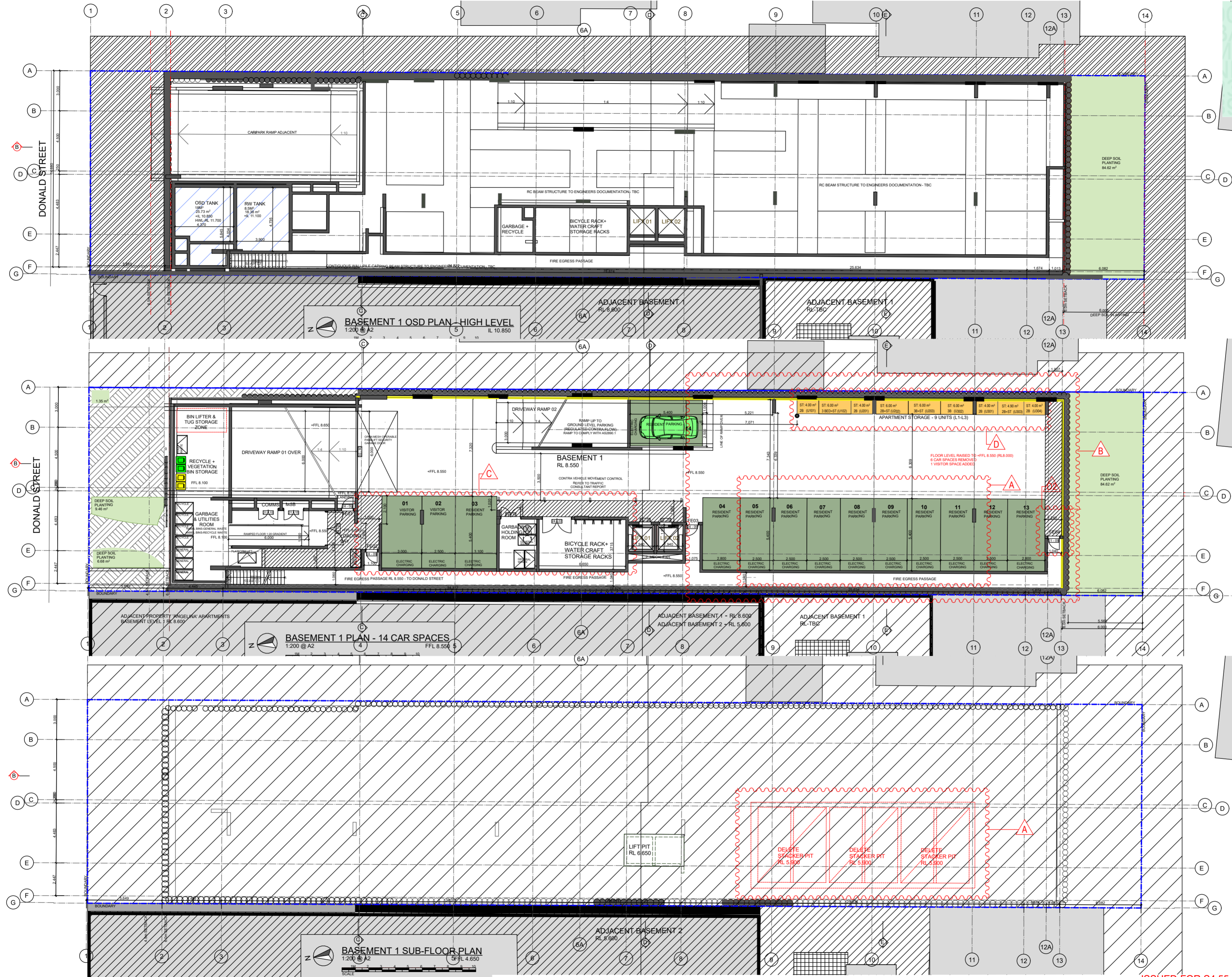


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**LOUIS | Architecture**  
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 Phone: 0404 865 835  
 info@louisarchitecture.com.au  
 Registered Architect No.10382  
 Principal Design Practitioner #PDP0001255  
 ABN 22 206 570 519  
 www.louisarchitecture.com.au

**LEGEND**  
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**STATUS:**  
 #Project Status  
 ISSUE DATE: 24/03/2025  
 PRINT DATE: 24/03/2025  
 DRAWN BY: ML  
 CHECKED BY: ML

**AMENDMENTS:**

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE
A	14.02.2025 ISSUED FOR S4.55 MODIFICATION APPLICATION - PRE-SUBMISSION REVIEW								
B	03.03.2025 ISSUED FOR S4.55 MODIFICATION APPLICATION TO PSC - FINAL								
C	24.03.2025 PARKING AND TRAFFIC ADJUSTED PER TRAFFIC CONSULTANT ADVICE ISSUED FOR S4.55 MODIFICATION APPLICATION TO PSC - FINAL								

**CLIENT:**  
 MR MATTHEW CHALLITA

**PROJECT:**  
 NORTH

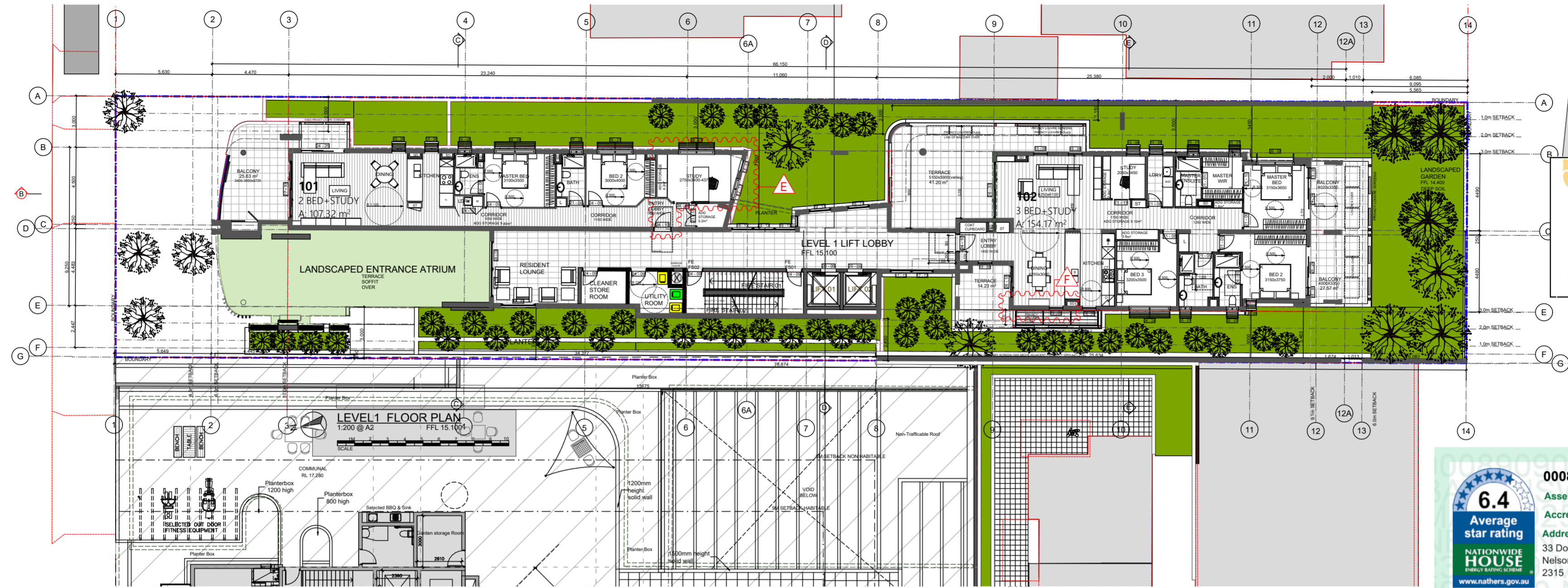
**PROJECT:**  
 PROPOSED DEVELOPMENT OF 15 RESIDENTIAL APARTMENTS & BASEMENT PARKING

**SITE ADDRESS:**  
 LOT 63, DP15998, 33 DONALD STREET  
 NELSON BAY 2315 NSW

**DRAWING TITLE:**  
 BASEMENT PARKING LEVELS: B1(HL-OSD) +B1

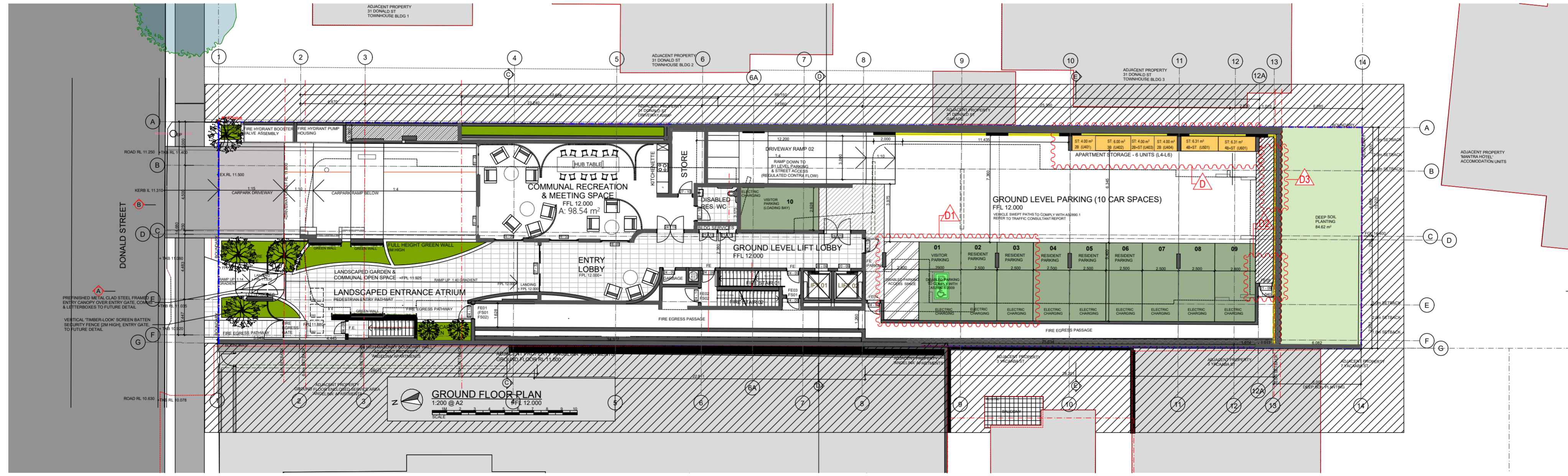
**DRAWN BY:** ML  
**CHECKED BY:** ML

PROJECT NO:	LA2410106	DATE:	03.03.2025	SCALE @ A2:	1:100
A S4.55			04	OF 34	C
stage			diag no.	revision	



**PORT STEPHENS COUNCIL**  
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**0008909060 19 Mar 2025**  
 Assessor Jamie Bonnefin  
 Accreditation No. 10056  
 Address 33 Donald Street, Nelson Bay, NSW, 2315  
 www.nathers.gov.au hstar.com.au



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 ISSUE DATE: 24/03/2025  
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**AMENDMENTS:**

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**CLIENT:**  
 MR MATTHEW CHALLITA

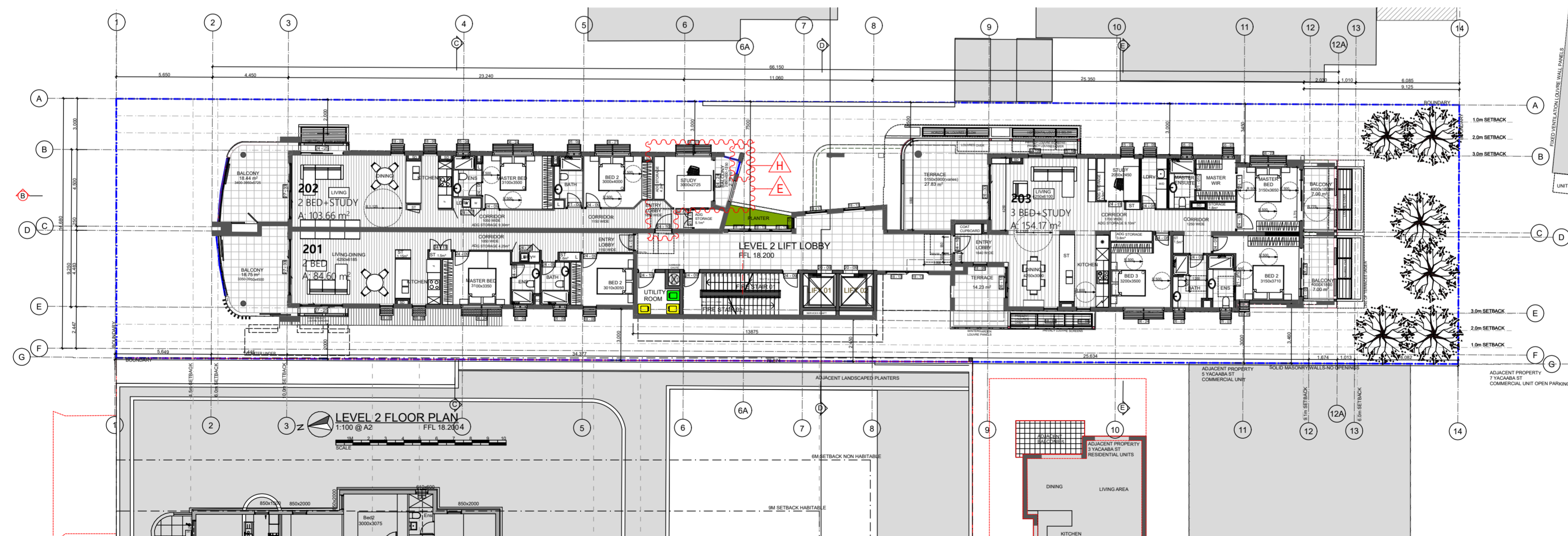
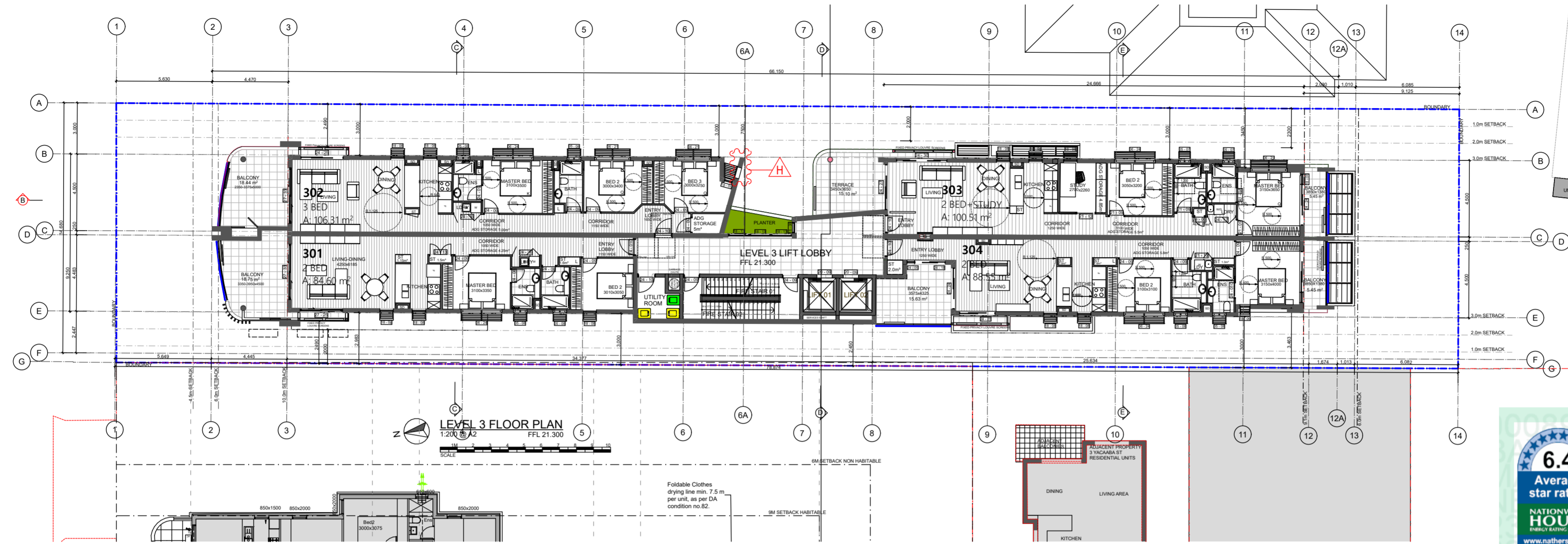
**PROJECT:**  
 NORTH  
 PROPOSED DEVELOPMENT OF 15 RESIDENTIAL APARTMENTS & BASEMENT PARKING  
**SITE ADDRESS:**  
 LOT 63, DP15998, 33 DONALD STREET NELSON BAY 2315 NSW

**DRAWING TITLE:**  
 GROUND & LEVEL 1 FLOOR PLAN  
**DRAWN BY:** ML  
**CHECKED BY:** ML  
**PROJECT NO.:** LA2410106 **DATE:** 03.03.2025 **SCALE @ A2:** 1:100  
**PROJECT NO.:** A **S4.55** **05** OF **34** **C**


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**Development Consent No.**  
**16-2023-584-2**  
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**0008909060 19 Mar 2025**  
**6.4**  
 Average star rating  
 Assessor: Jamie Bonnefin  
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 33 Donald Street,  
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**STATUS:**  
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 ISSUE DATE: 24/03/2025  
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**AMENDMENTS:**

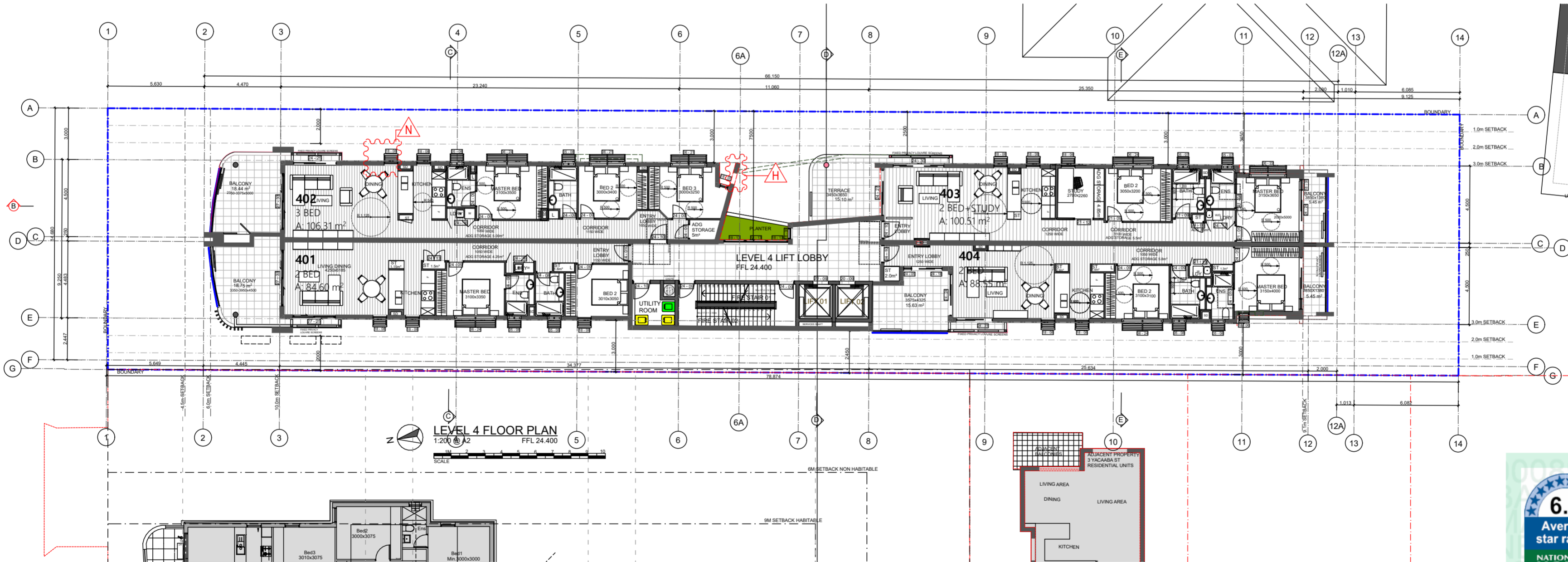
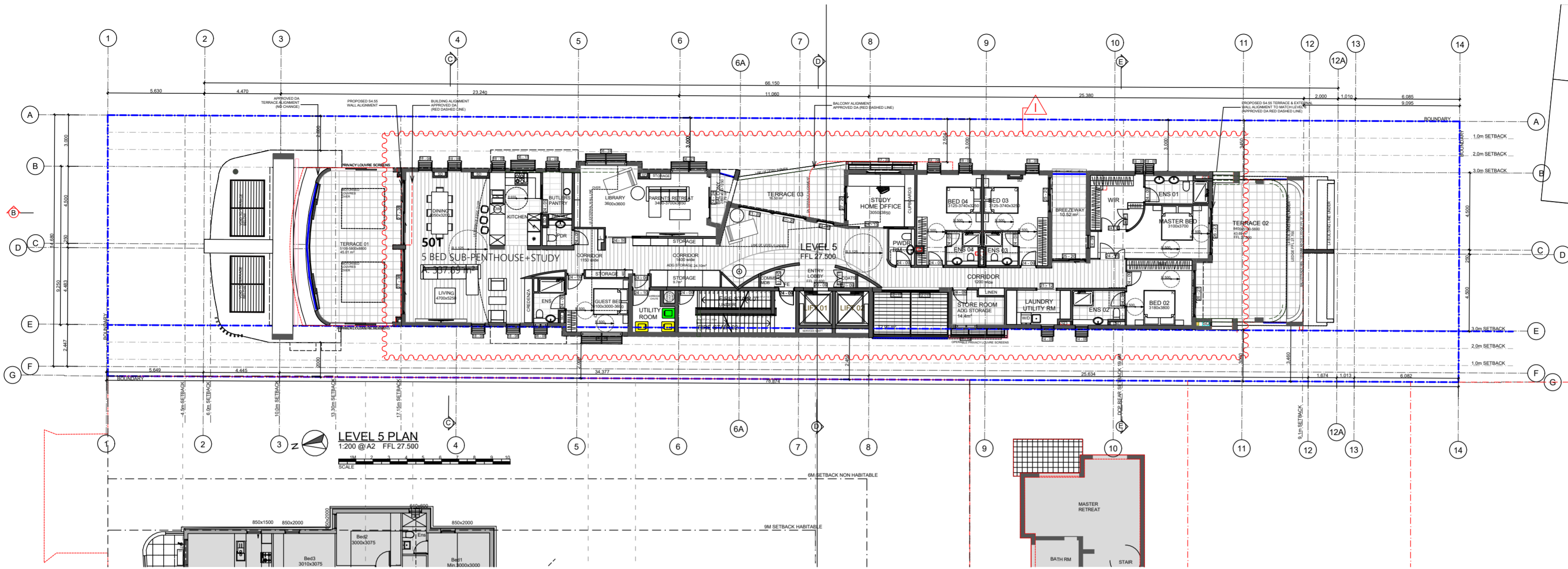
REV	DESCRIPTION	BY	CHK	DATE
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B	03.03.2025 ISSUED FOR S4.55 MODIFICATION APPLICATION TO PSC - FINAL			
C	24.03.2025 PARKING AND STAIRS ADJUSTED PER TRAFFIC CONSULTANT ADVICE ISSUED FOR S4.55 MODIFICATION APPLICATION TO PSC - FINAL			

**CLIENT:**  
 MR MATTHEW CHALLITA  
**PROJECT:**  
 NORTH

**PROJECT:**  
 PROPOSED DEVELOPMENT OF 15 RESIDENTIAL APARTMENTS & BASEMENT PARKING  
**SITE ADDRESS:**  
 LOT 63, DP15998, 33 DONALD STREET  
 NELSON BAY 2315 NSW

**DRAWING TITLE:**  
 LEVELS 2 & 3 FLOOR PLAN  
**DRAWN BY:** ML  
**CHECKED BY:** ML  
**PROJECT NO.:** LA2410106  
**DATE:** 03.03.2025  
**SCALE @ A2:** 1:100  
**DATE:** 06 OF 34  
**REVISION:**

PORT STEPHENS COUNCIL  
 This document relates to  
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 NATIONALWIDE HOUSE ENERGY RATING SCHEME  
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**0008909060** 19 Mar 2025  
 Assessor Jamie Bonnefin  
 Accreditation No. 10056  
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**CLIENT:**  
 MR MATTHEW CHALLITA

**PROJECT:**  
 NORTH

**PROJECT:**  
 PROPOSED DEVELOPMENT OF 15 RESIDENTIAL APARTMENTS & BASEMENT PARKING

**SITE ADDRESS:**  
 LOT 63, DP15998, 33 DONALD STREET  
 NELSON BAY 2315 NSW

**DRAWING TITLE:**  
 LEVELS 4 & 5 FLOOR PLAN

**DRAWN BY:** ML

**CHECKED BY:** ML

PROJECT NO.	DATE	SCALE @ A2
LA2410106	03.03.2025	1:100

A S4.55 07 OF 34 C

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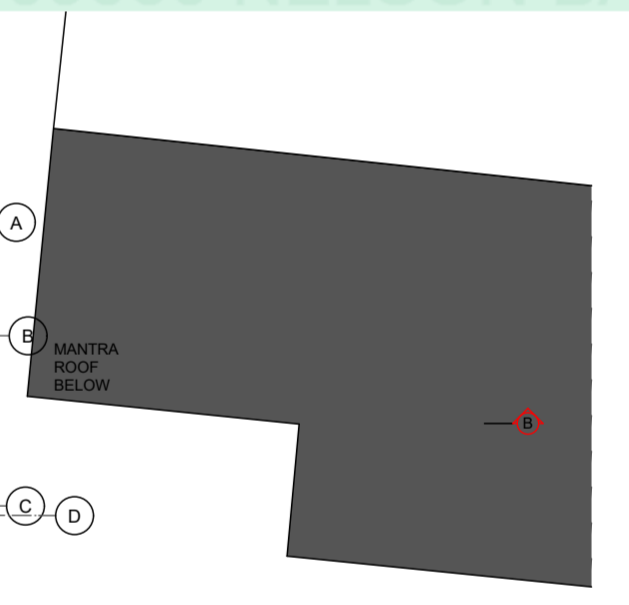
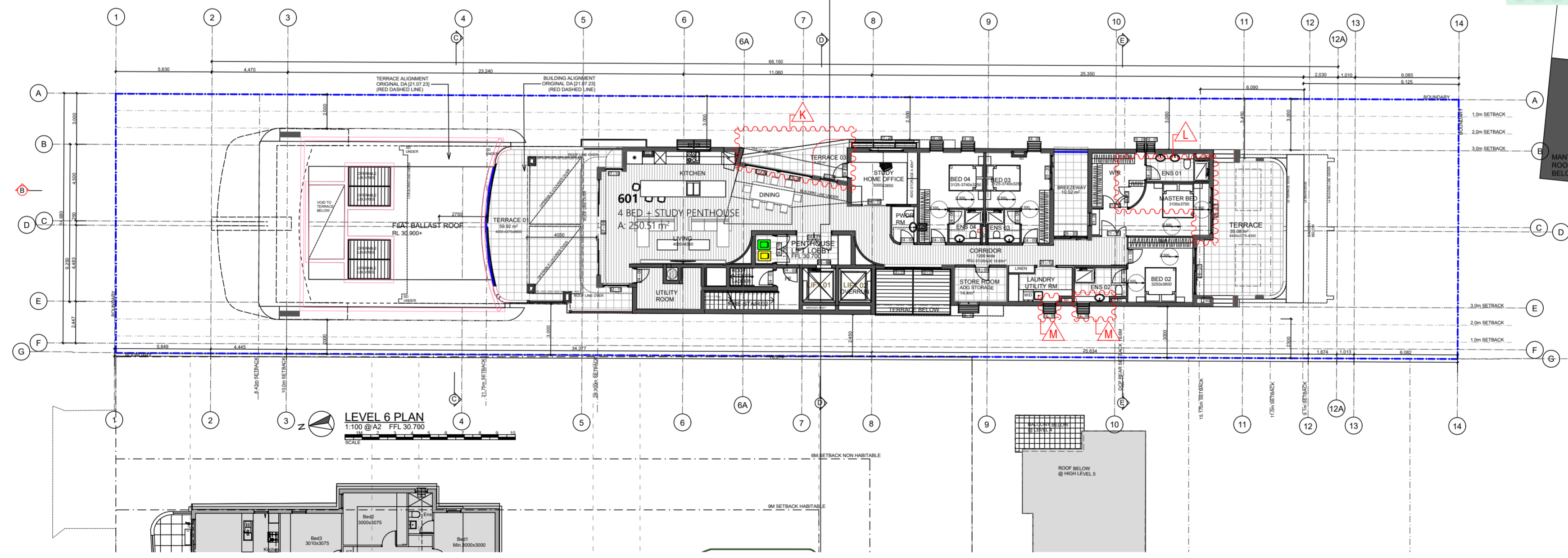
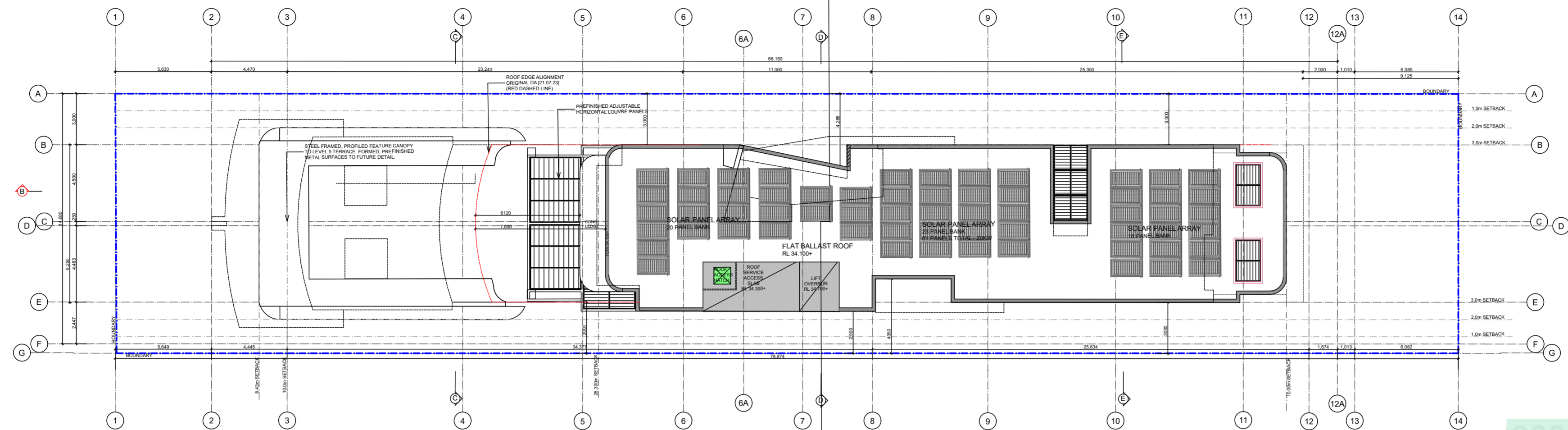
**0008909060 19 Mar 2025**

**6.4 Average star rating**

Assessor: Jamie Bonnefin  
Accreditation No. 10056

Address: 33 Donald Street, Nelson Bay, NSW, 2315

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**CLIENT:**  
MR MATTHEW CHALLITA

**PROJECT:**  
NORTH


**PROJECT:**  
PROPOSED DEVELOPMENT OF 15 RESIDENTIAL APARTMENTS & BASEMENT PARKING

**SITE ADDRESS:**  
LOT 63, DP15998, 33 DONALD STREET  
NELSON BAY 2315 NSW

**DRAWING TITLE:**  
LEVEL 6 FLOOR & ROOF PLAN

**DRAWN BY:** ML  
**CHECKED BY:** ML

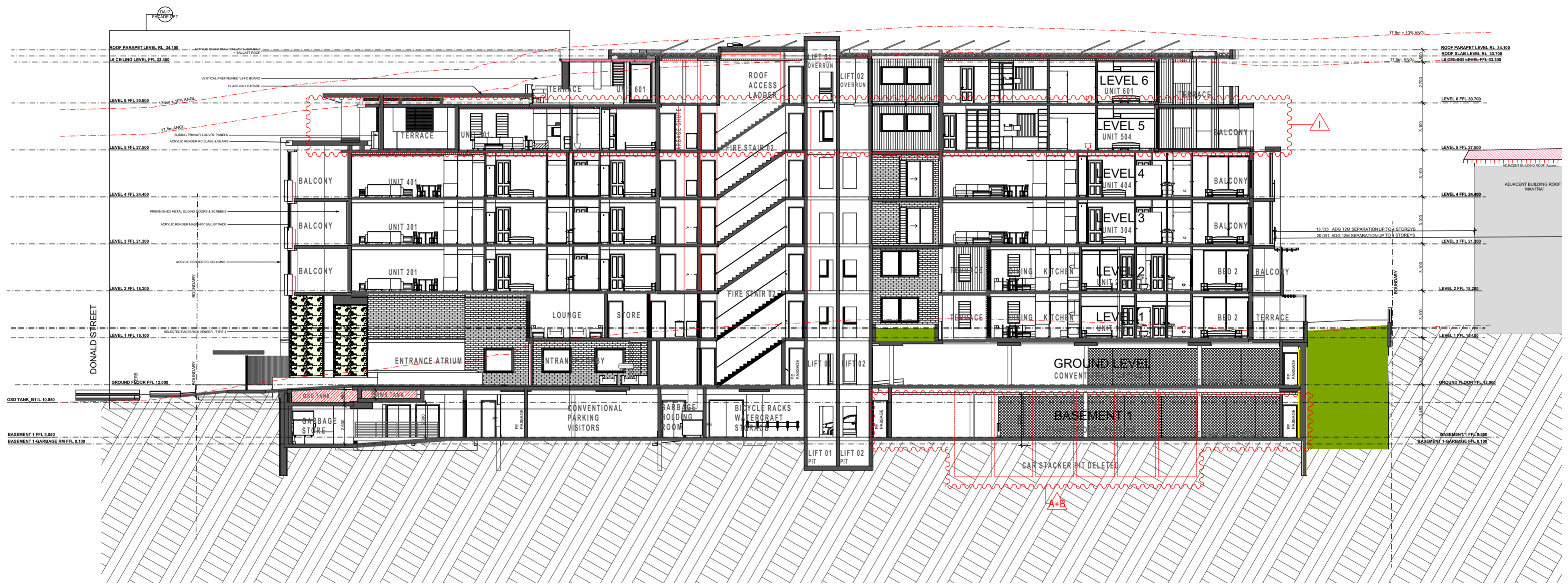
PROJECT NO: LA2410106	DATE: 03.03.2025	SCALE @ A2: 1:100
A S4.55 08 OF 34 C		1/A2


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**SECTION A-A**  
 1:200 @ A2

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**PROJECT NORTH**

**PROJECT:**  
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**SITE ADDRESS:**  
 LOT 63, DP15998, 33 DONALD STREET  
 NELSON BAY 2315 NSW

**DRAWING TITLE:** SECTION A-A

DRAWN BY: ML  
 CHECKED BY: ML

PROJECT NO:	DATE:	SCALE @ A2:
LA2410106	03.03.2025	1:100

A S4.55 14 OF 34 C  
 Page: 14 of 34





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Assessor Jamie Bonnefin

Accreditation No. 10056

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2315



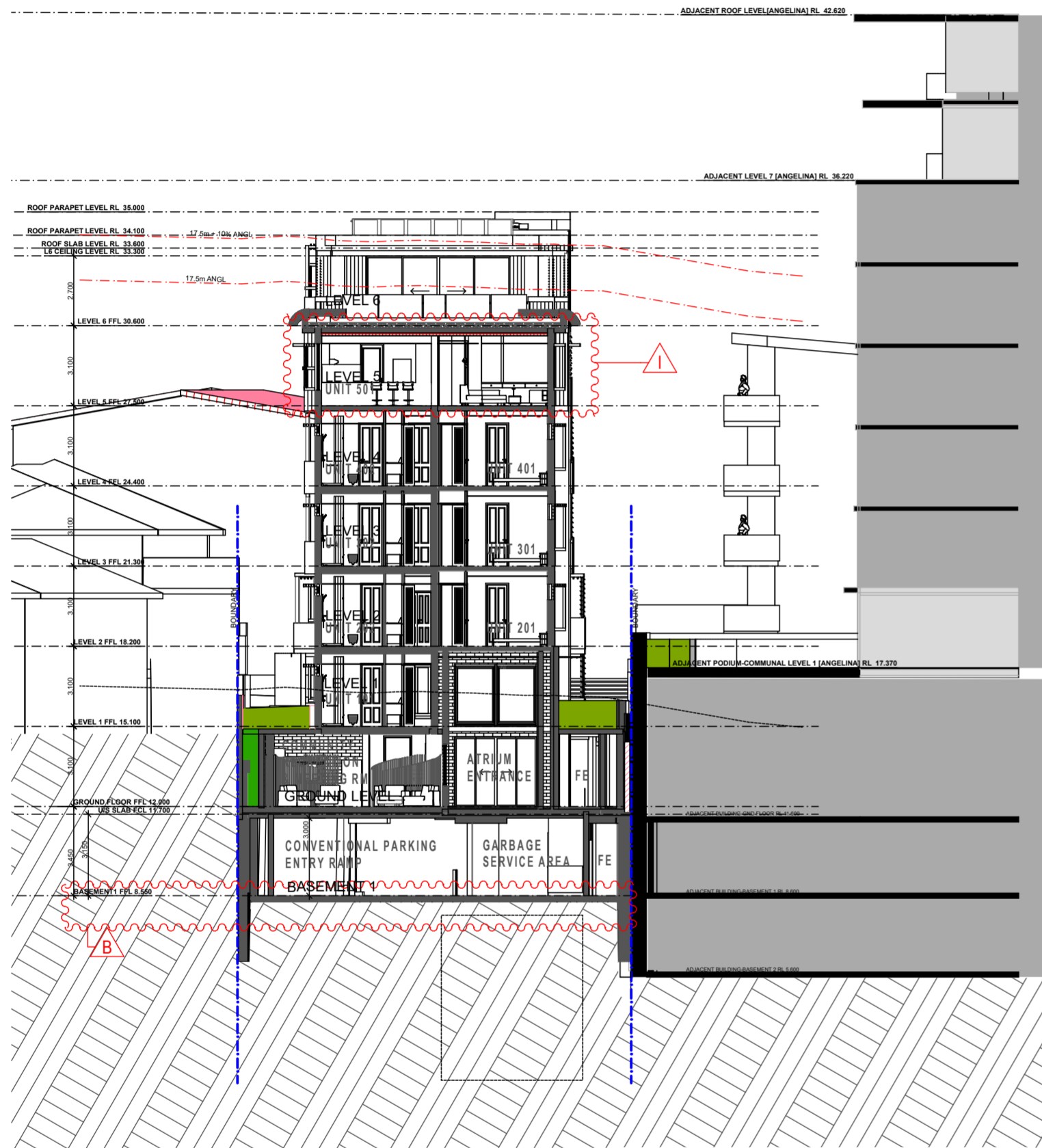
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Development Consent No.

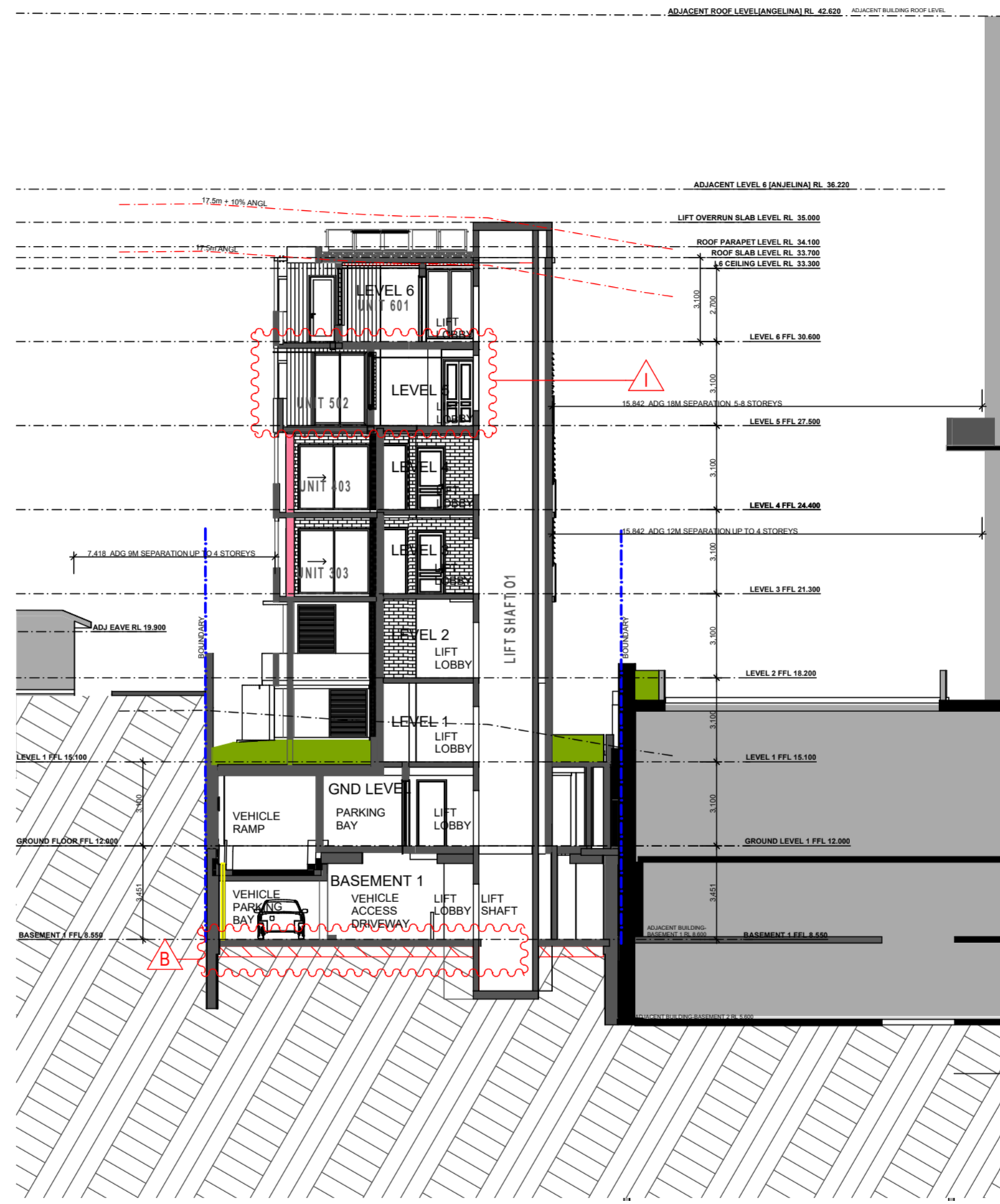
16-2023-584-2

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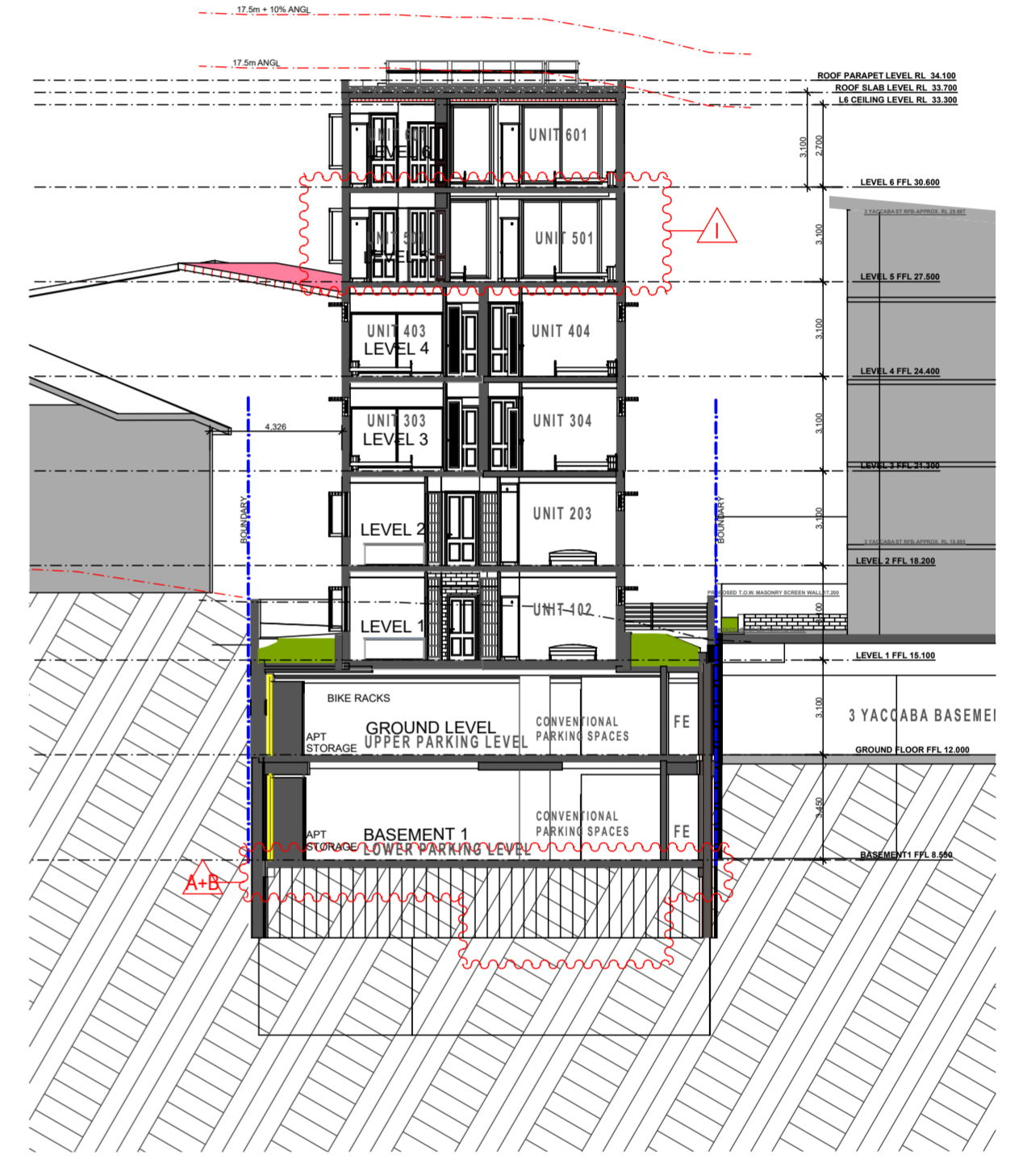
SECTION C-C

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SECTION D-D

1:200 @ A2



SECTION E-E

1:200 @ A2

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**CLIENT:**  
MR MATTHEW CHALLITA

**PROJECT NORTH**

**PROJECT:**  
PROPOSED DEVELOPMENT OF 15 RESIDENTIAL APARTMENTS & BASEMENT PARKING

**SITE ADDRESS:**  
LOT 63, DP15998, 33 DONALD STREET  
NELSON BAY 2315 NSW

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**DRAWING TITLE:**  
SECTIONS C-C D-D E-E

**DRAWN BY:** ML

**CHECKED BY:** ML

<b>PROJECT NO:</b> LA2410106	<b>DATE:</b> 03.03.2025	<b>SCALE @ A2:</b> 1:100
<b>DATE:</b> 03.03.2025	<b>SCALE @ A2:</b> 1:100	

**SECTION:** A S4.55 16 OF 34 C

diag no. revision





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Address

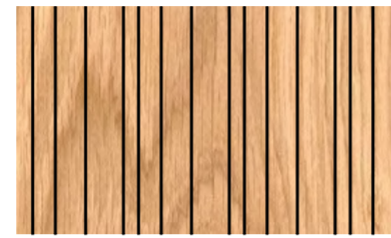
33 Donald Street, Nelson Bay, NSW, 2315



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EXTERNAL FINISHES LEGEND

1. PREFINISHED VERTICAL COMPOSITE TIMBER CLADDING WITH EXPRESSED JOINTS
2. PREFINISHED CONCRETE CLADDING WITH EXPRESSED JOINTS
3. THIN BRICK VENEER CLADDING TYPE 1 - GLAZED CHARCOAL
4. ALUMINIUM FRAMED GLAZING, BLACK POWDERCOATED
5. ALUMINIUM VERTICAL PRIVACY LOUVRES, CHARCOAL ANODISED
6. WHITE ACRYLIC RENDER
7. METAL TUBE VERTICAL FEATURE PRIVACY LOUVRE, CHARCOAL POWDERCOAT



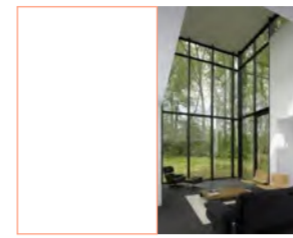
1. PREFINISHED VERTICAL COMPOSITE TIMBER CLADDING WITH EXPRESSED JOINTS



2. PREFINISHED CONCRETE CLADDING WITH EXPRESSED JOINTS



3. THIN BRICK VENEER CLADDING TYPE 1 - GLAZED CHARCOAL



4. ALUMINIUM FRAMED GLAZING, BLACK POWDERCOATED



5. PREFINISHED ALUMINIUM VERTICAL LOUVRES



6. WHITE ACRYLIC RENDER



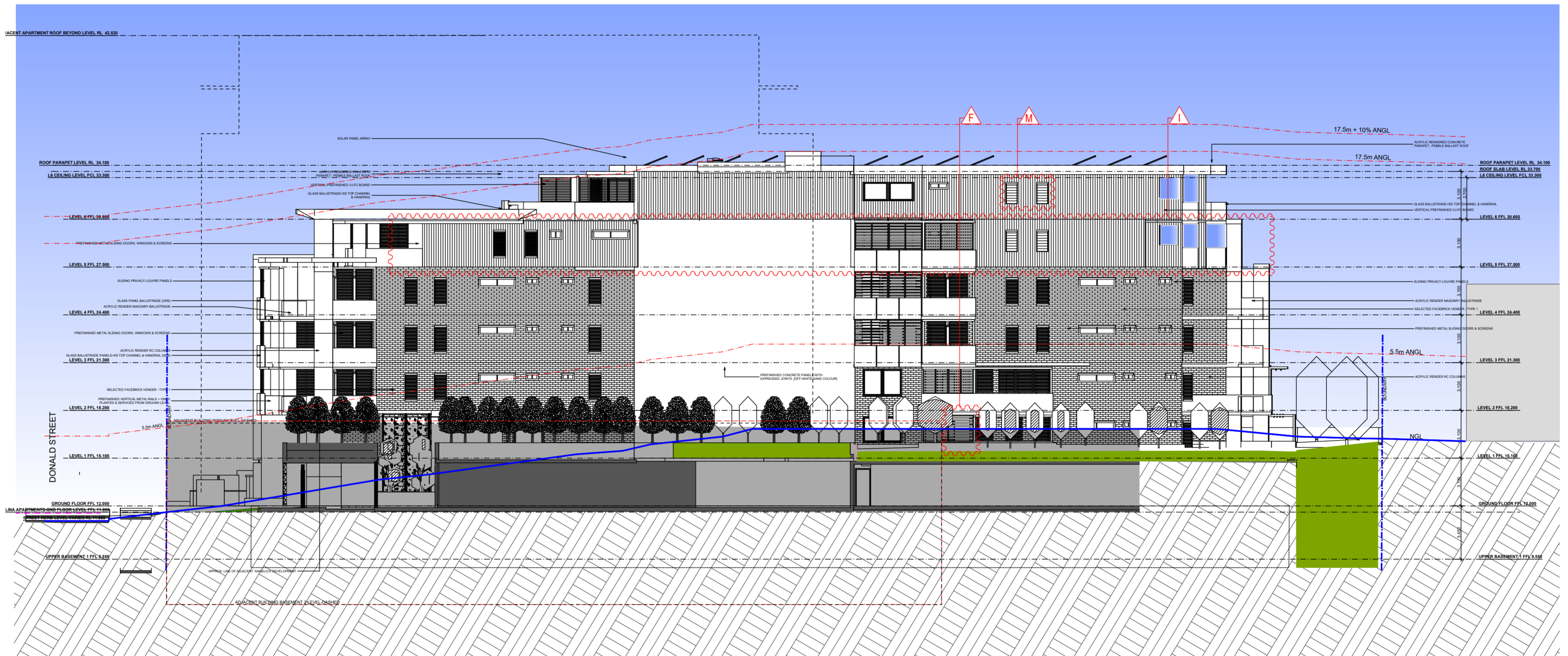
7. METAL TUBE VERTICAL FEATURE LOUVRE, CHARCOAL POWDERCOAT

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**16-2023-584-2**

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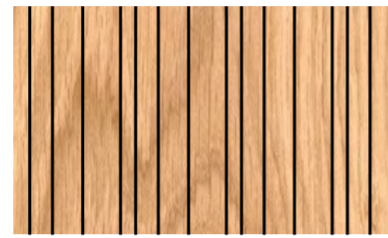
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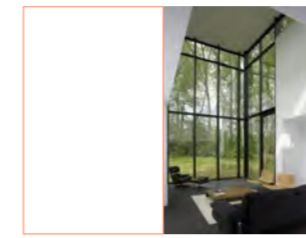
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5. PREFINISHED ALUMINIUM VERTICAL LOUVRES



6. WHITE ACRYLIC RENDER



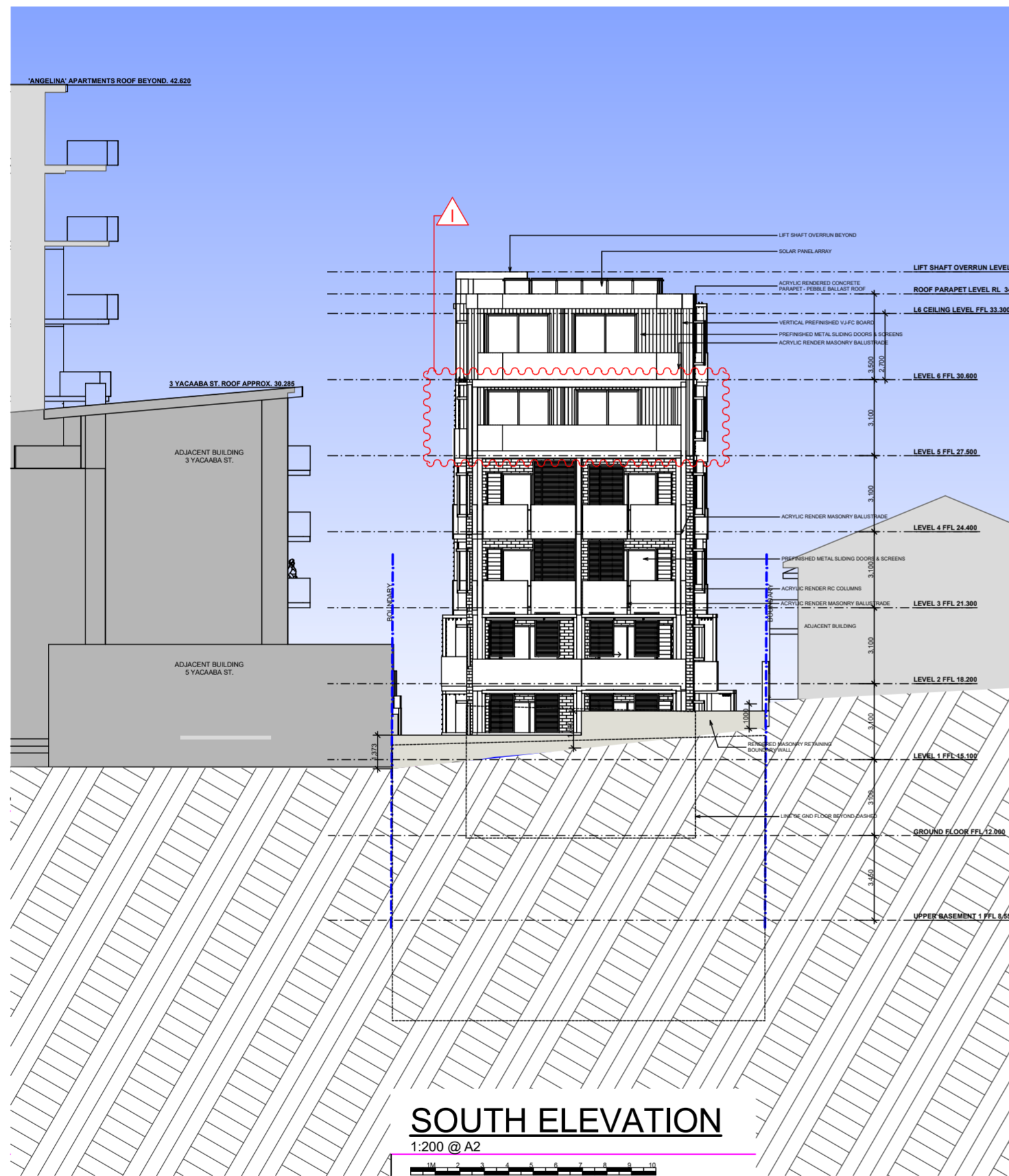
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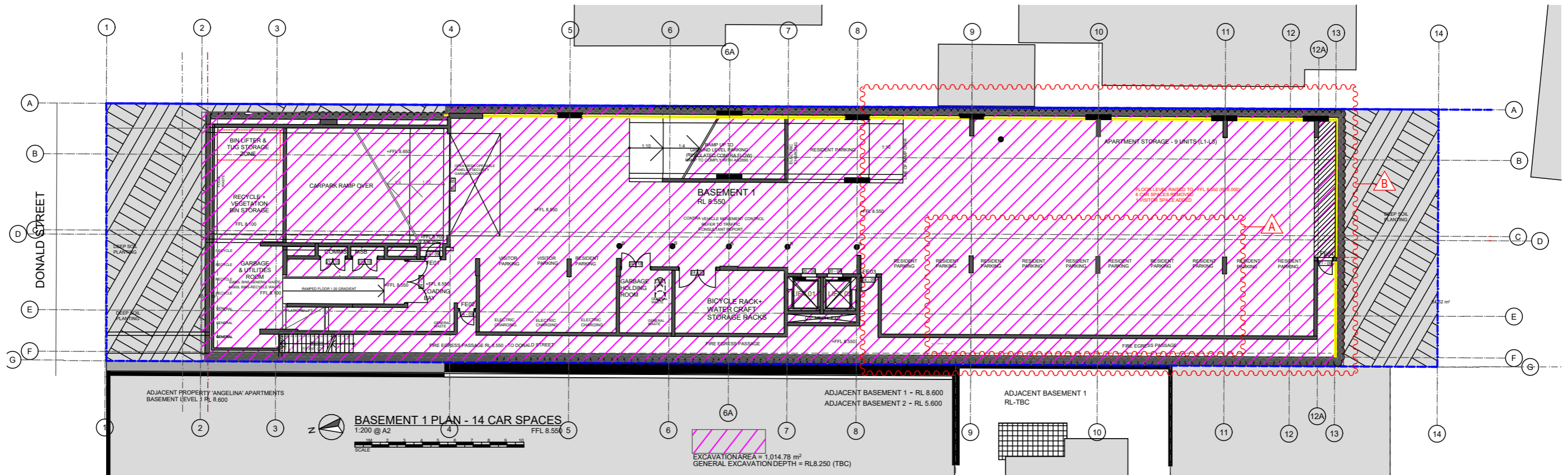
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2315

**6.4**  
Average star rating

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SITE EXCAVATION COMPLIANCE	
SITE AREA	1200.5m <sup>2</sup>
DCP MAXIMUM SITE EXCAVATION AREA	NA
DCP MAXIMUM SITE EXCAVATION %	NA
PROPOSED SITE EXCAVATION AREA	1,014.8m <sup>2</sup>
PROPOSED SITE EXCAVATION %	84.5%

**NOT FOR CONSTRUCTION**  
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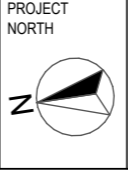
AMENDMENTS:				
A	14.02.2025	ISSUED FOR S4.55 MODIFICATION APPLICATION - PRESUBMISSION REVIEW		
B	03.03.2025	ISSUED FOR S4.55 MODIFICATION APPLICATION TO PSC - FINAL		
C	24.03.2025	PARKING LAYOUTS ADJUSTED PER TRAFFIC CONSULTANT ADVICE. REISSUED FOR S4.55 MODIFICATION APPLICATION TO PSC - FINAL		

REV	DATE	DESCRIPTION	BY	CHK	REV	DATE	DESCRIPTION	BY	CHK

CLIENT:  
**MR MATTHEW CHALLITA**

LEGEND

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Figured dimensions to be taken in preference to scaled drawings.
- This drawing is to be read in conjunction with the specification and engineers documentation.



PROJECT:  
PROPOSED DEVELOPMENT OF 15 RESIDENTIAL APARTMENTS & BASEMENT PARKING

SITE ADDRESS:  
LOT 63, DP15998, 33 DONALD STREET  
NELSON BAY 2315 NSW

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DRAWING TITLE: EXCAVATION PLAN			
DRAWN BY: ML-WM			
CHECKED BY: ML			
PROJECT No:	LA2410106	DATE:	03.03.2025
SCALE @ A3:	1:100	SCALE @ A2:	1:200
S4.55		30	OF 34
stage:		dwg no.	
		revision	A3

LEVEL 1 FFL 15.100

GROUND FLOOR FFL 12.000

STREET LEVEL [KERB INVERT] 11.310

BASEMENT 1-UPPER FFL 8.550

BASEMENT 1-LOWER FFL 8.000

RAMP APEX 11.800

KERB INVERT LEVEL 11.310

2950 CLEAR  
2600 CLEAR  
2250 CLEAR

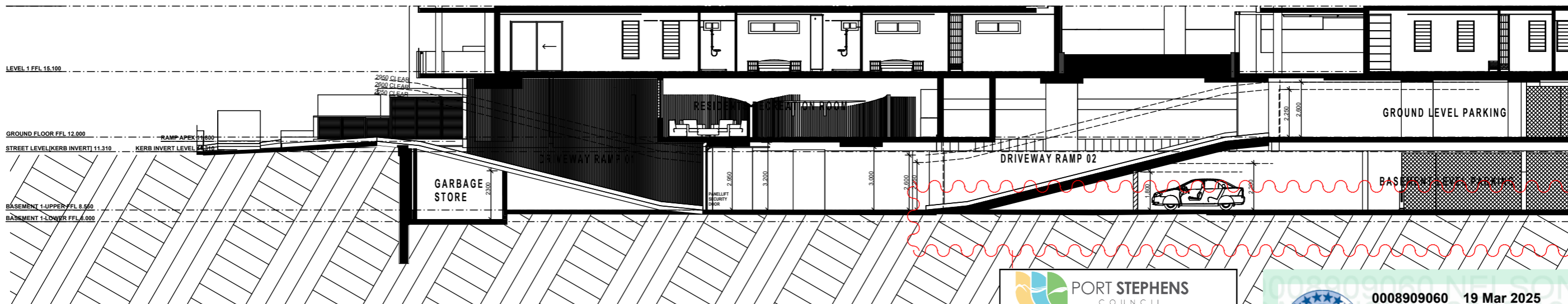
GARBAGE STORE

DRIVEWAY RAMP 01

RESIDENTS REC

PANELLIFT SECURITY DOOR

DRIVEWAY SECTION B1-B1  
SCALE 1:100 @ A2



DRIVEWAY SECTION B1-B1  
SCALE 1:200 @ A2

**PORT STEPHENS COUNCIL**

**This document relates to Development Consent No. 16-2023-584-2**

**and is subject to conditions as shown on that Consent**

**0008909060 19 Mar 2025**

**Assessor** Jamie Bonnefin

**Accreditation No.** 10056

**Address**  
33 Donald Street,  
Nelson Bay, NSW,  
2315

**6.4 Average star rating**

**NATIONWIDE HOUSE ENERGY RATING SCHEME**

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

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

**ISSUED FOR S4.55 MODIFICATION APPLICATION ONLY - 24.03.2025**

**LOUIS | Architecture**

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info@louisarchitecture.com.au

Registered Architect No.10382  
Principal Design Practitioner #PDP0001255  
ABN 22 206 570 519  
www.louisarchitecture.com.au

REV	DATE	DESCRIPTION	BY	CHK	REV	DATE	DESCRIPTION	BY	CHK
A	14.02.2025	ISSUED FOR S4.55 MODIFICATION APPLICATION - PRESUBMISSION REVIEW							
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**CLIENT:**  
MR MATTHEW CHALLITA

**LEGEND**

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**PROJECT NORTH**

**PROJECT:**  
PROPOSED DEVELOPMENT OF 15 RESIDENTIAL APARTMENTS & BASEMENT PARKING

**SITE ADDRESS:**  
LOT 63, DP15998, 33 DONALD STREET  
NELSON BAY 2315 NSW

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<b>DRAWING TITLE:</b> DRIVEWAY + RAMP SECTIONS			
<b>DRAWN BY:</b> ML-WM			
<b>CHECKED BY:</b> ML			
<b>PROJECT No:</b> LA2410106	<b>DATE:</b> 03.03.2025	<b>SCALE @ A3:</b> 1:100	<b>SCALE @ A2:</b> 1:100
<b>S4.55</b>		<b>33</b>	<b>OF 34</b>
stage		revision	