

PROPOSED MIXED USE DEVELOPMENT AT  
66 WILLIAM STREET & 25 CHURCH STREET, PORT MACQUARIE

PROPOSAL INCLUDES:

- CAR PARKING
- COMMERCIAL
- RESIDENCE
- TWO LEVELS + STREET PARKING ON WILLIAM STREET
- THREE LEVELS OF COMMERCIAL
- SINGLE TWO STOREY RESIDENCE

5.1

NATIONWIDE HOUSE

ENERGY RATING SCHEME

84.0

Miles

www.nathers.gov.au

0008550758 06 Apr 2023

Assessor Leanne Houseman  
Accreditation No. 10137  
Address  
Unit Residence, 66 William Street, PORT MACQUARIE, NSW, 2444

hstar.com.au

DA ISSUE ONLY

DRAWING TRANSMITTAL:										
Drawing No: - Revision	Description	Revision Date	06/04/23	12/04/23	20/07/23	04/08/23	26/09/23			
DA01-5	COVER PAGE		1	2	3		5			
DA02-5	LOCATION PLAN STREET SECTIONS		1	-	3		5			
DA03-5	SITE PLAN		1	-	3		5			
DA04-5	BASEMENT LEVELS		1	-	3	4	5			
DA05-5	GROUND AND FIRST FLOORS		1	-	3		5			
DA06-5	SECOND AND THIRD FLOORS		1	-	3		5			
DA07-5	FOURTH FLOORS AND ROOF		1	-	3		5			
DA08-	BLANK PAGE NOT ISSUED		-	-	-		-			
DA09-5	ELEVATIONS 01		1	-	3		5			
DA10-5	ELEVATIONS 02		1	-	3		5			
DA11-5	ELEVATIONS 03		1	-	3		5			
DA12-5	MATERIALS		1	-	3		5			
DA13-5	WILLIAM STREET PEDESTRIAN		1	-	3		5			
DA14-5	CHURCH STREET PEDESTRAIN		1	-	3		5			
DA15-5	SECTIONS		1	-	3		5			
DA16-5	SECTIONS (INCL. RAMPS)		1	-	3		5			
DA17-5	HEIGHT AND PRIVACY DIAGRAMS		1	-	3		5			
DA18-5	PERSPECTIVE 01		1	-	3		5			
DA19-5	BASIX PLANS AND WINDOW SCHEDULE		1	-	3		5			
DA20-5	BASIX INFORMATION SHEET		1	-	3		5			
DA21-5	SHADOWS DIAGRAMS		1	-	3		5			
DA22-5	FSR METHODOLOGY RFI		-	-	3		5			



WILLIAM STREET PERSPECTIVE

FSR TABLE			
	WILLIAM	CHURCH ST	TOTAL
BASEMENT 1	0.00	6.36	6.36
GROUND LEVEL	337.80	351.15	688.95
FIRST FLOOR (GP)	306.57	260.80	567.37
SECOND FLOOR (T)	306.32	262.46	568.78
THIRD FLOOR (R)	219.81	0.00	219.81
FOURTH FLOOR (R)	83.31	0.00	83.31
	1,253.81 m²	880.77 m²	2,134.58 m²
SITE AREA	615.04	606.13	1221.17m2
FSR PROPOSED	2.03	1.45	1.74
FSR ALLOWED	2	1.5	615.04

AREA ALLOWED	1230.08	909.19	2139.27
OVERRUN sq m	23.73	-29.02	- 4.69
	1.9% over	-3.2% under	-0.2% under

AREA REMOVED FROM PROPOSED BUILDING FOR COMPLIANT FSR

TRANSMITTAL SHEET / RECORD:			
REVISION:	DATE:	STATUS:	TO:
REVISION 1	06.04.23	FOR DA	FOR DA
REVISION 5	30.09.23	RFI COORDINATION ISSUE	TO CONSULTANTS

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©: NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

10 20 30 40 50 = Full Size mm

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
2	12.04.23	AMENDMENTS TO FSR TABLE
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:  
.....

Project Details:  
MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET  
DR. J. HEISE  
DA ISSUE ONLY

Client:  
.....

Drawing Title:  
COVER PAGE

Date Created: APR 2023  
Scale @ A3: 1:1.04, 1:1, 1:1.31

Plot Date: 26/09/2023  
Project No. 2006  
Drawing No. DA01-5  
Rev. A3



5.1

NATIONWIDE HOUSE

ENERGY RATING SCHEME

84.0

MJ/m<sup>2</sup>

[www.nathers.gov.au](http://www.nathers.gov.au)

0008550758 06 Apr 2023

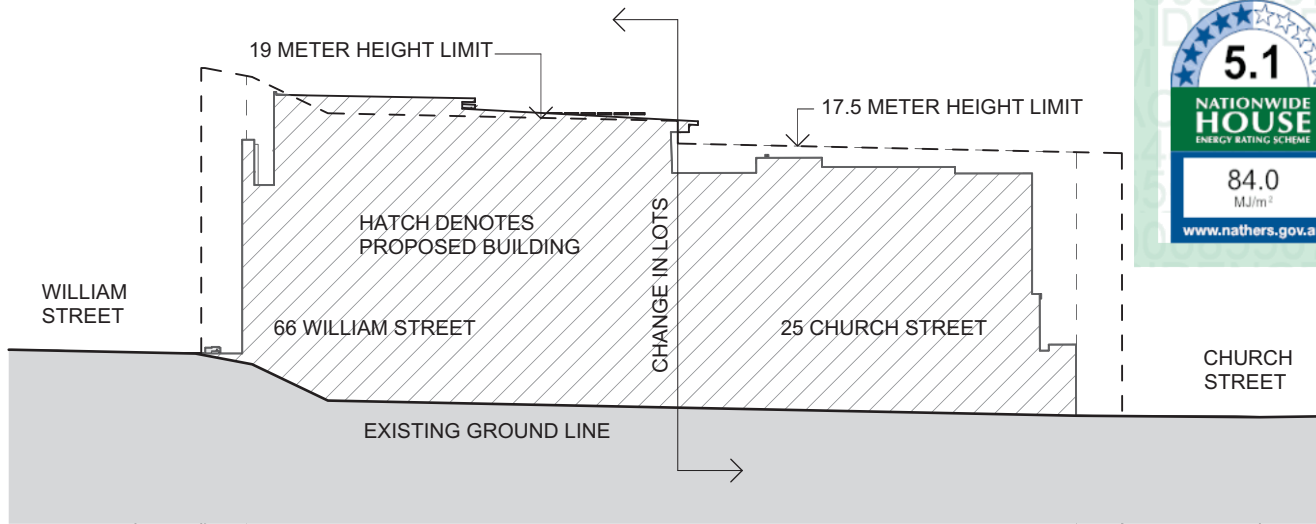
Assessor Leanne Houseman

Accreditation No. 10137

Address

Unit Residence, 66 William Street, PORT MACQUARIE, NSW, 2444

[hstar.com.au](http://hstar.com.au)



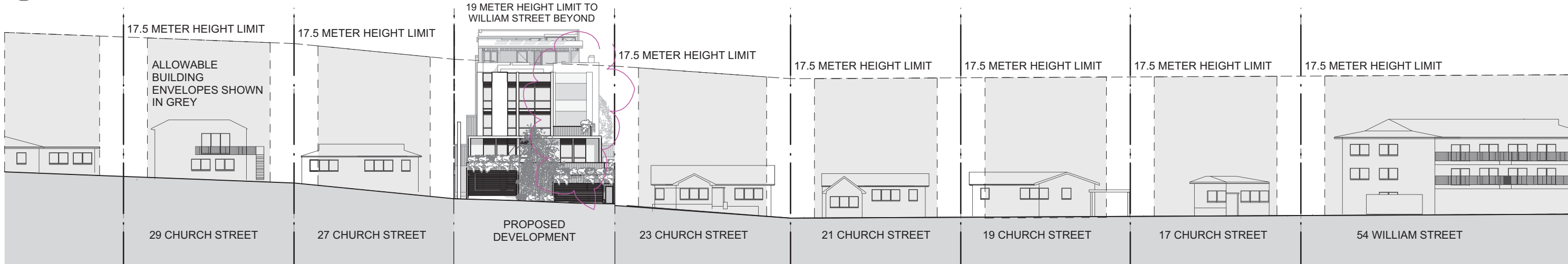
SITE FALL SECTION DIAGRAM  
1:500



AERIAL LOCATION PLAN SITE HIGHLIGHTED IN YELLOW



WILLIAM STREET ELEVATION  
1:500



CHURCH STREET ELEVATION  
1:500

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©. NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.**

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

Project Details:  
**MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET**

Client:  
**DR. J. HEISE**

DA ISSUE ONLY

Drawing Title:  
**LOCATION PLAN  
STREET SECTIONS**

Date Created: APR 2023 Scale @ A3: 1:500

Plot Date: 26/09/2023 Project No. 2006 Drawing No. DA02-5 Rev.

A3

5.1

NATIONWIDE

HOUSE

ENERGY RATING SCHEME


84.0

MJ/m<sup>2</sup>

[www.nathers.gov.au](http://www.nathers.gov.au)

0008550758 06 Apr 2023

Assessor Leanne Houseman  
Accreditation No. 10137  
Address  
Unit Residence, 66 William  
Street , PORT MACQUARIE ,  
NSW , 2444

  
hstar.com.au

The site plan illustrates the proposed development at the intersection of Church Street and William Street. The central focus is the 'PROPOSED 5 STOREY BUILDING' on Lot 2 (DP 350549). To its north are existing structures including a 'WEATHERBOARD RESIDENCE', 'METAL SHED', 'WEATHERBOARD SHED', and 'WEATHERBOARD FLATS'. To the south are a 'WEATHERBOARD RESIDENCE', 'WEATHERBOARD FLAT', 'BRICK FLATS', and a 'DRYING AREA'. The plan also shows 'PRIVATE OPEN SPACE' and 'PARKING AREA' sections. Key features include 'EXISTING SEWER PLOTTED FROM COUNCIL RECORDS', 'PROPOSED NEW SEWER MAN HOLE', and 'PROPOSED NEW SEWER LINE TO CONNECT WITH EXISTING SEWER ON CHURCH STREET'. The site is bounded by Church Street to the west and William Street to the east. Various annotations specify 'EXISTING SINGLE POWER LINE', 'EXISTING POWER POLE', 'PROPOSED NEW FOOTPATH TO CHURCH STREET TO COUNCIL SPECIFICATION', 'PROPOSED NEW DRIVEWAY CROSS OVER', '2 WAY BASEMENT 1 ACCESS', 'PROPOSED BLISTER TO COUNCIL REQUIREMENTS', 'PROPOSED MODIFICATION TO EXISTING DRIVEWAY CROSS OVER', 'PROPOSED NEW STORMWATER PIT AS PER PRELOPMENT ADVICE REFER TO CIVIL DOCUMENTATION', '2 WAY BASEMENT 2 ACCESS', 'EXISTING 4 STOREY APARTMENT BUILDING', 'EXISTING TREE TO BE RETAINED', 'EXISTING UNMARKED ON STREET CAR PARKING SHOWN INDICATIVELY', 'PEDESTRIAN ENTRY', 'SMALL AMENDMENT TO BUILDING FOOTPRINT FOR KIOSK RELOCATION. REFER TO DA13 FOR DETAILS', 'EXISTING TELSTRA PIT', 'EXISTING NORFOLK PINE TREE TO BE RETAINED', and 'EXISTING 7 STOREY APARTMENT BUILDING (KIEA)'. Dimensions and bearings are provided for various boundaries and setbacks. A note at the bottom right states: 'NOTE: MEDICAL BUILDINGS HAVE A HIGH AMBULANCE USE. REQUEST A DEDICATED BAY TO WILLIAM STREET'. A scale bar at the bottom left indicates 1:500.

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©: NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.**

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

Project Details:  
**MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET**

Client:  
**DR. J. HEISE**

**DA ISSUE ONLY**

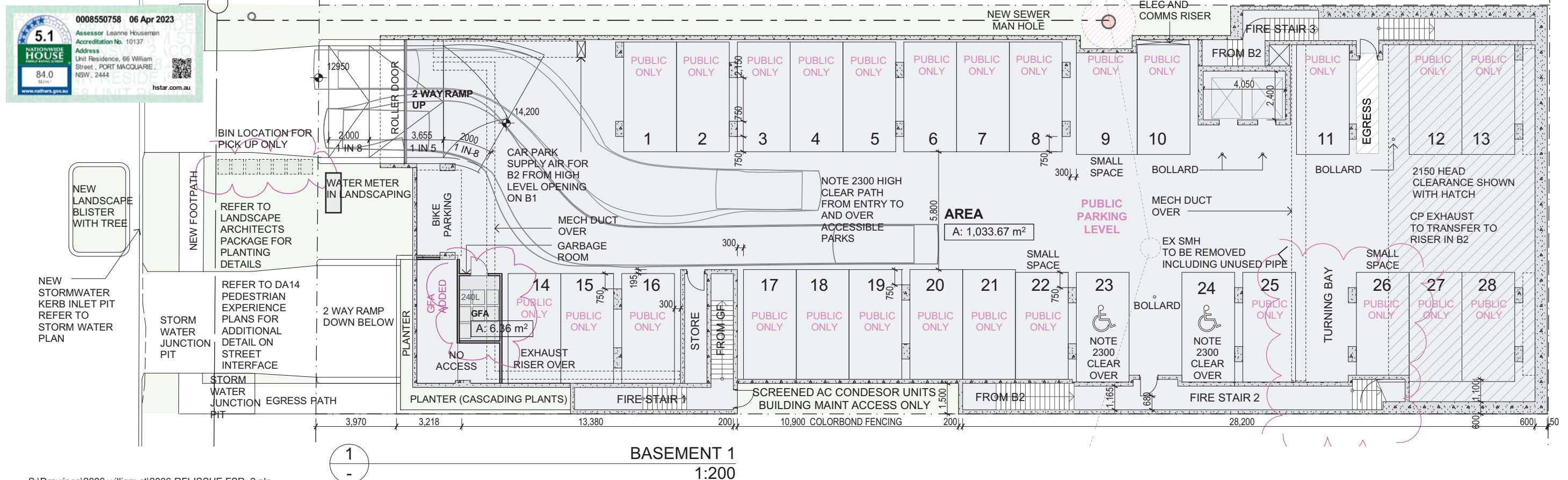
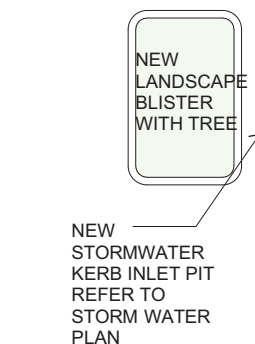
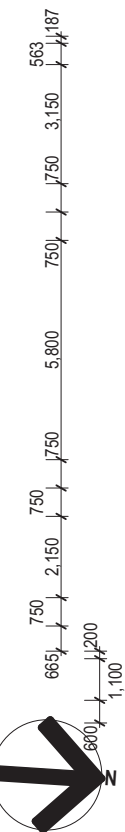
Drawing Title:  
**SITE PLAN**

Date Created: APR 2023 Scale @ A3: 1:500

Plot Date: 26/09/2023  
Project No. 2006  
Drawing No. DA03-5  
Rev.

**A3**





# A3









5.1

NATIONWIDE HOUSE

ENERGY RATING SCHEME

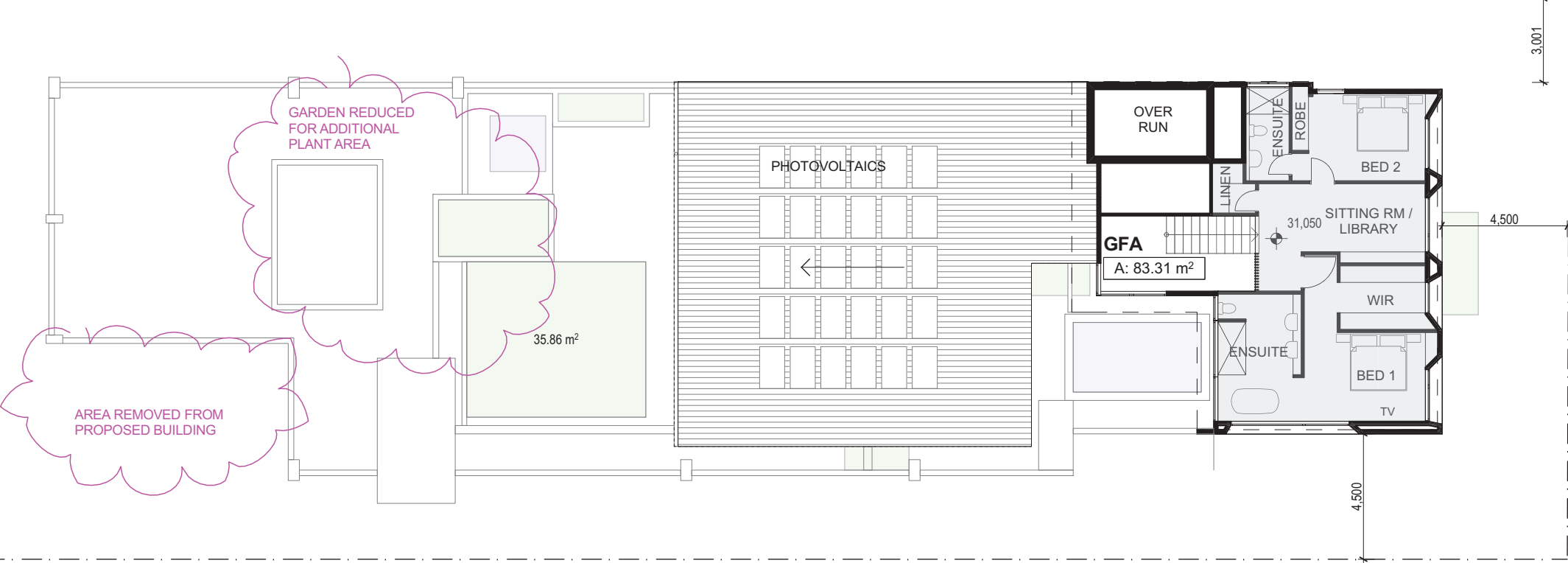
84.0 MJ/m<sup>2</sup>

www.nathers.gov.au

0008550758 06 Apr 2023

Assessor Leanne Houseman  
Accreditation No. 10137  
Address  
Unit Residence, 66 William Street, PORT MACQUARIE, NSW, 2444

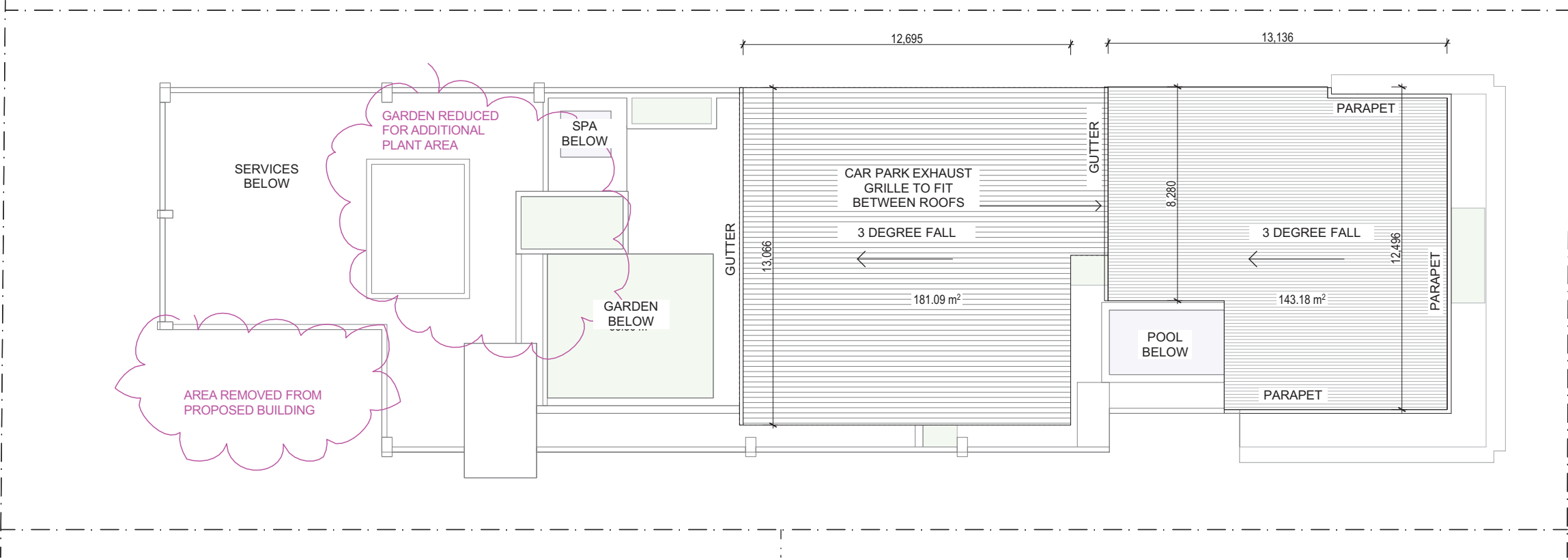
hstar.com.au



1

FOURTH FLOOR

1:200



1

ROOF

1:200



S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION.**  
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©: NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET

DR. J. HEISE

DA ISSUE ONLY

FOURTH FLOORS AND  
ROOF

Date Created: APR 2023 Scale @ A3: 1:200

Plot Date: 26/09/2023  
Project No. 2006  
Drawing No. DA07-5

A3

5.1

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

84.0

MJ/m²

www.nathers.gov.au

0008550758 06 Apr 2023

Assessor Leanne Houseman

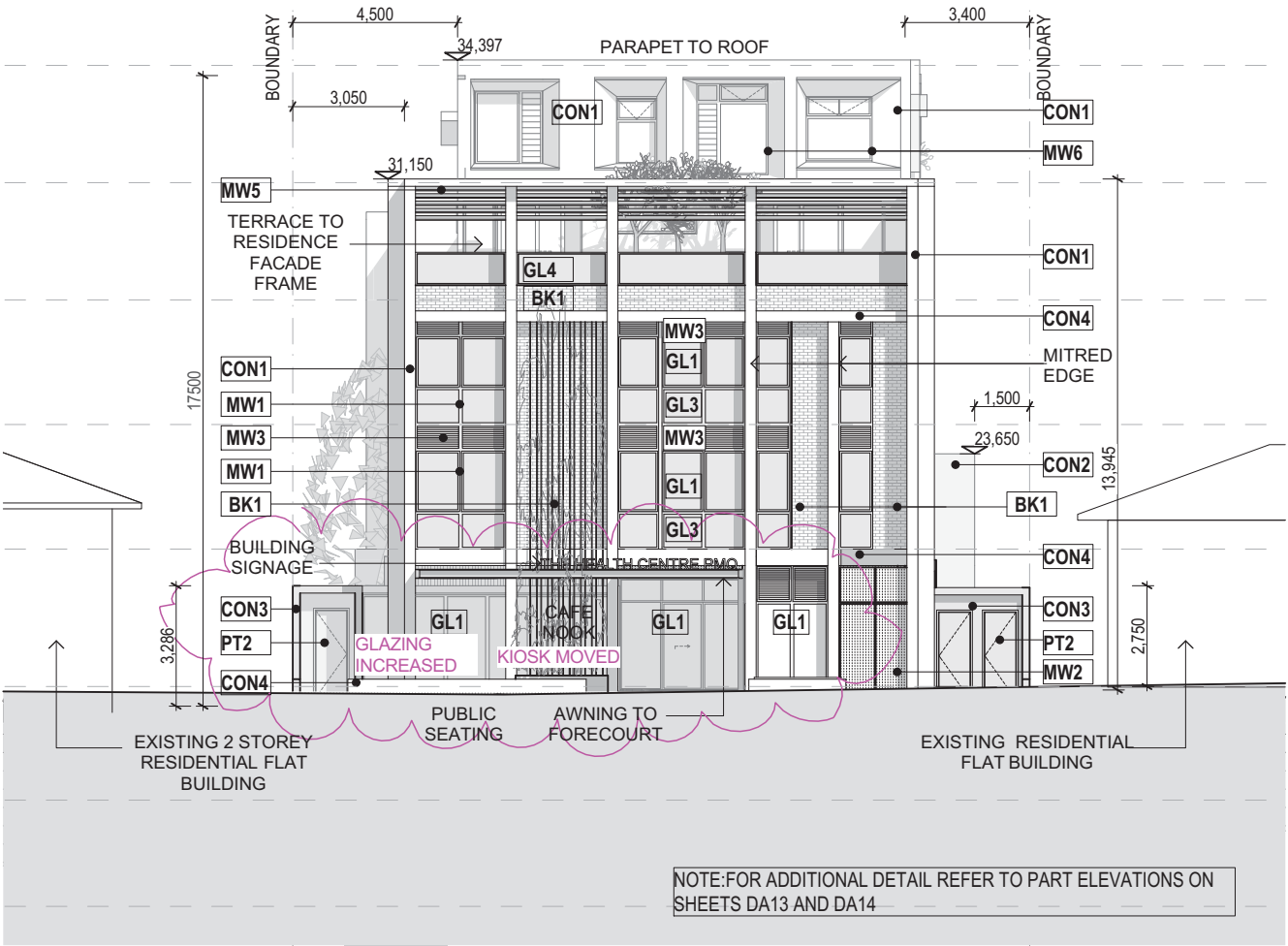
Accreditation No. 10137

Address

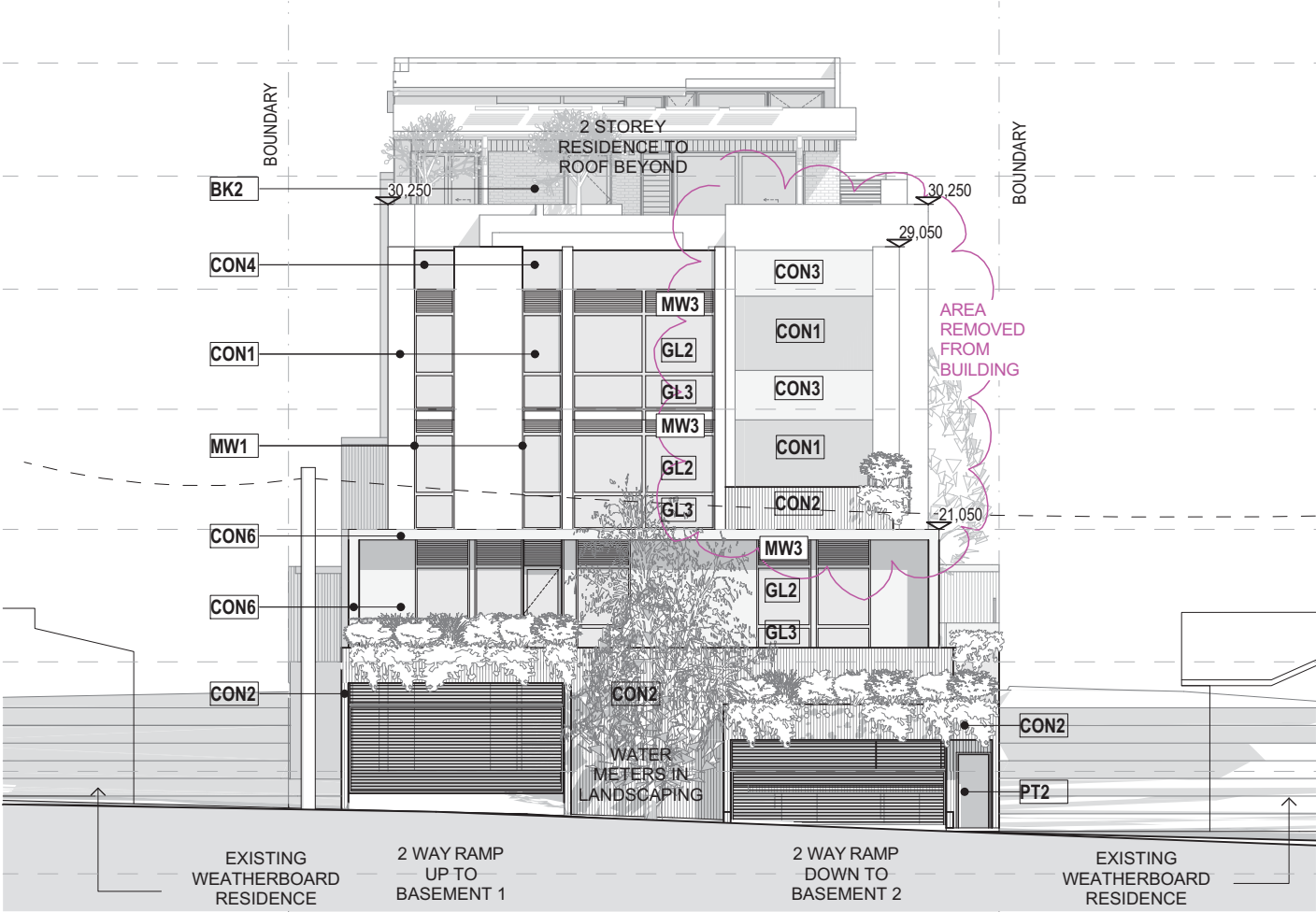
Unit Residence, 66 William Street, PORT MACQUARIE, NSW, 2444

hstar.com.au

ELEVATIONS MATERIAL KEY			
CON1	CLASS 2 WHITE 'BRIGHTONLITE' PRECAST PANELS	MW4	VERT PLANTER TRELLIS STAINLESS STEEL
		MW5	FIXED TIMBER LOOK ALUMINIUM LOUVRES
CON2	DARK GREY STAINED AND TEXTURED PRECAST PANEL EXAMPLE RECKLI PROFILE 1/37B RIB TYPE J	MW6	POWDERCOAT TO METAL WORK WHITE FINISH. WINDOW FRAMES, SPANDREL PANEL TRIMS AND CAPPINGS (RESIDENCE)
CON3	DARK GREY PRECAST PANEL STAIN OR PAINT FINISH	MW7	BLACK PAINT TO EXPOSED STEELWORK
CON4	INSITU CONCRETE TO MATCH CON1 FINISH	CP1	NAT FINISH TIMBER TO SOFFIT (AWNING)
CON5	STRUCTURAL GREY CONCRETE NEVER EXPOSED EXTERNALLY	CP2	PAINT FINISH VERT BATTENS TO SOFFIT (RES)
		GL1	CLEAR SHOP FRONT GLASS
		GL2	GREY TINT GLASS GENERALLY UNO
CON6	LIGHT GREY PRECAST PANEL PAINT FINISH	GL3	SOLID SPANDREL PANEL EXTERNAL GLASS TO MATCH GL2 NO VISION REFER TO DETAIL
BK1	FACE BRICK WALLS - MEDIUM GREY	GL4	BALUSTRADE GLASS TO MATCH GL2
BK2	FACE BRICK WALLS - BLONDE (RESIDENCE)	GL5	TRANSLUCENT/OBSCURE PRIVACY GLASS
MW1	POWDERCOAT TO METALWORK BLACK FINISH. WINDOW FRAMES, SPANDREL PANEL TRIMS AND CAPPINGS	PT1	FEATURE COLOUR PAINT FINISH (ORANGE)
MW2	PERF SERVICE SCREEN TO MATCH MW1	PT2	PAINT FINISH TO MATCH CON3
MW3	INTEGRATED MECH VENT TO MATCH MW1	CT1	FORECOURT PAVER



1 NORTH ELEVATION  
1:200



2 SOUTH ELEVATION  
1:200

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©. NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.**

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

Project Details:

**MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET**

DR. J. HEISE

DA ISSUE ONLY

Drawing Title:

**ELEVATIONS 01**

Date Created: APR 2023 Scale @ A3: 1:200, 1:2.94, 1:2.63, 1:2

Plot Date: 26/09/2023 Project No. Drawing No. Rev.

**2006 DA09-5**

**A3**





5.1

NATIONWIDE  
HOUSE

ENERGY RATING SCHEME

84.0

MJ/m<sup>2</sup>

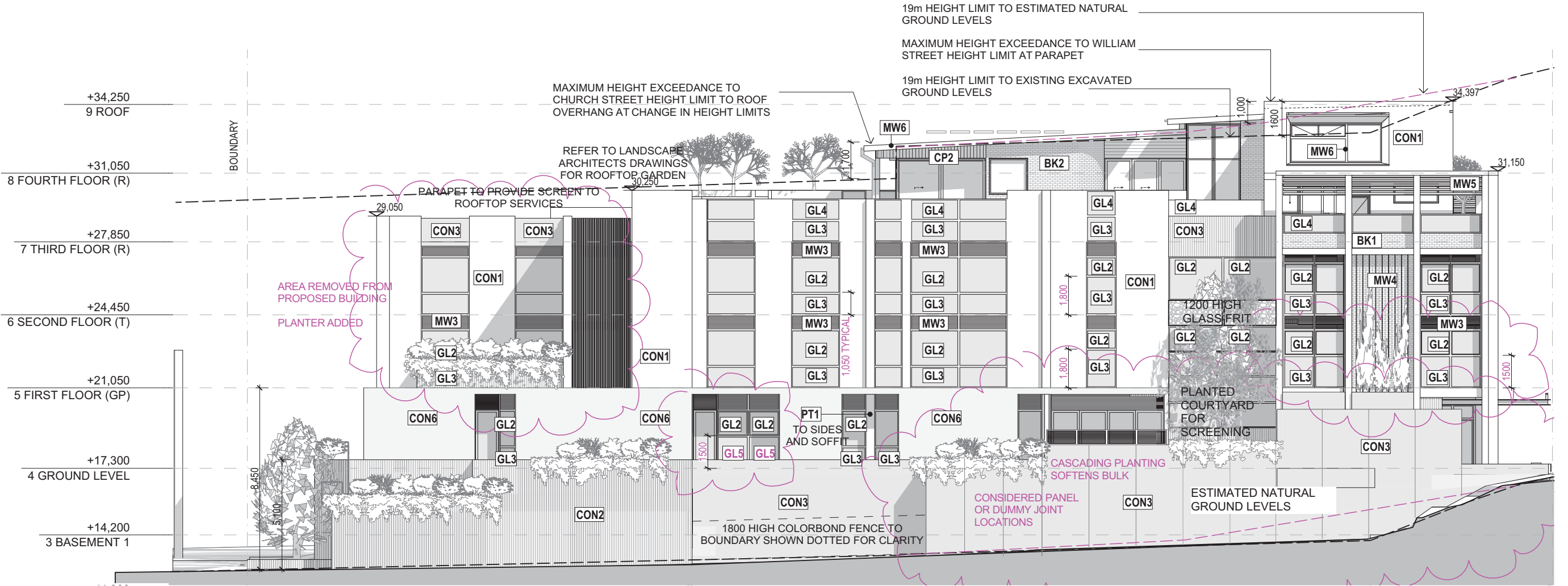
www.nathers.gov.au

0008550758 06 Apr 2023

Assessor Leanne Houseman  
Accreditation No. 10137  
Address  
Unit Residence, 66 William  
Street, PORT MACQUARIE,  
NSW, 2444

  
hstar.com.au

ELEVATIONS MATERIAL KEY			
CON1	CLASS 2 WHITE 'BRIGHTONLITE' PRECAST PANELS	MW4	VERT PLANTER TRELLIS STAINLESS STEEL
		MW5	FIXED TIMBER LOOK ALUMINIUM LOUVRES
CON2	DARK GREY STAINED AND TEXTURED PRECAST PANEL EXAMPLE RECKLI PROFILE 1/37B RIB TYPE J	MW6	POWDERCOAT TO METAL WORK WHITE FINISH. WINDOW FRAMES, SPANDREL PANEL TRIMS AND CAPPINGS (RESIDENCE)
CON3	DARK GREY PRECAST PANEL STAIN OR PAINT FINISH	MW7	BLACK PAINT TO EXPOSED STEELWORK
		CP1	NAT FINISH TIMBER TO SOFFIT (AWNING)
CON4	INSITU CONCRETE TO MATCH CON1 FINISH	CP2	PAINT FINISH VERT BATTENS TO SOFFIT (RES)
CON5	STRUCTURAL GREY CONCRETE NEVER EXPOSED EXTERNALLY	GL1	CLEAR SHOP FRONT GLASS
		GL2	GREY TINT GLASS GENERALLY UNO
CON6	LIGHT GREY PRECAST PANEL PAINT FINISH	GL3	SOLID SPANDREL PANEL EXTERNAL GLASS TO MATCH GL2 NO VISION REFER TO DETAIL
BK1	FACE BRICK WALLS - MEDIUM GREY		
BK2	FACE BRICK WALLS - BLONDE (RESIDENCE)	GL4	BALUSTRADE GLASS TO MATCH GL2
MW1	POWDERCOAT TO METALWORK BLACK FINISH. WINDOW FRAMES, SPANDREL PANEL TRIMS AND CAPPINGS	GL5	TRANSLUCENT/OBSCURE PRIVACY GLASS
		PT1	FEATURE COLOUR PAINT FINISH (ORANGE)
MW2	PERF SERVICE SCREEN TO MATCH MW1	PT2	PAINT FINISH TO MATCH CON3
MW3	INTEGRATED MECH VENT TO MATCH MW1	CT1	FORECOURT PAVER



S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE** THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©. NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

**MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET**

DR. J. HEISE

DA ISSUE ONLY

**ELEVATIONS 03**

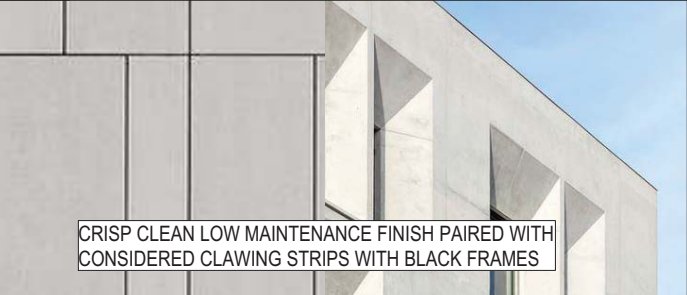
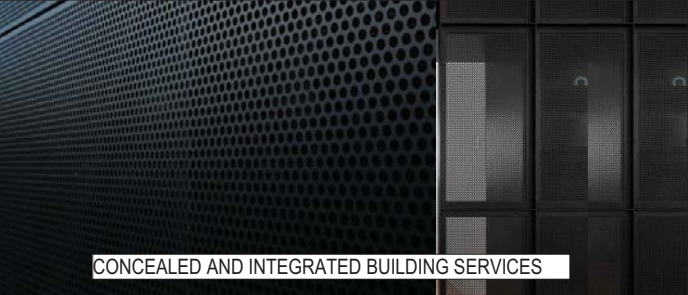








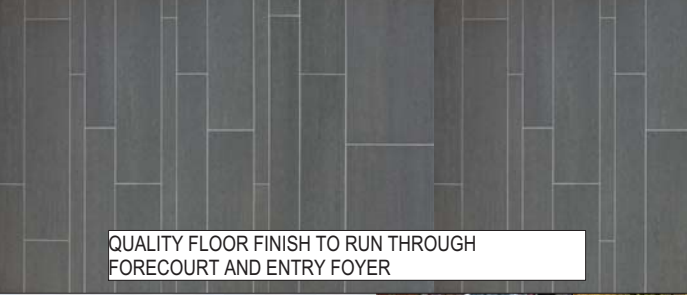






Date Created: APR 2023 Scale @ A3: 1:200

Plot Date: 26/09/2023 Project No. Drawing No. Rev.

2006 DA11-5

A3



MATERIAL SCHEDULE								
CODE	DESCRIPTION	EXAMPLE IMAGE AND DESIGN INTENT	CODE	DESCRIPTION	EXAMPLE IMAGE	CODE	DESCRIPTION	EXAMPLE IMAGE
CON1	CLASS 2 WHITE 'BRIGHTONLITE' PRECAST PANELS	 <div>CRISP CLEAN LOW MAINTENANCE FINISH PAIRED WITH CONSIDERED CLAWING STRIPS WITH BLACK FRAMES</div>	MW2	PERFORATED SERVICE SCREEN TO MATCH MW1. CONCEALED BLACK METAL FRAMES TO INSIDE FACE	 <div>CONCEALED AND INTEGRATED BUILDING SERVICES</div>	CP2	PAINT FINISH VERT BATTENS TO SOFFIT (RES)	 <div>WHITE 'BEACH' LOOK TO ROOFTOP RESIDENCE</div>
CON4	INSITU CONCRETE TO MATCH CON1 FINISH							
CON2	DARK GREY STAINED AND TEXTURED PRECAST PANEL EXAMPLE RECKLI PROFILE 1/37B RIB TYPE J	 <div>TEXTURED BASE. TO VISUALLY GROUND BUILDING AND DETER GRAFFITI</div>	MW3	INTEGRATED MECHANICAL VENT GRILLES TO MATCH MW1	 <div>CONCEALED AND INTEGRATED BUILDING SERVICES</div>	PT1	FEATURE COLOUR PAINT FINISH (ORANGE)	 <div>TO ADD VISUAL INTEREST AND BREAK DOWN BULK</div>
			GL2	GREY TINT GLASS GENERALLY UNO				
CON3	DARK GREY PRECAST PANEL STAIN OR PAINT FINISH	 <div>TO PRECAST CONCRETE ABOVE VERTICAL WINDOW STRIPS</div>	MW4	VERT PLANTER TRELLIS GALVANISED CHAIN	 <div>VERTICAL CLIMBING PLANTS TO SOFTEN FACADE</div>	PT2	PAINT FINISH TO MATCH CON3	 <div>TO EGRESS DOOR TO INTEGRATED INTO BUILDING</div>
BK1	FACE BRICK WALLS - MEDIUM GREY	 <div>MEDIUM BRICKWORK FOR TEXTURE / VISUAL INTEREST PAIRED WITH CLIMBING PLANTS</div>	MW5	FIXED TIMBER LOOK ALUMINIUM LOUVRES		CT1	FORECOURT PAVER	 <div>QUALITY FLOOR FINISH TO RUN THROUGH FORECOURT AND ENTRY FOYER</div>
BK1	FACE BRICK WALLS - BLONDE (RESIDENCE)	 <div>WHITE 'BEACH' LOOK TO ROOFTOP RESIDENCE</div>	MW6	POWDERCOAT TO METAL WORK WHITE FINISH. WINDOW FRAMES, SPANDREL PANEL TRIMS AND CAPPINGS (RESIDENCE)	 <div>WHITE 'BEACH' LOOK TO ROOFTOP RESIDENCE</div>	CON4	CONCRETE SEATS AND PLANTER BOXES	 <div>ACTIVATES AND SOFTENS FORECOURT</div>
MW1	POWDERCOAT TO METALWORK BLACK FINISH. WINDOW FRAMES, SPANDREL PANEL TRIMS AND CAPPINGS	 <div>ALL METAL WORK INCLUDING WINDOW FRAMES TO HEALTH CENTRE</div>	CP1	NAT FINISH TIMBER TO SOFFIT (AWNING)	 <div>WELCOMING WARMTH AND TEXTURE. TO RUN THROUGH FORECOURT AND ENTRY FOYER</div>			 <div>0008550758 06 Apr 2023 Assessor Leanne Houseman Accreditation No. 10137 Address Unit Residence, 66 William Street , PORT MACQUARIE , NSW , 2444 www.nathers.gov.au hstar.com.au</div>
GL2	GREY TINT GLASS GENERALLY UNO							

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE** THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©: NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

Project Details:

**MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET**

Client:

**DR. J. HEISE**

DA ISSUE ONLY

Drawing Title:

**MATERIALS**

Date Created: APR 2023 Scale @ A3: 1:200

Plot Date:

26/09/2023

Project No.

2006

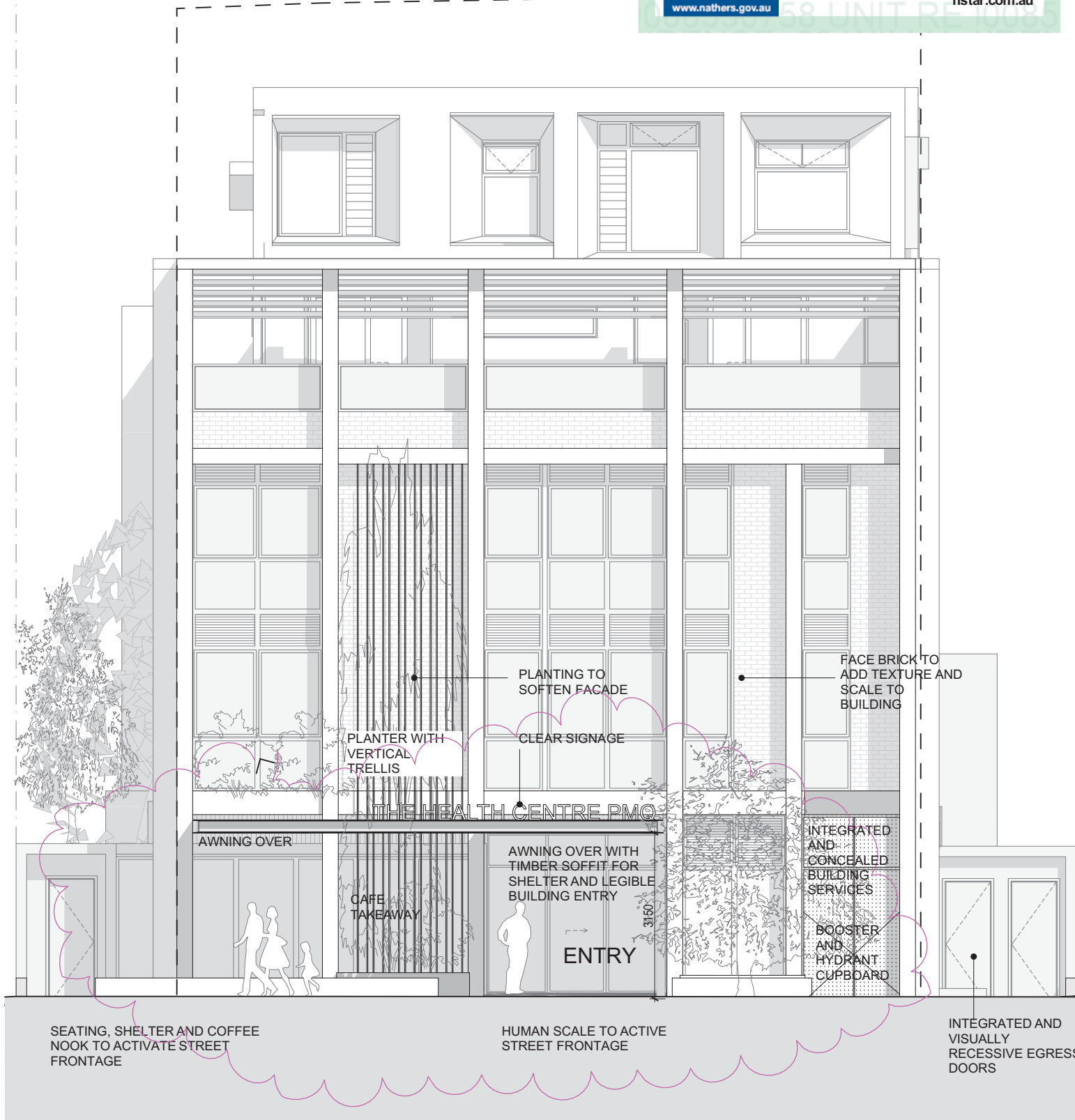
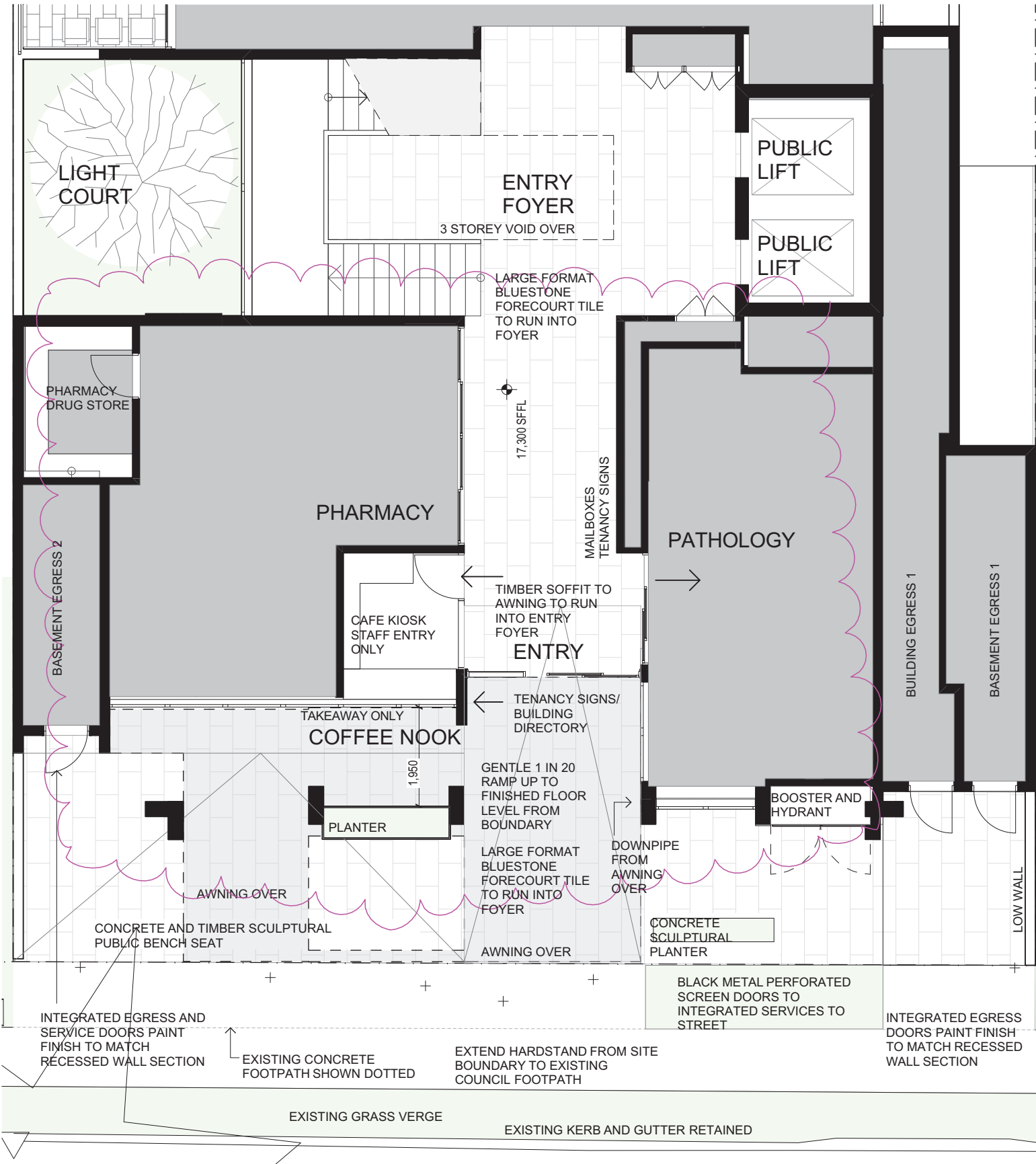
Drawing No.

DA12-5

Rev.

**A3**







0008550758 06 Apr 2023

Assessor Leanne Houseman  
Accreditation No. 10137  
Address  
Unit Residence, 66 William Street, PORT MACQUARIE, NSW, 2444

84.0 MJ/m²  
www.nathers.gov.au



hstar.com.au

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE** THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©: NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

10 20 30 40 50 = Full Size mm

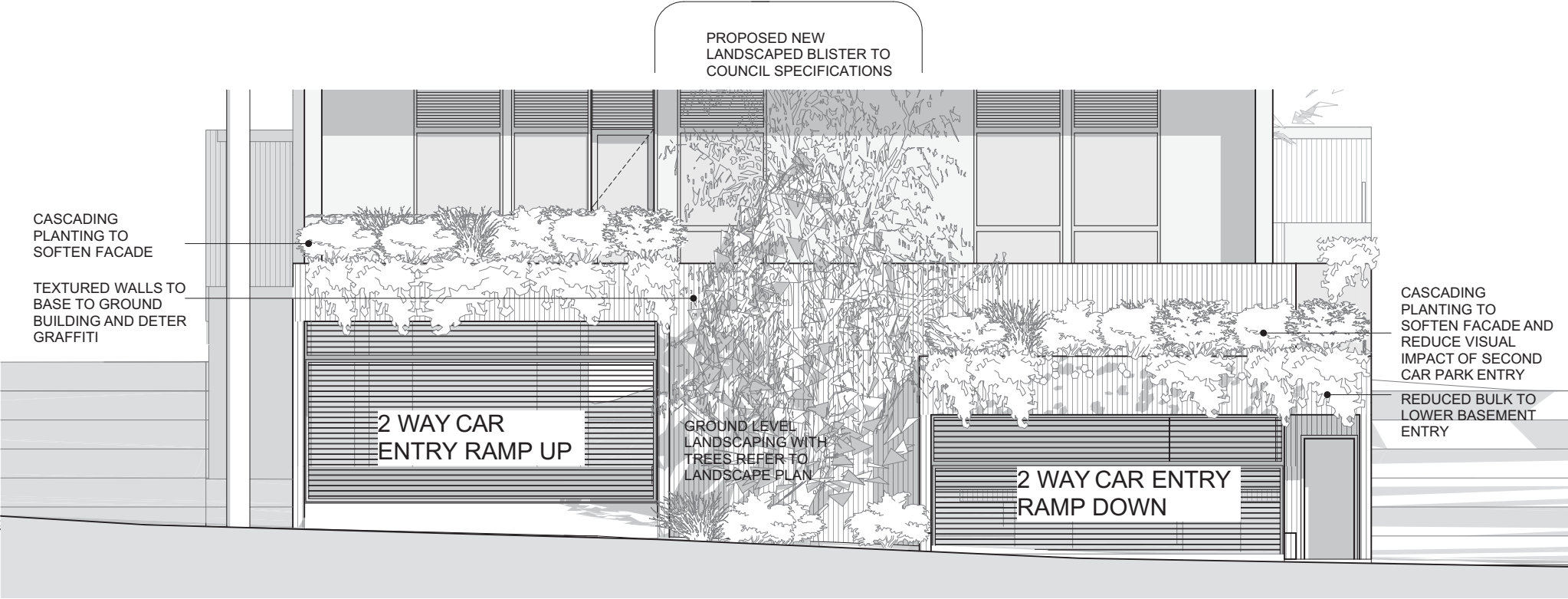
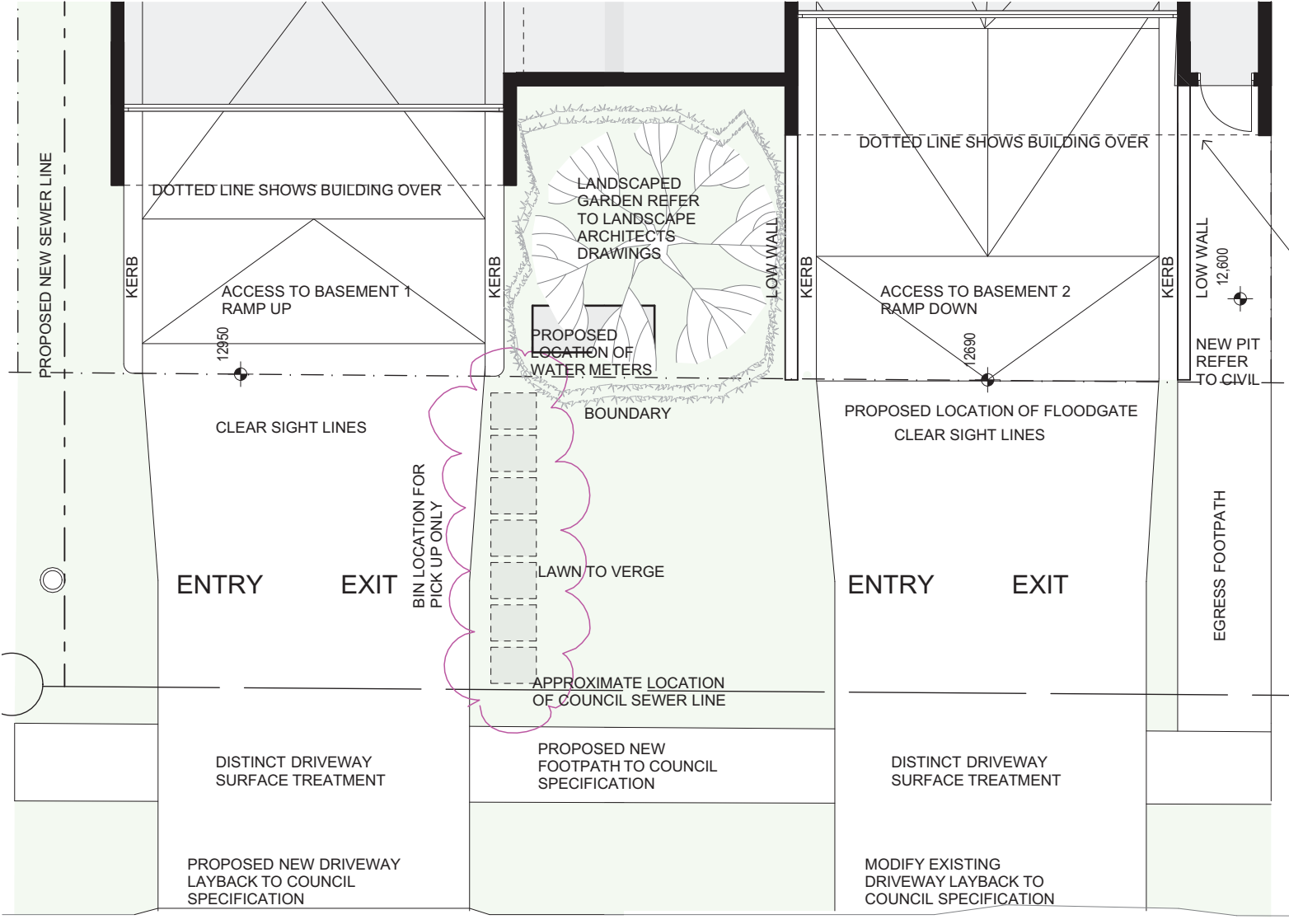
Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

Project Details:  
**MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET**  
Client:  
**DR. J. HEISE**  
**DA ISSUE ONLY**

Drawing Title:  
**WILLIAM STREET  
PEDESTRIAN**  
Date Created: APR 2023 Scale @ A3: 1:100  
Plot Date: 26/09/2023 Project No. Drawing No. Rev.  
**2006 DA13-5**  
**A3**





S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE** THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©: NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

**MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET**

**DR. J. HEISE**

DA ISSUE ONLY

**CHURCH STREET  
PEDESTRAIN**

Date Created: APR 2023 Scale @ A3: 1:100

Plot Date: 26/09/2023 Project No. Drawing No. Rev.

**2006 DA14-5**

**A3**

5.1

NATIONWIDE  
HOUSE

ENERGY RATING SCHEME

84.0

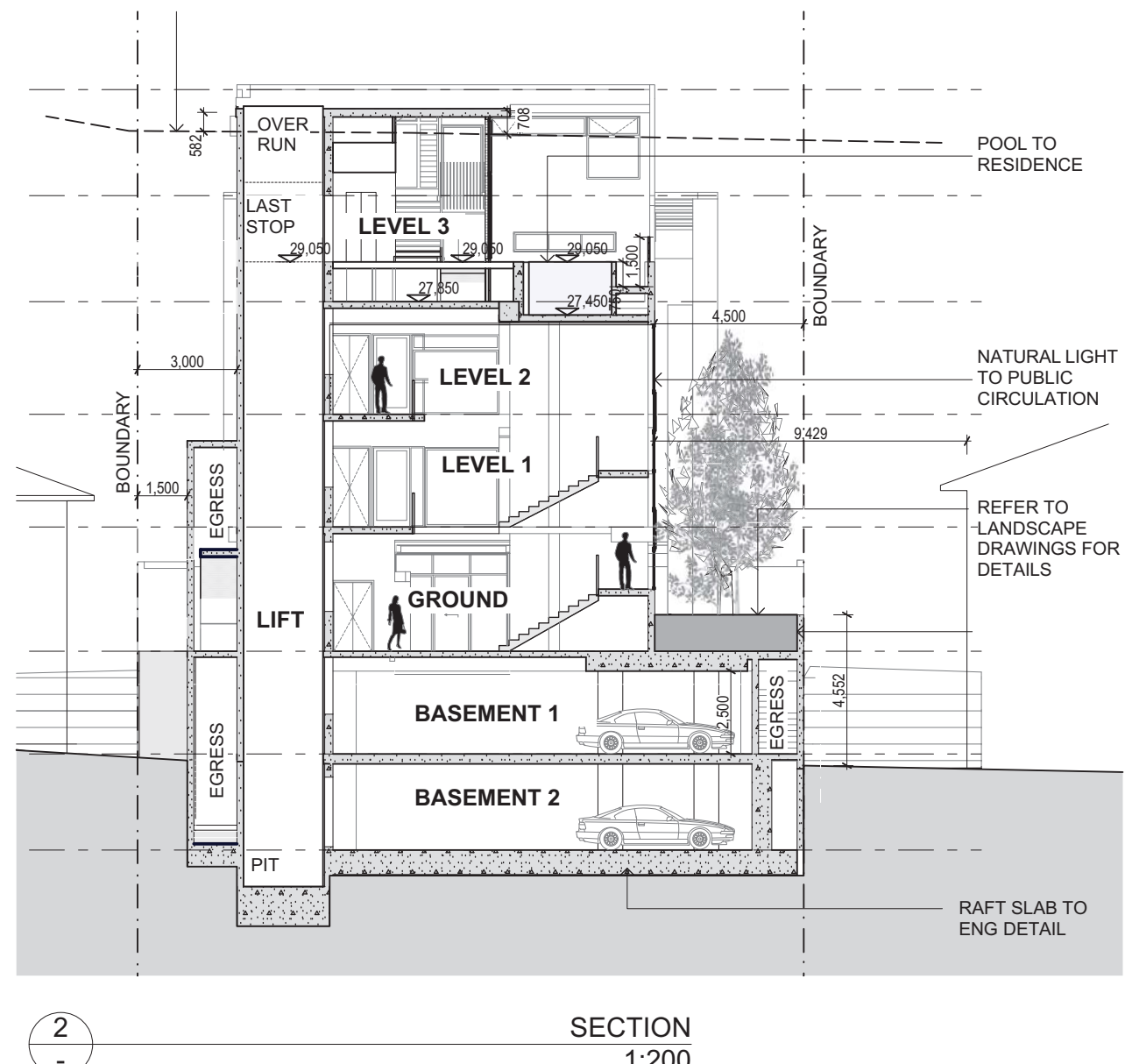
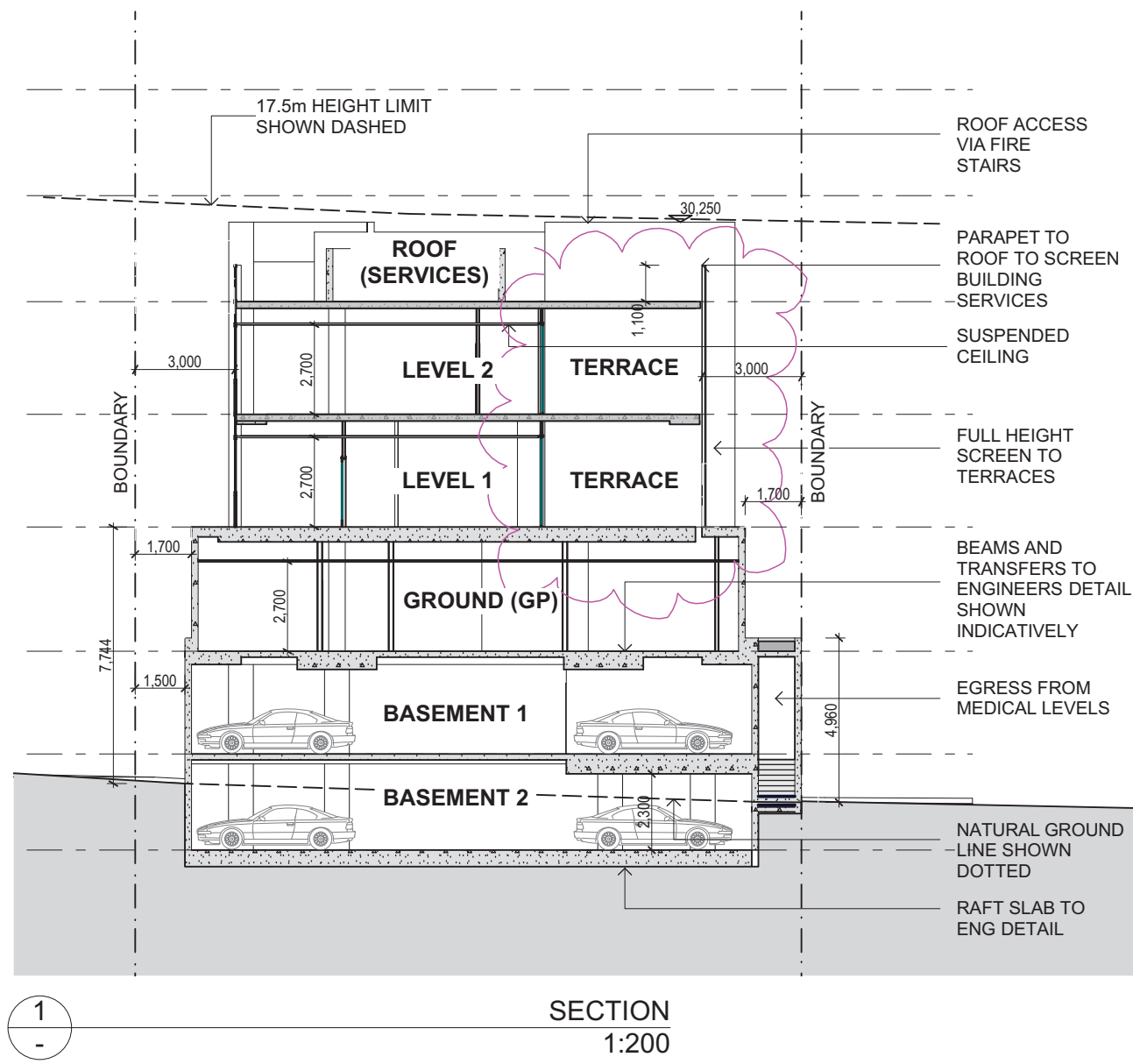
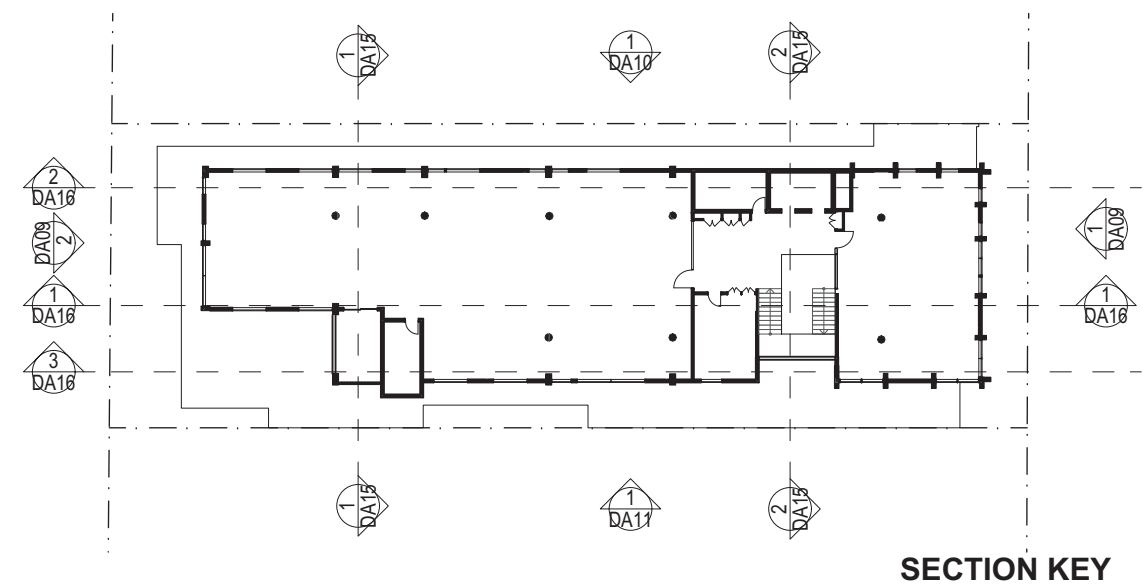
MJ/m²

www.nathers.gov.au

0008550758 06 Apr 2023

Assessor Leanne Houseman  
Accreditation No. 10137  
Address  
Unit Residence, 66 William  
Street, PORT MACQUARIE,  
NSW, 2444

  
hstar.com.au



S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©. NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

Project Details:  
Client:

MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET  
DR. J. HEISE  
DA ISSUE ONLY

Drawing Title:  
Date Created: APR 2023  
Plot Date: 26/09/2023

Scale @ A3: 1:200, 1:500  
Project No.  
2006

Drawing No.  
DA15-5

Rev.  
A3



**LONG SECTION**  
1:200

TRAILING PLANTERS

SUPPLY AIR TO MECH DUCTS

ROLLER BOX

2500 HIGH ROLLER DOOR WITH NATURAL VENTILATION GRILLES

GP CONSULT ROOM

17,300

MIN 2300 HEAD CLEARANCE TO ACCESS ACC PARKS

2,350

BASEMENT 1

2,010

14,200

BASEMENT 2

2,290

11,300

COMMS

2 B1 RAMP SECTION  
1:100

Architectural section drawing showing the layout of a building, including Basement 1 and Basement 2. The drawing includes various rooms and structural elements with dimensions and labels.

**Basement 1:**

- GP CONSULT ROOM (Ground Floor Consult Room) with a ceiling height of 17,300.
- NO ACCESS area.
- GARBAGE area with a height of 2,550.
- BASEMENT 1 label.

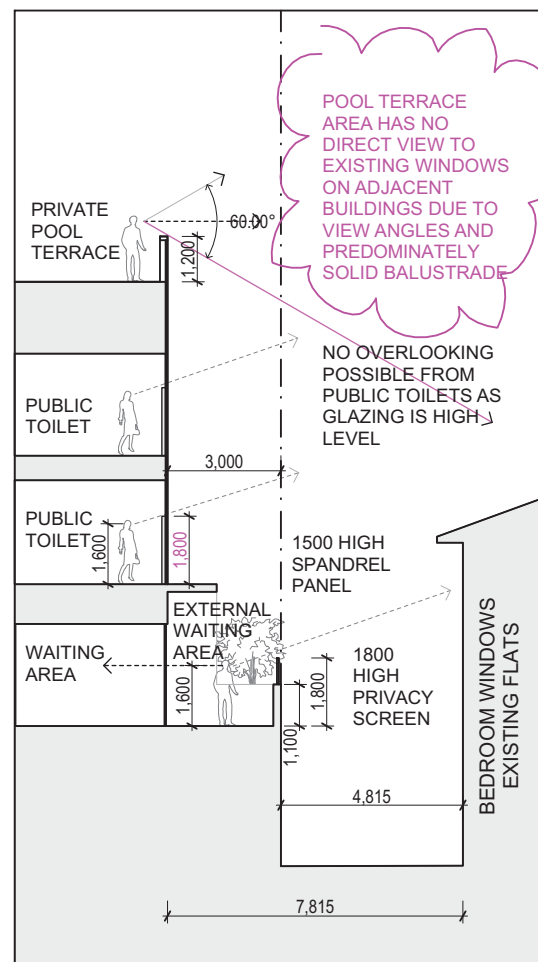
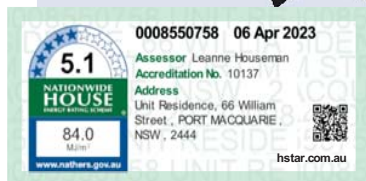
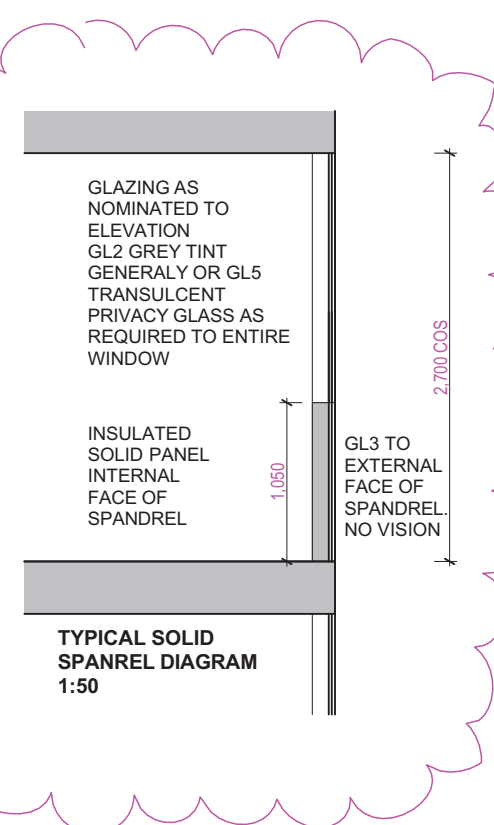
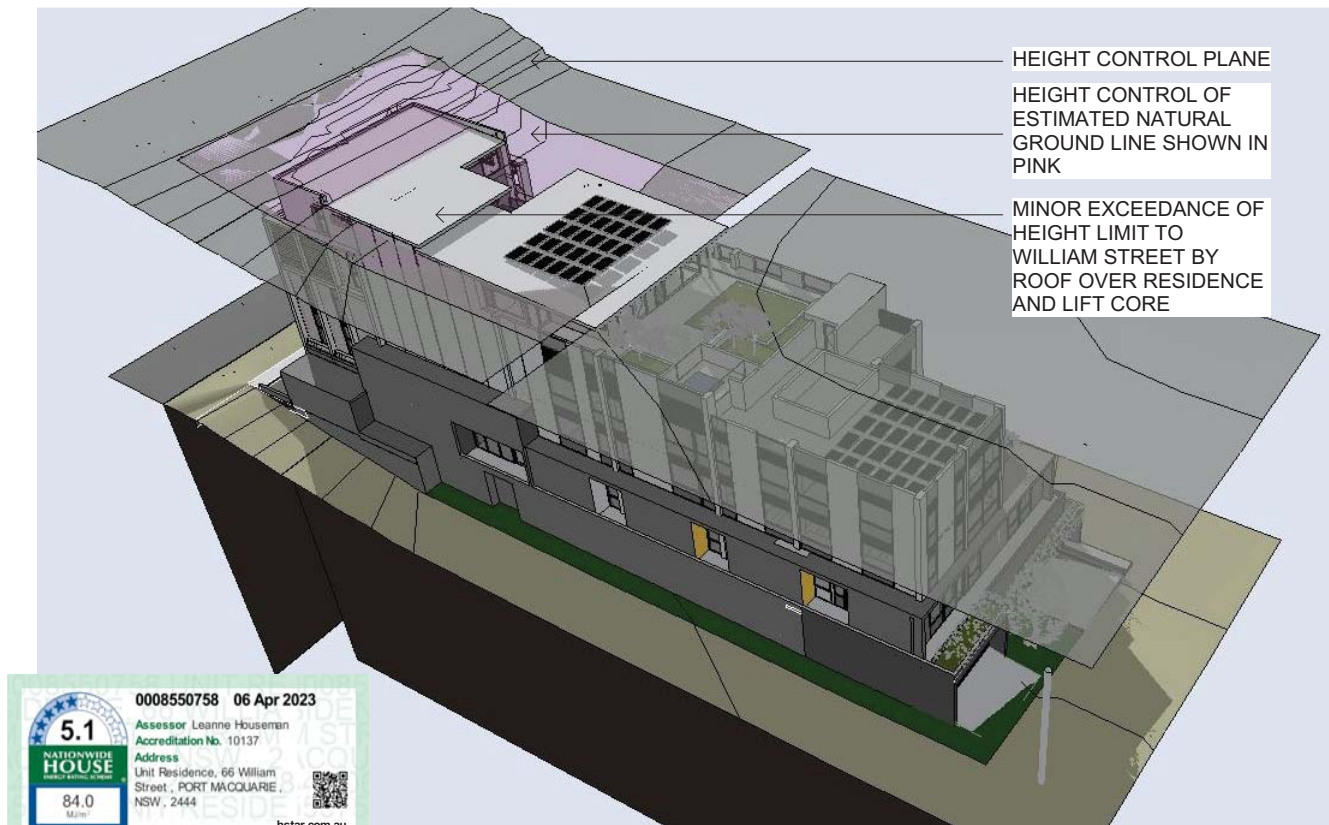
**Basement 2:**

- MIN 2300 HEAD CLEARANCE TO ACCESS ACC PARKS.
- BASEMENT 2 label.

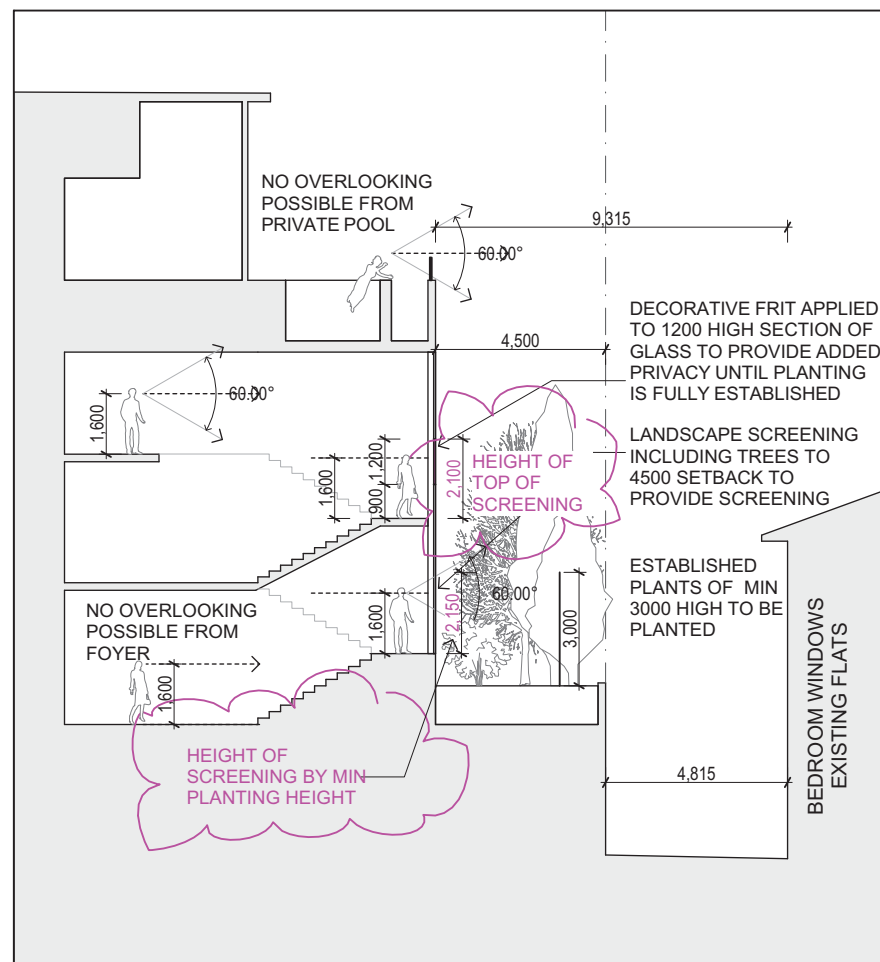
**Other Features and Dimensions:**

- TRAILING PLANTERS (indicated by an arrow).
- ROLLER BOX (indicated by an arrow).
- 2500 HIGH ROLLER DOOR WITH NATURAL VENTILATION GRILLES (indicated by an arrow).
- Dimensions: 12,690, 2,350, 2,600, 2,300, 11,300, 14,200.

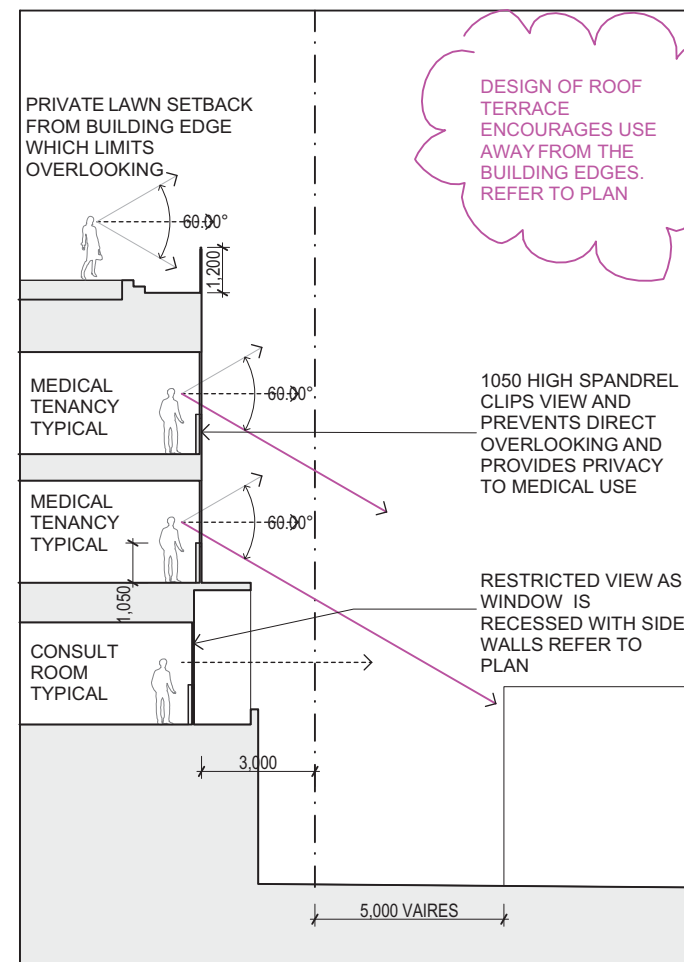
3 B2 RAMP SECTION  
- 1:100



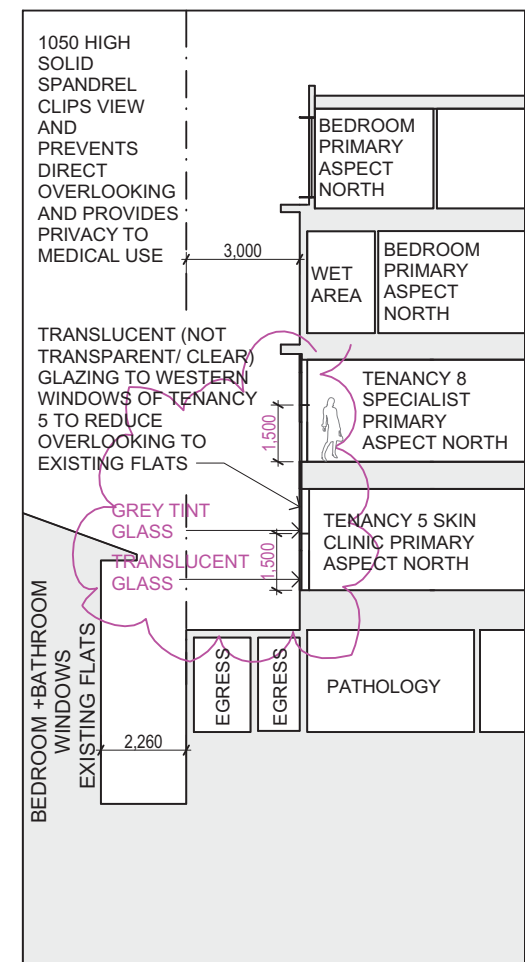
GP EXTERNAL WAITING AREA OVERLOOKING DIAGRAM



FOYER OVERLOOKING DIAGRAM



TYPICAL CONSULT AND TENANCY OVERLOOKING



TYPICAL TREATMENT ROOM WILLIAM STREET

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect : Paula Stone NSW Reg No. 10047 e paula@stonearchitect.com.au t 0412 485 893

NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©: NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET

DR. J. HEISE

DA ISSUE ONLY

HEIGHT AND PRIVACY  
DIAGRAMS

Date Created: APR 2023 Scale @ A3: 1:222.22, 1:200, 1:50

Plot Date: 26/09/2023 Project No. 2006 Drawing No. DA17-5 Rev.

A3





WILLIAM STREET PERSPECTIVE



CHURCH STREET PERSPECTIVE



CHURCH STREET PERSPECTIVE

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION.**  
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©. NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

**MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET**

**DR. J. HEISE**

DA ISSUE ONLY

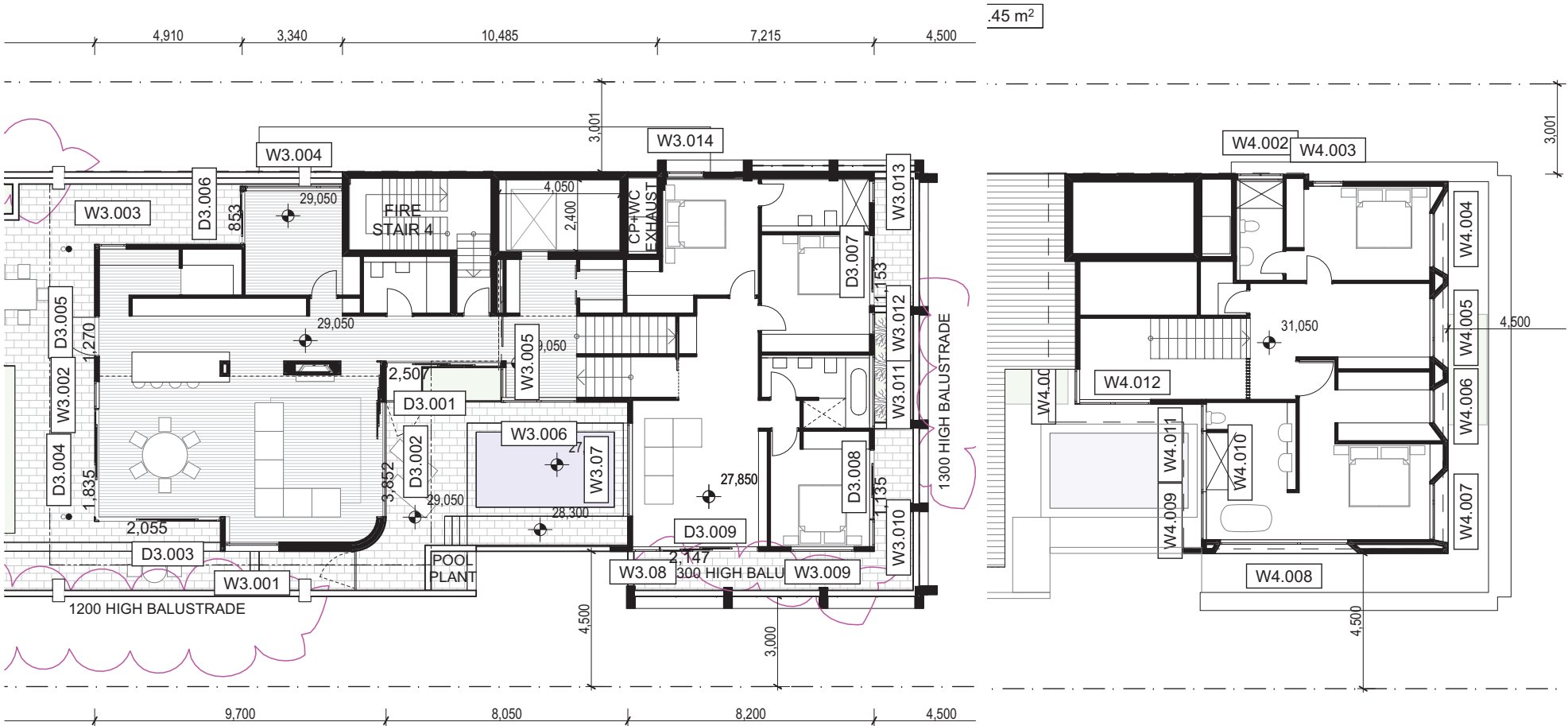
**PERSPECTIVE 01**

Date Created: APR 2023 Scale @ A3:

Plot Date:	Project No.	Drawing No.	Rev.
26/09/2023	2006	DA18-5	

**A3**





DOOR LIST				
ID	D3.001	D3.002	D3.003	D3.004
Orientation	E	N	E	S
Height	2,700	3,550	2,700	2,700
Width	3,840	5,216	4,190	3,750
Door Elevation				
Frame Type				
Glazing	LIGHT TINT	LIGHT TINT	LIGHT TINT	LIGHT TINT
Notes		TOP HUNG AWNING WINDOWS OVER		
Locks				

DOOR LIST					
ID	D3.005	D3.006	D3.007	D3.008	D3.009
Orientation	S	S	N	N	E
Height	2,700	2,700	2,700	2,700	2,700
Width	1,350	1,785	2,386	2,350	3,300
Door Elevation					
Frame Type					
Glazing	LIGHT TINT	LIGHT TINT	LIGHT TINT	LIGHT TINT	LIGHT TINT
Notes					
Locks					

WINDOW LIST														
ID	W3.001	W3.002	W3.003	W3.004	W3.005	W3.006	W3.07	W3.08	W3.009	W3.010	W3.011	W3.012	W3.013	W3.014
Orientation														
Height	1,700	2,700	1,800	1,500	2,600	2,600	600	2,700	900	2,700	600	1,452	1,452	2,700
Width	1,800	900	900	3,200	1,150	2,510	3,100	900	2,100	900	2,440	730	730	1,200
Elevation														
Glass Type														
Frame Type														
Notes:														

WINDOW LIST												
ID	W4.001	W4.002	W4.003	W4.004	W4.005	W4.006	W4.007	W4.008	W4.009	W4.010	W4.011	W4.012
Orientation												
Height	1,700	600	2,100	1,750	2,500	1,800	2,000	1,800	1,900	600	600	1,700
Width	1,150	1,518	1,000	1,800	1,950	1,100	1,850	4,250	1,600	2,022	896	2,510
Elevation												
Glass Type												
Frame Type												
Notes:												

**0008550758 06 Apr 2023**  
Assessor Leanne Houseman  
Accreditation No. 10137  
Address  
Unit Residence, 66 William Street, PORT MACQUARIE, NSW, 2444  
84.0 MJ/m²  
www.nathers.gov.au

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

PAULA STONE ARCHITECT

Nominated Architect : Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION.**  
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©: NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

Project Details:

MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET

Client:

DR. J. HEISE

DA ISSUE ONLY

Drawing Title:

BASIX PLANS AND  
WINDOW SCHEDULE

Date Created: APR 2023 Scale @ A3: 1:200, 1:1

Plot Date: Project No. Drawing No. Rev.

26/09/2023 2006 DA19-5

A3



HERA Assessor # 10137		April 2023		CDA Reference: 4092	
66 William Street PORT MACQUARIE NSW 2444					
Concept Designs Australia				Ph: 0408864184	
<a href="mailto:leanne.cdaus@outlook.com">leanne.cdaus@outlook.com</a>					
Thermal Performance Specifications					
External Wall Construction		Insulation		Colour (Solar Absorptance)      Detail	
Brick Veneer		Antiglare foil + R2.5		Light	
100mm concrete plasterboard lined		Vapour barrier + R2.5		Light	
Internal Wall Construction		Insulation		Detail	
Plasterboard on studs		None			
Plasterboard on studs		R2.5		Internal walls adjacent to roof space	
190mm concrete		None for thermal		Walls between residence and Lift wells and Fire Stair.	
Ceiling Construction		Insulation		Detail	
Plasterboard		R4.0		All ceilings adjacent to roof space, including to concrete floor above	
Roof Construction		Insulation		Colour (Solar Absorptance)      Detail	
Colorbond		55mm anticon blanket		Light	
Floor Construction		Insulation		Covering	
Concrete		R1.0 under suspended slab to subfloor		Timber, Tiles and Carpet	
Windows	Glass and frame type	U Value	SHGC	Details	
BRZ-006-04	Aluminium framed single low e grey	4.66	0.32	Louvre windows – W3.002, W3.003, W3.004, W3.005, W4.005, W4.007	
AWS-007-21	Aluminium framed single low e grey	4.91	0.40	Awning windows – W3.014, W4.003, W4.004, W4.005, W4.006, W4.008, W4.009, W4.011	
AWS-068-01	Aluminium framed single low e grey	4.41	0.46	Fixed windows – W3.001, W3.004, W3.07, W3.09, W3.010, W3.011, W3.012, W3.013, W4.002, W4.007, W4.008, W4.010	
AWS-011-20	Aluminium framed single low e grey	4.36	0.43	Sliding doors – D3.006, D3.007, D3.008	
AWS-018-20	Aluminium framed single low e grey	4.42	0.34	Hinged door – D3.005	
AWS-013-12	Aluminium framed double low e grey	3.31	0.35	Sliding doors – D3.001, D3.002 D3.03, D3.004, D3.009	
AWS-069-01	Aluminium framed double low e grey	2.92	0.39	Fixed windows – W3.006, W4.001, W4.012	
AWS-008-14	Aluminium framed double low e grey	3.69	0.32	Awning windows – D3.002	
AWS-031-36	Aluminium framed double low e grey	3.94	0.30	Double hung window – W3.08	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 10% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire regulations.					
Ceiling fans 1400mm ceiling fans to Dining, Lounge, Rumpus, Sitting, Gym, Bed 1, Bed 2, Bed 3, Bed 4, Bed 5					
Notes					
External doors to be weather stripped and windows to comply with AS 2047.					
This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.					
Exhaust fans to be fitted with self-closing dampers as per NCC.					
Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA Volume Two In some climate zones, insulation should be installed with due consideration of the condensation and associated interaction with adjoining building materials.					

Concept Designs Australia    Mob 0408 864184			
66 William Street PORT MACQUARIE NSW 2444			
Site Area (m <sup>2</sup> )	1220	Roof Area (m <sup>2</sup> )	325
Total Area of Garden and Lawn (m <sup>2</sup> )		93	
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. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
4* Showerheads	Yes	4* Toilet	Yes
5* Kitchen Taps	Yes	5* Basin Taps	Yes
Alternative Water			
4000 litre rainwater tank collected form minimum 250 m2 roof area			
Connected to :			
All Toilets	No	Laundry W/M Cold Tap	Yes
One outdoor tap	Yes	All Hot Water Services	No
Tap within 10m of pool	Yes		
Swimming Pool	Volume no greater than 14 kilolitres, must have cover and be outdoors		
Spa	Volume no greater than 3.44 kilolitres, must have cover and be outdoors		
THERMAL COMFORT COMMITMENTS – refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Electric heat pump		26-30 STCs
Cooling System	Living	Ceiling fans + 1-phase air conditioning	EER 3.0 – 3.5
	Bedrooms	Ceiling fans + 1-phase air conditioning	EER 3.0 – 3.5
Heating System	Living	1-phase air conditioning	EER 3.0 – 3.5
	Bedrooms	1-phase air conditioning	EER 3.0 – 3.5
Ventilation	Bathroom	Individual fan ducted to façade or roof	Manual switch
	Kitchen	Individual fan not ducted	Manual switch
	Laundry	Individual fan ducted to façade or roof	Manual switch
Natural Lighting	Window/skylight in kitchens		Yes
	Window/skvliaht in bathrooms/toilets		Yes    No    4
Artificial Lighting	6	Bedrooms lit by fluoro/LED lamps	Dedicated    Yes
	3	Living/Dining lit by fluoro/LED lamps	Dedicated    Yes
	Kitchen lit by fluoro/LED lamps		Yes    Dedicated    Yes
	Baths/toilets lit by fluoro/LED lamps		Yes    Dedicated    Yes
	Laundry lit by fluoro/LED lamps		Yes    Dedicated    Yes
	Hallways lit by fluoro/LED lamps		Yes    Dedicated    Yes
Pool	Solar (electric boosted) heating system and timer to be installed for pool pump		
Spa	Electric heat pump heating system and timer to be installed for spa pump		
Alternative	A minimum 3.5 peak kilowatt photovoltaic system to be installed		
OTHER COMMITMENTS			
Outdoor clothesline	No	Ventilated refrigerator space	No
Stove/Oven	Induction cooktop and electric oven		



0008550758    06 Apr 2023

Assessor Leanne Houseman

Accreditation No. 10137

Address

Unit Residence, 66 William Street , PORT MACQUARIE , NSW , 2444

www.nathers.gov.au



hstar.com.au

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR\_ 2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©: NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

10    20    30    40    50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:  
.....

Client:

Project Details:

MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET

DR. J. HEISE

DA ISSUE ONLY

Drawing Title:

BASIX INFORMATION SHEET

Date Created: APR 2023

Scale @ A3:

Plot Date: 26/09/2023

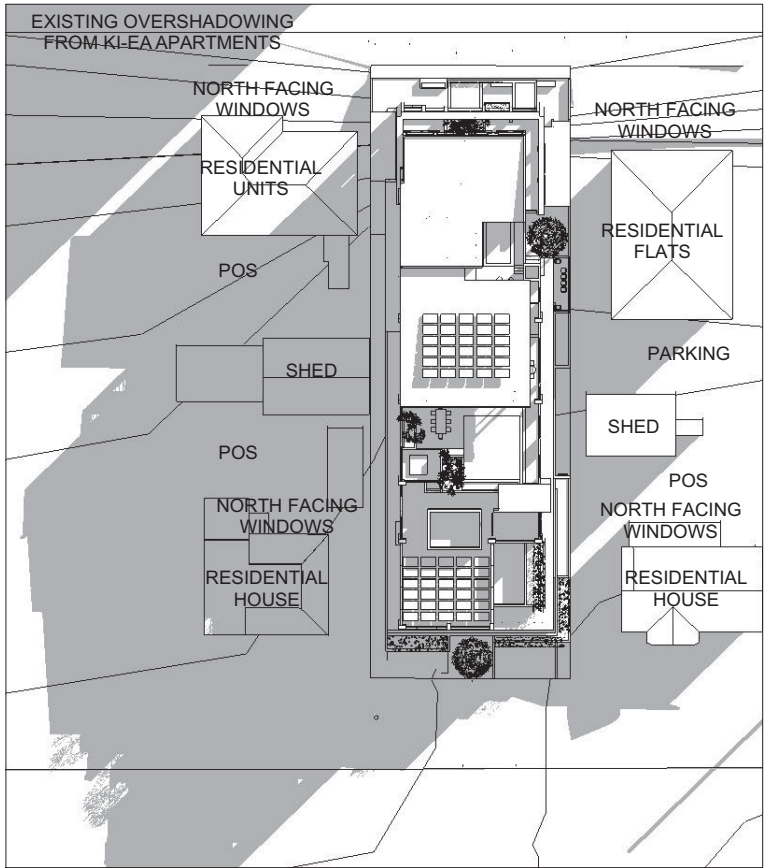
Project No.

Drawing No.

Rev.

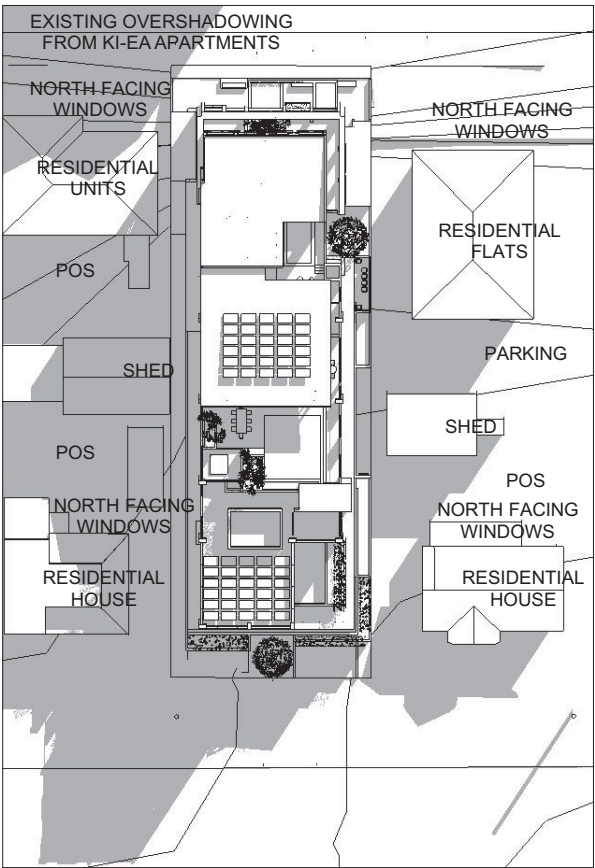
2006 DA20-5

A3



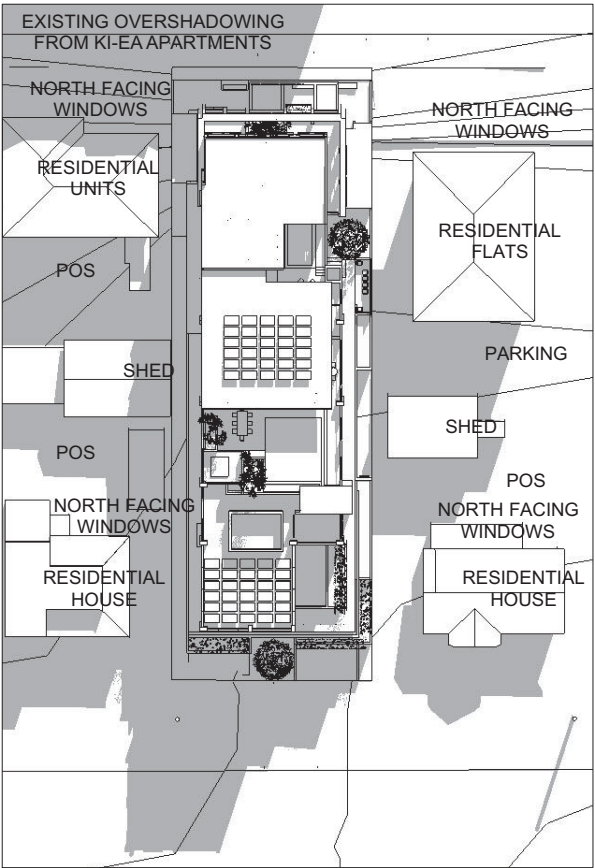
1  
-

JUNE 22 9AM



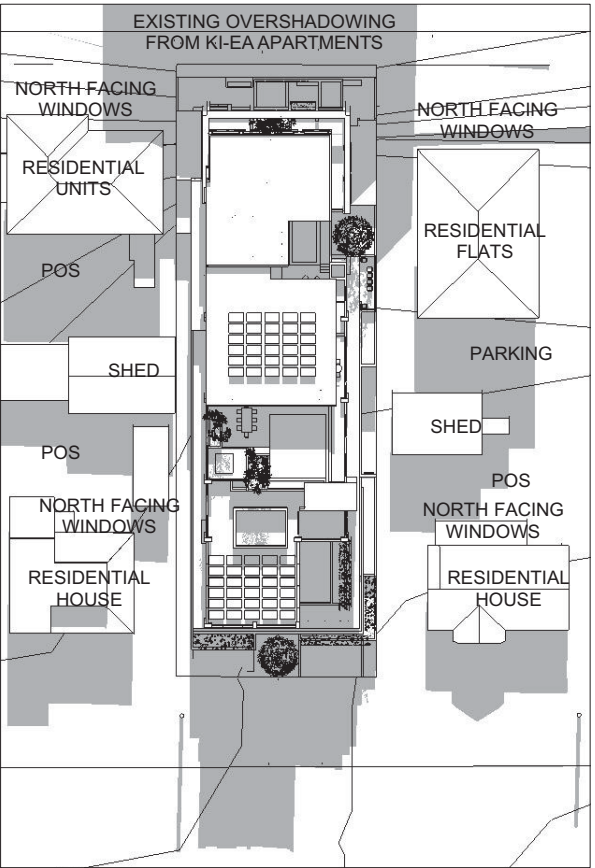
2  
-

JUNE 22 10 AM



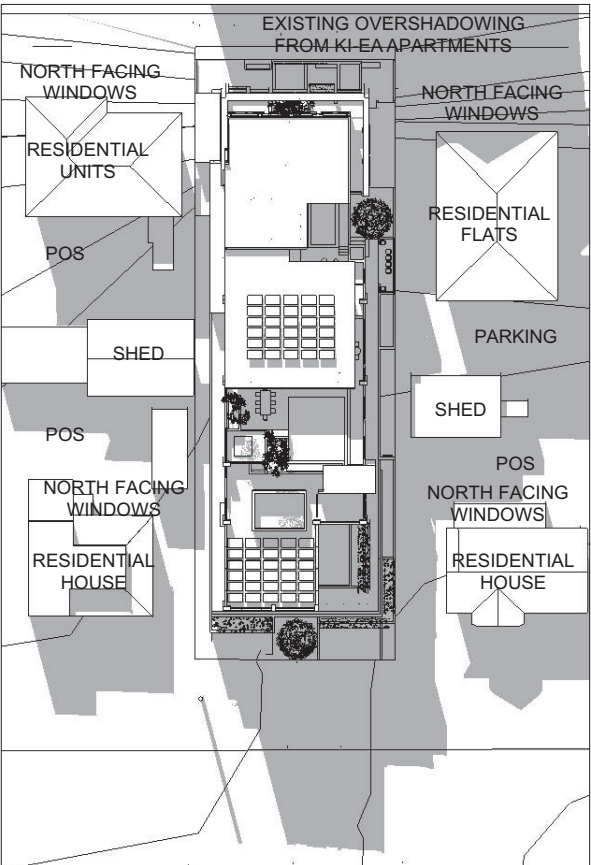
3  
-

JUNE 22 11 AM



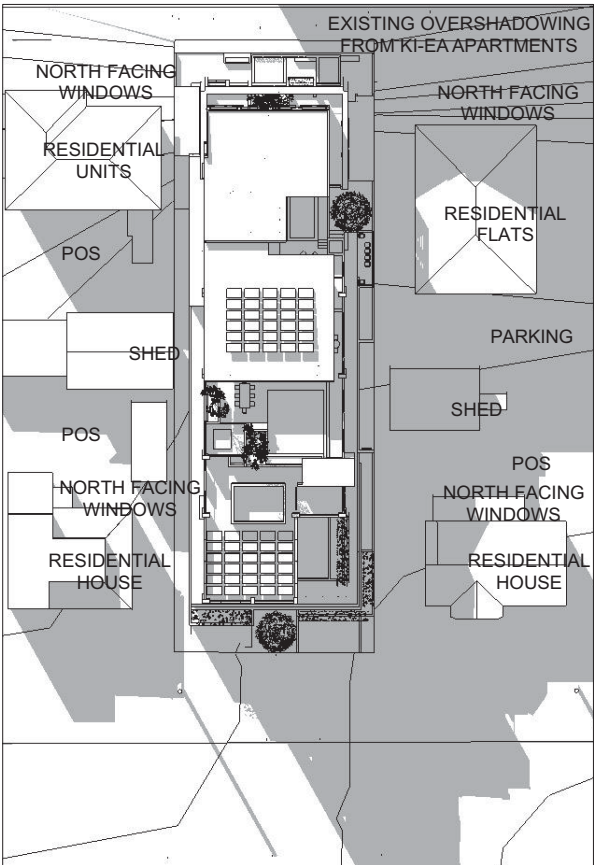
4  
-

JUNE 22 12 AM



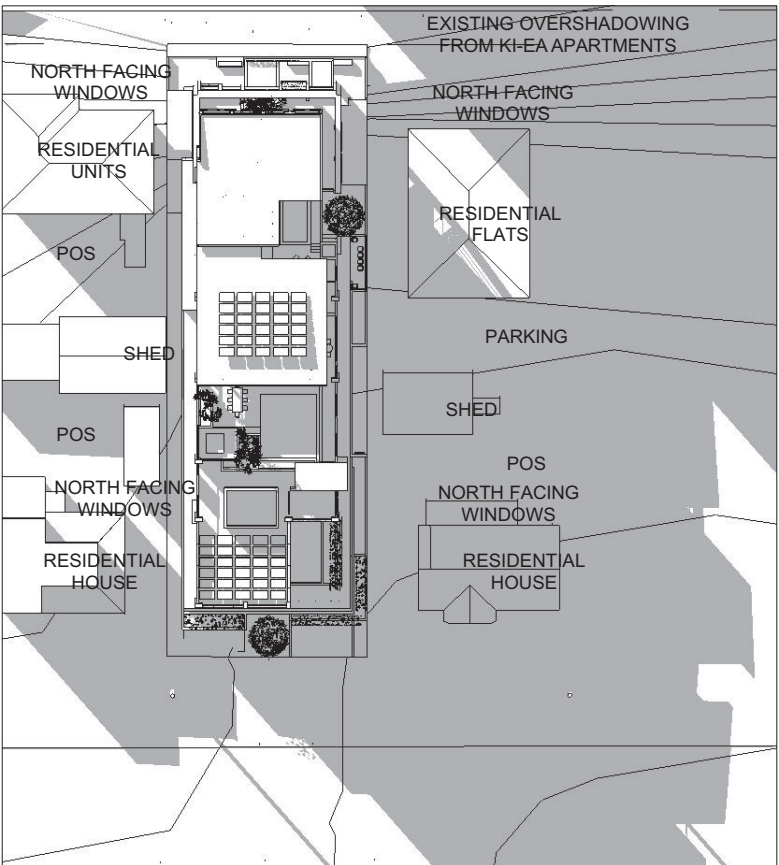
5  
-

JUNE 22 1PM



6  
-

JUNE 22 2PM



7  
-

JUNE 22 3PM

**SHADOW DIAGRAMS ANALYSIS**  
The June 22 shadow diagrams show that the proposed building does not reduce sunlight to the existing private open space of the adjoining residential properties to less than 3 hours. The proposed building does not reduce sunlight to the north facing living room windows to the adjoining residential properties to less than 3 hours.



**0008550758 06 Apr 2023**  
**Assessor** Leanne Houseman  
**Accreditation No.** 10137  
**Address**  
Unit Residence, 66 William Street, PORT MACQUARIE, NSW, 2444  
**84.0** MJ/m<sup>2</sup>  
[www.nathers.gov.au](http://www.nathers.gov.au)



[hstar.com.au](http://hstar.com.au)

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR 2.pln

**PAULA STONE ARCHITECT**

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©. NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.**

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

**MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET**

**DR. J. HEISE**

DA ISSUE ONLY

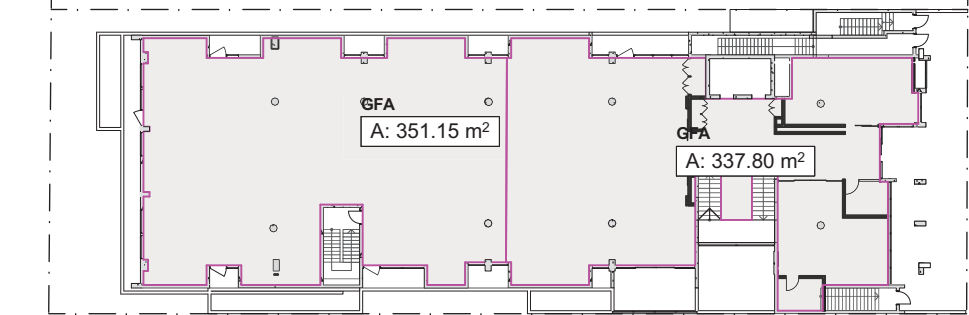
**SHADOWS DIAGRAMS**

Date Created: APR 2023 Scale @ A3: 1:1428.57

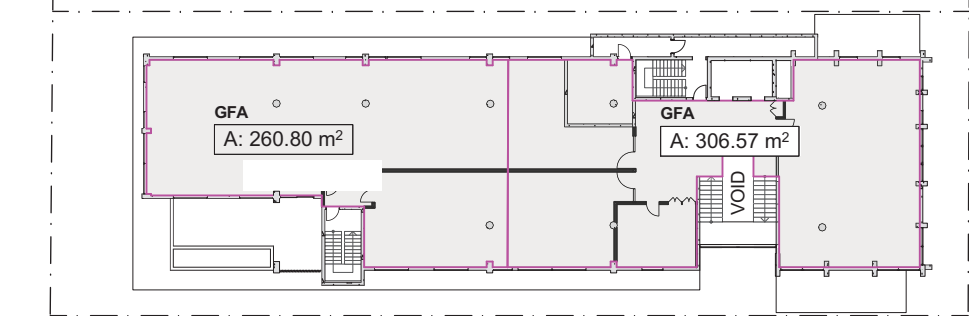
Plot Date: 26/09/2023  
Project No. 2006  
Drawing No. DA21-5

**A3**

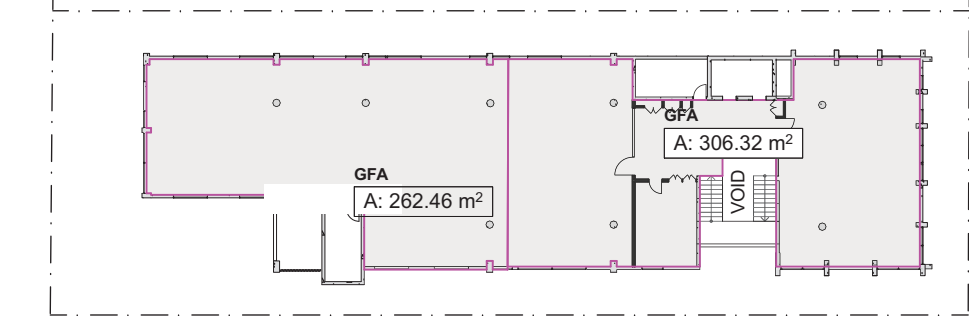




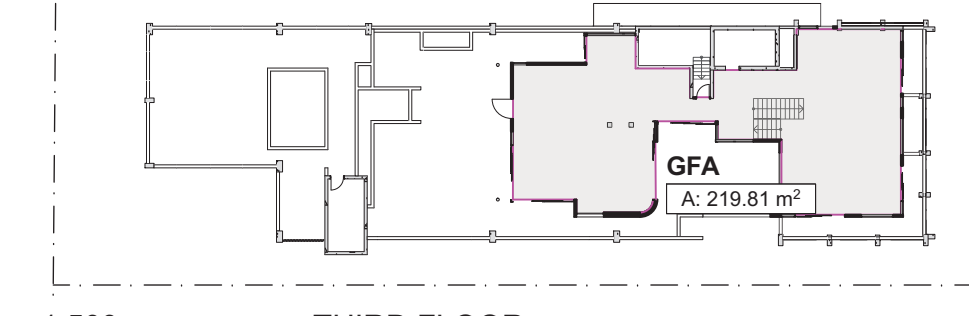
1:500 GROUND FLOOR



1:500 FIRST FLOOR



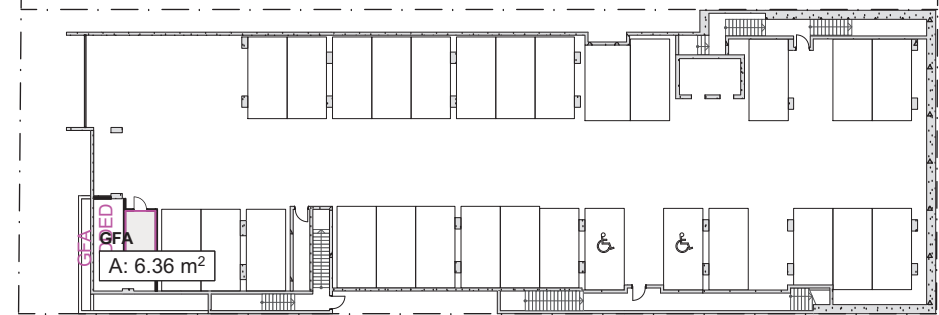
1:500 SECOND FLOOR



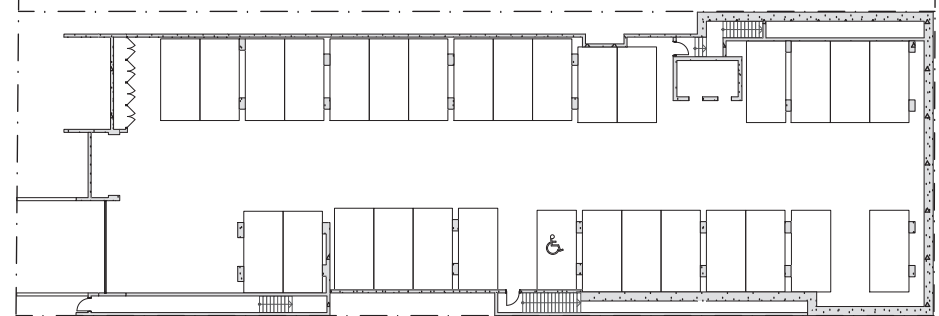
1:500 THIRD FLOOR



1:500 FOURTH FLOOR



1:500 BASEMENT 1



1:500 BASEMENT 2

TABLE FROM COVER PAGE DA01-2

FSR TABLE

	WILLIAM	CHURCH ST	TOTAL
BASEMENT 1	0.00	6.36	6.36
GROUND LEVEL	337.80	351.15	688.95
FIRST FLOOR (GP)	306.57	260.80	567.37
SECOND FLOOR (T)	306.32	262.46	568.78
THIRD FLOOR (R)	219.81	0.00	219.81
FOURTH FLOOR (R)	83.31	0.00	83.31
	1,253.81 m²	880.77 m²	2,134.58 m²
SITE AREA	615.04	606.13	1221.17m2
FSR PROPOSED	2.03	1.45	1.74
FSR ALLOWED	2	1.5	615.04

AREA ALLOWED	1230.08	909.19	2139.27
OVERRUN sq m	23.73	-29.02	- 4.69
	1.9% over	-3.2% under	5.0% -0.2% under

METHODOLOGY FOR MEASUREMENT

FSR Clause 4.5

The **floor space ratio** of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

In determining the **site area** of proposed development for the purpose of applying a floor space ratio, the **site area** is taken to be—

- (a) if the proposed development is to be carried out on only one lot, the area of that lot, or
- (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

**gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but **excludes**—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

**ground level (existing)** means the existing level of a site at any point.

**ground level (finished)** means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

**ground level (mean)** means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

S:\Drawings\2006 william st\2006-RFI-ISSUE FSR\_2.pln

PAULA STONE ARCHITECT

Nominated Architect :  
Paula Stone NSW Reg No.10047 e paula@stonearchitect.com.au t 0412 485 893

**NOTE: DO NOT SCALE THIS DRAWING, REFER TO FIGURED DIMENSIONS ONLY. NOTIFY THE ARCHITECT OF ALL ERRORS / DISCREPANCIES / OMISSIONS. IMMEDIATELY. VERIFY ALL DIMENSIONS, LEVELS & SETOUT PRIOR TO COMMENCEMENT OF WORK, FABRICATION OR CONSTRUCTION. WORK ONLY FROM CONSTRUCTION ISSUE DOCUMENTATION. THIS DRAWING IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND IS COPYRIGHT ©: NO PART MAY NOT BE USED, COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.**

10 20 30 40 50 = Full Size mm

Rev:	Date:	Description
C	04.04.23	CONSULTANT ISSUE FOR DA REPORTS
1	06.04.23	ISSUE FOR DEVELOPMENT APPLICATION
3	20.07.23	REVISIONS AND CLARICATIONS FOLLOWING PMHC RFI
4	04.09.23	CAR PARK ALLOCATION UPDATED
5	26.09.23	RFI COORDINATION ISSUE

DRAWN BY:  
CHECKED BY:  
OWNERS SIGNATURE:

MIXED USE DEVELOPMENT  
66 WILLIAM STREET +  
25 CHURCH STREET

DR. J. HEISE

DA ISSUE ONLY

FSR METHODOLOGY  
RFI

Date Created: APR 2023 Scale @ A3: 1:500, 1:1.27, 1:1.31

Plot Date: 26/09/2023  
Project No. 2006  
Drawing No. DA22-5  
Rev.

A3