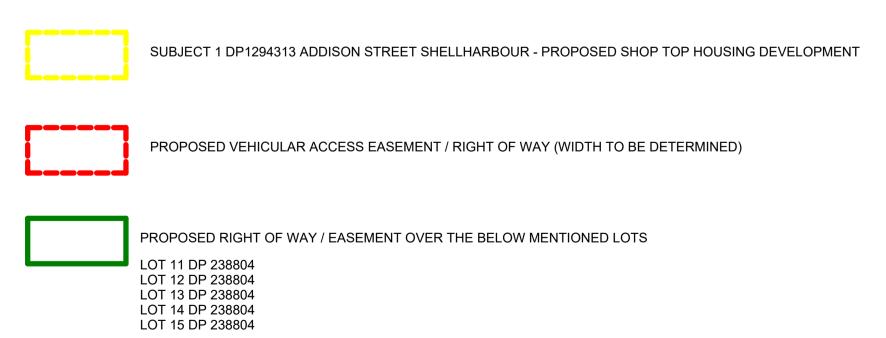


### Shadow Diagrams

Project Date
22 August 2023 Project No. **23023** Issue No.

**DA72** Scale 1 : 250 @ A1 Issue N





### 1. Right of Carriageway Plan

Issue	Description	Date
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 discrepencies to be verified on site.

It is a requirement that all building materials installed to the drawings & specifications provided by Couvaras Architects must be compliant with the National Construction Code, the Building Code of Australia, the Australian Standards and any other applicable laws or regulations.

NOT FOR CONSTRUCTION

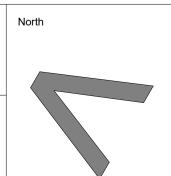
COUVARAS >ARCHITECTS >A Level 1, 95 Cronulla Street, Cronulla NSW 2230
>P 02 9527 7459
>A Suite 1, Ground Floor, Enterprise 1, Innovation Campus,
Squires Way, Wollongong NSW 2500
>P 02 4258 3453
>E architect@couvaras.com

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

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

27 Addison St, Shellharbour

Indiegre PTY LTD



# Right of Carriageway Plan

Project Date 22 August 2023	Project No. 23023	Sheet No.
Scale 1:500 @ A1	Issue No. ISSUE N	DA80