



DEVELOPMENT APPLICATION

All Saints College Multi-Purpose Centre

New Multi-Purpose Centre and St Paul's Parish Hall Restoration

REVISION M



SITE

24 Hunter Street, Horseshoe Bend Maitland NSW 2320

CLIENT

Catholic Diocese Maitland-Newcastle

DATE

02.09.24

PROJECT NO.

4367

No.	Drawing	Rev	No.	Drawing	Rev
0001	Cover	M	2101	Elevations St Paul's Parish Hall	N
0002	Contents	M	2201	Sections St Paul's Parish Hall	N
1001	Locality	M	3001	Proposed Lower Ground Floor Plan MPC	O
1002	Pre-European History	M	3002	Proposed Ground Floor Plan MPC	O
1003	Character & History of the Area	M	3003	Proposed First Floor Plan MPC	N
1004	History of the Site	M	3004	Proposed Roof Plan	N
1005	Location Context	M	3101	Elevations MPC	N
1006	Existing Draft Subdivision Plan	G	3102	Elevations MPC	N
1006	Civic Precinct	M	3201	Sections MPC	M
1007	Proposed Draft Subdivision Plan	G	5001	Shadow Diagrams	M
1007	Authority Analysis	M	8001	Materiality	M
1008	Site Analysis Plan	M	8002	Concept Perspective	M
1009	Photographic Analysis - St Pauls Parish Hall	M	8003	Concept Perspective	M
1010	Photographic Analysis - Site	N	8004	View Analysis - Corner High & Hunter Street	M
1301	Existing/Demolition Site Plan	M	8005	View Analysis - Odd Street	M
1302	Proposed Site Plan	N	8006	View Analysis - Corner Free Church Street & High Street	M
1304	Proposed Site Plan - Ground Floor	M	8007	View Analysis - Southern Elevation	M
1305	Design Diagrams	M	8008	View Anlaysis - Mansfield House	M
1306	Proposed Site Elevations	N	8009	View Analysis - Entry Forecourt	M
2001	Demolition Plan St Paul's Parish Hall	O			
2002	Proposed Ground Floor Plan St Paul's Parish Hall	M			

Quality Assurance

Summary of Revisions

SHAC

A 224 Maitland Road, Islington NSW 2296

T (02) 4961 5888

W shac.com.au

Checked By: CV

Author: JM

"SHAC"

Nominated Architect Justin Hamilton (6160)

Ref: 4367.525.012.All Saints College MPC

All rights reserved; these materials are copyright.

No part may be reproduced or copied in any way,

for or by any means without permission.

© SHAC 2023

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.

2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.

4. Bring any discrepancies to the attention of the proprietor & architect.

KEY POINTS

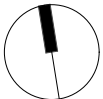
LOCALITY

The European settlement of Maitland began with farmers in the early 1800s. The majority of Maitland, including its main avenue, High Street, grew without apparent planning giving the city its great charm. The original bullock track became fixed as the line of High Street with its meandering curves which are still evident today. Maitland grew rapidly and became prosperous, which resulted in the many substantial and ornate Victorian facades and buildings that adorn the street today. Landmark buildings erected over 170 years ago stand alongside fine modern buildings, a harmonious mix of new and old. The area has long been an industrious area and since the 1820s Central Maitland has been home to industry, trade and commerce.

Maitland lies at the centre of the major growth corridor of the Hunter Valley. The city is sited at a junction in the rail network, close to several highways, 170 kilometres north of Sydney and 41 kilometres from Newcastle. Maitland's proximity to the Hunter River has resulted in a succession of floods since European settlement. The most major flood being in 1955, which was the first Australian natural disaster to be broadcast by the media on an international scale and where waters reached 12.5m and caused catastrophic damage. The Maitland Levee flood embankment was completed in 1980.

Central Maitland is now the focus of an intense program of urban revitalisation. It focuses on creating a thematic and interpretive framework for Central Maitland that will revitalise the town and increase visitation through communicating the town's heritage in exciting, dramatic and unusual ways. A new Riverwalk located on the levee and a River Link public building were also designed to reconnect the precinct to the adjacent Hunter River.

Horseshoe Bend is an inner city suburb of Maitland, named for the shape made by the Hunter River flowing through the area as it was observed by early European settlers. It is one of the earliest settled areas in Maitland, characterised by narrow streets and laneways, as well as a mixture of architectural styles spanning the 19th and 20th centuries. Maitland City Council planning strategies have identified Horseshoe Bend as a future growth area.



DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.

2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.

4. Bring any discrepancies to the attention of the proprietor & architect.

HISTORY

LOCALITY

The Wonnarua people are the traditional custodians of the Maitland area, with lands extending throughout the Hunter Valley. A dreamtime story from the Wonnarua explains how the hills and rivers in the Hunter Valley were created by a spirit called Baiame. Neighbouring nations to Wonnarua include Geawegal, Worimi, Awabakal, Gamilaroi, Wiradjuri, Darkinjung and Birpai. These nations would travel through the area and were often invited to participate in local ceremonies.

The ethnographic literature from the 1800s, describes the vegetation of the Maitland area (Wallis Plains) as 'luxuriant' rainforest and thick scrub flanking the Hunter River; tracts of dense brush and forest with overlapping canopies and vine thickets (Backhouse, 1843:388, 397; Breton, 1833:122). References were also made to aquatic habitats; open swamps and wetlands, oxbows, natural levees, silted flood channels, and a network of lagoons that fed into the Hunter (Brayshaw, 1987:12). Many references were also made to the rich fertility of the alluvial soils of floodplain (Cunningham 1827:150-151; Dawson, 1830:379). In the hinterland and further up the Valley the landscape was more open, characterised by extensive, park-like grasslands, luxuriant plains and open woodland (Howe, 1819; Cunningham 1827:150-151, 156). Coupled with its warm-temperate climate, mild winters and reliable rainfall , the landscape of the Maitland region would have been highly conducive to the hunter-gatherer lifestyle of the Wonnarua prior to colonisation.

Encounters between the Aborigines of the Hunter Valley and the Europeans were at first based on mutual curiosity, friendliness and relative peace (Threlkeld in Gunson, 1974:44; Moore, 1970: 28). However, the rapid and ever-increasing influx of settlers to the region from 1822 onwards, disrupted the traditional lifestyle and economy of the Aboriginal people and impeded their movement across the land (Australian Museum, 2010). European occupation led to widespread disturbance of the landscape: natural grasslands were ploughed up or grazed down by stock; swamps and lagoons were drained; vegetation cleared; forests felled; exotic pastures introduced; the Hunter River re-aligned, and fences erected that kept the Wonnarua out. (Aboriginal Cultural Heritage Preliminary Due Diligence Assessment Report - Eureka Consultants Jan 2019)

The Indigenous name for the area is 'Boun' meaning 'place of the Bittern', and was once covered in forest, however, it was cleared to access to the fertile alluvial soil. A great number of cedar trees were cleared in this area, indicated by one specimen which was found on a tributary of the Hunter which "measured 27 feet in circumference near the base, and the main trunk was 50 feet in length before it threw out vast branches which overtopped the neighbouring trees" (in Wood 1972:2). Cunningham notes that; "Wallis Plains are of no great extent, and being originally densely wooded, required great labour in clearing; a disadvantage, however, amply compensated by the amazing fertility of the soil, which is all alluvial, and still subject to being covered with water during the high floods." (Cunningham 1827:150).

John and Elizabeth Gould stayed at Maitland in 1839 and described the prolific bird life that was present in the brushes and 'wild scenery'. John Gould described one incident where he came across a forest full of eucalyptus covered in blossom which was being used by many different types of birds. He noted the Lorikeets (Trichoglossi) in particular. His journal records; "However graphically it might be described, I scarcely believe it possible to convey the idea of the appearance of a forest of flowering plants tenanted by Trichoglossi.. During one of my morning rambles in the brushes of the Hunter I came suddenly upon an immense Eucalyptus, which was at least two hundred feet high. The blossoms of this noble tree had attracted hundreds of birds, both Parrots and Honey-suckers. (Gould, in Albrecht and Albrecht 1992:12).

From - Rediscovering the Coquun: Towards an Environmental History of the Hunter River By Glen Albrecht PhD

KEY POINTS

- The Indigenous name for the area is 'Boun' meaning 'place of the Bittern.'
- The historic vegetation of the Maitland area was mostly rainforest and thick scrub flanking the Hunter River, with dense brush and forest with overlapping canopies and vine thickets
- A meaningful acknowledgement of Aboriginal history within the project, of the Wonnarua culture, without tokenistic appropriation



Aborigines Kangaroo Hunting - Joseph Lycett



Australian Bittern Botaurus Australis - Elizabeth Gould
Boun - Aboriginal name for Wallis Plains; 'place of the Bittern'

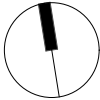
4367
WD1002

RevM 02.09.24

Pre-European History

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

NTS
@A3



SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

LEGEND

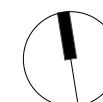
- ① MAITLAND CULTURAL CENTRE, 1882
- ② MAITLAND MERCURY NEWSPAPER & PRINTING CO, 1843
- ③ MANSFIELD HOUSE, 1887
- ④ ST MARYS CAMPUS, ESTABLISHED 1867
- ⑤ REPERATORY THEATRE, 1947
- ⑥ MAITLAND REGIONAL ART GALLERY, 1830
- ⑦ MAITLAND TOWN HALL, 1890



**4367
WD1003**
RevM 02.09.24

Character & History of the Area
All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

NTS
@A3



SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

LEGEND

- ① CAPPER'S IRON YARD, 1878
- ② PENDER'S PLAN OF CAPPER'S IRON YARD, 1877
- ③ VIEW FROM HUNTER STREET TO HIGH STREET AFTER THE 1955 FLOOD
- ④ ODD STREET AFTER THE 1955 FLOOD
- ⑤ ST PAULS PARISH HALL, 1921

HISTORY

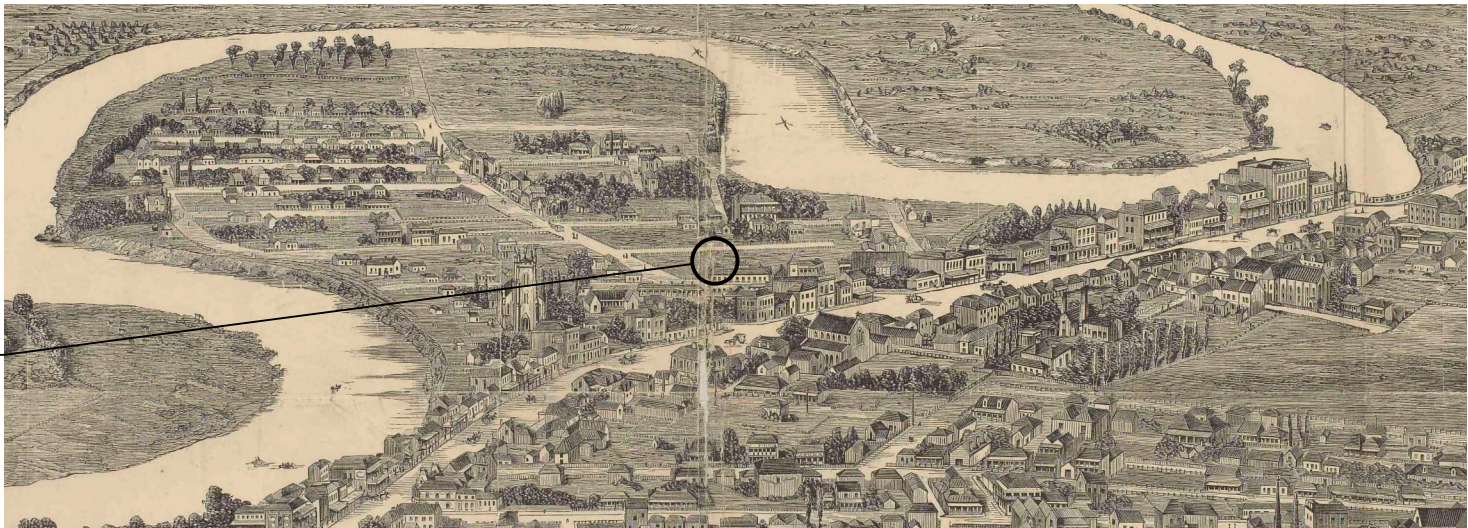
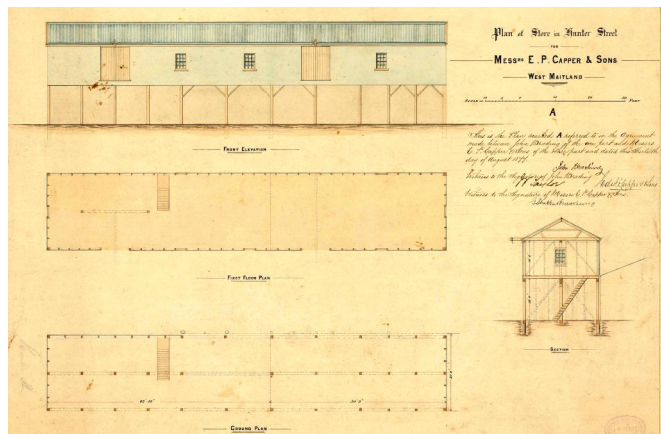
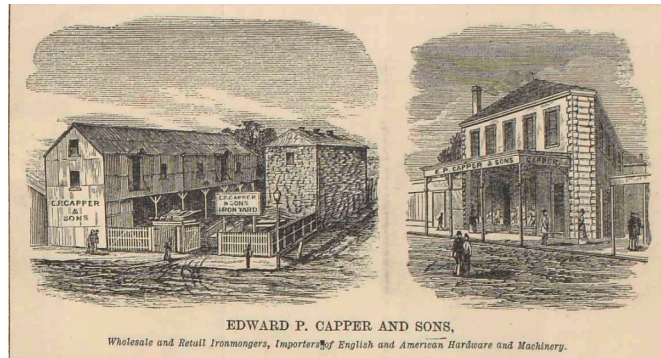
St Pauls Parish Hall is believed to be designed by Architect Frederick George Castleden and erected in 1914. Castleden was born in England and arrived in Sydney at the age of 20, where he worked as an architect for many years, he took a post with the Government Architect of NSW as district architect in the early 1900's and later partnered with Menkens, another prolific local architect. Castleden worked on many prolific buildings across the region from the Newcastle Ocean Baths, works to Christ Church Cathedral Newcastle and St Peters Cathedral in Armidale.

Historically the site at Horseshoe Bend was used for industrial purposes by Edward Peter Capper. Capper was a hardware merchant from Birmingham, England and sailed to Australia in 1833, he chose Maitland as the headquarters for his iron and hardware business in 1888, which grew to a major emporium and the name "Cappers of Maitland" became a household name. Capper's Hardware became a prolific historical landmark on High Street, across from the site, the hardware stocked many items including tools, rocking chairs, beds, porcelain and gunpowder. The building was lost in a major fire in 1971. The site at the corner of Odd and Hunter Street was the iron works for the Capper business and supplied much of the regions farmers with machinery, wagons, sulkies and farming equipment. Capper is attributed to Maitland's economic growth and success during this time as a commercial centre.

The Capper buildings were designed by John Wiltshire Pender, a scottish born emigrant who became a prolific Maitland Architect. Pender established 'Pender Practice' in 1863, he was best known for the homesteads he designed in the 1880s throughout the Hunter, including the two storeyed Saumarez near Armidale (1890), owned by the National Trust (NSW) and the Presbyterian Schoolhouse at West Maitland. At the 1888 Melbourne Centennial International Exhibition Pender exhibited a drawing of the front elevation of E.P. Capper & Sons warehouse at West Maitland he had designed.

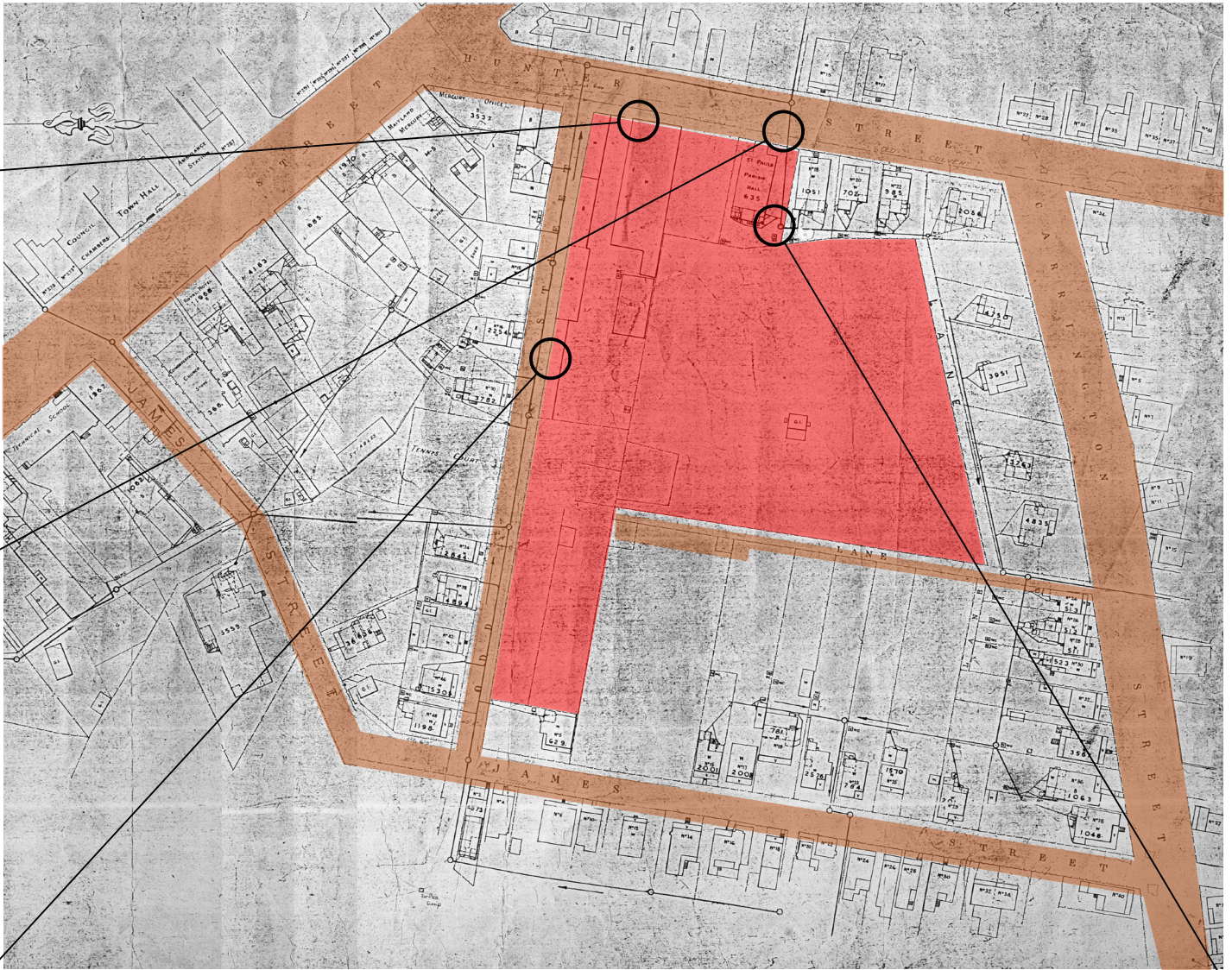
KEY POINTS

- Historically an industrial site with several large scale industrial buildings
- The site has a strong connection to prolific historical figures in Edward Peter Capper and Architects John Pender and FG Castleden



BIRDS EYE VIEW OF HORSESHOE BEND

MAP OF WEST MAITLAND, 1936



4367
WD1004

RevM 02.09.24

History of the Site

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

POINTS OF INTEREST

- 1 ALL SAINTS COLLEGE ST PETER'S CAMPUS
- 2 ALL SAINTS COLLEGE ST MARY'S CAMPUS
- 3 ST JOHN THE BAPTIST PRIMARY SCHOOL
- 4 ST NICHOLAS EARLY EDUCATION CENTRE
- 5 MAITLAND MALL
- 6 HUNTER RIVER
- 7 MAITLAND PARK
- 8 MAITLAND AQUATIC CENTRE
- 9 MAITLAND TRAIN STATION
- 10 MAITLAND SPORTS GROUND
- 11 ATHLETICS CENTRE
- 12 LIFE WITHOUT BARRIERS
- 13 MAITLAND BASKETBALL ASSOCIATION
- 14 MAITLAND VISITOR INFORMATION CENTRE
- 15 PCYC MAITLAND
- 16 MAITLAND TOWN HALL
- 17 CENTRELINK

LEGEND

- | | |
|----------------------------|--------------------------|
| Subject Site | Community Infrastructure |
| Educational Establishments | Retail Centres |
| Sporting Facilities | Approx. 10 min walk |
| Retail Links | Main Roads |
| Transport Stations | Railway |

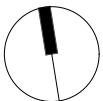
KEY POINTS

- The site is within an established and growing sports precinct
- The site is close to key community infrastructure and the main retail street of Maitland



Location Context

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend




DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

POINTS OF INTEREST

- ① ALL SAINTS COLLEGE ST PETER'S CAMPUS
② ALL SAINTS COLLEGE ST MARY'S CAMPUS
③ ST JOHN THE BAPTIST PRIMARY SCHOOL
④ ST NICHOLAS EARLY EDUCATION CENTRE
⑤ PCYC MAITLAND

LEGEND

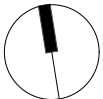
- | | | | |
|---|---|---|-----------------------------|
|  | Subject Site |  | Community Infrastructure |
|  | Educational Establishments |  | Main Arterial Roads |
|  | Sporting Facilities |  | Primary Roads |
|  | Carpark |  | Secondary Residential Roads |
|  | Proposed Maitland Administration Centre | | |

KEY POINTS

The proposed site adjoins the existing Number 1 Sportsground and Athletics Centre.

Athletics Centre Facilities include the following:

- 1x 8 Lane 400m track
- 4x Long Jump and Triple Jump pits
- 1x Pole Vault track with dual runway
- 1x Track Infield for informal soccer games
- 3x Shot Put throwing circles
- 2x Hammer and Discus throw cages
- 2x Javelin throw runways
- 1x Steeplechase Area
- 2x High Jump runways and land maps



DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

KEY POINTS

LAND ZONING

According to the *Maitland Local Environmental Plan 2011*, the proposed allotments are subject to the zoning objectives of *B4 Mixed Use*, *R1 General Residential* and *RE2 Private Recreation*.

The objectives for *B4 Mixed Use* zoning sites is:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

The objectives for *R1 General Residential* zoning sites is:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The objectives for *RE2 Private Recreation* zoning sites is:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

MINIMUM LOT SIZE

The subject site comprises of four separate lots, the site area is partially zoned to have a minimum lot size of 450m2 whilst the area majority has no minimum lot size restrictions.

The objectives of this clause are as follows—

- (a) to ensure that lot sizes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,
- (b) to prevent the fragmentation of rural land.

HERITAGE

The subject site is located within a Heritage Conservation Area according to the *Maitland Local Environmental Plan 2011 - Heritage Maps*.

Objectives The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Maitland,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

ACID SULFATE SOILS

According to the *Maitland Local Environmental Plan 2011 - Acid Sulfate Soils Maps*, the site is subject to the conditions of Class 4 and Class 5.

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

FLOOD PLANNING

According to the , the subject site is located within a flood planning area

The objectives of this clause are as follows—

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
- (c) to avoid significant adverse impacts on flood behaviour and the environment.

LAND ZONING

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- R1 General Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation

MINIMUM LOT SIZE

- G 450
- S 800
- U 1500
- V 2000
- W1 3000
- W2 4000
- X 5000
- Y 1 ha
- Z 2 ha
- AB1 20 ha
- AB2 40 ha

HERITAGE

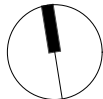
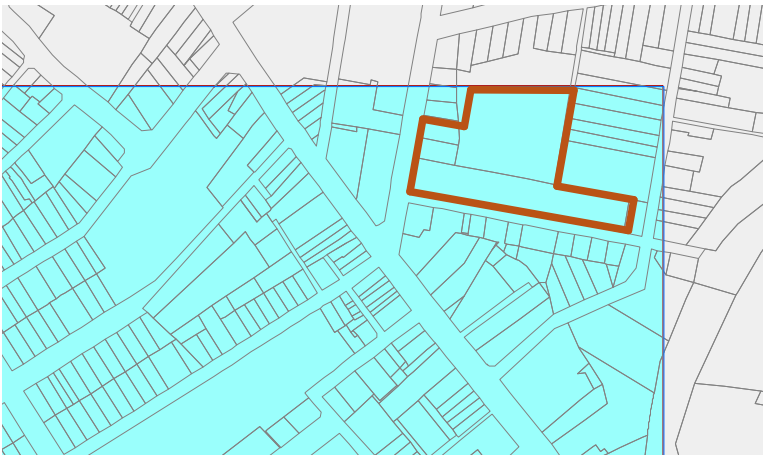
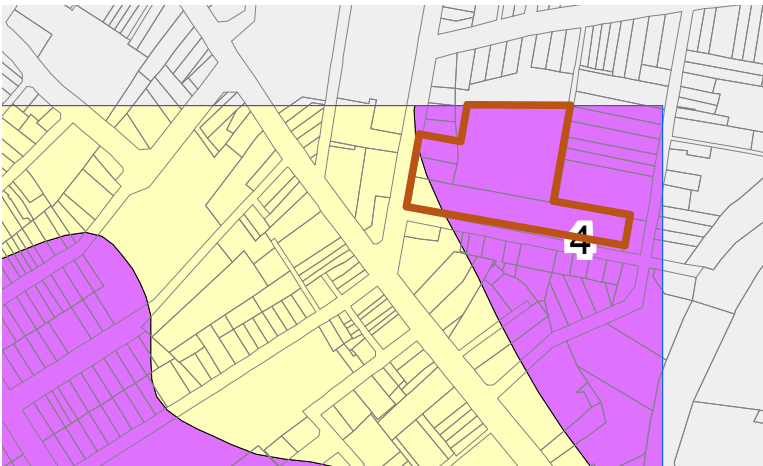
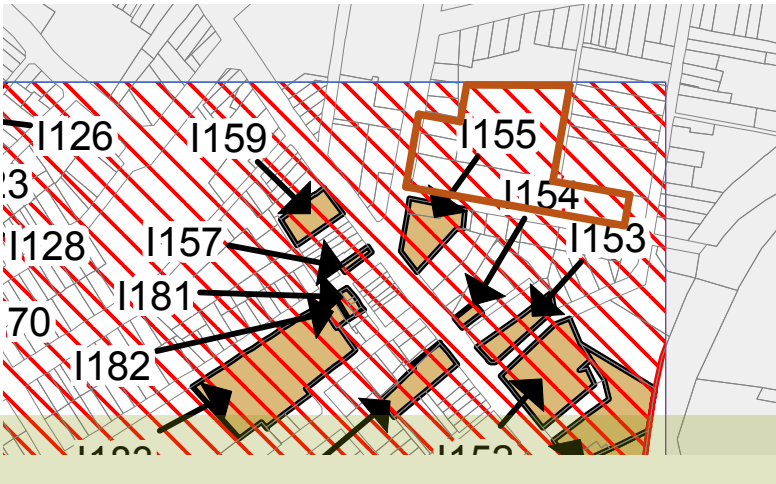
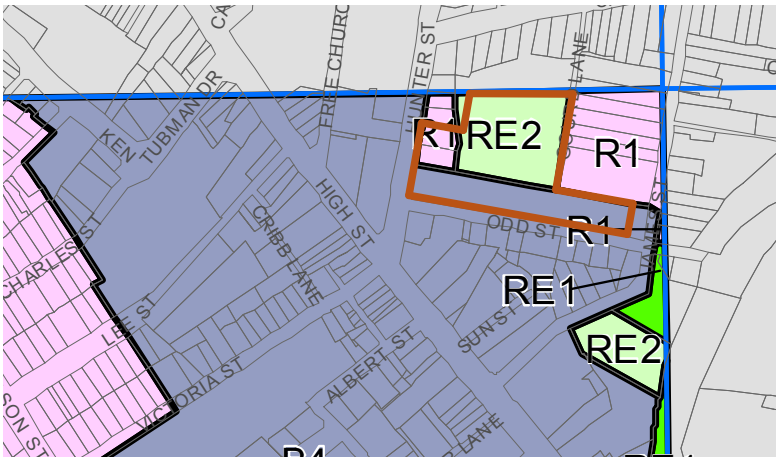
- Item - General
- Conservation Area - General

ACID SULFATE SOILS

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 4 Class 4
- 5 Class 5

FLOODING

- Flood Planning Level



Drawing and design © SHAC Pty Ltd. The signed control copy of this drawing is held by SHAC Pty Ltd. | Ref: BIMcloud: BIMSERVER - BIMcloud Basic for Archicad 25/387 MPC All Saints College MPC date: 10/9/2024 time: 9:52 AM



DEVELOPMENT APPLICATION

- 1. Dimensions are in millimetres unless otherwise shown.
- 2. Work to given dimensions. Do not scale from drawing.
- 3. Check all dimensions on site prior to construction and fabrication.
- 4. Bring any discrepancies to the attention of the proprietor & architect.

KEY POINTS

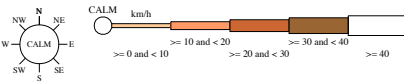
Site Address: Corner of Hunter & Odd Street
Lot 1 DP 69160
Lot 1 DP 669283
Lot 2 DP 91268

Site Area: Approximately 11,329 m2

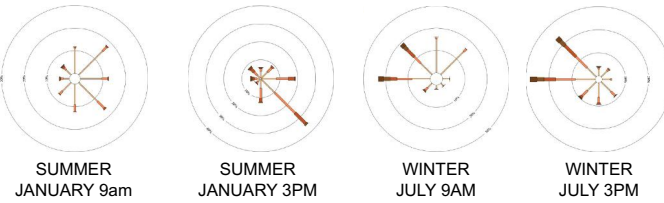
LEGEND

- - - Site Boundary
- - - Main Road
- - - Traffic Hazard
- - - Pedestrian Link (Schools)
- Trees
- Greenspace
- Road/Pathway
- Heritage Item

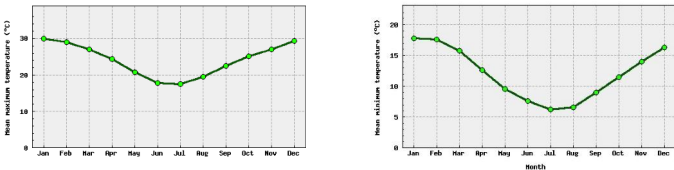
CLIMATE ANALYSIS



WIND SPEED AND DIRECTION: PATERSON



TEMPERATURE RANGE: PATERSON



Mean Max. Temperature
Range: 18 - 30 degrees Celsius

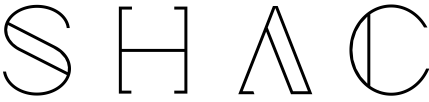
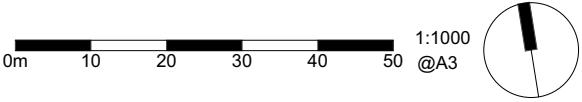
Mean Min. Temperature
Range: 6 - 18 degrees Celsius

4367
WD1008

RevM 02.09.24

Site Analysis Plan

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend



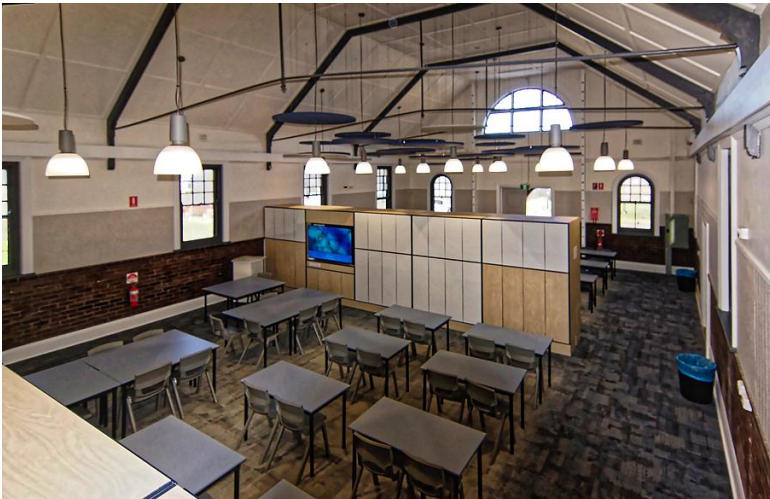
Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.

2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.

4. Bring any discrepancies to the attention of the proprietor & architect.



4367
WD1009

RevM 02.09.24

Photographic Analysis - St Pauls Parish Hall

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.

2. Work to given dimensions. Do not scale from drawing.

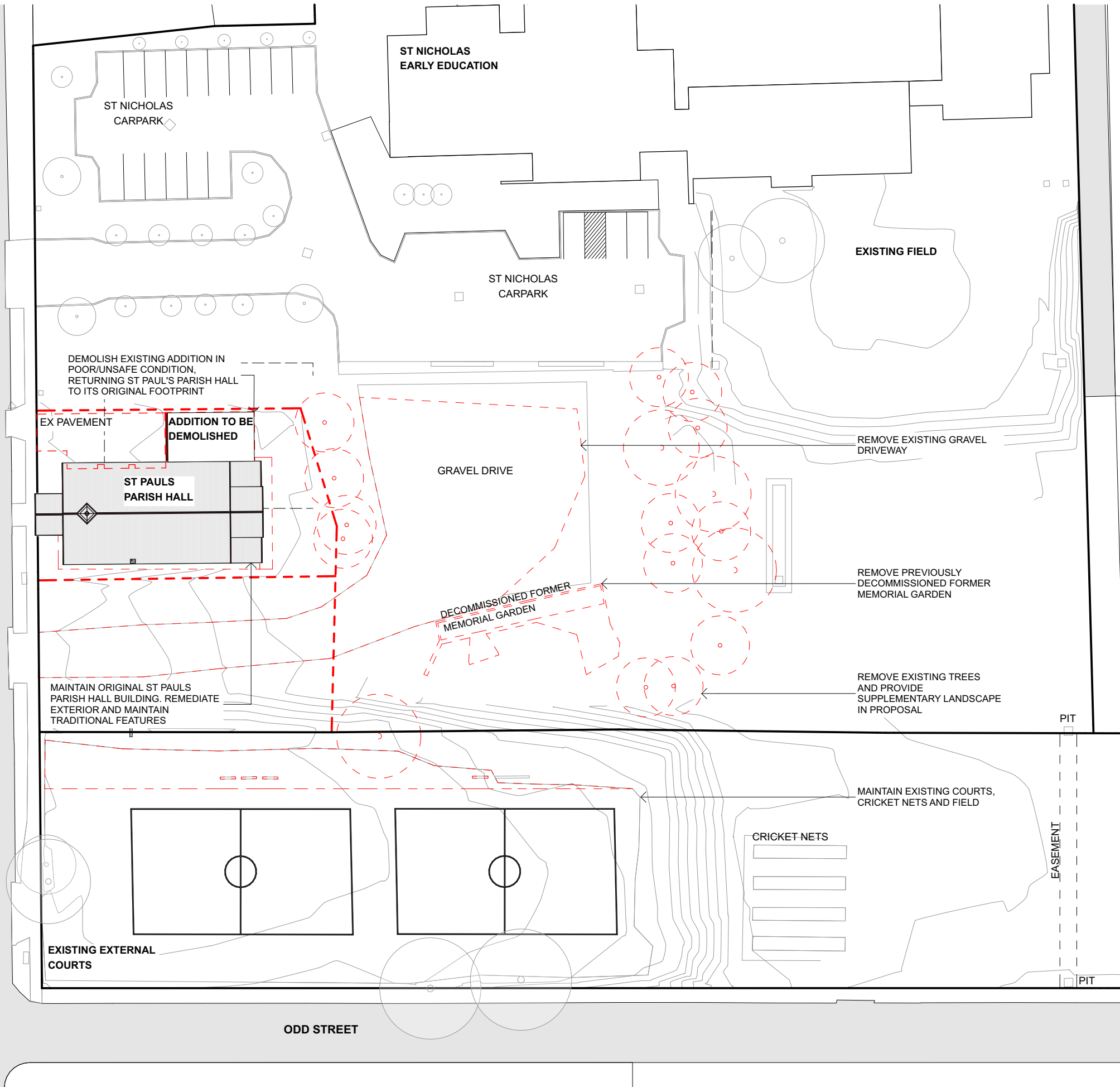
3. Check all dimensions on site prior to construction and fabrication.

4. Bring any discrepancies to the attention of the proprietor & architect.



DEVELOPMENT APPLICATION

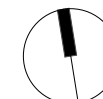
1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



4367
WD1301
RevM 02.09.24

Existing/Demolition Site Plan
All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

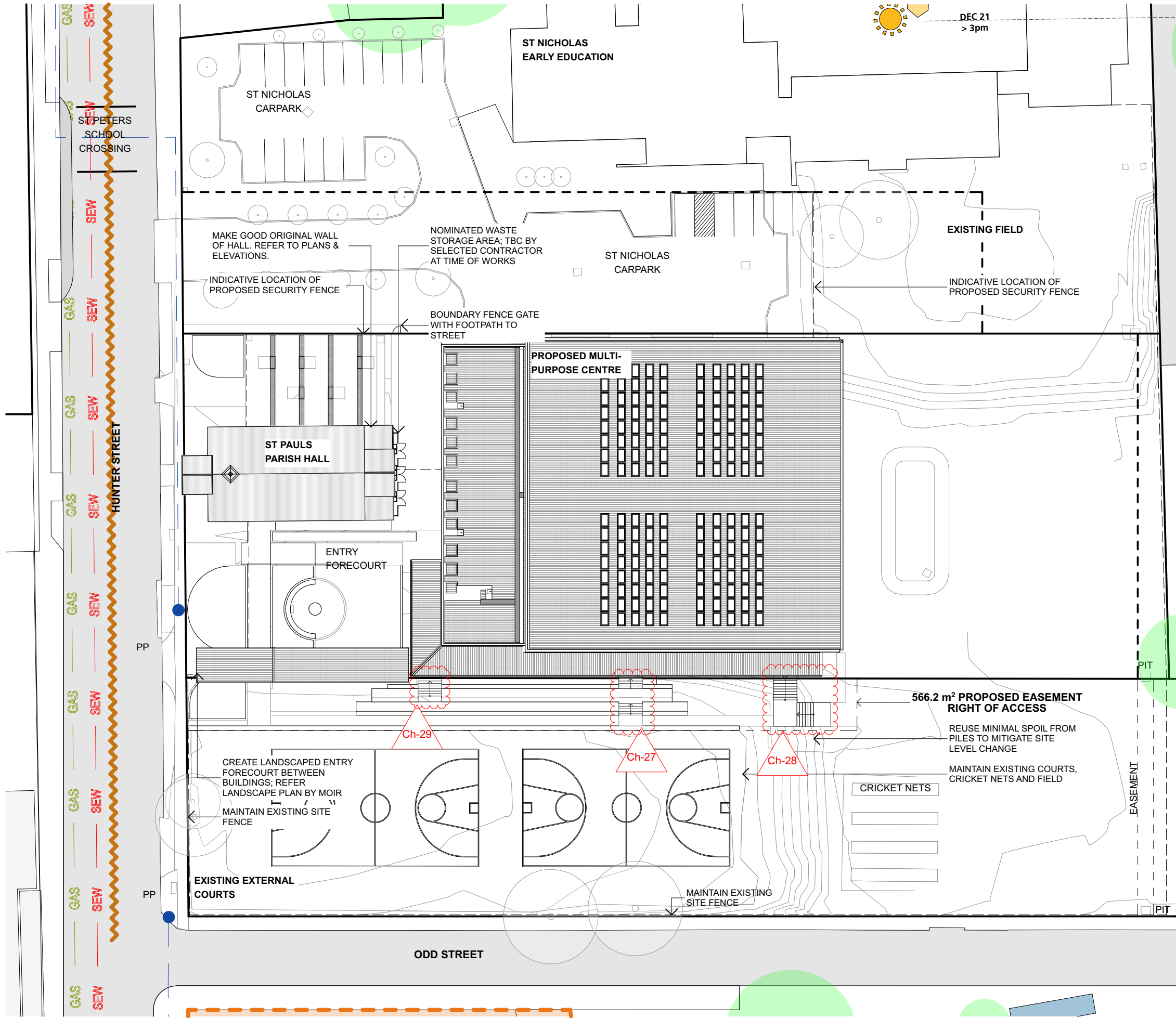
0m 5 10 15 20 25 1:500
@A3



SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

Drawing and design © SHAC Pty Ltd. The signed control copy of this drawing is held by SHAC Pty Ltd. | Ref: BIMcloud: BIMSERVER - BIMcloud Basic for Archicad 25/4367 MPC All Saints 4367 525 012 All Saints College MPC date: 10/9/2024 time: 9:52 AM



DEVELOPMENT APPLICATION

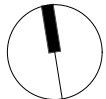
1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

4367
WD1302
RevN 02.09.24

Proposed Site Plan

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

0m 5 10 15 20 25 1:500
@A3

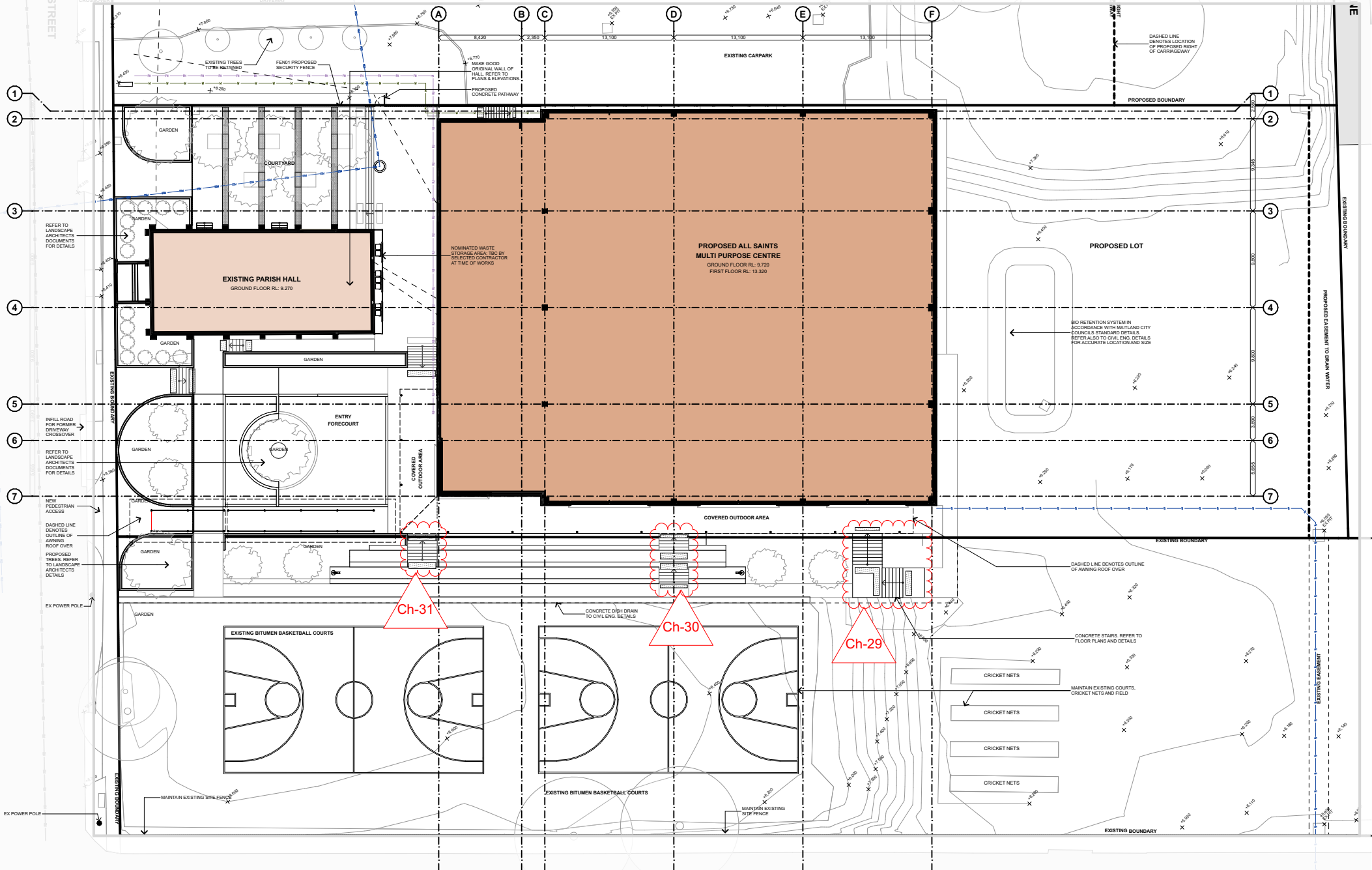


SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



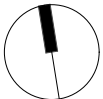
4367
WD1304

RevM 02.09.24

Proposed Site Plan - Ground Floor

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

0m 5 10 15 20 25 1:500
@A3

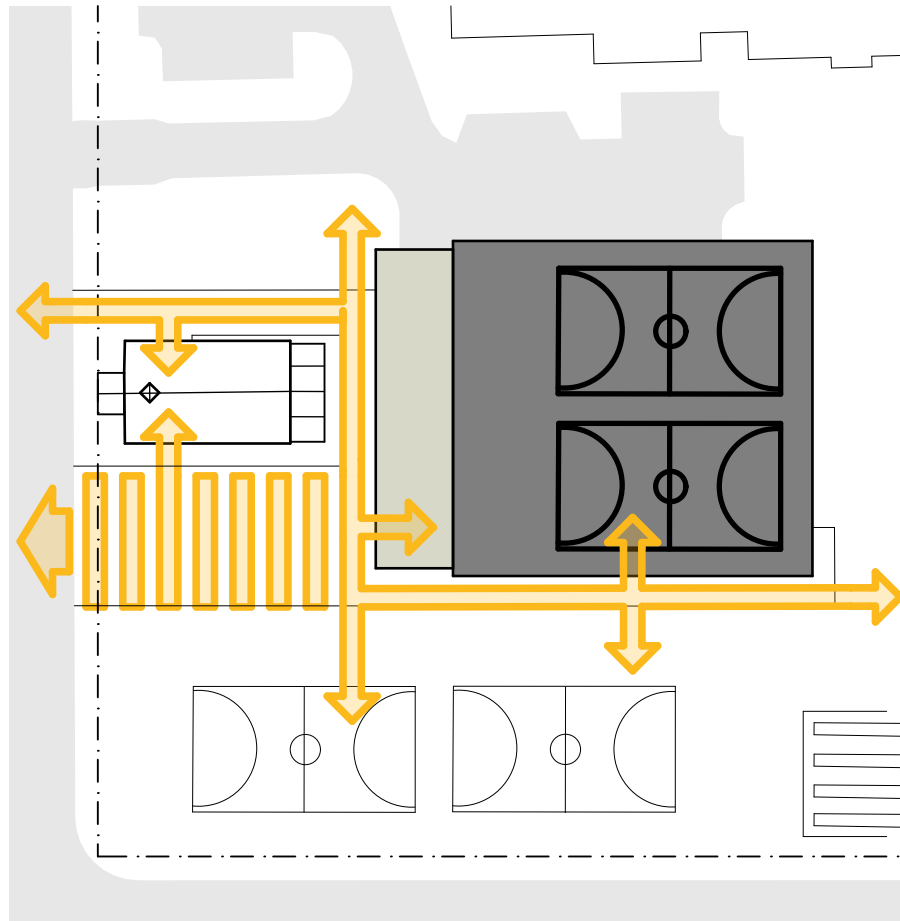


SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

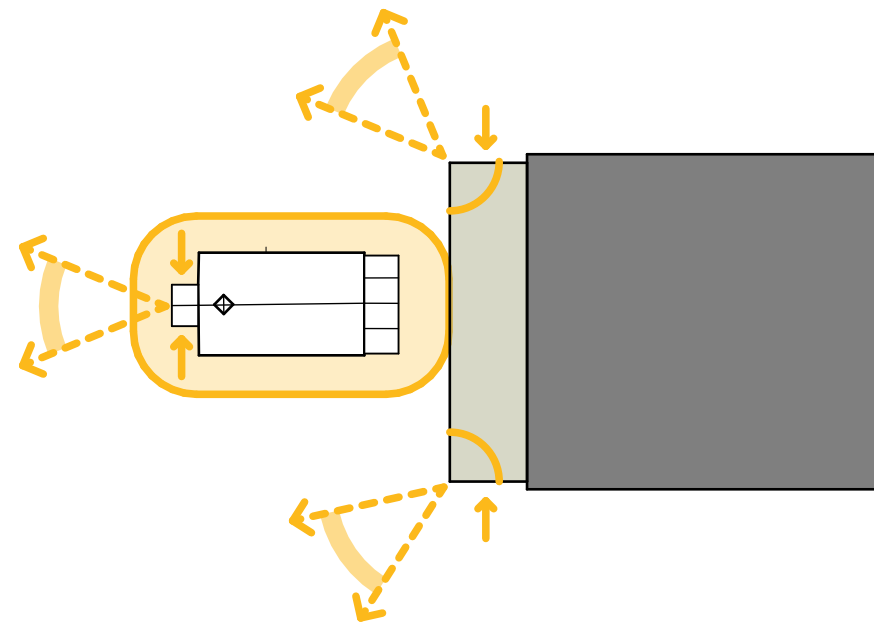
DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



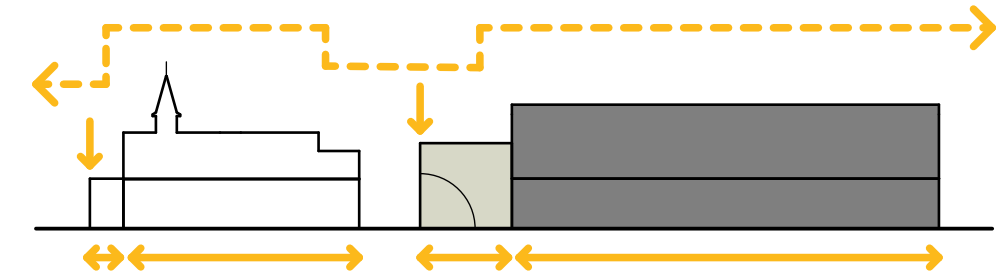
SITE CONNECTIVITY

- Link the existing & proposed buildings to school sports spaces and landscape across the site
- Create a flexible education and sports precinct for All Saint's College
- Improve access across the site with thoughtful and connected landscapes



REFERENCE & HIERARCHY

- The new MPC will reference the form of St Paul's Parish Hall by;
 - Stepping in at the entry/welcome to the building
 - Setting back larger building mass
- The new MPC will reference the materiality of St Paul's Parish Hall by;
 - Utilising a similar limited contrasting material palette, with light and dark finishes
 - Referencing the simple and ornate use of brick
- Not attempting to match the detail of St Paul's Parish Hall, but interpreting the architectural characteristics of the building, in a simple modern interpretation
- The new MPC will be setback and provide a curtilage to the surrounds of St Paul's Parish Hall
- St Paul's Parish Hall forms the central address to Hunter Street, with the new MPC acknowledging links to High Street and All Saint's College St Peter's Campus at it's corners

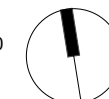


RHYTHM & SCALE

- The new MPC will reference the scale & proportion of St Paul's Parish Hall by;
 - Incorporating the same principles of height hierarchy
 - Referencing the heights of material breakup
 - Allowing the St Paul's Parish Hall Spire to remain the highest point on site
- The two buildings will create a consistent rhythm of forms on the site
- Allow St Paul's Parish Hall to stand proudly as the detailed feature of the street, and the MPC to be a simplified modern future focussed education facility in the background

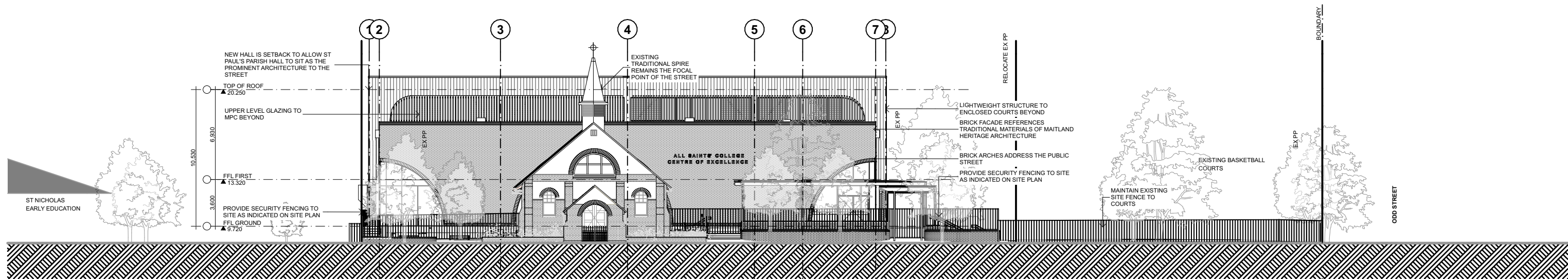
Design Diagrams

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

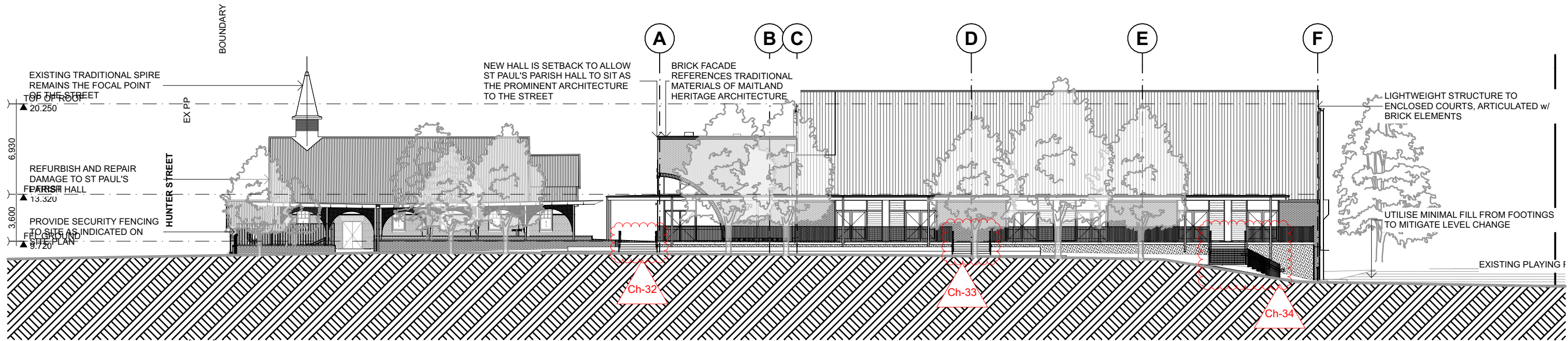


DEVELOPMENT APPLICATION

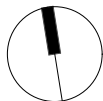
1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



Site - Hunter Street Elevation

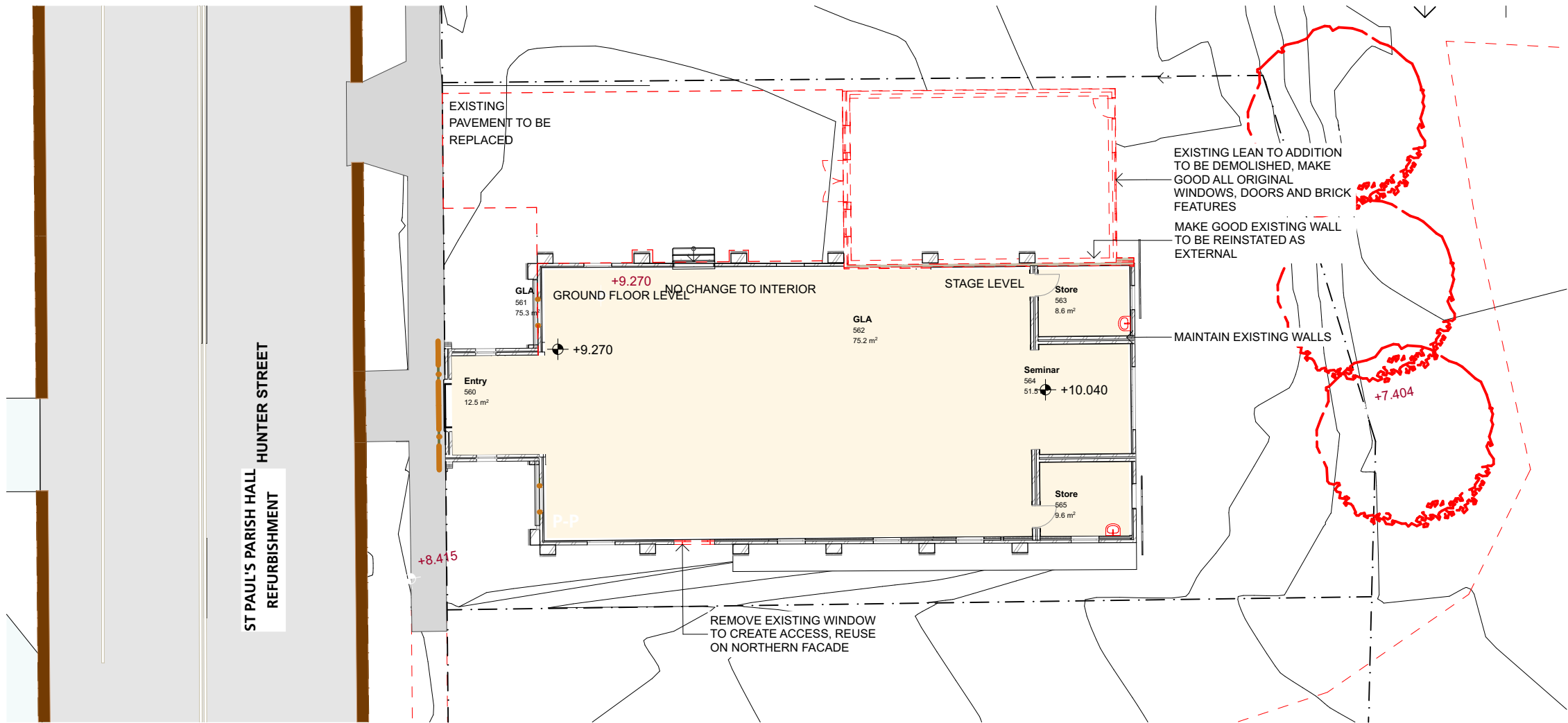


Site - Odd Street Elevation



DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



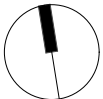
4367
WD2001

RevO 02.09.24

Demolition Plan St Paul's Parish Hall

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

0m 2 4 6 8 10 1:200 @A3

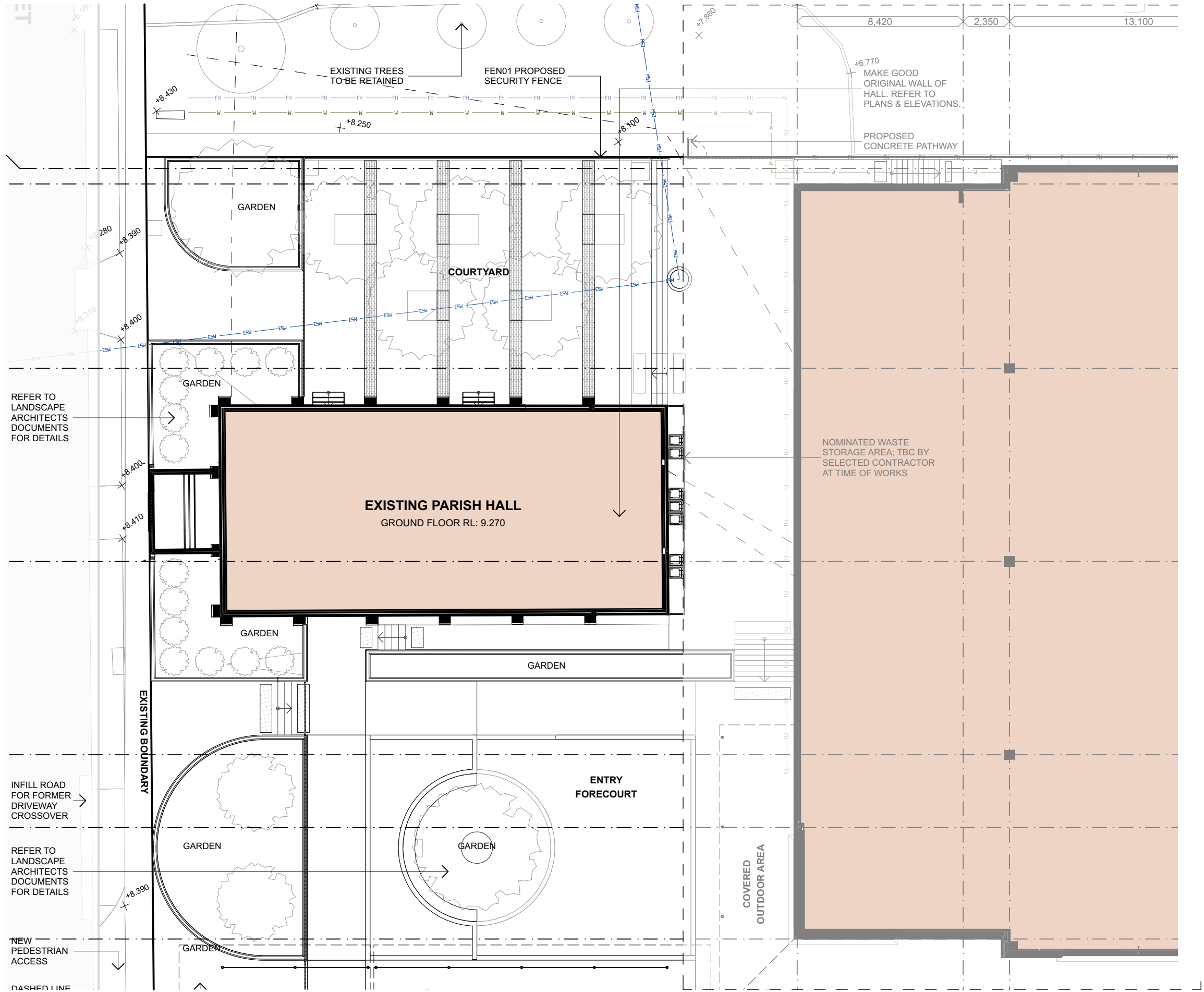


SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



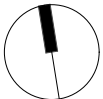
4367
WD2002

RevM 02.09.24

Proposed Ground Floor Plan St Paul's Parish Hall

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

0m 2 4 6 8 10 1:200 @A3

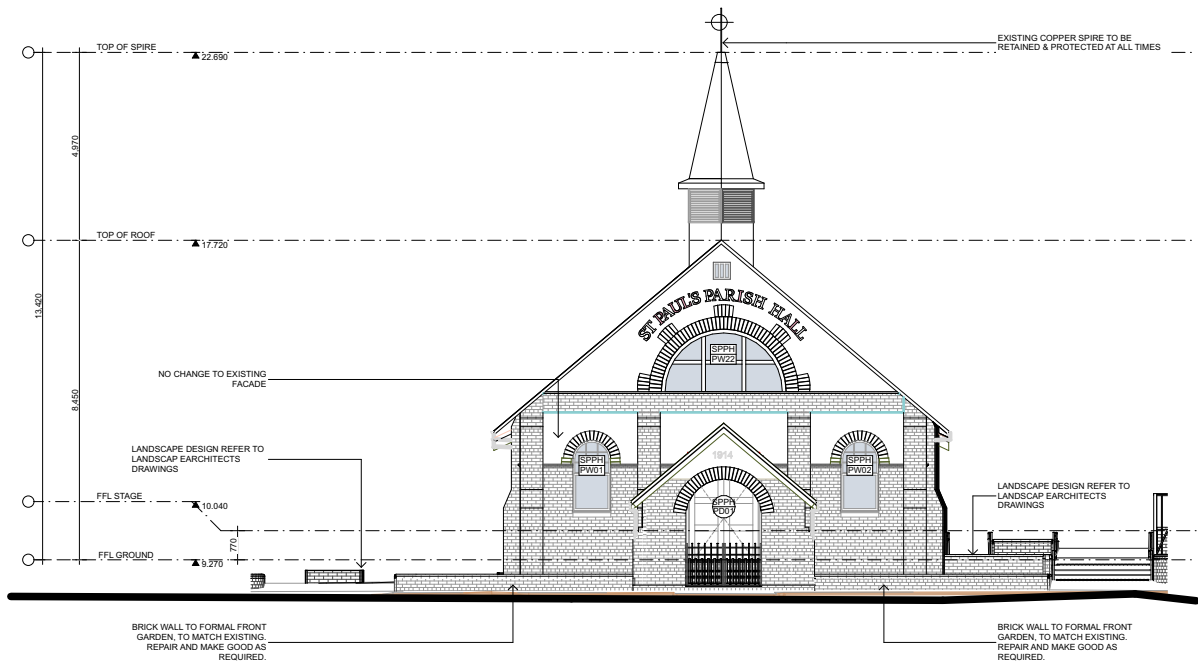


SHAC

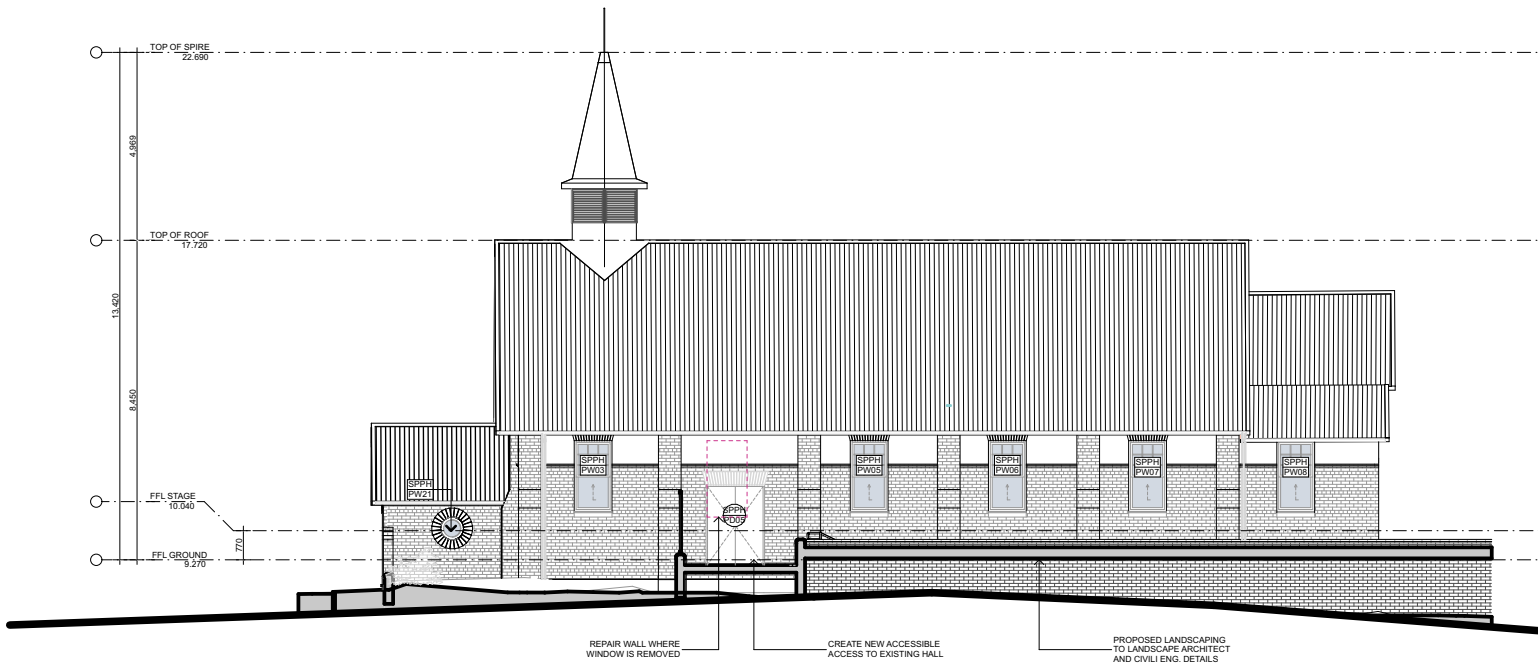
Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

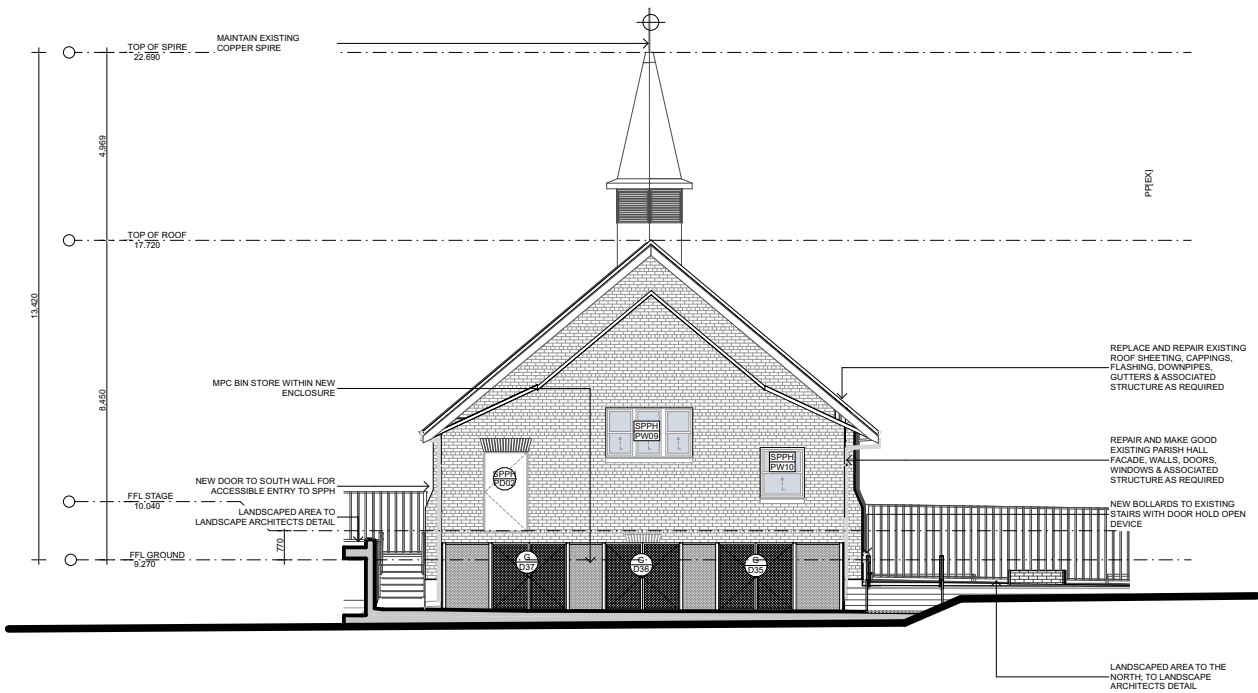
1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



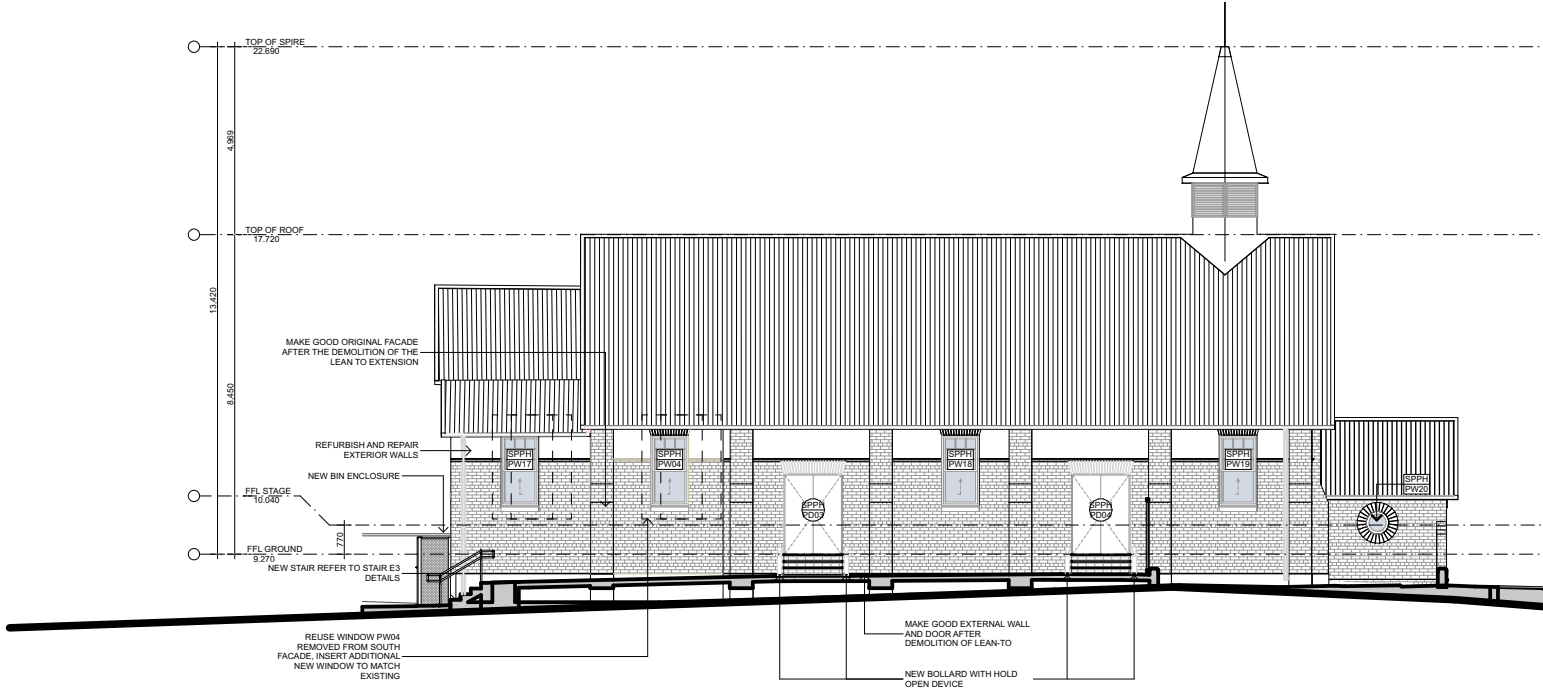
West Elevation



South Elevation



East Elevation



North Elevation

4367
WD2101

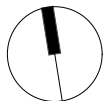
RevN 02.09.24

Elevations St Paul's Parish Hall

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

0m 2 4 6 8 10

1:200
@A3



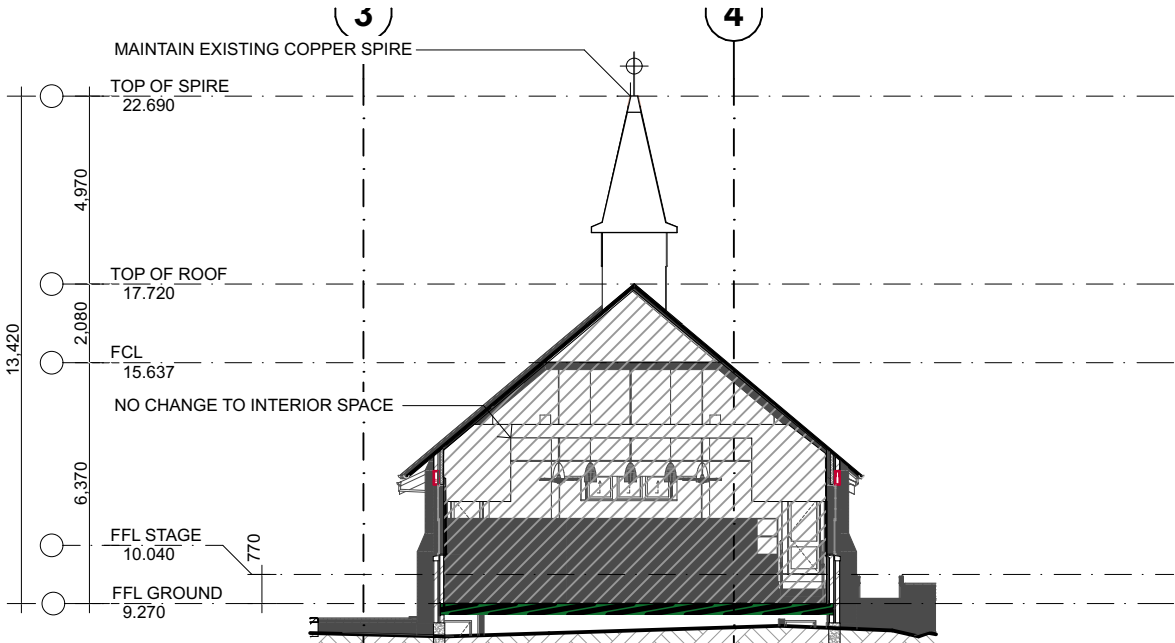
SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

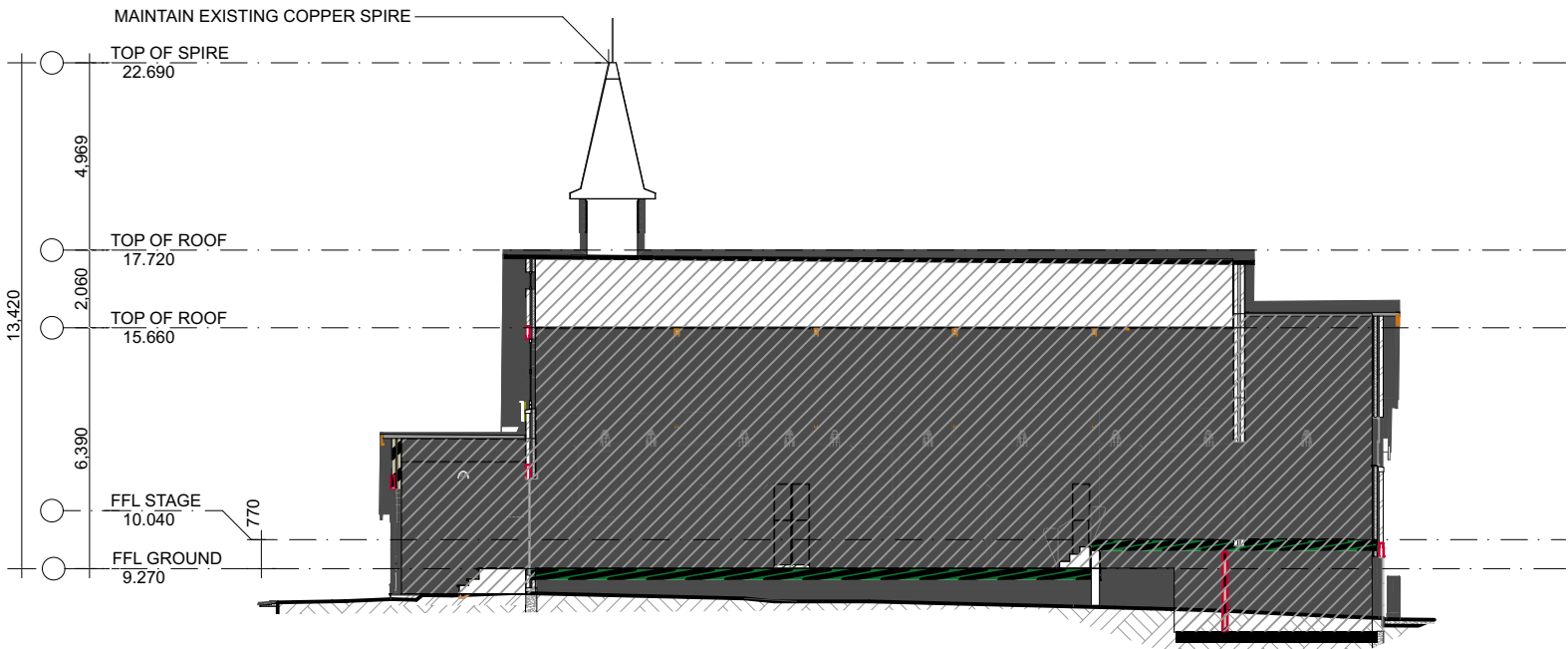
DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.

3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



Section AA



Section BB

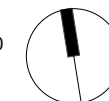
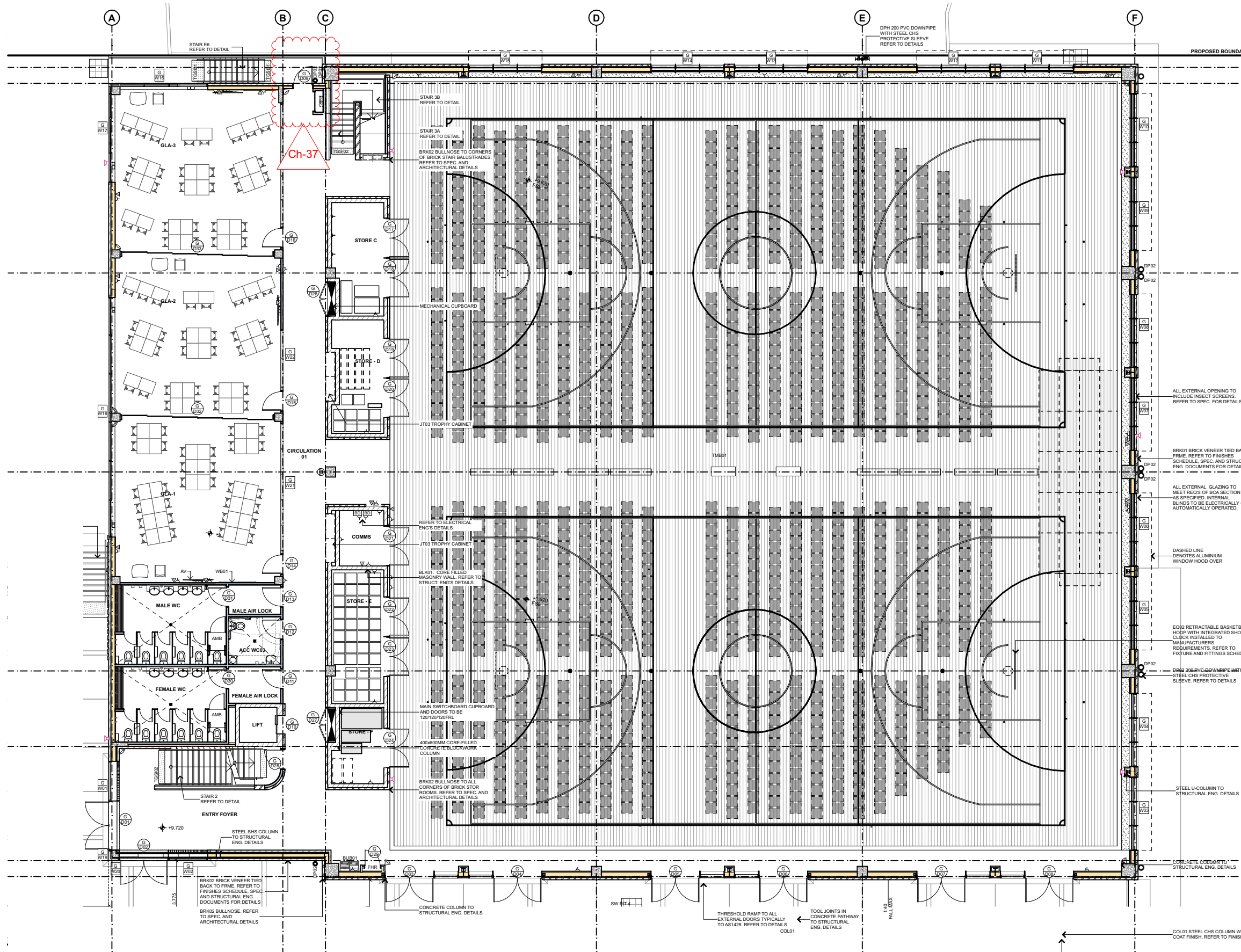
-
- Architectural floor plan of the basement level of a building. The plan shows various rooms including a large central 'BASEMENT' area, 'STAIR 1A' and 'STAIR 1B', 'FOYER', 'STORAGE - A', 'STORAGE - B', 'SERVICE - C' with three large circular rainwater detention tanks, and restrooms labeled 'MALE WC01' and 'FEMALE WC01'. There are also 'ACC WC01' and 'ACC WC02' rooms. The plan includes numerous dimensions, level markers (e.g., +6.720, +6.820), and structural notes. A red dashed line indicates a 'LIKELY EXISTING PRIVY LOCATION'. The plan is bounded by 'EXISTING BOUNDARY' on the left and 'PROPOSED BOUNDARY' on the right. The drawing is labeled 'Basement' and 'Basement'.



Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

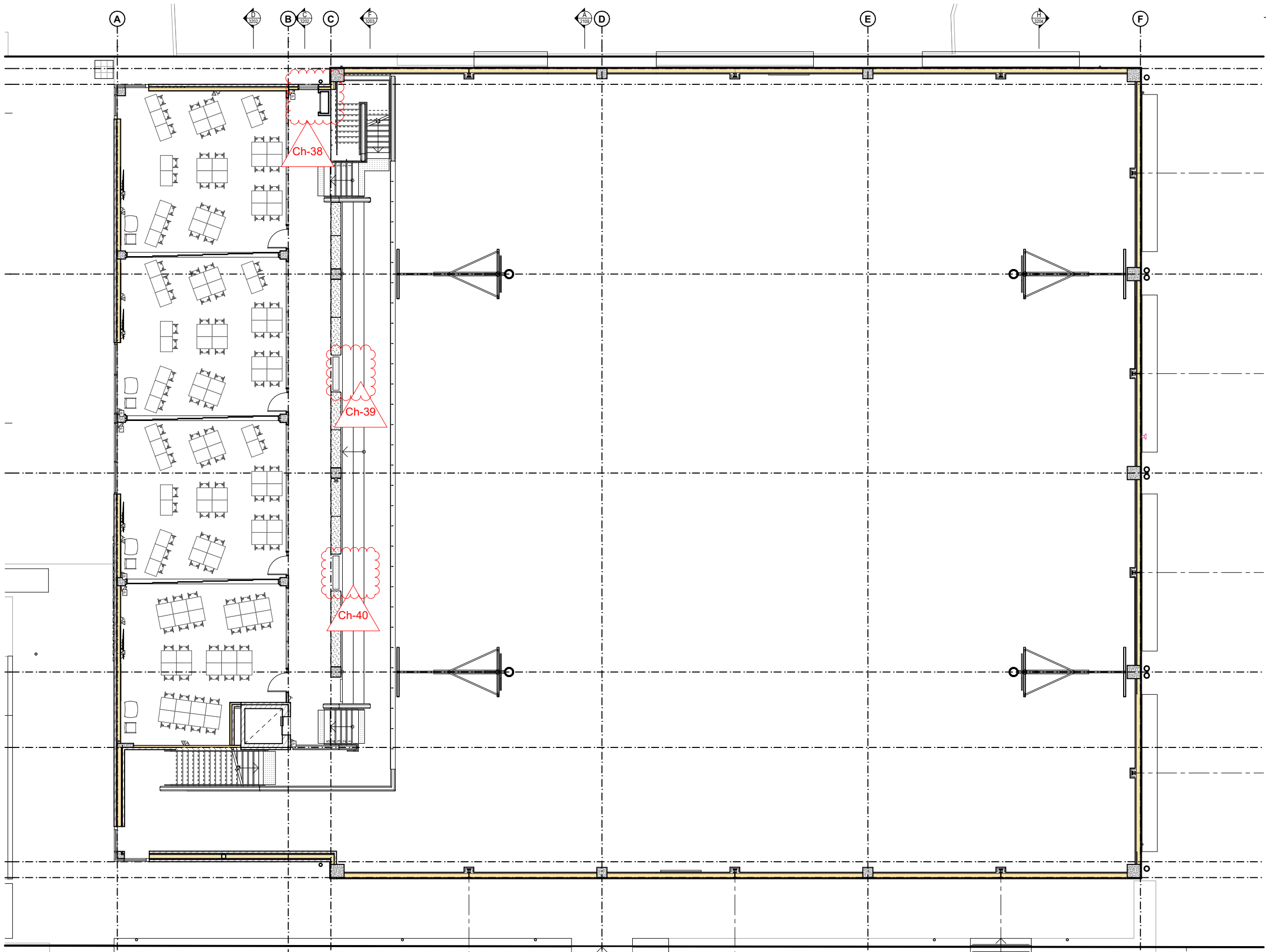
DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



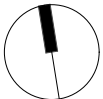
4367
WD3003

RevN 02.09.24

Proposed First Floor Plan MPC

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

0m 2 4 6 8 10 1:200
@A3



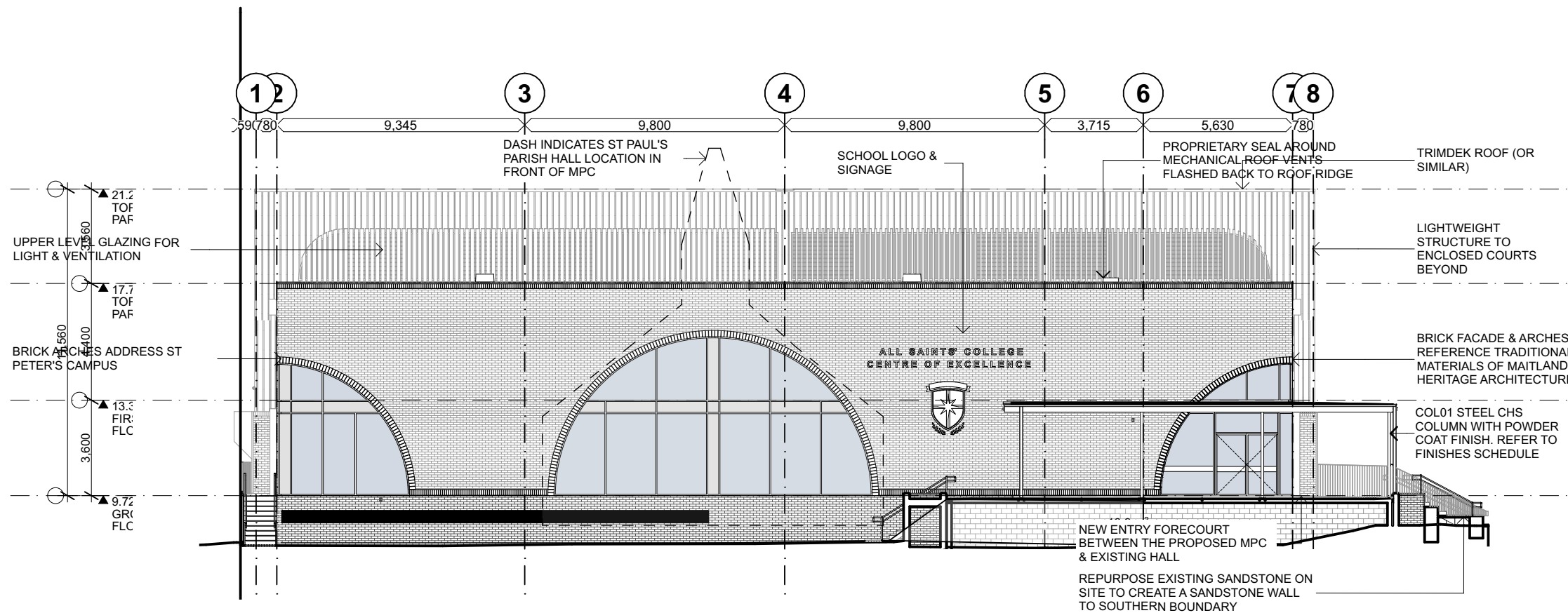
SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

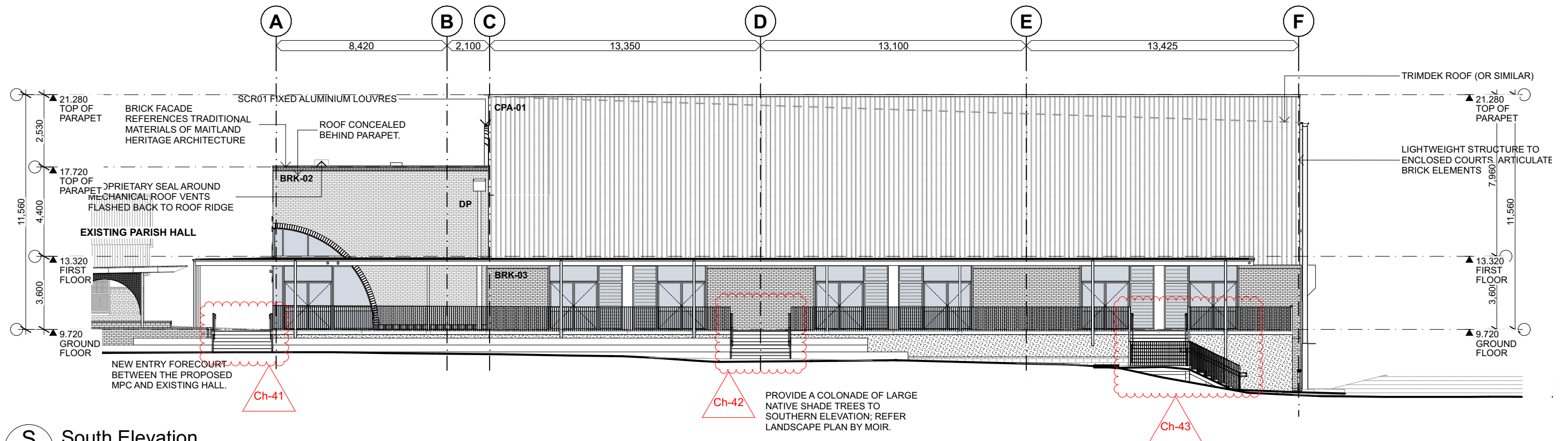
-

DEVELOPMENT APPLICATION

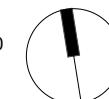
1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



W West Elevation
Scale 1:200

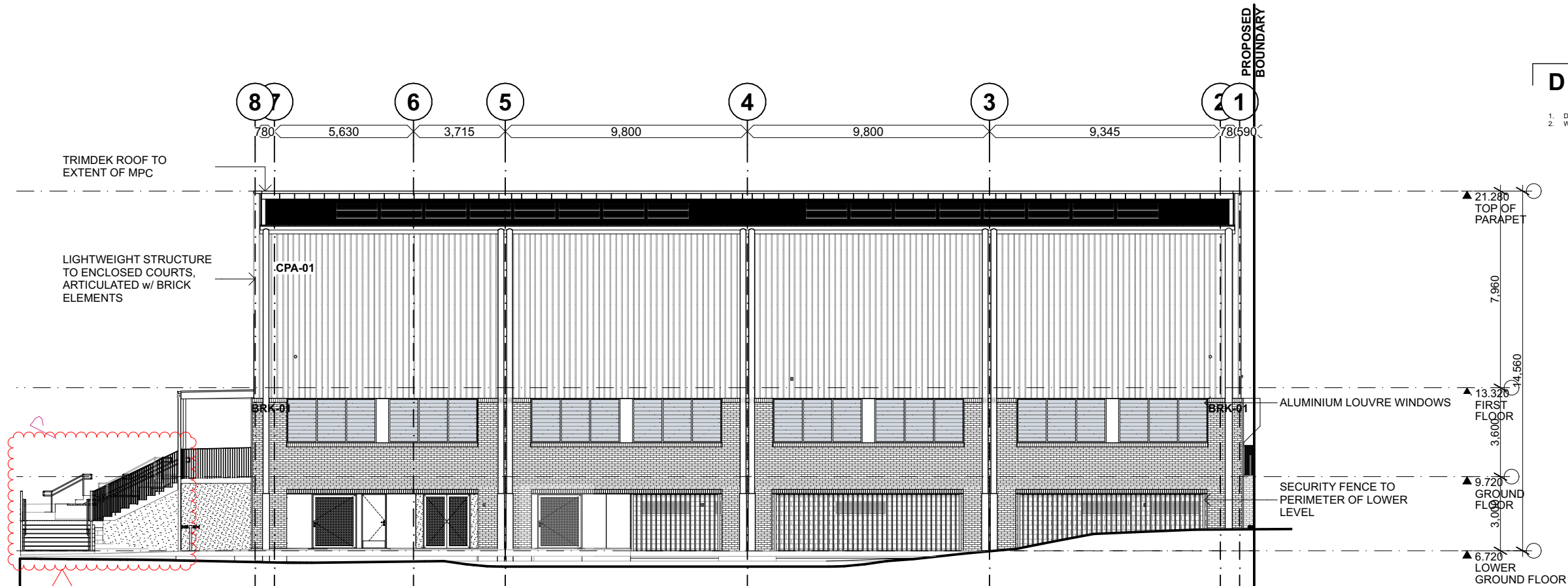


S South Elevation
Scale 1:200

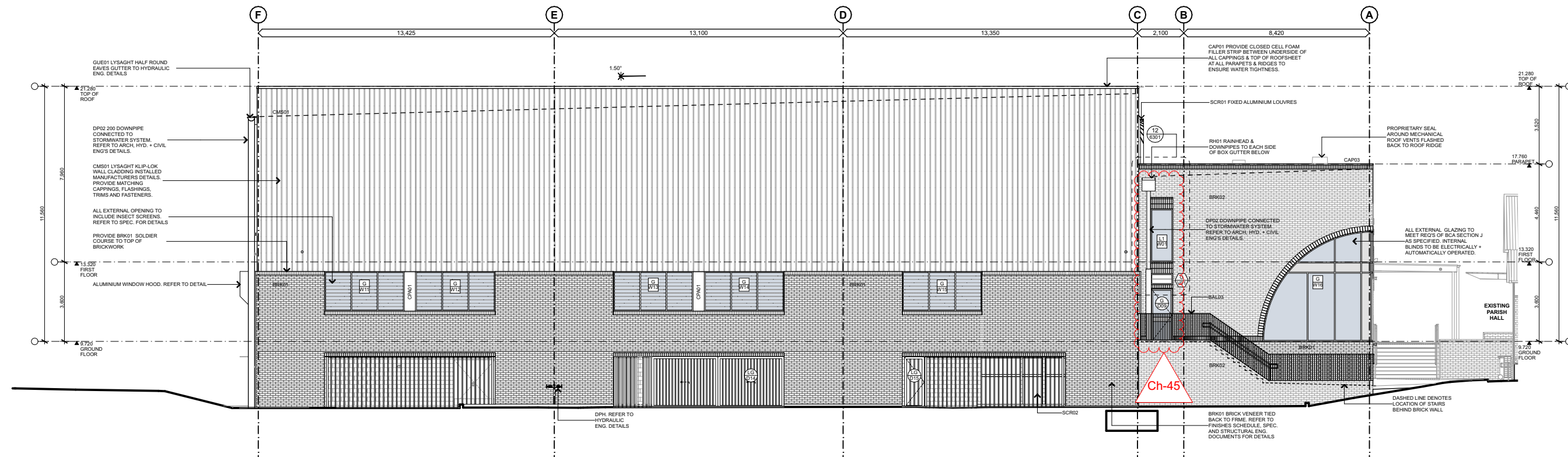


DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

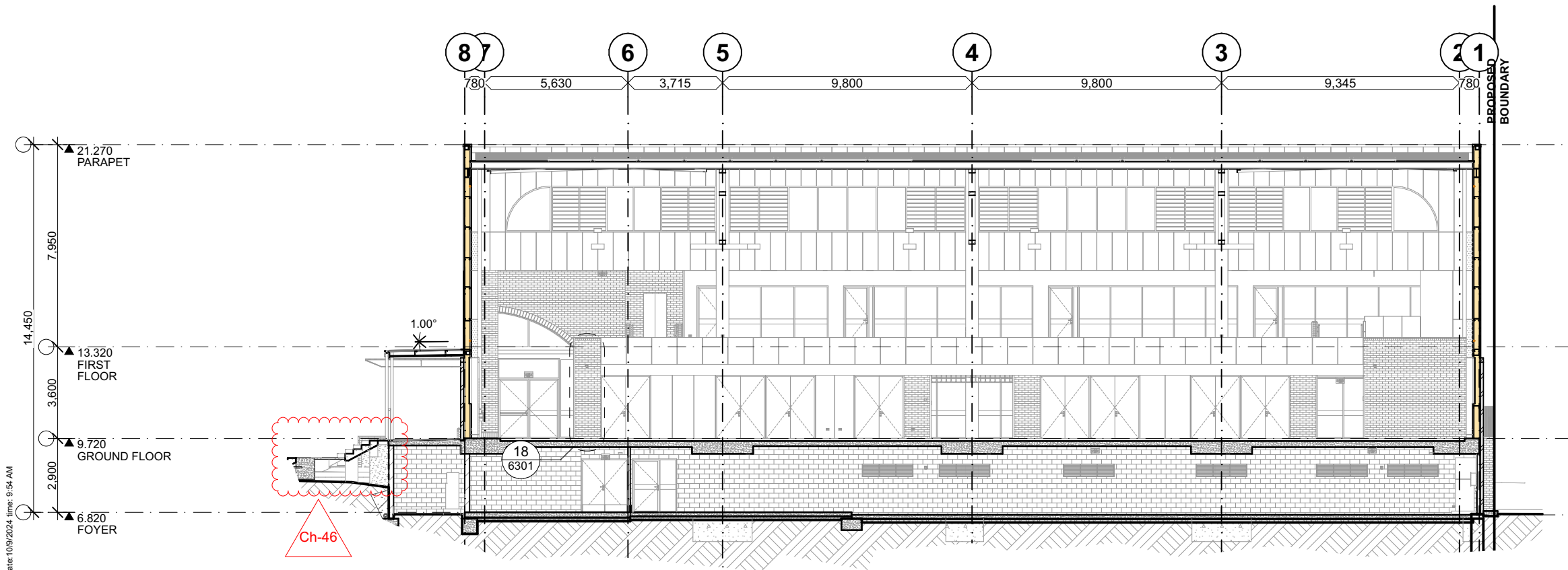


East Elevation

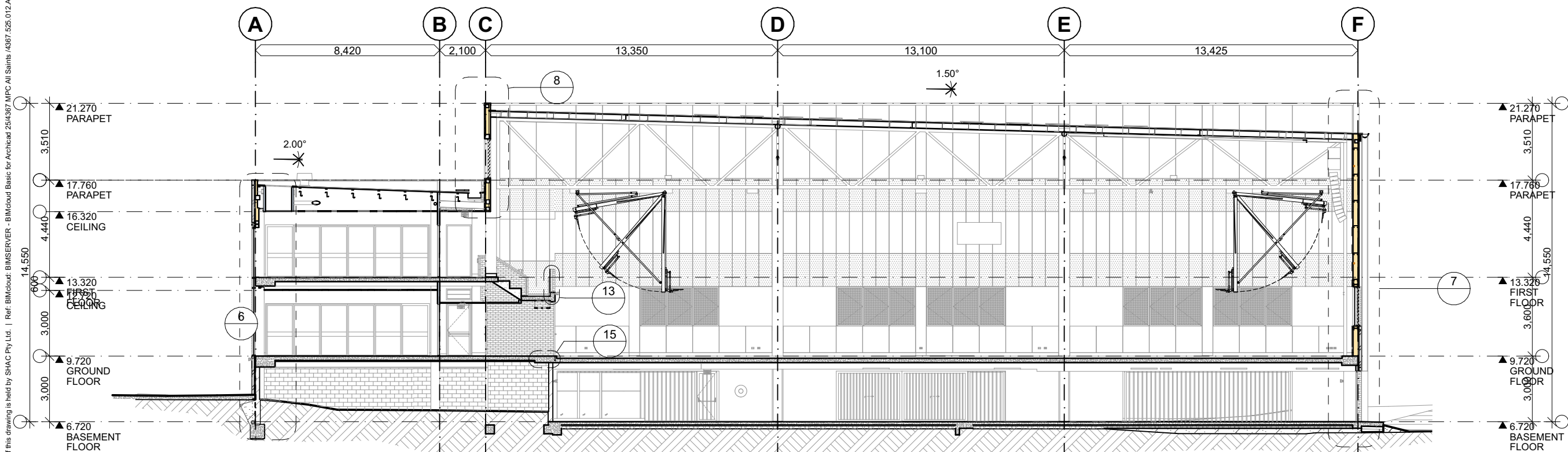


DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



A Section A
Scale 1:200

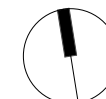


B Section B
Scale 1:200

4367
WD3201
RevM 02.09.24

Sections MPC
All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

0m 2 4 6 8 10 1:200 @A3



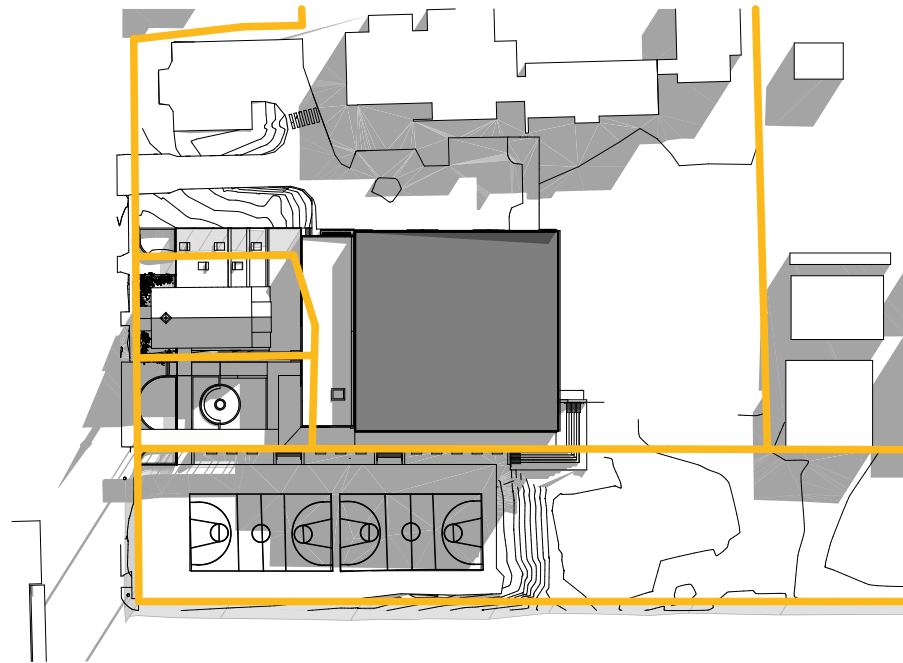
SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

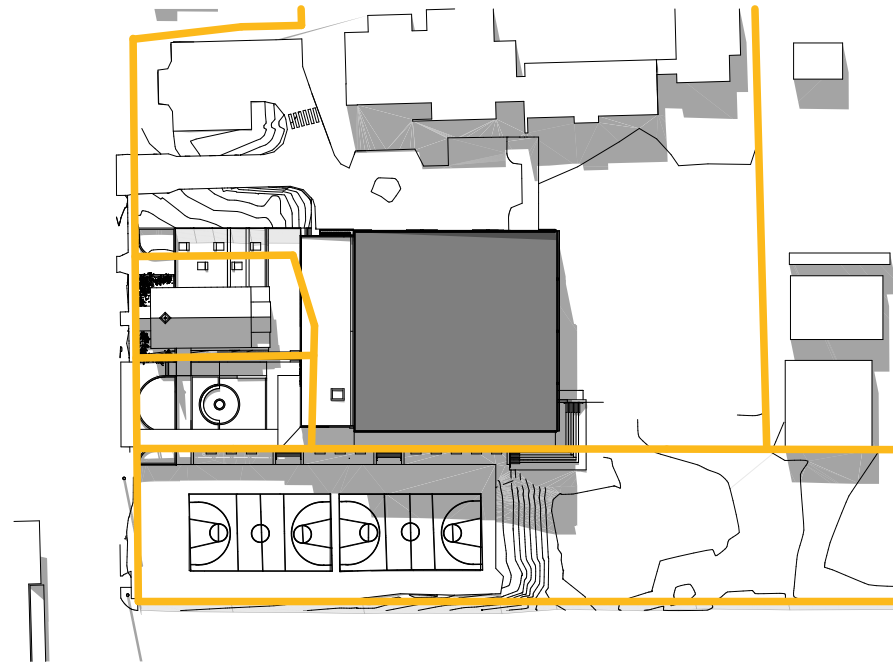
DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

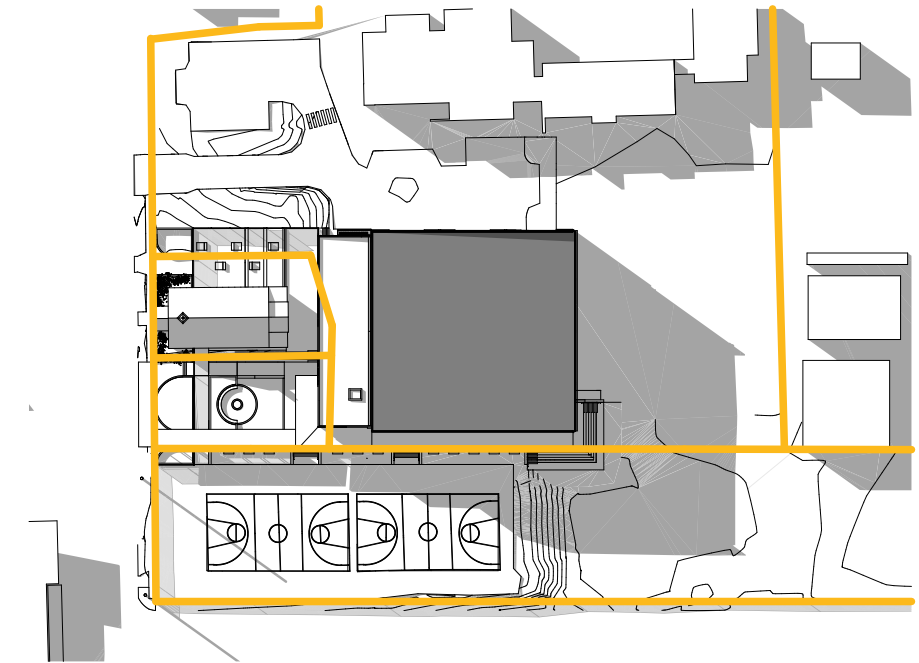
WINTER



21 June 9am

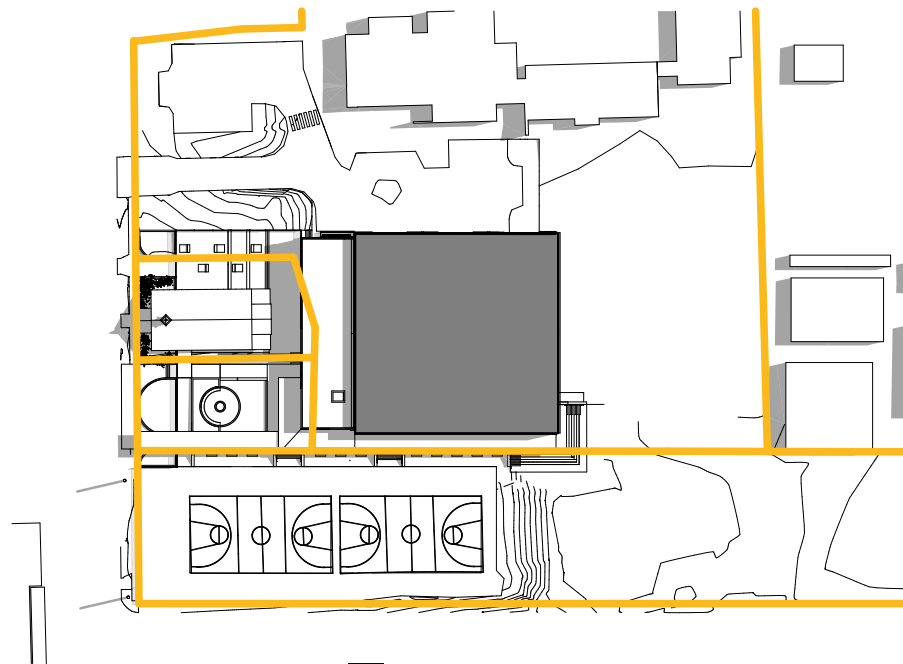


21 June 12pm

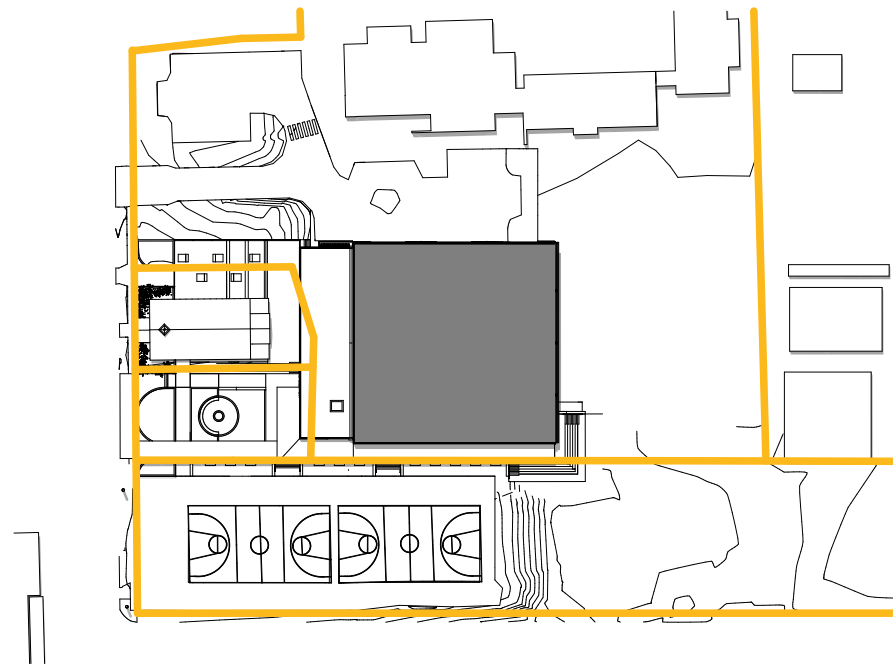


21 June 3pm

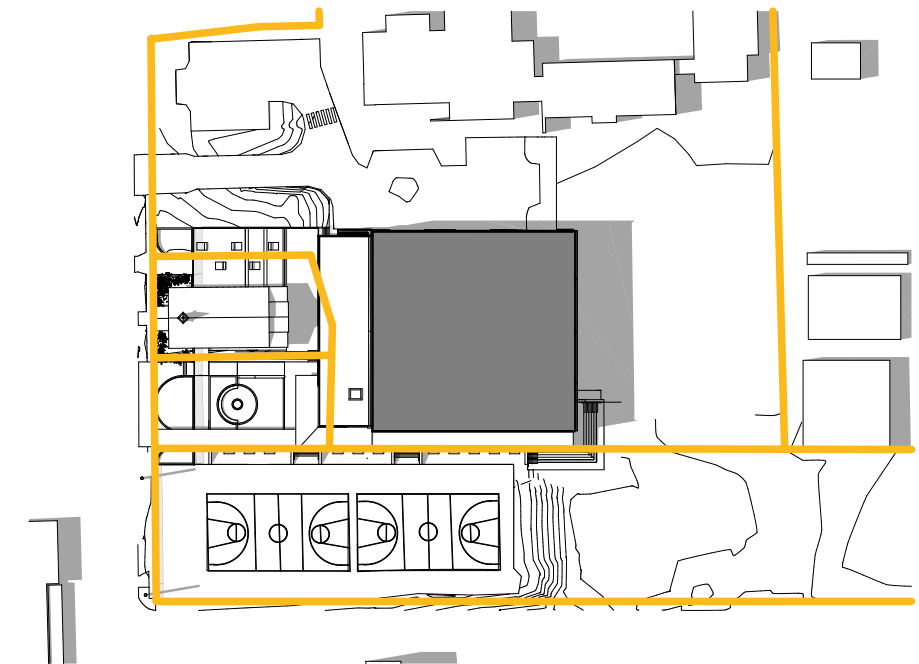
SUMMER



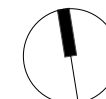
21 December 9am



21 December 12pm



21 December 3pm



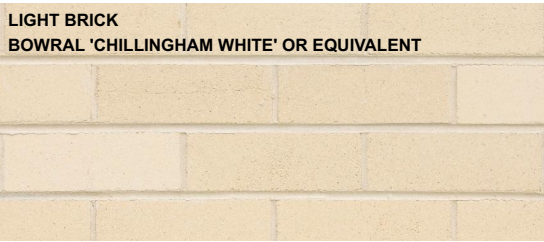
DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.

2. Work to given dimensions. Do not scale from drawing.

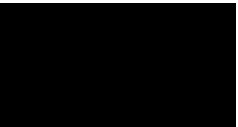
3. Check all dimensions on site prior to construction and fabrication.

4. Bring any discrepancies to the attention of the proprietor & architect.



Materiality

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend



DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



4367
WD8002
RevM 02.09.24

Concept Perspective
All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

SHAC
Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



4367
WD8003
RevM 02.09.24

Concept Perspective
All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

SHAC
Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

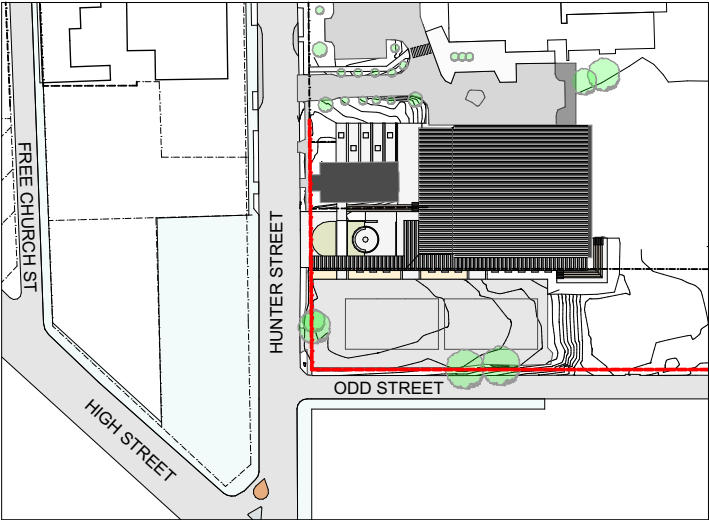
DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.

2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.

4. Bring any discrepancies to the attention of the proprietor & architect.

LEGEND



4367
WD8004
RevM 02.09.24

View Analysis - Corner High & Hunter Street
All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

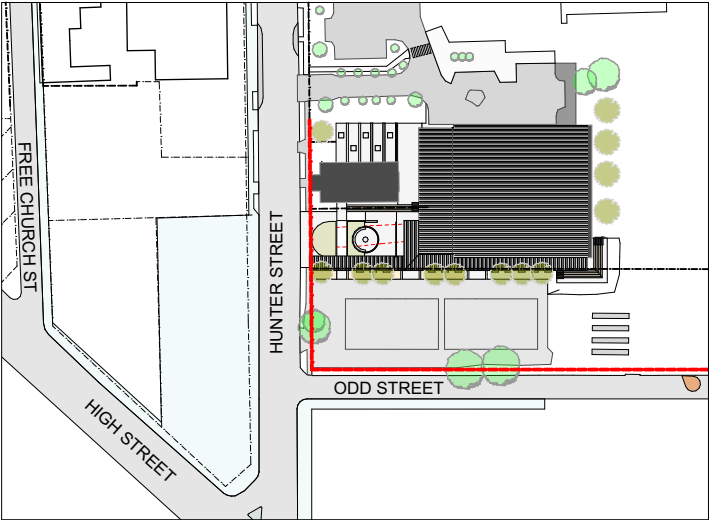
DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.

2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.

4. Bring any discrepancies to the attention of the proprietor & architect.

LEGEND



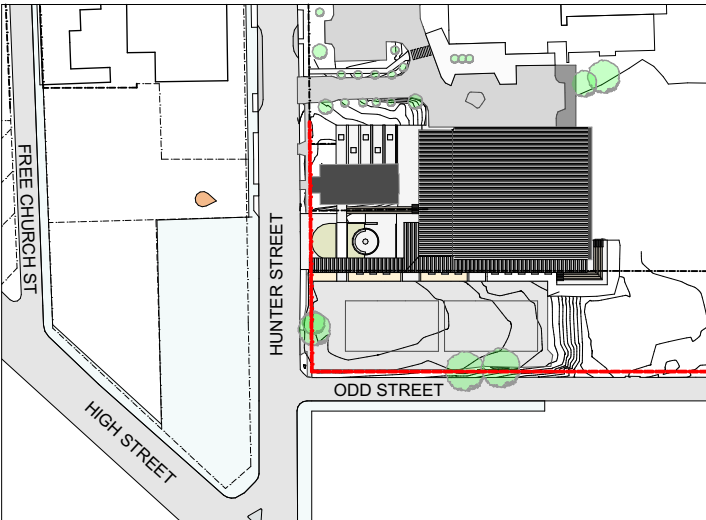
DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.

2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.

4. Bring any discrepancies to the attention of the proprietor & architect.

LEGEND



4367
WD8006
RevM 02.09.24

View Analysis - Corner Free Church Street & High Street
All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.

2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.

4. Bring any discrepancies to the attention of the proprietor & architect.

LEGEND



4367
WD8007

RevM 02.09.24

View Analysis - Southern Elevation

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.

LEGEND



4367
WD8008
RevM 02.09.24

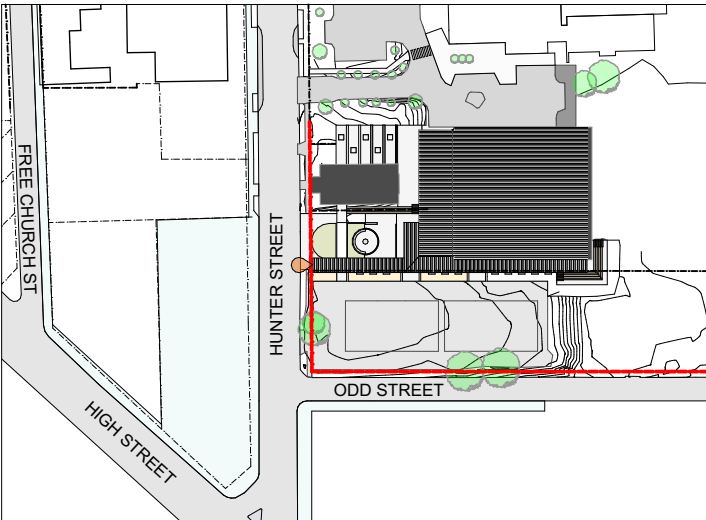
View Anlaysis - Mansfield House
All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

SHAC
Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

1. Dimensions are in millimetres unless otherwise shown. 3. Check all dimensions on site prior to construction and fabrication.
2. Work to given dimensions. Do not scale from drawing. 4. Bring any discrepancies to the attention of the proprietor & architect.

LEGEND



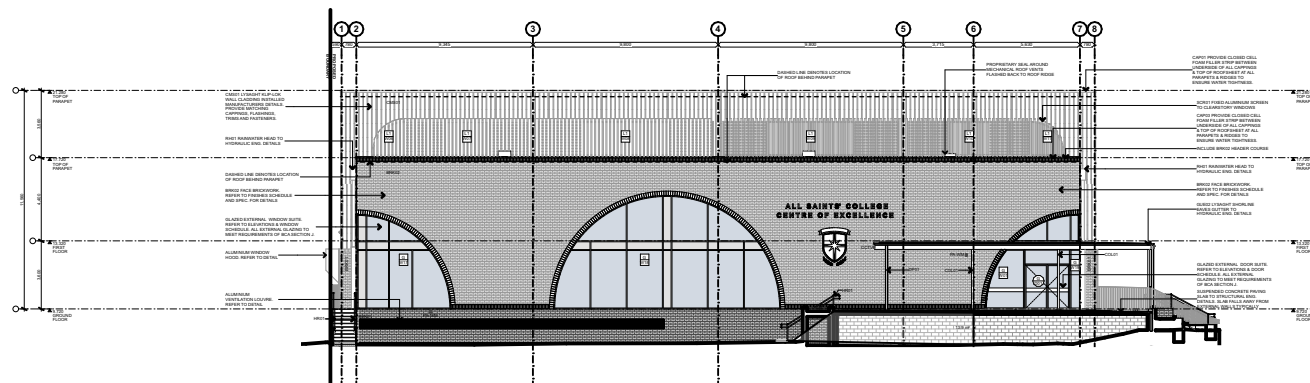
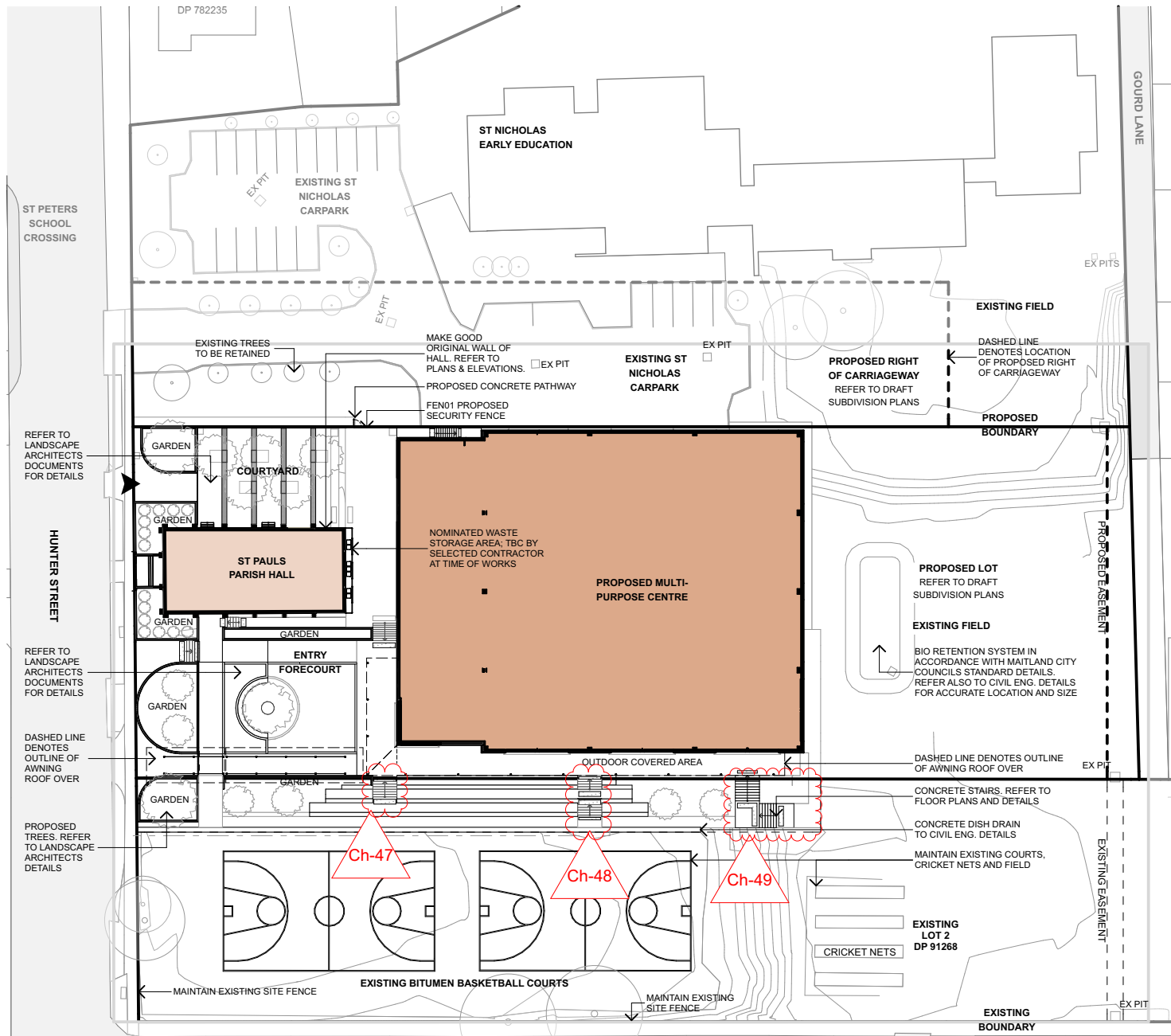
4367
WD8009
RevM 02.09.24

View Analysis - Entry Forecourt
All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

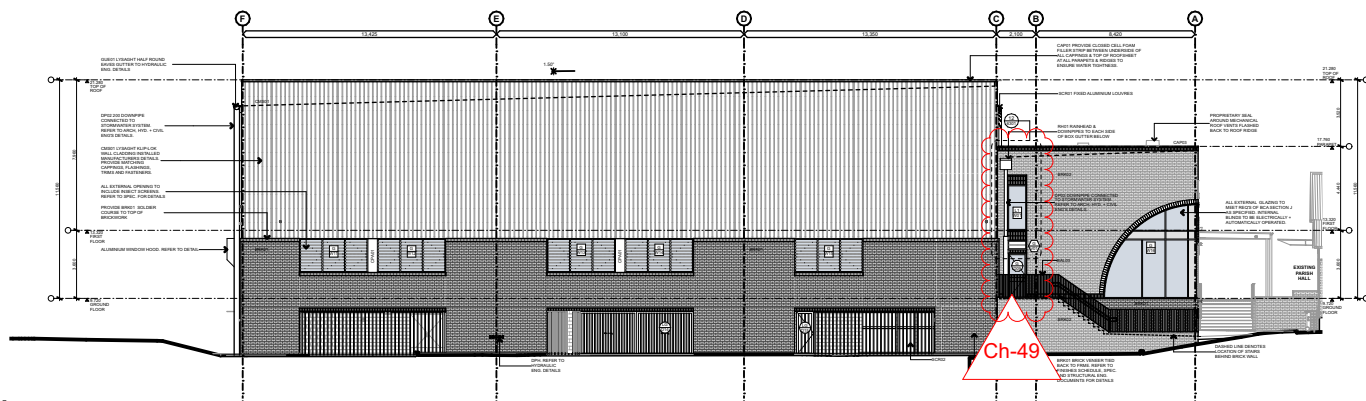
SHAC
Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846

DEVELOPMENT APPLICATION

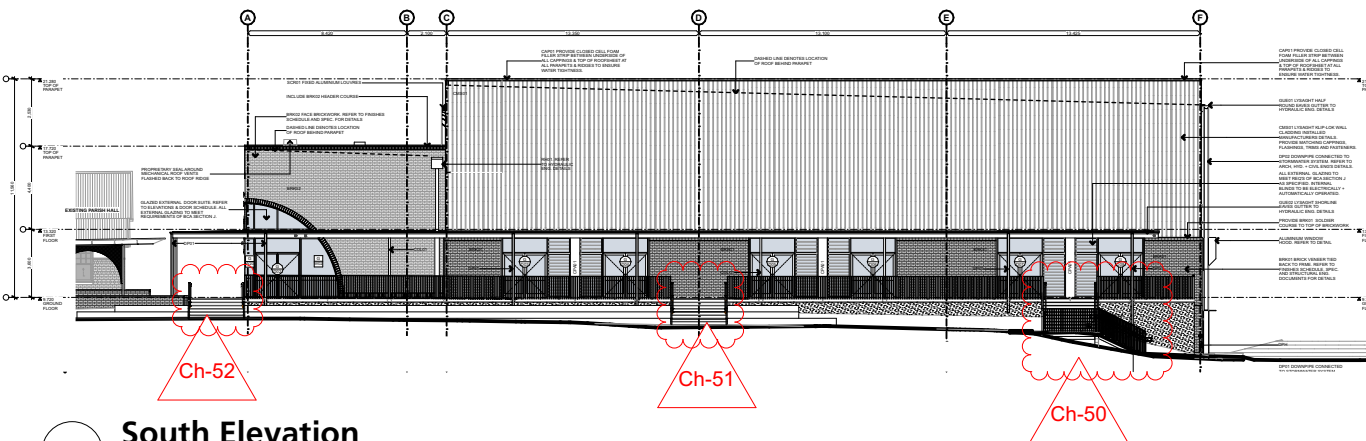
1. Dimensions are in millimetres unless otherwise shown.
2. Work to given dimensions. Do not scale from drawing.
3. Check all dimensions on site prior to construction and fabrication.
4. Bring any discrepancies to the attention of the proprietor & architect.



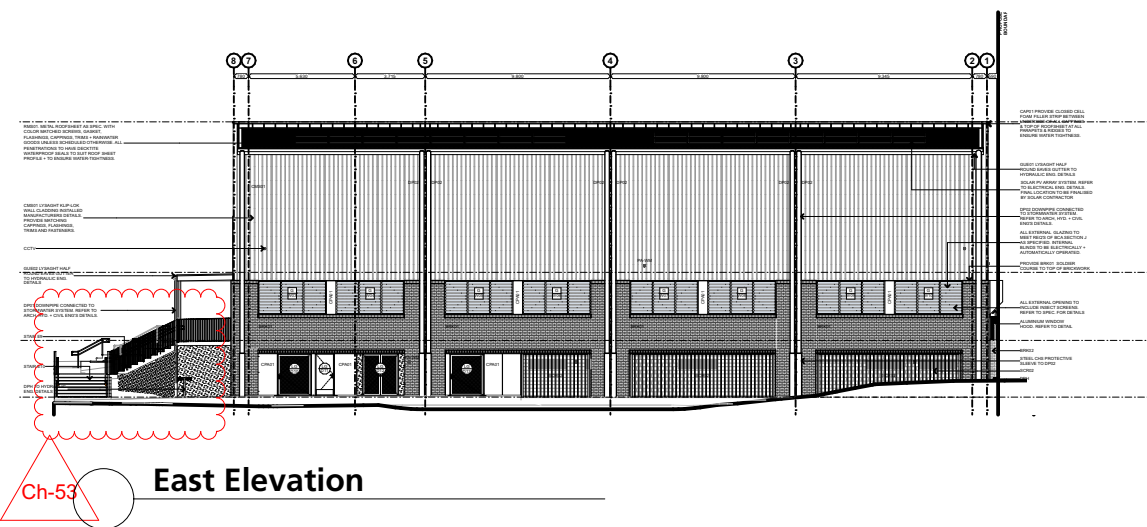
West Elevation



North Elevation



South Elevation



East Elevation

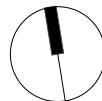
4367
WD9001

RevN 02.09.24

Notification Plan

All Saints College Multi-Purpose Centre
24 Hunter Street, Horseshoe Bend

NTS
@A3



SHAC

Nominated Architect Justin Hamilton (6160) | ABN 32 131 584 846