



OUR LADY OF THE ROSARY
CATHOLIC SCHOOL
The Entrance

Applicant:
Catholic Schools Broken Bay
on behalf of
The Trustees of the Roman
Catholic Church
Diocese of Broken Bay



APPLICANT:

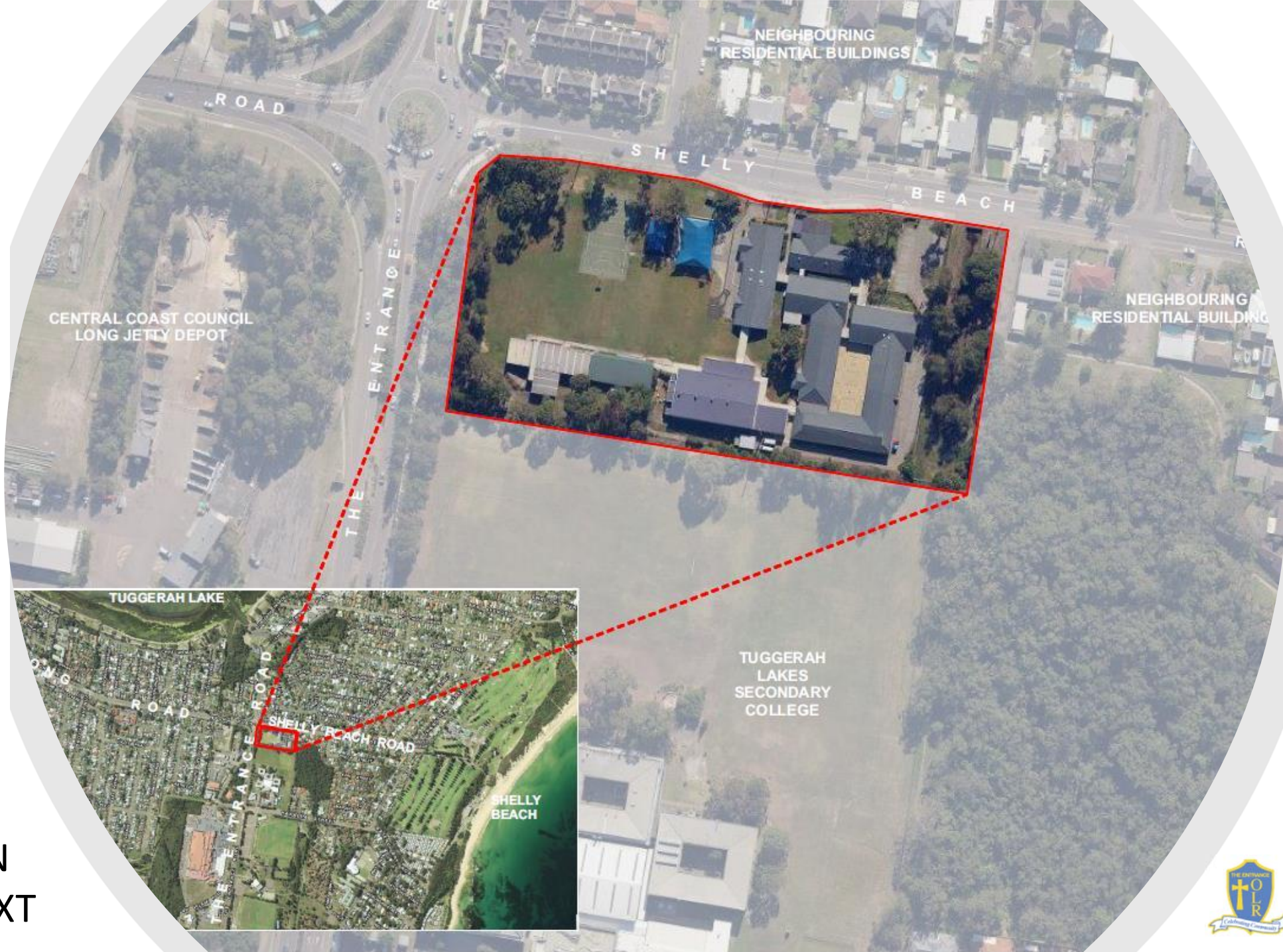


ARCHITECT:

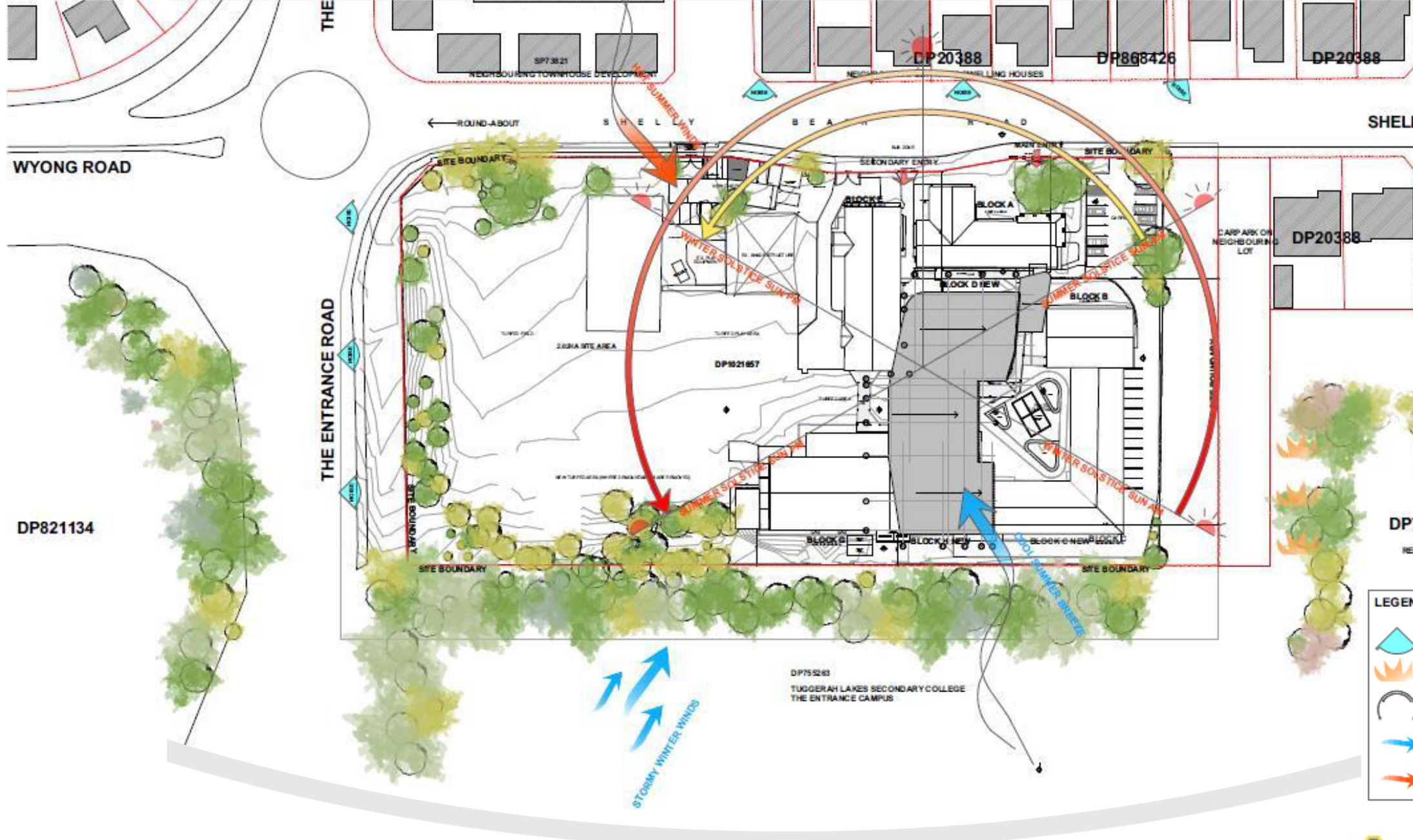
**GLENDENNING
SZOBOSZLAY
ARCHITECTS**

PLANNERS:





LOCATION & CONTEXT

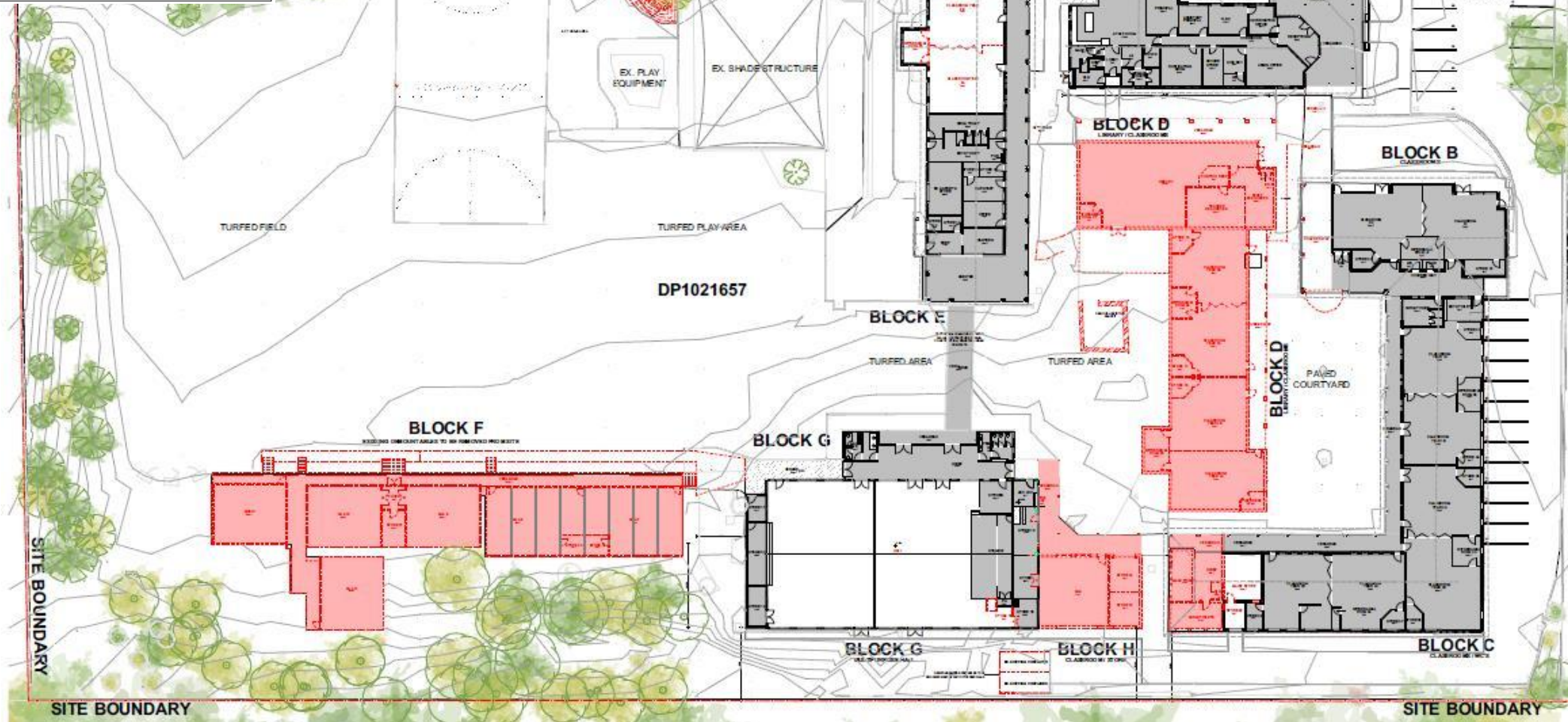


SITE ANALYSIS



LEGEND

- EXISTING WALLS TO REMAIN
- AREA OF NO WORKS
- BUILDING AREA WHERE DEMOLITION WORKS ARE TO BE CARRIED OUT
- BUILDING ELEMENTS TO BE DEMOLISHED WITHIN THE DEMOLITION AREA

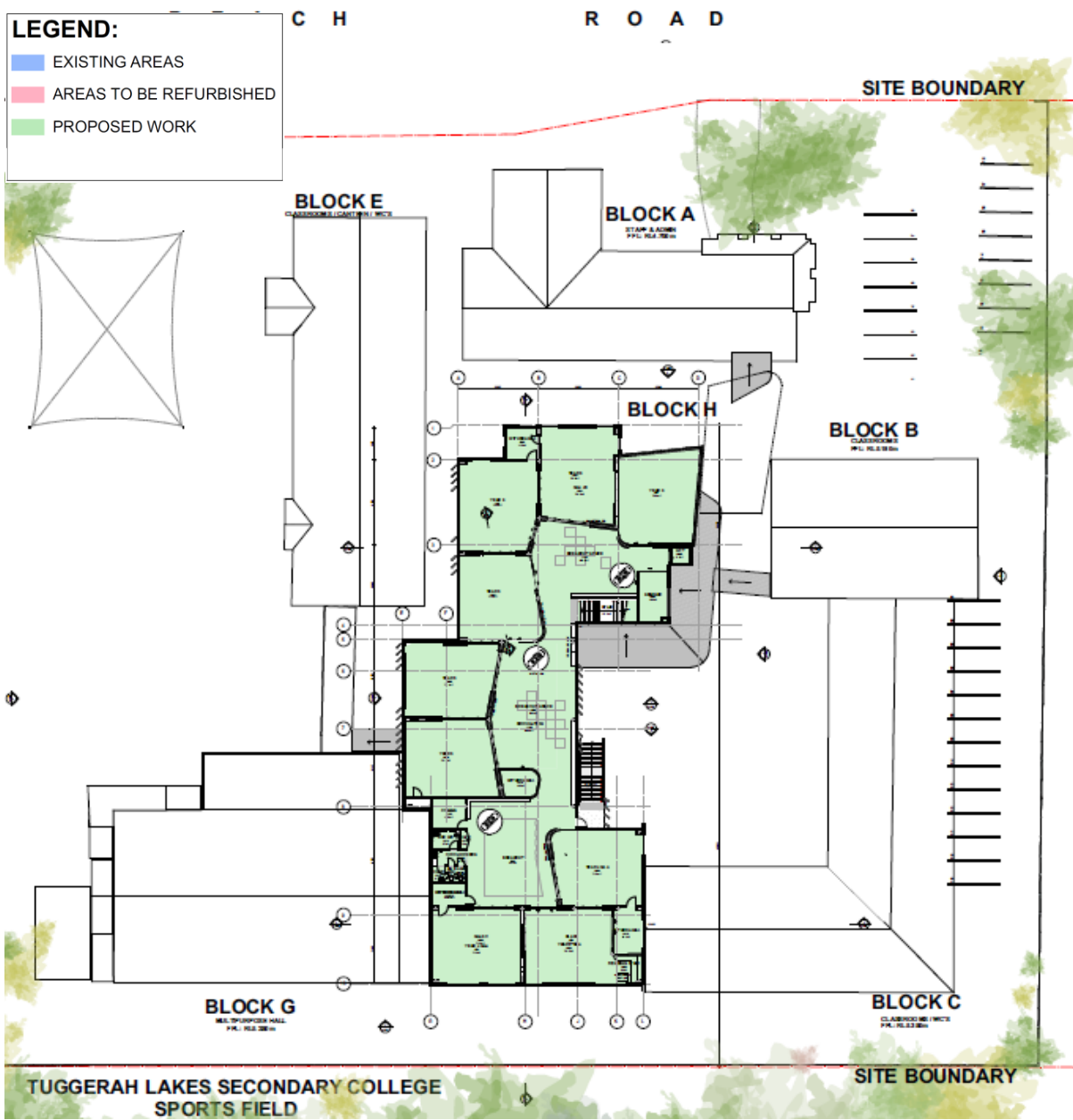


SITE & DEMOLITION PLAN

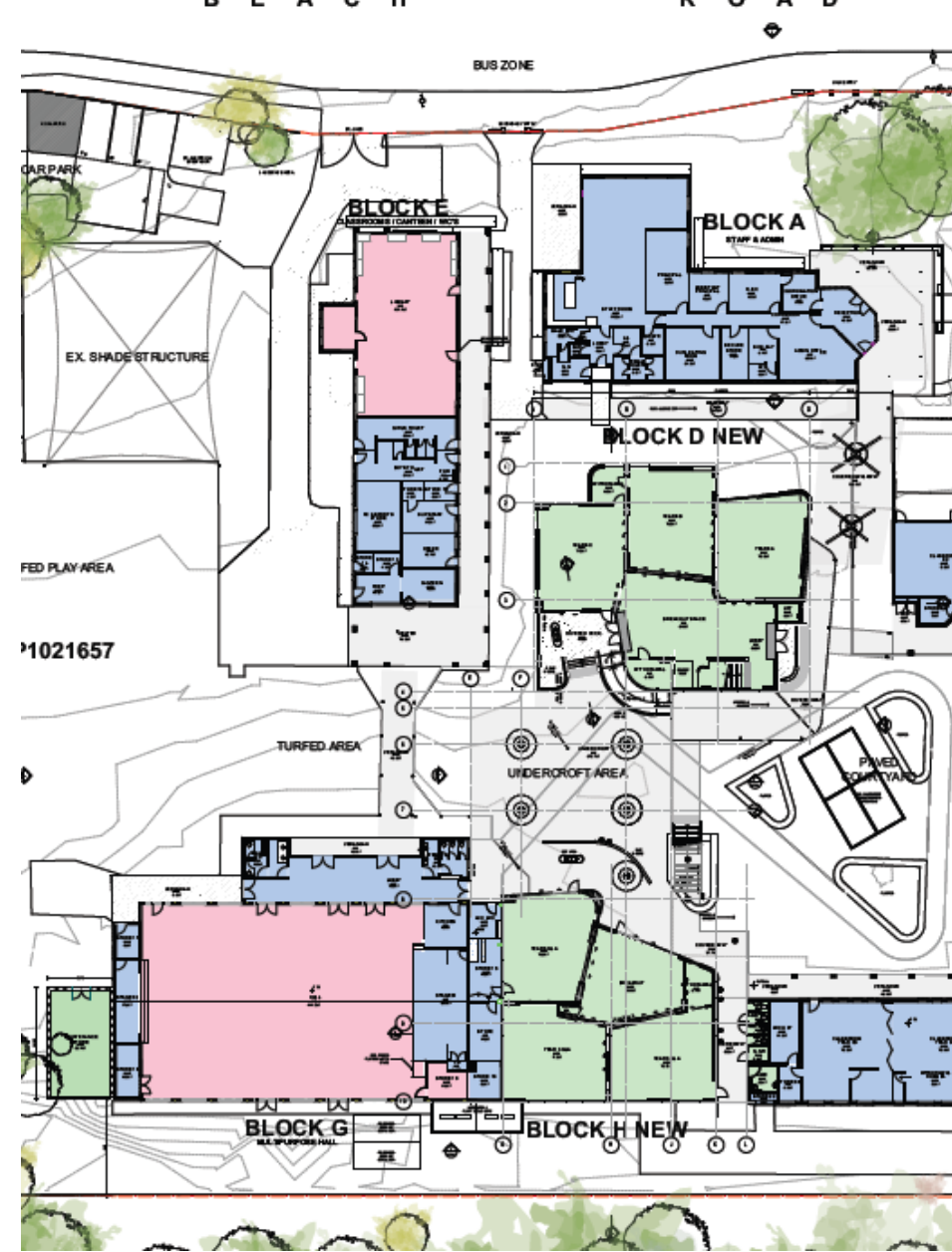


LEGEND:

- EXISTING AREAS
- AREAS TO BE REFURBISHED
- PROPOSED WORK

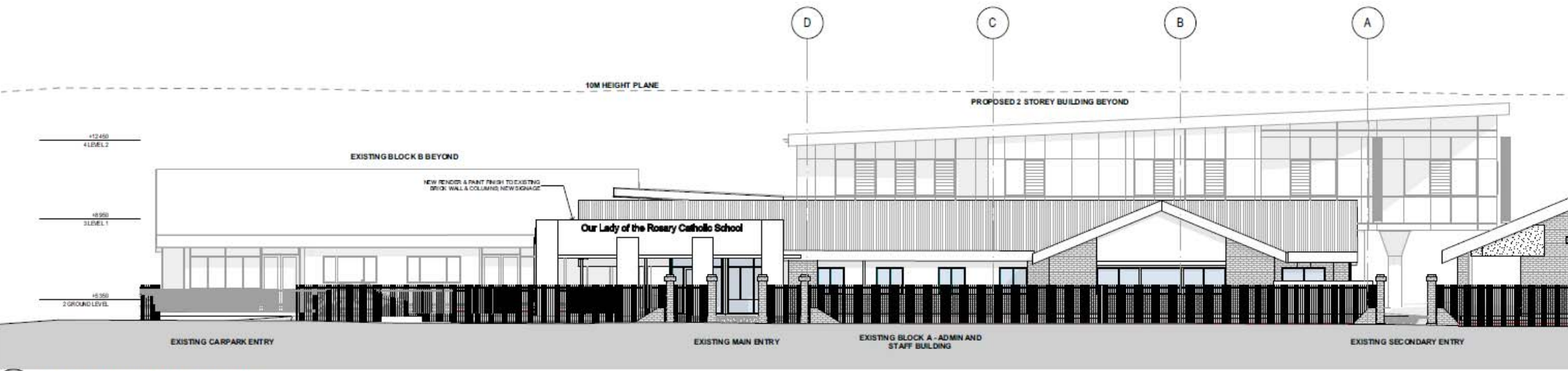


LEVEL 1 PLAN



GROUND FLOOR PLAN





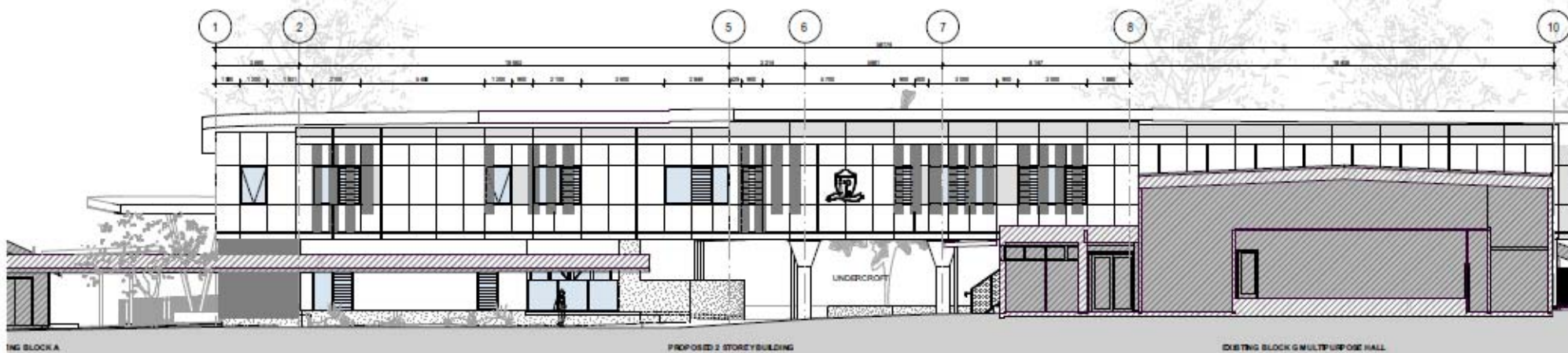
1 NE1 PROPOSED NORTH ELEVATION (SHELLY BEACH ROAD)
SCALE 1:100



2 NE2 PROPOSED NORTH ELEVATION
SCALE 1:100

NORTH ELEVATION





1 PROPOSED WEST ELEVATION
ARCHITECTURAL SKETCH

WEST ELEVATION



1 PROPOSED EAST ELEVATION
ARCHITECTURAL SKETCH

EAST ELEVATION





ACN: 164611652
Ground Floor, 161 Scott Street
Newcastle NSW 2300
Ph: (02) 4032 7979
admin@secasolution.com.au

19 September 2022

P2403 Our Lady of the Rosary The Entrance traffic assessment

Catholic Schools Broken Bay
C/- Glendenning Szoboszlai Architects
2/605 Pacific Highway,
Mt. Colah NSW 2079

Traffic

- Proposal to allow to grow to capacity of 3 s
- Additional onsite carparking proposed from
- Available street parking is adequate to allow



AEP Ref: 2630
Date: 27 September 2022
To: Catholic Schools Office – Diocese of Broken Bay
c/o GS Architects
Attention: Miki McBride
Via Email: miki@gsarchitects.com.au

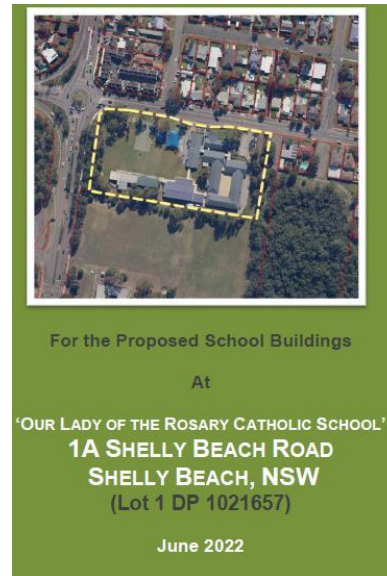
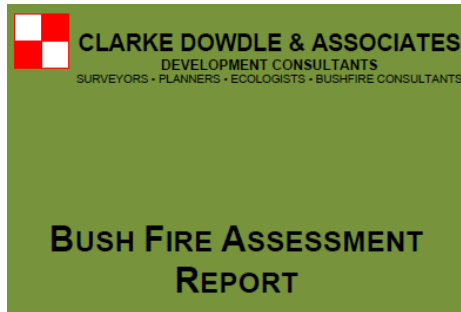
Dear Miki,

RE: Ecological Assessment Report for School Modification
Our Lady of the Rosary Catholic School
1A Shelly Beach Rd, The Entrance NSW

Ecology

- No native vegetation communities are pr
- No biodiversity values mapped for the s
- Chapter 4 Koala Habitat Protection apply
- Site adjacent to saltwater creek. A Contro
- Approval under the WM Act is likely to be
- Site not mapped as containing native veg





Bush Fire

- Site contains bushfire prone lands affected the south east
- BAL rating required 12.5
- A Bushfire Evacuation Plan is to be prepared for the site

3 August 2022



Dear Miki,

Shelly Beach Rd SHELLY BEACH NSW 2261 Australia

Flood Assessment

- Council mapping indicates eastern side of
- Proposed work area outside of mapped area
- Proposed development will not add flood risk
- Min floor RL to be RF5.3 AHD.



