

DA Submission:
**Anglican Place of Public
Worship**
for Anglican Church Property Trust
7061MA02



DA DRAWING SCHEDULE	
Drawing No.	Layout Name
DA-000	COVER PAGE
DA-001	NOTIFICATION SITE PLAN
DA-002	NOTIFICATION ELEVATION & SHADOWS
DA-101	EXISTING SITE PLAN
DA-102	DEMOLITION PLAN
DA-103	PROPOSED SITE PLAN
DA-104	SITE PLAN- STAGE 1
DA-105	SITE PLAN - STAGE 2
DA-106	SITE PLAN - STAGE 3
DA-107	SITE ANALYSIS
DA-108	SHADOW DIAGRAMS
DA-109	MATERIAL & FINISHES
DA-110	POSSIBLE FUTURE LOCALITY PLAN
DA-111	BIN MANAGEMENT PLAN
DA-112	SHADOW DIAGRAM SKETCH
DA-201	STAGE 1 GROUND FLOOR PLAN
DA-202	STAGE 2 GROUND FLOOR PLAN
DA-211	STAGE 1 ROOF PLAN
DA-212	STAGE 2 ROOF PLAN
DA-301	STAGE 1 ELEVATIONS
DA-302	STAGE 2 ELEVATIONS
DA-303	PROPOSED SIGNAGE ELEVATION
DA-311	STAGE 2 SECTIONS

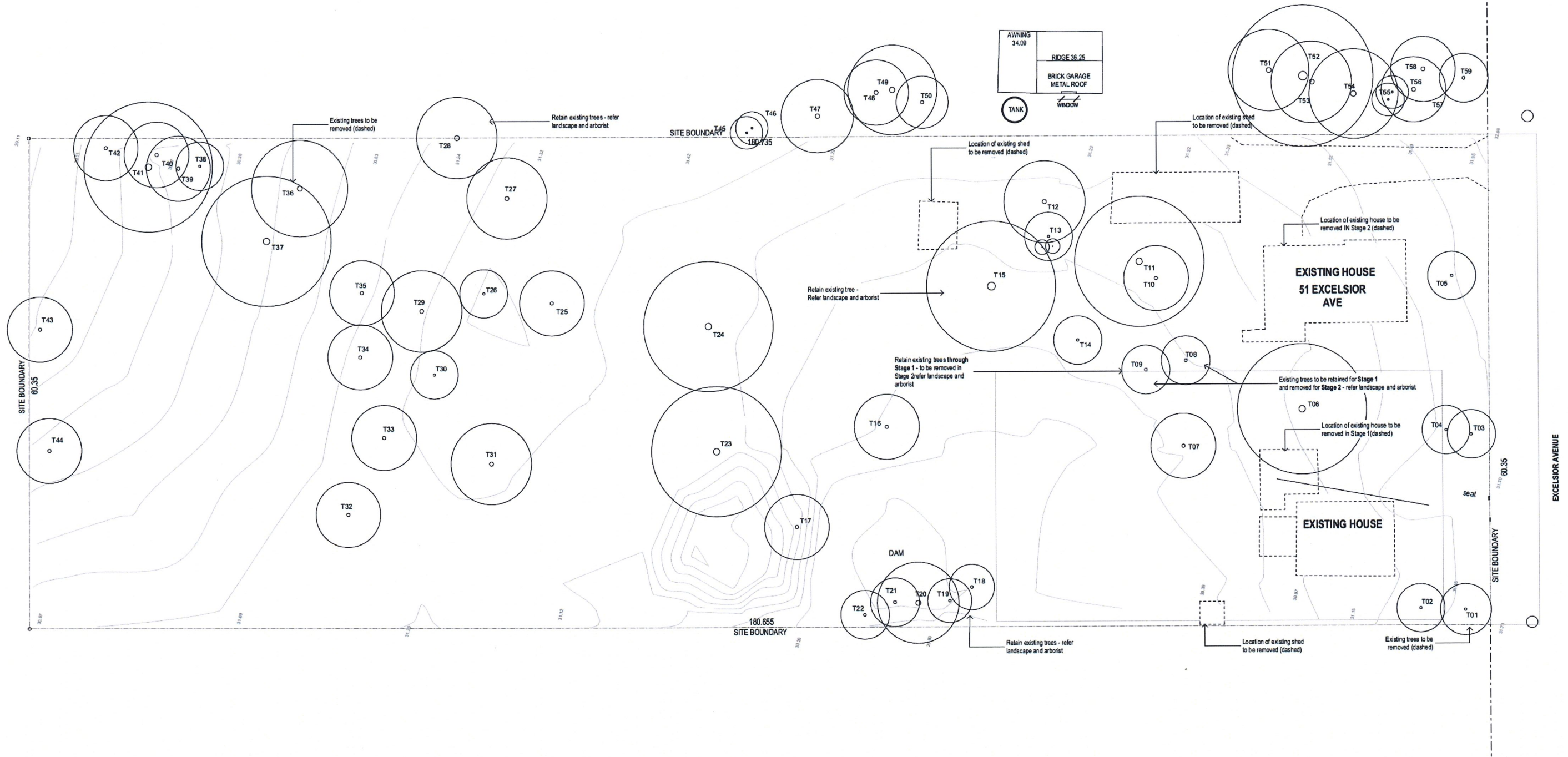
LEGEND	
	Proposed Buildings
	Proposed Hard Landscaping
	Proposed Soft Landscaping (Refer to Landscaping Appendix drawing for more detailed info)
	Existing Trees (To be Removed)
	Existing Trees (To be Retained)
	Proposed trees (Stage 1)
	Proposed trees (Stage 2)
© 2018 Fulton Trotter Architects	

LEGEND	
MR	Metal Sheeting
MR	Metal Screening
WG	Glazing
CL	Weatherboard Cladding
MA	Brick

Copyright
This drawing shows design features and elements of a design prepared by
Fulton Trotter Architects and is to be used only for work authorised in
writing by the designers. It cannot be copied directly or indirectly, in whole
or in part, nor shall it be used for any other building purposes. Unauthorised
use will be considered an infringement of these rights.

1 STOREY
BRICK BUILDING
METAL ROOF
55 EXCELSIOR
AVE

AWNING
34.09
RIDGE 36.25
BRICK GARAGE
METAL ROOF
TANK
WINDOW



EXISTING SITE PLAN
SCALE: 1:250 @ A1

C	Issued for Council Information	18/07/2018	AM
B	Issued for Council Information	04/08/2018	AP
A	Issued for Development Application	19/02/2019	
REV	DESCRIPTION	DATE	INITIAL

Legend



Existing Trees

0 2.5 5 7.5 12.5 25
Scale 1:250 @ A1

fulton trotter
ARCHITECTS

SYDNEY
Level 3, 35 Spring Street
PO Box 1069
Bond Junction, NSW 2022
t: (02) 9359 3841
f: (02) 9359 3743
e: sydney@fultontrotter.com.au

BRISBANE
SYDNEY

DIRECTORS
Craig Kneale
John Ward
Mark Trotter
Paul Trotter
Robert Wesener

NSW 6855 QLD 2920
NSW 8371 QLD 3847
NSW 4421 QLD 1870
NSW 7177 QLD 2648
NSW 5802 QLD 2633

VIC 17891

www.fultontrotter.com.au

PHASE
DEVELOPMENT APPLICATION

CLIENT
Anglican Church Property Trust

PROJECT
Anglican Place of Public Worship

ADDRESS
49-51 Excelsior Avenue
Marsden Park, NSW

DRAWING
EXISTING SITE PLAN

Figured dimensions take precedence over
scale dimensions. Contractors must verify
all dimensions on site before commencing
any work or making shop drawings.

PROJECT NUMBER
7061MA02

DRAWING NUMBER
DA-101

DIRECTOR
JW

CHECKED

REVISION
C



Legend

	STAGE 1 DEMOLITION
	STAGE 2 DEMOLITION
	Existing Trees (To be Removed)
	Existing Trees (To be Retained)

SYDNEY
Level 3, 35 Spring Street
PO Box 1669
Bondi Junction, NSW 2022
t. (02) 9369 5941
f. (02) 9369 3743
e. sydney@fullcontroller.com.au

DIRECTORS
Greg Isaac raia
John Ward raia
Mark Trotter raia
Paul Trotter raia
Robert Wesener raia

DEMOLITION PLAN

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7061MA02

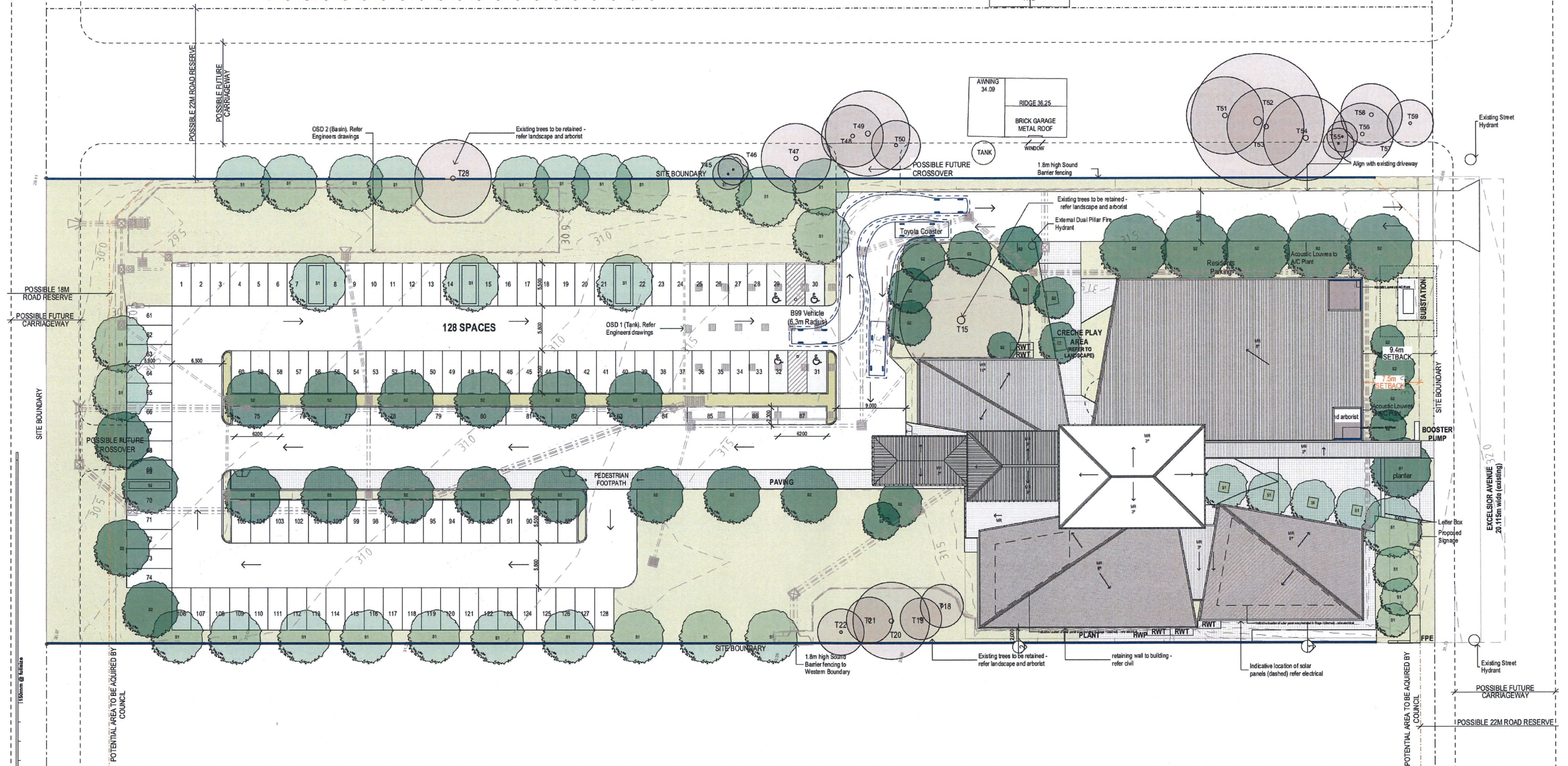
DRAWING NUMBER
DA-102

RECEIVED
DIVISION
C

1. Stormwater design amended as per Revised Civil Drawings (dated 24.04.2020)
2. Trees amended as per Landscape Architect's Drawings

Copyright

This drawing shows design features and elements of a design prepared by Fulton Tetter Architects and is to be used only for work authorised in writing by the designers. It cannot be copied directly or indirectly, in whole or in part, nor shall it be used for any other building purposes. Unauthorised use will be considered an infringement of these rights.



PROPOSED SITE PLAN
SCALE: 1:250 @A1

E	Issued for Council Information	06.05.2020	AP
D	Issued for Council Information	18.07.2019	AB
C	Issued for Council Information	04.05.2018	AP
B	Issued for Information	02.05.18	
A	Issued for Development Application	19.02.2018	
REV	DESCRIPTION	DATE	INITIAL

 Proposed Buildings
 Proposed Hard Landscaping
 Proposed Soft Landscaping
(refer to Landscape Architects drawing for more detailed information)

Site Boundary

Potential area to be acquired by council including 5m splay at NE and SE corners

→
←

Vehicular Access

Existing Trees (To be Retained)

Proposed trees (Stage 1)

Proposed trees (Stage 2)

Master Plan - Data	
TOTAL SITE AREA	10,326m ²
TOTAL GROSS FLOOR AREA	1,723m ²
TOTAL FSR	0.15:1
TOTAL Landscaped Area m ²	3,786m ²
TOTAL Landscaped Area %	37%
Max. Height from existing ground	9.60m
Total no. Car Spaces	128 Spaces (4 x Accessible)

0 2.5 5 7.5 12.5 Scale 1:250 @ A1 25

SYDNEY
Level 3, 35 Spring Street
PO Box 1669
Bondi Junction, NSW 2022
t. (02) 9369 5941
f. (02) 9369 3743
e. sydney@lullatrol.com

BRISBANE
SYDNEY

	NSW 6855	QLD 2920
	NSW 8371	QLD 3847
VIC 17691	NSW 4421	QLD 1870
	NSW 7177	QLD 2648
	NSW 6802	QLD 2602

www.fultontrotter.com.au

PHASE DEVELOPMENT APPLICATION

Anglican Church Property Trust

JECT Anglican Place of Public Worship

ADDRESS 49-51 Excelsior Avenue
Marsden Park, NSW

PROPOSED SITE PLAN

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7061MA02

CHECKED

REVISION

E

Changes to Current Revision E: Issue for Council Information

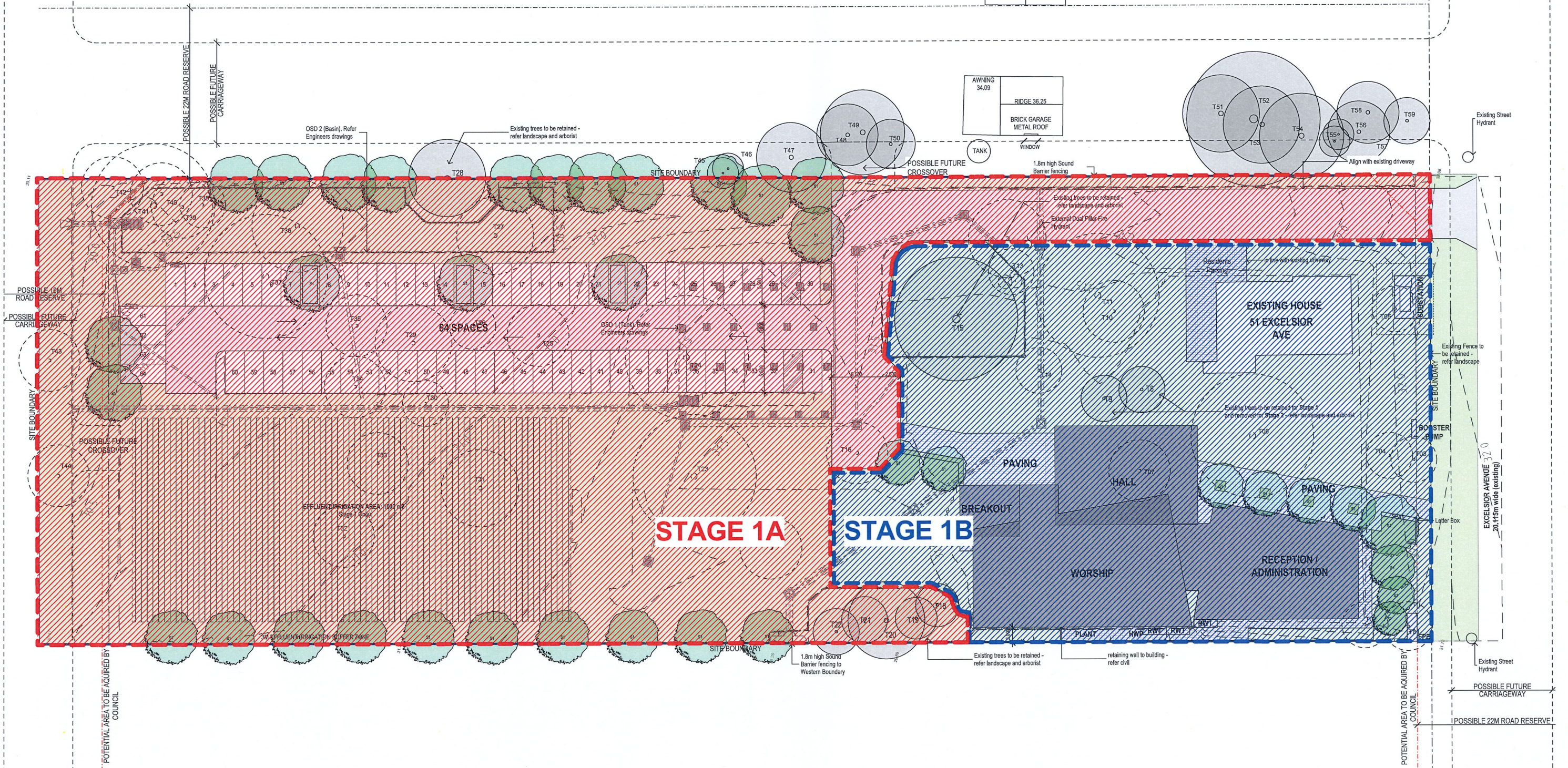
Stage 1 areas divided into Stage 1A & Stage 1B denoted with red and blue fills



1 STOREY
BRICK BUILDING
METAL ROOF
55 EXCELSIOR
AVE

Copyright

This drawing shows design features and elements of a design prepared by Fulton Trotter Architects and is to be used only for work authorised in writing by the designers. It cannot be copied directly or indirectly, in whole or in part, nor shall it be used for any other building purposes. Unauthorised use will be considered an infringement of these rights.



SITE PLAN - STAGE 1
SCALE: 1:250

@ A1

Legend

- PROPOSED WORKS
- FORMER STAGE WORKS
- EXISTING BUILDING
- TO BE DEMOLISHED
- LANDSCAPED AREA

- Existing Trees (To be Removed)
- Existing Trees (To be Retained)
- Proposed trees (Stage 1)
- Proposed trees (Stage 2)
- Site Boundary
- Potential area to be acquired by council including 5m splay at NE and SE corners

Stage 1 - Data	
TOTAL SITE AREA	10,928m ²
TOTAL GROSS FLOOR AREA	872m ²
TOTAL FSR	0.08:1
TOTAL Landscaped Area m ²	5785m ²
TOTAL Landscaped Area %	57%
Max. Height from existing ground	9.60m
Total no. Car Spaces	64 Spaces (4 x Accessible)

Scale 1:250 @ A1

Fulton Trotter ARCHITECTS

SYDNEY
Level 3, 35 Spring Street
PO Box 1669
Bondi Junction, NSW 2022
T: (02) 9369 5941
F: (02) 9369 3743
e: sydney@fultontrotter.com.au

BRISBANE
SYDNEY

VIC 17891
NSW 6855
NSW 8371
NSW 4421
NSW 7177
NSW 5802
QLD 2920
QLD 3847
QLD 1870
QLD 2646
QLD 2633

www.fultontrotter.com.au

DEVELOPMENT APPLICATION
Anglican Church Property Trust
Anglican Place of Public Worship
49-51 Excelsior Avenue
Marsden Park, NSW

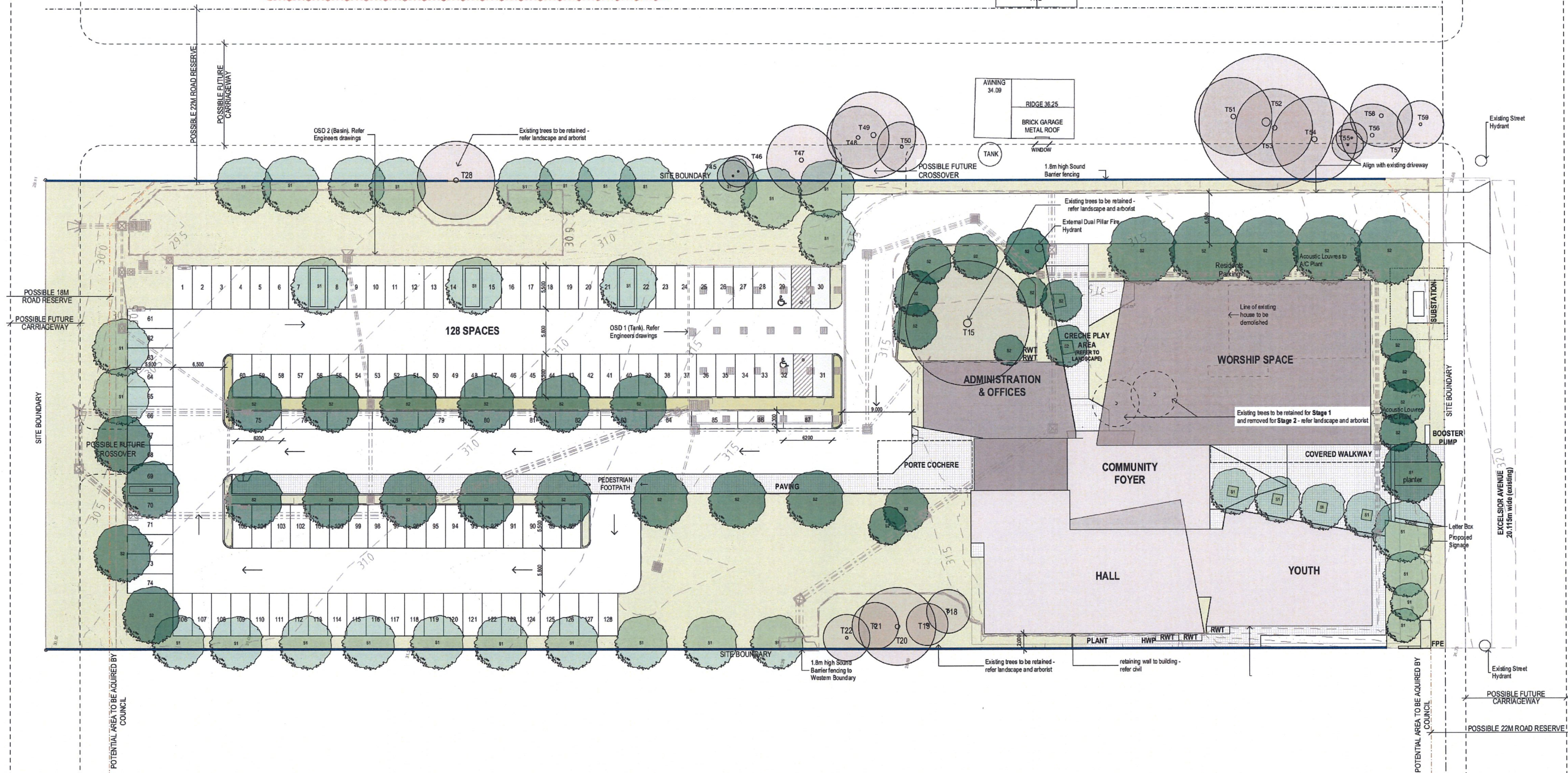
SITE PLAN- STAGE 1A & 1B

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER	DIRECTOR	CHECKED
7061MA02	JW	E
DRAWING NUMBER	REVISION	
DA-104		

Changes to Current Revision: Issue for Council Information

1. Stormwater design amended as per Revised Civil Drawings (dated 24.04.2020)
2. Trees amended as per Landscape Architect's Drawings



SITE PLAN - STAGE 2
SCALE: 1:250

Legend

- PROPOSED WORKS
- FORMER STAGE WORKS
- EXISTING BUILDING
- TO BE DEMOLISHED
- LANDSCAPED AREA

- Existing Trees (To be Removed)
- Existing Trees (To be Retained)
- Proposed trees (Stage 1)
- Proposed trees (Stage 2)
- Site Boundary
- Potential area to be acquired by council including 5m splay at NE and SE corners

Stage 2 - Data

TOTAL SITE AREA	10,926m ²
TOTAL GROSS FLOOR AREA	1,723m ²
TOTAL FSR	0.151
TOTAL Landscaped Area m ²	3,788m ²
TOTAL Landscaped Area %	37%
Max. Height from existing ground	9.60m
Total no. Car Spaces	128 Spaces (4 x Accessible)

fulton trotter ARCHITECTS

SYDNEY
Level 3, 35 Spring Street
PO Box 1069
Bondi Junction, NSW 2022
T (02) 9389 5841
F (02) 9389 3743
e. sydney@fultontrotter.com.au

BRISBANE
SYDNEY

www.fultontrotter.com.au

DEVELOPMENT APPLICATION Anglican Church Property Trust

Anglican Place of Public Worship

49-51 Excelsior Avenue
Marsden Park, NSW

SITE PLAN - STAGE 2

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER
7061MA02
DRAWING NUMBER
DA-105

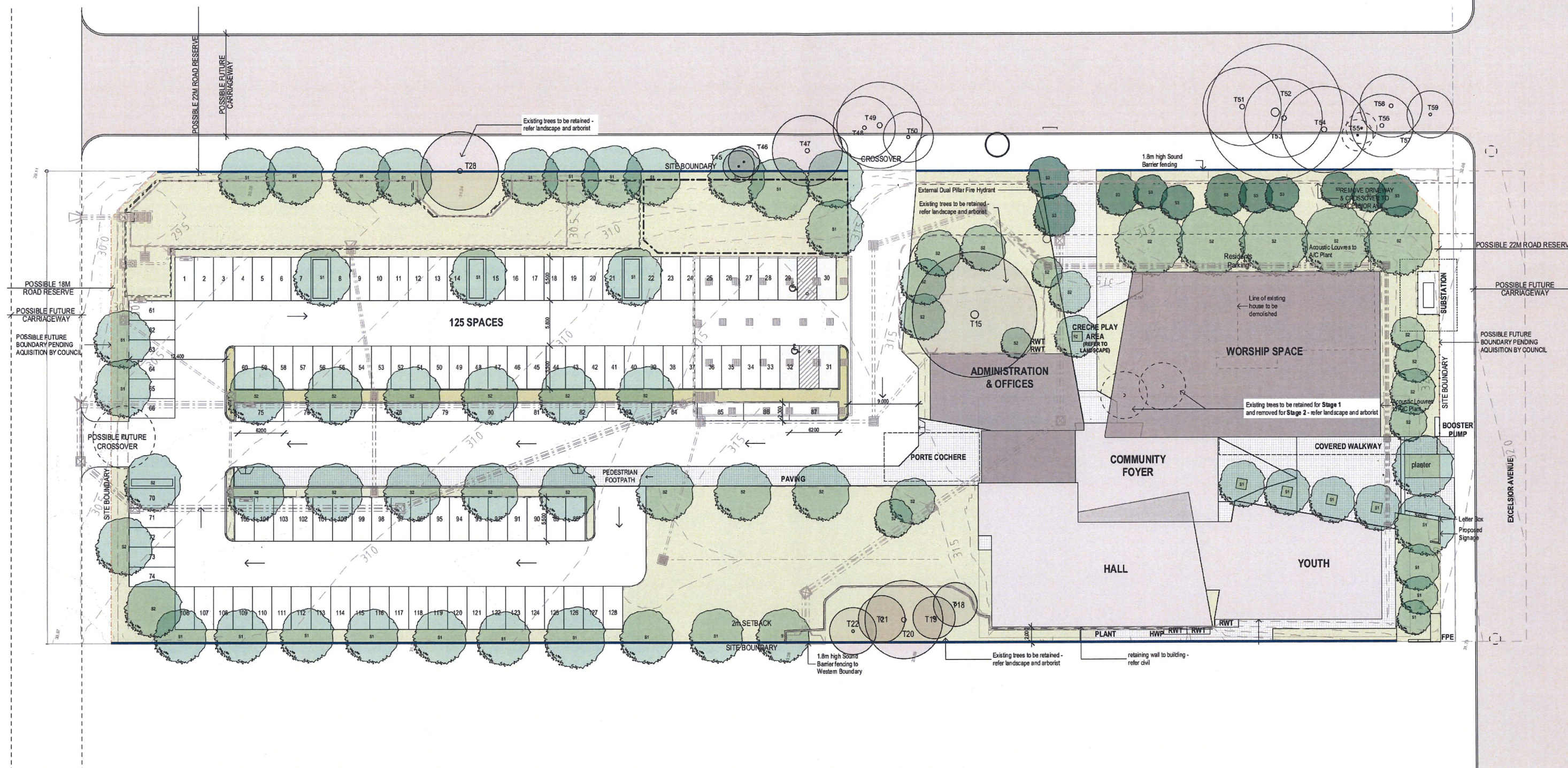
DIRECTOR
JW

CHECKED
D
REVISION

1. Stormwater design amended as per Revised Civil Drawings (dated 24.04.2020)
2. Trees amended as per Landscape Architect's Drawings

Copyright

This drawing shows design features and elements of a design prepared by Fulton Trotter Architects and is to be used only for work authorised in writing by the designers. It cannot be copied directly or indirectly, in whole or in part, nor shall it be used for any other building purposes. Unauthorised use will be considered an infringement of these rights.



SITE PLAN - STAGE 3
SCALE: 1:250 @A1

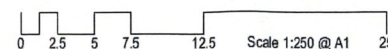
B	Inspector Council Information	05.05.2020	AP
A	Inspector Council Information	10.07.2019	AB
REV.	DESCRIPTION	DATE	INITIAL

 PROPOSED WORKS
 FORMER STAGE WORKS
 EXISTING BUILDING
 TO BE DEMOLISHED
 LANDSCAPED AREA

-
- Existing Trees (To be Retained)
- Proposed trees (Stage 1,2)
- Proposed trees (Stage 3)
- Site Boundary
- Potential area to be acquired by council including 5m splay at NE and SE corners

Site Boundary

Potential area to be acquired by council including 5m splay at NE and SE corners



SYDNEY
Level 3, 35 Spring Street
PO Box 1009
Bondi Junction, NSW 2022
t (02) 9309 5941
f (02) 9309 3743
e. sydney@fullontrotter.com.au

BRISBANE
SYDNEY

DIRECTORS
Greg Isaac raia
John Ward raia
Mark Trotter fraia
Paul Trotter fraia
Robert Weiss fraia

NSW 6855	QLD 292
NSW 8371	QLD 384
NSW 4421	QLD 187
NSW 7177	QLD 264
NSW 5802	QLD 269

Robert Wesener runs NSW 5902 QLD 26
www.fultontrotter.com.au

DEVELOPMENT APPLICATION

Anglican Church Property Trust

SUBJECT Anglican Place of Public Worship

ADDRESS 49-51 Excelsior Avenue
Marsden Park, NSW

ING SITE PLAN - STAGE 3

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER

7061MA02

DRAWING NUMBER
DA-106

CHECKED _____

--	--

REVISION
B

1. Trees amended as per Landscape Architect's Drawings
2. OSD Tanks and Basin amended as per Civil Drawings
3. Moved building Setbacks and services on boundary NORTH by 1.9m to account for possible future boundary

WIND



PROJECT NUMBER
7061MA02

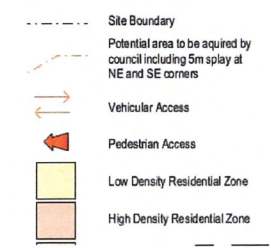
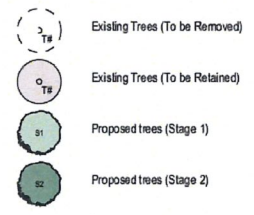
DRAWING NUMBER
DA-107

CHECKED
REVISION
D



D	Inspector Council Information	10.07.2018	AIB
C	Inspector Council Information	04.05.2018	AP
B	Inspector Information		
A	Issued for Development Application	19.02.2018	
REV.	DESCRIPTION	DATE	INITIAL

 Proposed Buildings
 Proposed Hard Landscaping
 Proposed Soft Landscaping
 (refer to Landscape Architects drawing for more detailed information)

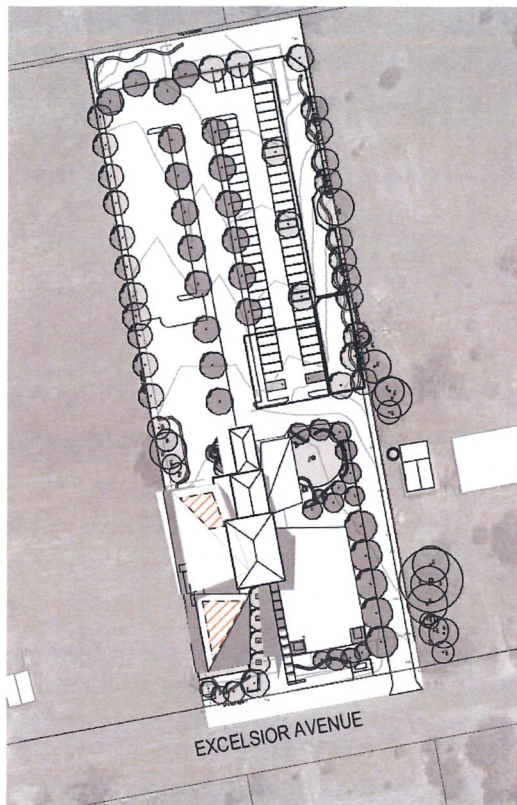


SYDNEY
Level 3, 35 Spring Street
PO Box 1669
Bondi Junction, NSW 2022
t. (02) 9369 5941
f. (02) 9369 3743
e. sydney@fullontrotter.com.au

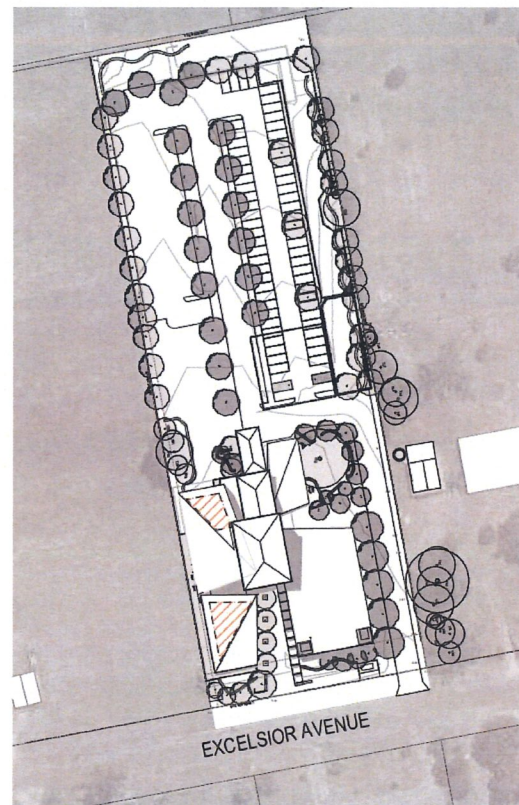
NSW 6855	QLD 2920
NSW 8371	QLD 3847
NSW 4421	QLD 1870
NSW 1111	QLD 2242

www.fultontrotter.com.au

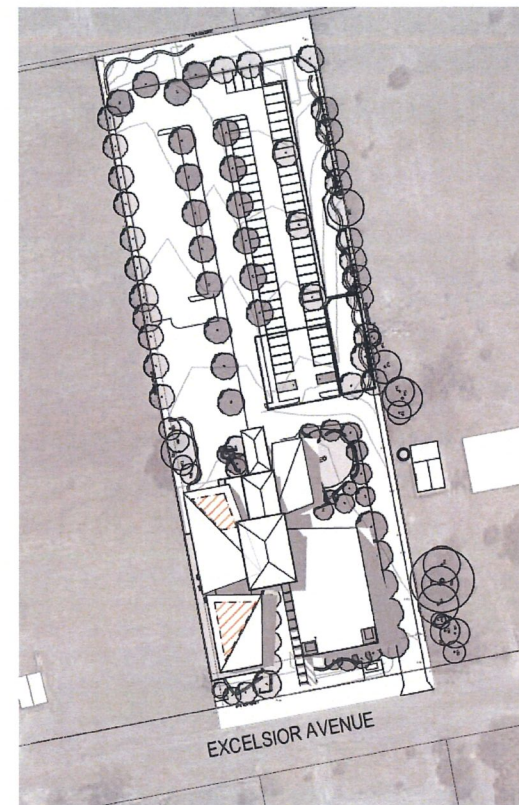
PHASE	DEVELOPMENT APPLICATION
CLIENT	Anglican Church Property Trust
PROJECT	Anglican Place of Public Worship
ADDRESS	49-51 Excelsior Avenue Marsden Park, NSW



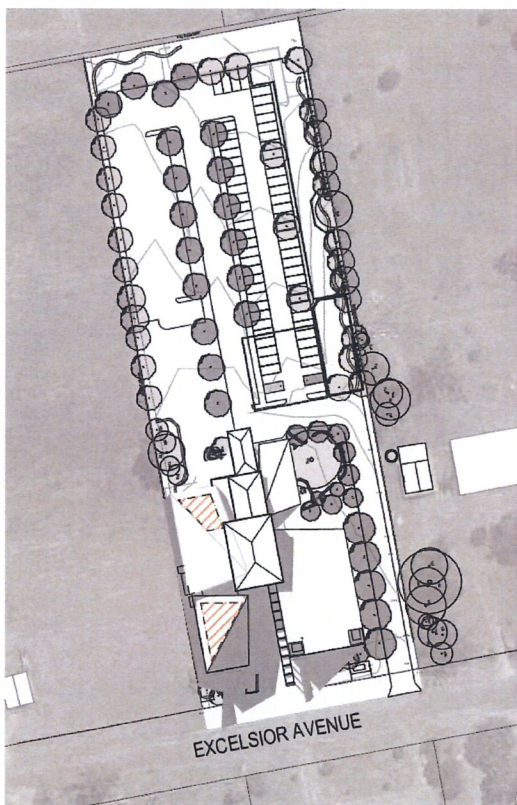
SUN SHADOW - DEC 21, 9AM
1:1000 @A1



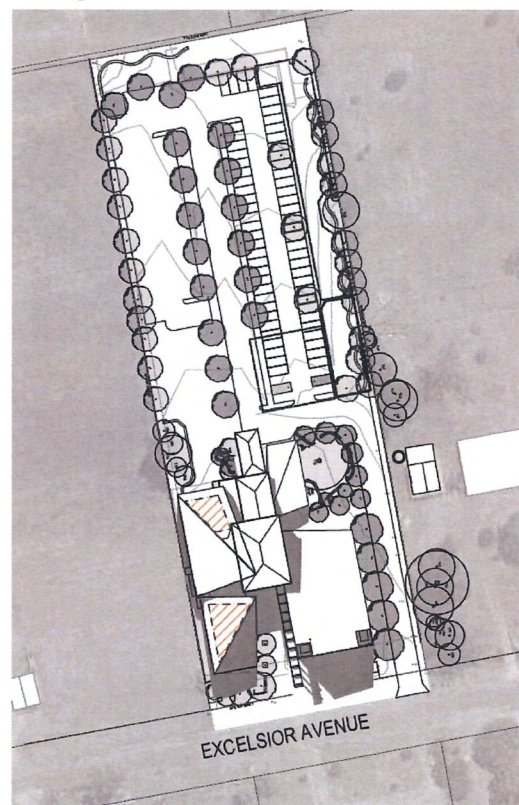
SUN SHADOW - DECEMBER 21, 12PM
1:1000 @A1



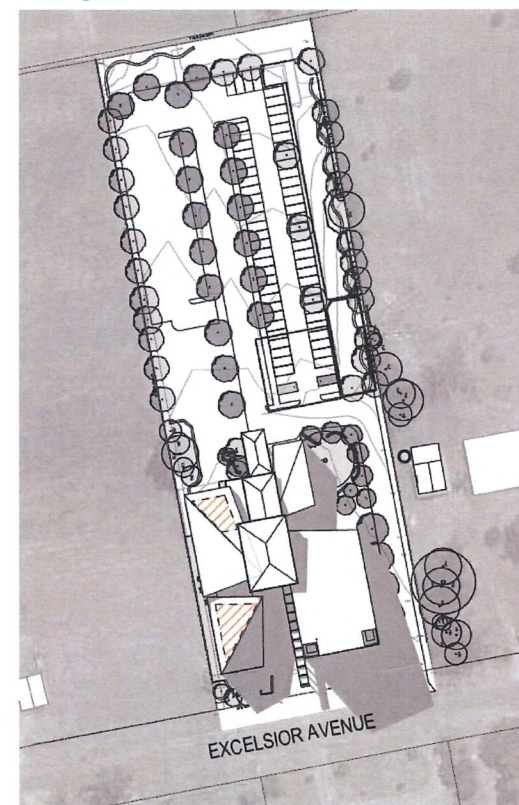
SUN SHADOW - DEC 21, 3PM
1:1000 @A1



SUN SHADOW - JUNE 21, 9AM
1:1000 @A1



SUN SHADOW - JUNE 21, 12PM
1:1000 @A1

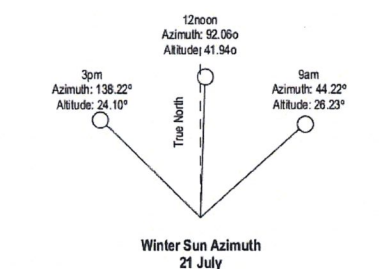
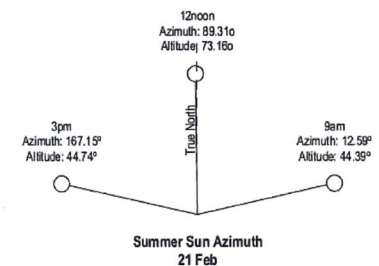


SUN SHADOW - JUNE 21, 3PM
1:1000 @A1

Copyright
This drawing shows design features and elements of a design prepared by
Fulton Trotter Architects and is to be used only for work authorised in
writing by the designers. It cannot be copied directly or indirectly, in whole
or in part, nor shall it be used for any other building purposes. Unauthorised
use will be considered an infringement of these rights.

Changes to Current Revision: Issue for Council Information

1. Trees amended as per Landscape Architect's Drawings
2. OSD Tanks and Basin amended as per Civil Drawings
3. Moved building Setbacks and services on boundary NORTH by 1.9m to account for possible future boundary



SHADOW DIAGRAM LEGEND

- Extent of shadows cast by buildings
- Proposed P/V Cell Locations

NOTES

- Sun Shadows generated from 3D Model in ArchiCAD v.18
- Sun Shadows generated from True North

fulton trotter
ARCHITECTS

SYDNEY
Level 3, 35 Spring Street
PO Box 1880
Bondi Junction, NSW 2022
t: (02) 9589 5941
f: (02) 9589 3743
e: sydney@fultontrotter.com.au

BRISBANE
SYDNEY

DIRECTORS
Greg Isaac
John Ward
Mark Trotter
Paul Trotter
Robert Weaver

NSW 0855
NSW 0371
NSW 4421
NSW 7177
NSW 2802

OLD 2520
OLD 3367
OLD 1870
OLD 2466
OLD 2533

VIC 17691

www.fultontrotter.com.au

DEVELOPMENT APPLICATION
Anglican Church Property Trust

Anglican Place of Public Worship

49-51 Excelsior Avenue
Marsden Park, NSW

SHADOW DIAGRAMS

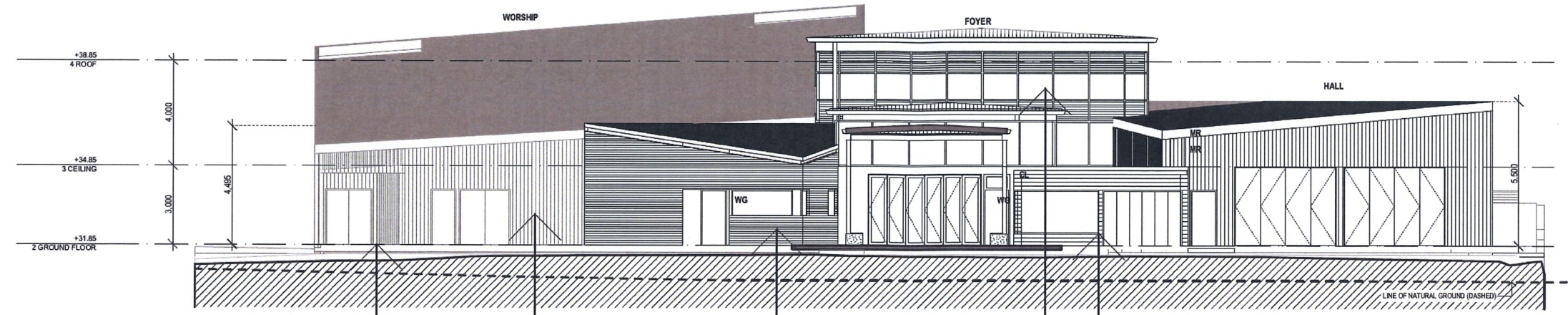
Figured dimensions take precedence over
scale dimensions. Contractors must verify
all dimensions on site before commencing
any work or making shop drawings.

PROJECT NUMBER
7061MA02
DRAWING NUMBER
DA-108

DIRECTOR
JW

CHECKED
C

Copyright
This drawing shows design features and elements of a design prepared by
Fulton Trotter Architects and is to be used only for work authorised in
writing by the designers. It cannot be copied directly or indirectly, in whole
or in part, nor shall it be used for any other building purposes. Unauthorised
use will be considered an infringement of these rights.



STAGE 2 North Elevation
SCALE: 1:100 @ A1

PROPOSED MATERIALS PALETTE

POLISHED CONCRETE SURFACES

WIDE PROFILE METAL CLADDING

BRICK CLADDING

TRANSLUCENT & CLEAR GLAZING

PREFINISHED METAL WEATHERBOARD CLADDING

PROPOSED COLOUR PALETTE

NATURAL CONCRETE FINISH

COLOURBOND WALLABY, MONUMENT TRIMS

RED BRICK

WHITE FROSTED TRANSLUCENT

NEUTRAL LOW-E GLAZING

WHITE

8	Revised Council Information	19.07.2019	AB
A	Revised Development Application	19.02.2018	
REV.	DESCRIPTION	DATE	INITIAL

LEGEND	
MR	Metal Sheeting
MR	Metal Screening
WG	Glazing
CL	Weatherboard Cladding
MA	Brick

fulton trotter
ARCHITECTS

SYDNEY
Level 3, 35 Spring Street
PO Box 1989
Bondi Junction, NSW 2022
t: (02) 9389 5941
f: (02) 9389 3743
e: sydney@fultontrotter.com.au

BRISBANE
SYDNEY

DIRECTORS
Greg Isaac rala NSW 6955 QLD 2920
John Ward rala NSW 8371 QLD 3847
Mark Trotter rala NSW 4421 QLD 1870
Paul Trotter rala NSW 7177 QLD 2646
Robert Wessner rala NSW 5932 QLD 2153

www.fultontrotter.com.au

DEVELOPMENT APPLICATION

PROJECT CLIENT: Anglican Church Property Trust

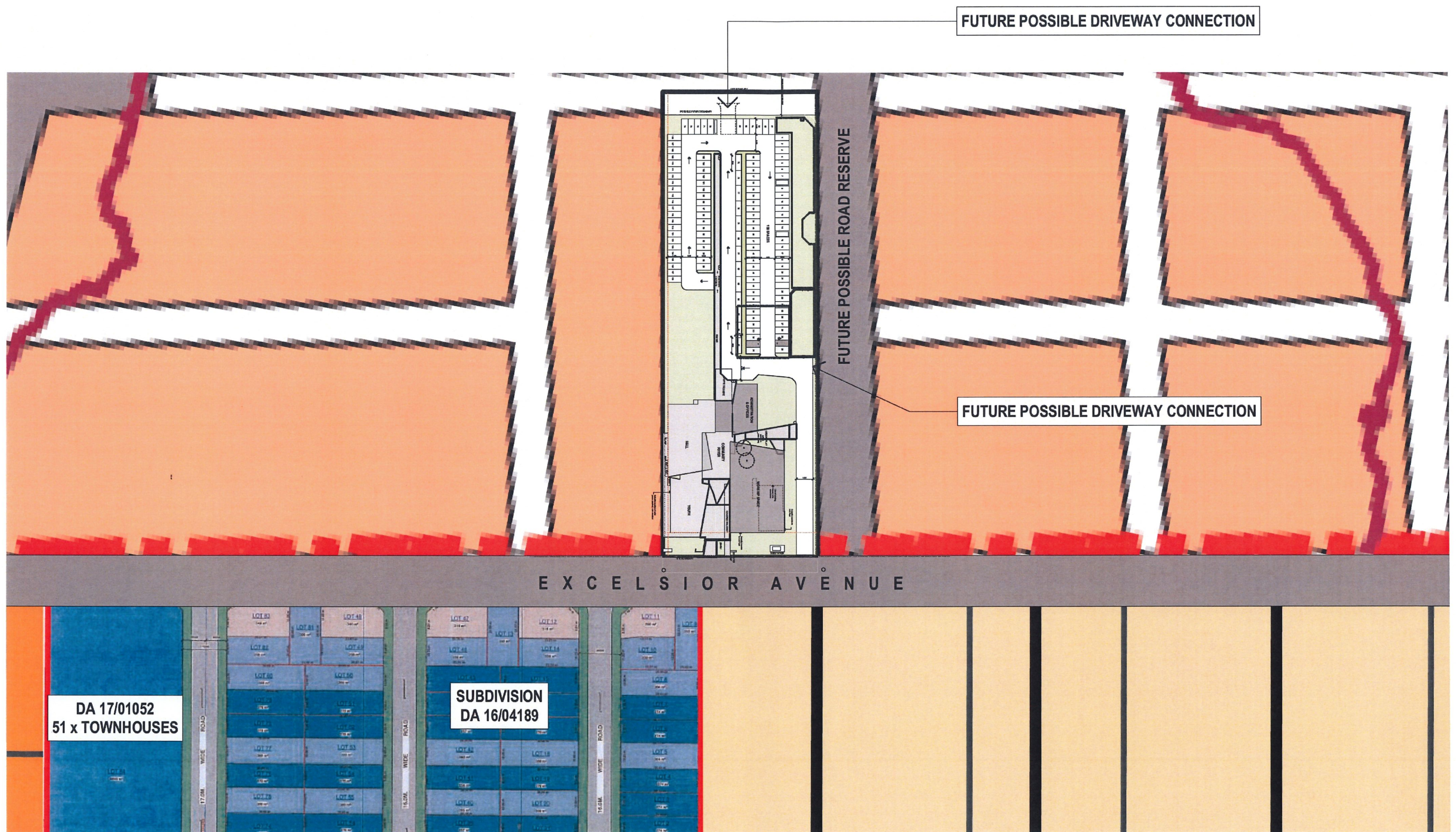
PROJECT PHASE: Anglican Place of Public Worship

ADDRESS: 49-51 Excelsior Avenue
Marsden Park, NSW

MATERIAL & FINISHES

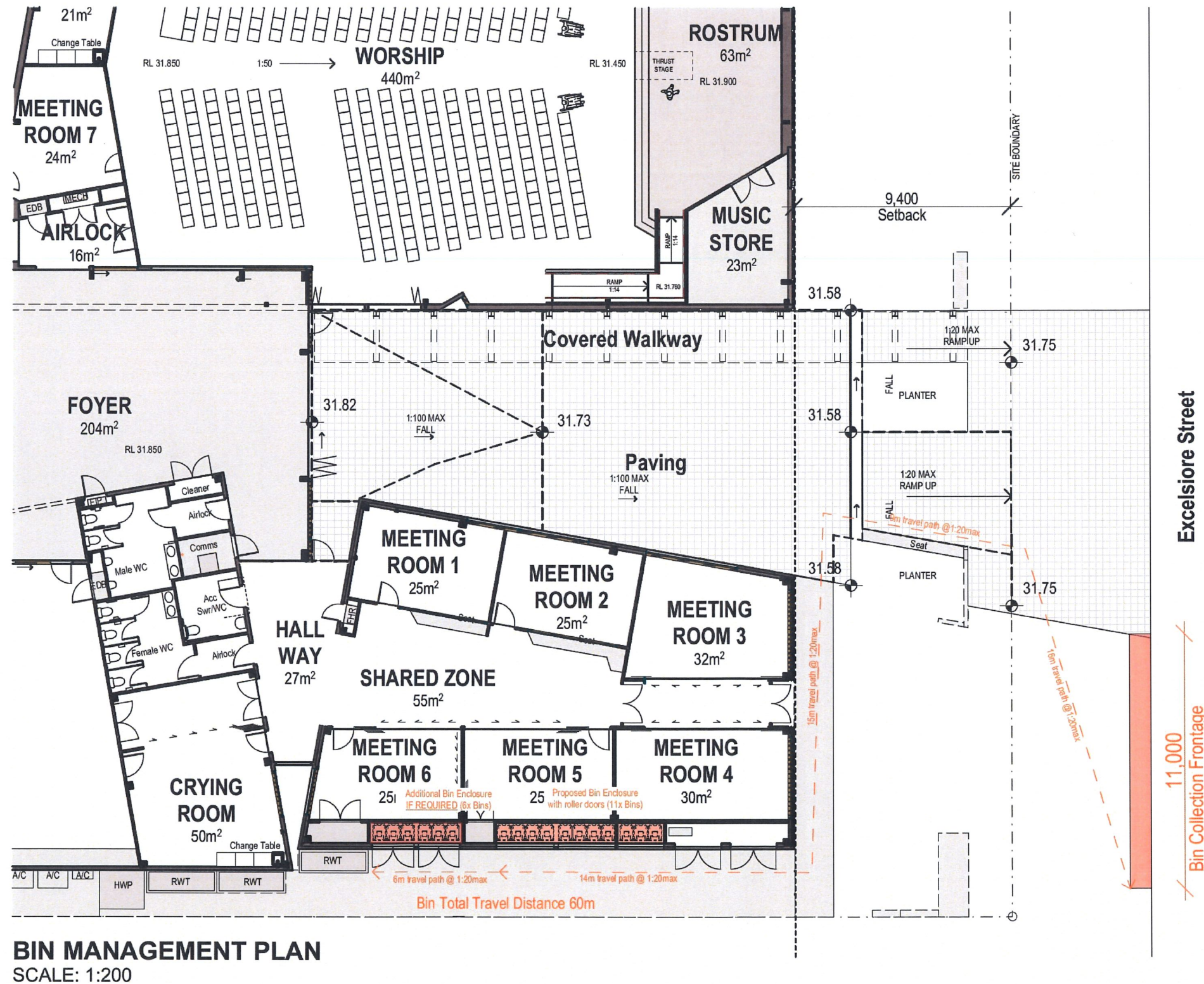
Figured dimensions take precedence over
scale dimensions. Contractors must verify
all dimensions on site before commencing
any work or making shop drawings.

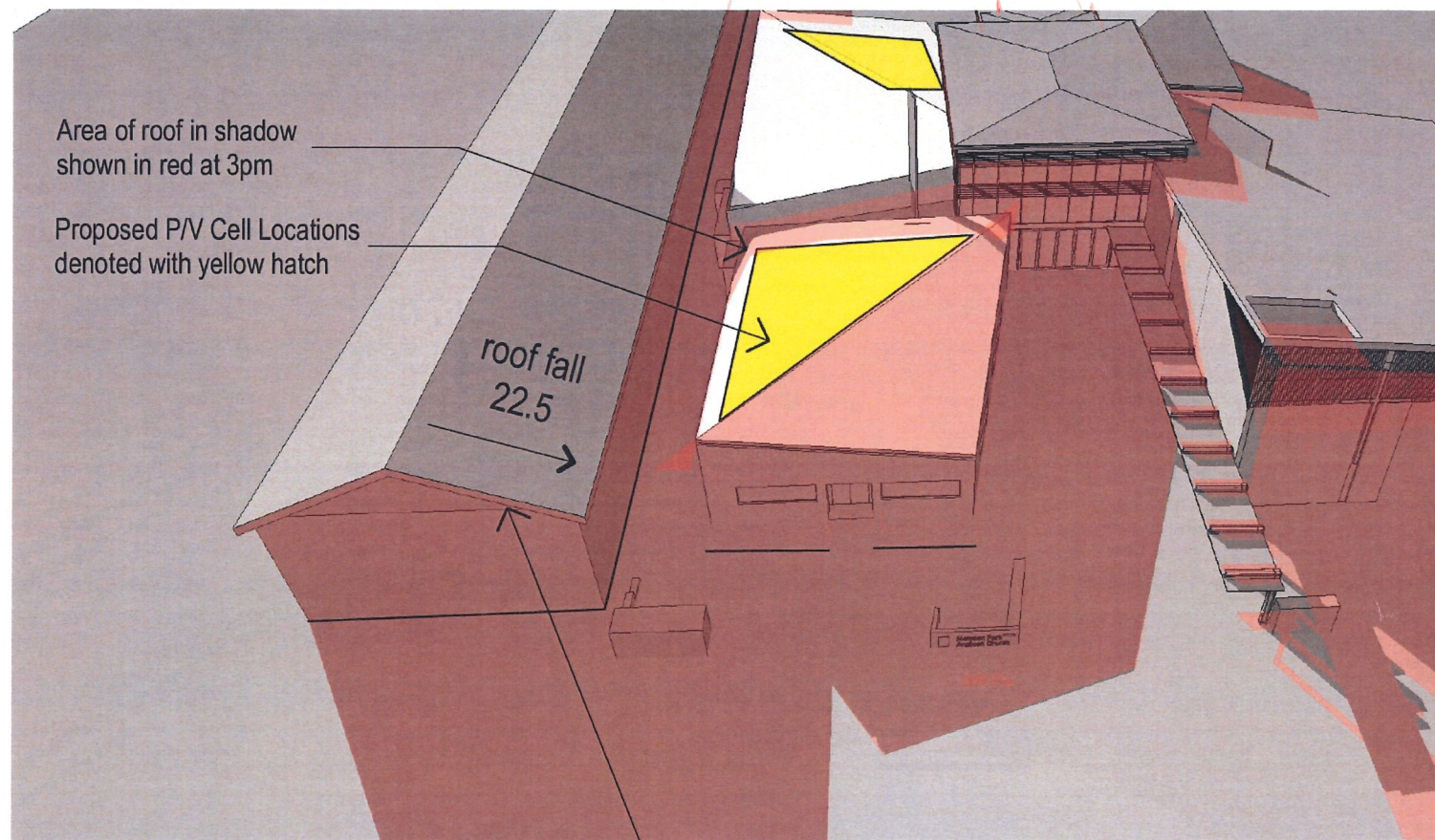
PROJECT NUMBER 7061MA02	DIRECTOR JW	CHECKED
DRAWING NUMBER DA-109	REVISION B	



Changes to Current Revision: Issue for Council Information

1. Possible future road reserves and carriageways to South of site.
2. Moved building Setbacks and services on boundary NORTH by 1.9m to account for possible future boundary





SUN SHADOW - JUNE 21, 3PM
Perspective view from Excelsior Ave

Possible future two storey building setback 4500mm from Excelsior Avenue and 900mm off side boundary. Roof pitch shown at 22.5 degrees.

SHADOW DIAGRAM LEGEND

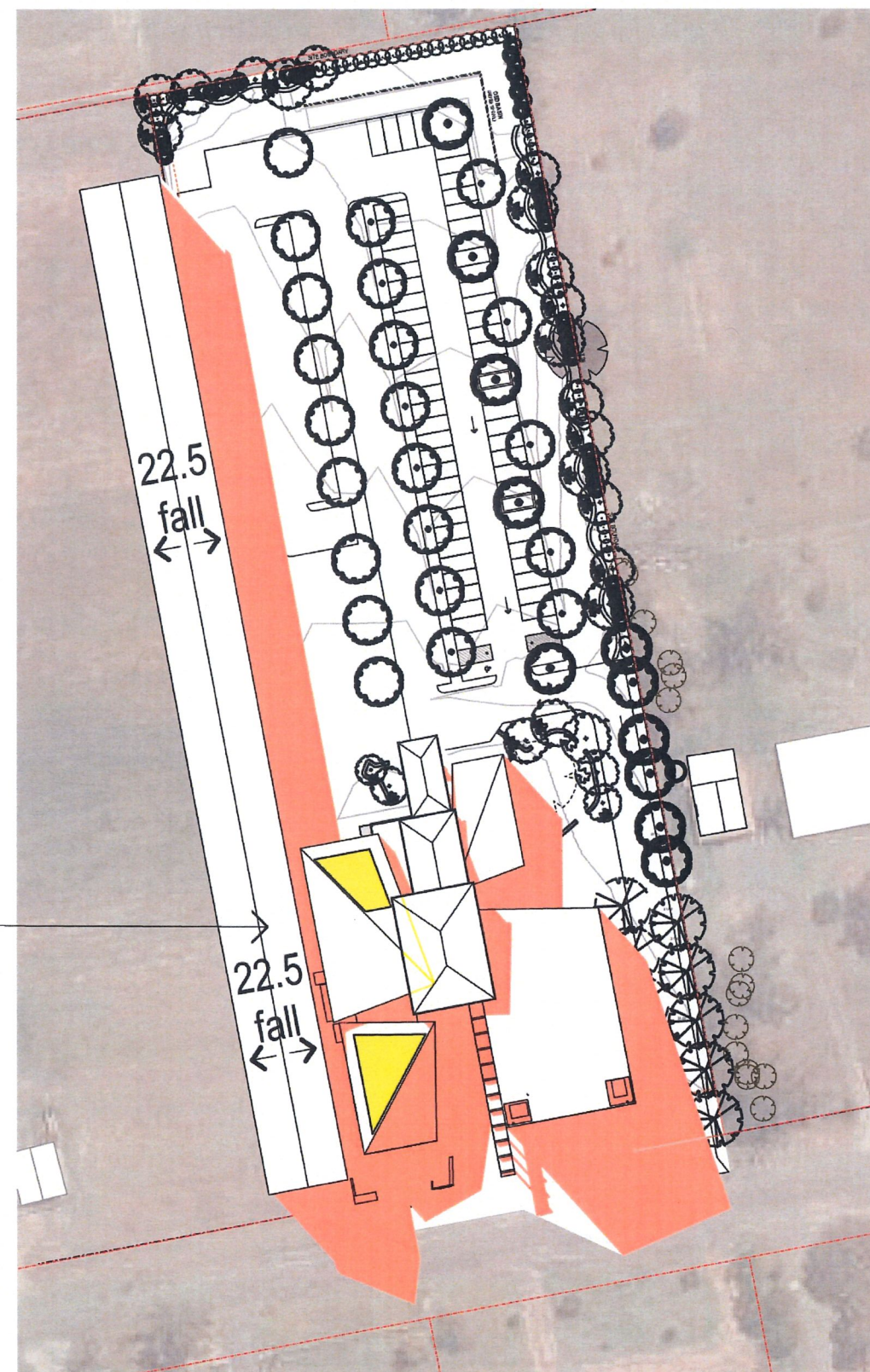
- Extent of shadows cast by buildings
- Proposed P/V Cell Locations

NOTES

- Sun Shadows generated from 3D Model in ArchiCAD v.18
- Sun Shadows generated from True North

Changes to Current Revision: Issue for Council Information

1. Moved building Setbacks and services on boundary NORTH by 1.9m to account for possible future boundary

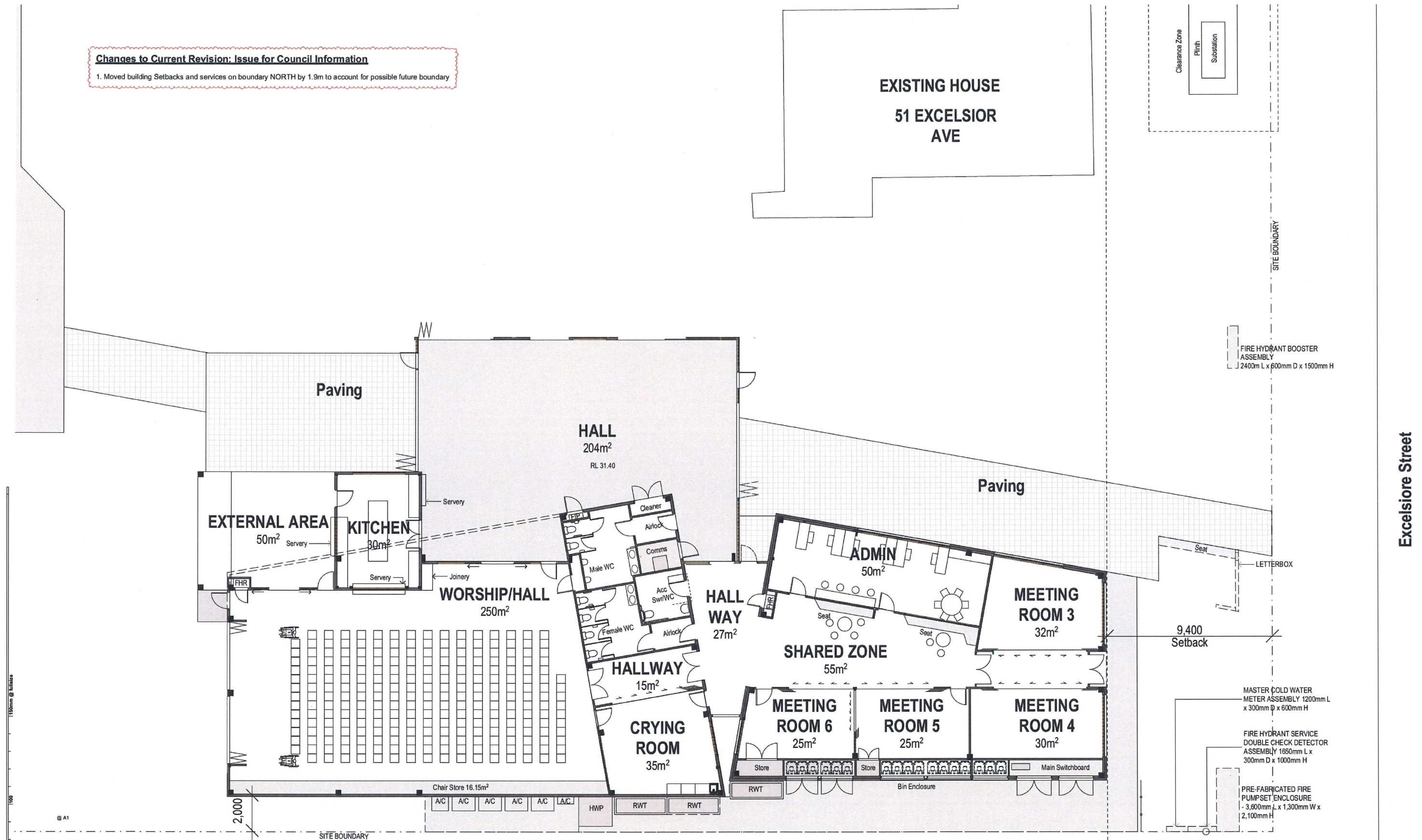


SUN SHADOW - JUNE 21, 3PM
1:1000 @A1



Changes to Current Revision: Issue for Council Information

1. Moved building Setbacks and services on boundary NORTH by 1.9m to account for possible future boundary



FLOOR PLAN - STAGE 1
SCALE: 1:100

REV	DESCRIPTION	DATE	BY/TO
1	Issue for Council Information	16/07/2019	AB
2	Issue for Development Application	19/12/2018	

fulton trotter
ARCHITECTS

SYDNEY
Level 3, 35 Spring Street
PO Box 1089
Bondi Junction, NSW 2022
T (02) 9589 5941
F (02) 9589 5743
e. sydney@fultontrotter.com.au

BRISBANE
SYDNEY

DIRECTORS
Greg Isaacakis NSW 8855 QLD 2600
John Wardle NSW 8371 QLD 3567
Mark Trotter NSW 4421 QLD 1670
Paul Trotter NSW 7177 QLD 2646
Robert Wiesener NSW 5952 QLD 2633

www.fultontrotter.com.au

DEVELOPMENT APPLICATION

Anglican Church Property Trust

Anglican Place of Public Worship

49-51 Excelsior Avenue
Marsden Park, NSW

**STAGE 1 GROUND FLOOR
PLAN**

Figured dimensions take precedence over
scale dimensions. Contractors must verify
all dimensions on site before commencing
any work or making shop drawings.

PROJECT NUMBER
7061MA02

DRAWING NUMBER
DA-201

DIRECTOR
JW

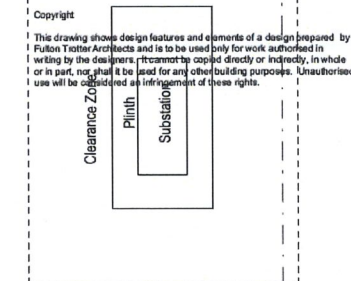
REVISION
B

CHECKED

REVISION

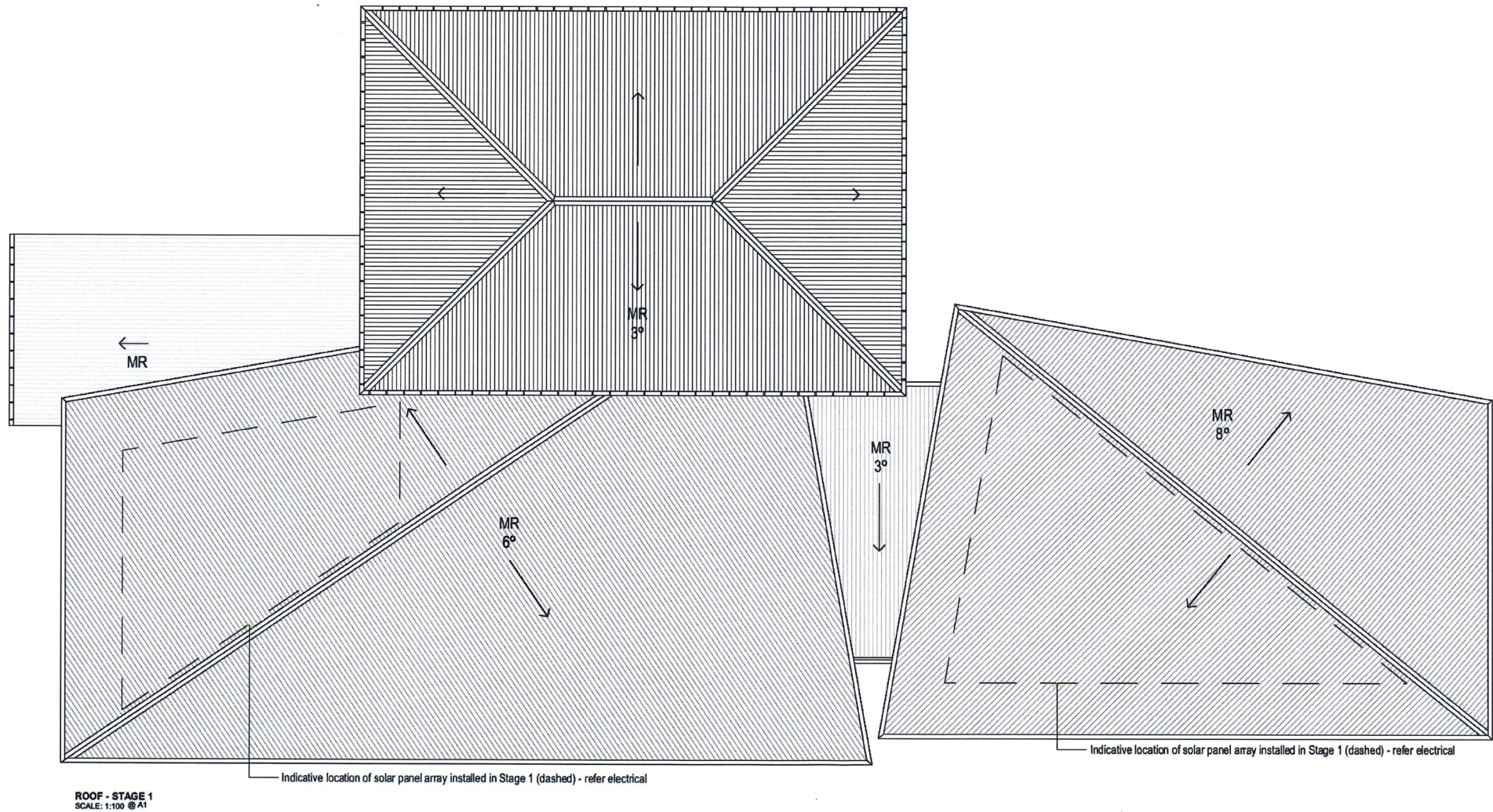
B

1. Moved building Setbacks and services on boundary NORTH by 1.9m to account for possible future boundary



Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

PROJECT NUMBER 7061MA02	DIRECTOR JW	CHECKED
DRAWING NUMBER DA-202		REVISION B



ROOF - STAGE 1
SCALE: 1:100 @ A1

B	Issue for Council Information	18/07/2019	AB
A	Issue for Development Application	19/02/2018	
REV	DESCRIPTION	DATE	BY/TA

fulton trotter
ARCHITECTS

SYDNEY
Level 3, 35 Spring Street
PO Box 1080
Bondi Junction, NSW 2022
t: (02) 9559 5941
f: (02) 9559 3743
e: sydney@fultontrotter.com.au

BRISBANE
SYDNEY

DIRECTORS
Greg Isaac reia
John Ward reia
Mark Trotter reia
Paul Trotter reia
Robert Wessner reia

NSW 0855 OLD 2920
NSW 0371 OLD 3847
NSW 0421 OLD 1870
NSW 7177 OLD 2648
NSW 5952 OLD 2633

www.fultontrotter.com.au

DEVELOPMENT APPLICATION

Anglican Church Property Trust

Anglican Place of Public Worship

49-51 Excelsior Avenue
Marsden Park, NSW

STAGE 1 ROOF PLAN

Figured dimensions take precedence over
scale dimensions. Contractors must verify
all dimensions on site before commencing
any work or making shop drawings.

PROJECT NUMBER
7061MA02

DRAWING NUMBER
DA-211

DIRECTOR
JW

REVISION
B

CHECKED

REVISION
B