

DEVELOPMENT APPLICATION

PROPOSED PACIFIC BROOK CHRISTIAN SCHOOL

at

Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook NSW

NOT FOR
CONSTRUCTION



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ISSUE			
No.	Date	Description	Chkd
1	09.04.2024	ISSUE FOR CLIENT APPROVAL TO PROCEED	NBRS
2	18.04.2024	ISSUE FOR CONSULTANT COORDINATION	NBRS
3	21.06.2024	DEVELOPMENT APPLICATION ST 1	NBRS

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NBRS

Sydney
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Nominated Architect:
Andrew Duffin NSW 5602 © 2020
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Project
Pacific Brook Christian School

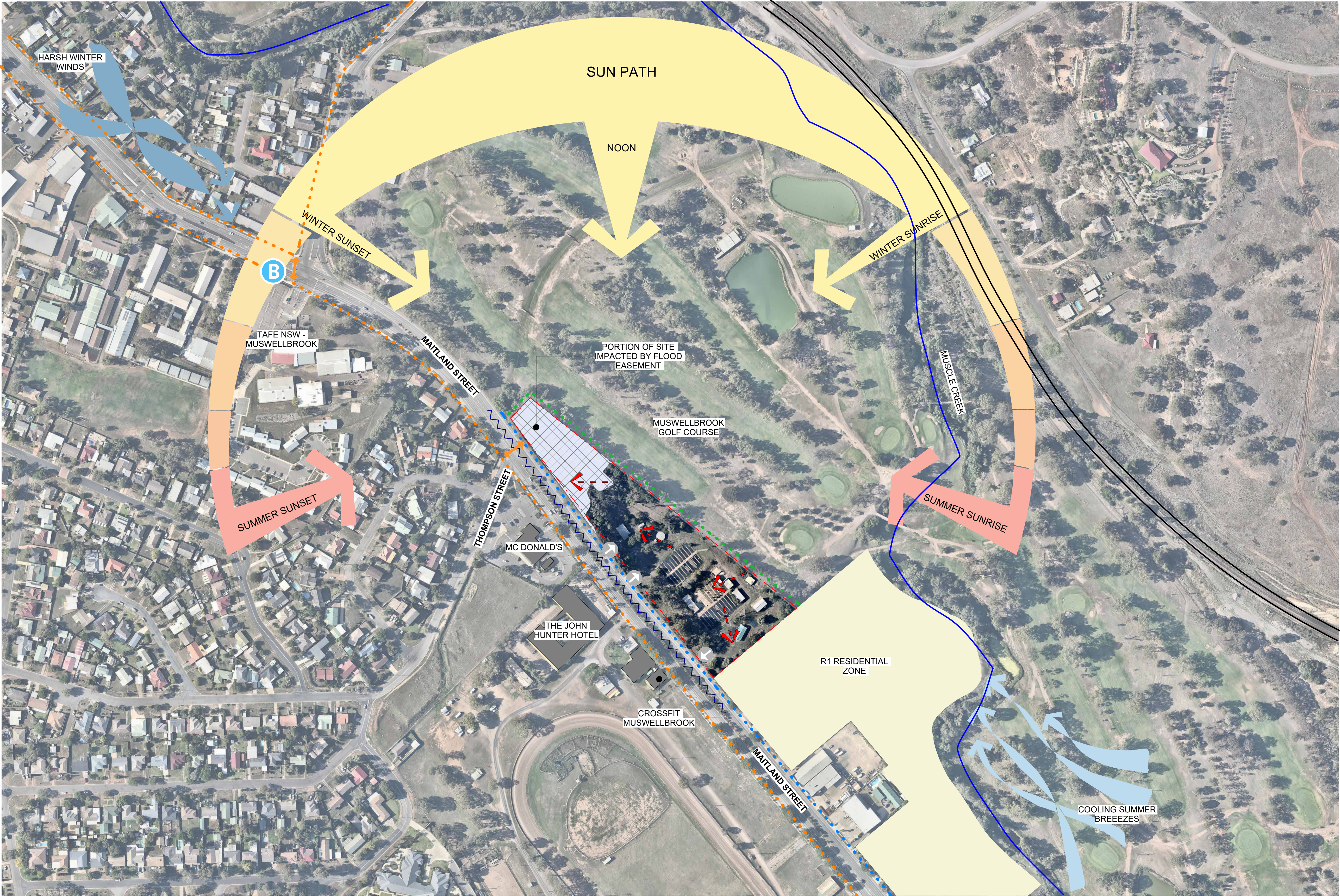
at
Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook NSW
for
Pacific Brook Christian School Ltd

Drawing Title
COVER SHEET AND DRAWING LIST

Date 5/06/2025 3:00:18 PM
Scale @ A1

Drawing Reference Revision
19055-NBRS-DR-A-DA01 3

02_DA Drawing List			
Sheet Name	Sheet Number	Current Revision Description	NBRS_ProjectMilestone
COVER SHEET AND DRAWING LIST	DA01	DEVELOPMENT APPLICATION ST 1	02_DA
SITE ANALYSIS	DA02	DEVELOPMENT APPLICATION	02_DA
ADJACENCY MAP	DA03	ISSUE FOR CONSULTANT COORDINATION	02_DA
MOVEMENT MAP	DA04	DEVELOPMENT APPLICATION	02_DA
VIEW IMPACT ASSESSMENT	DA05	DEVELOPMENT APPLICATION	02_DA
VIEW ANALYSIS	DA06	DEVELOPMENT APPLICATION	02_DA
3D PERSPECTIVE	DA12	DEVELOPMENT APPLICATION ST 1	02_DA
SITE ELEVATIONS	DA13	DEVELOPMENT APPLICATION ST 1	02_DA
STAGE 1 SITE PLAN	DA14	DA COUNCIL RFI RESPONSE	02_DA
STAGE 1 DEMOLITION	DA15	DA COUNCIL RFI RESPONSES	02_DA
STAGE 1 FLOOR PLANS	DA16	DA COUNCIL RFI RESPONSES	02_DA
STAGE 1 - ELEVATIONS - SHEET 1	DA17	DEVELOPMENT APPLICATION	02_DA
STAGE 1 - ELEVATIONS - SHEET 2	DA18	DEVELOPMENT APPLICATION	02_DA
STAGE 1 SECTIONS	DA19	DEVELOPMENT APPLICATION	02_DA
COLOURS / MATERIALS SCHEDULE	DA20	DEVELOPMENT APPLICATION	02_DA
STAGE 1 - SHADOW DIAGRAMS	DA21	DEVELOPMENT APPLICATION	02_DA
SIGNAGE PLAN	DA23	DA COUNCIL RFI RESPONSES	02_DA
MEDIAN FENCING DIAGRAM	DA24	DA COUNCIL RFI RESPONSE	02_DA



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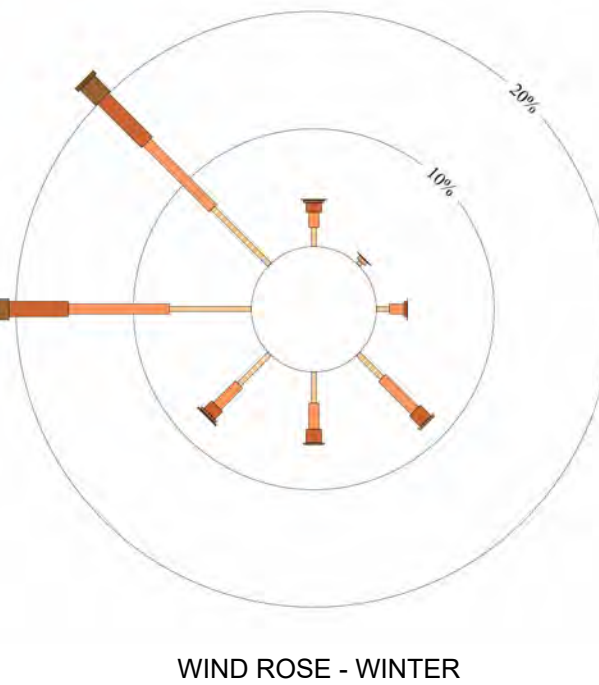
Drawing Title
SITE ANALYSIS

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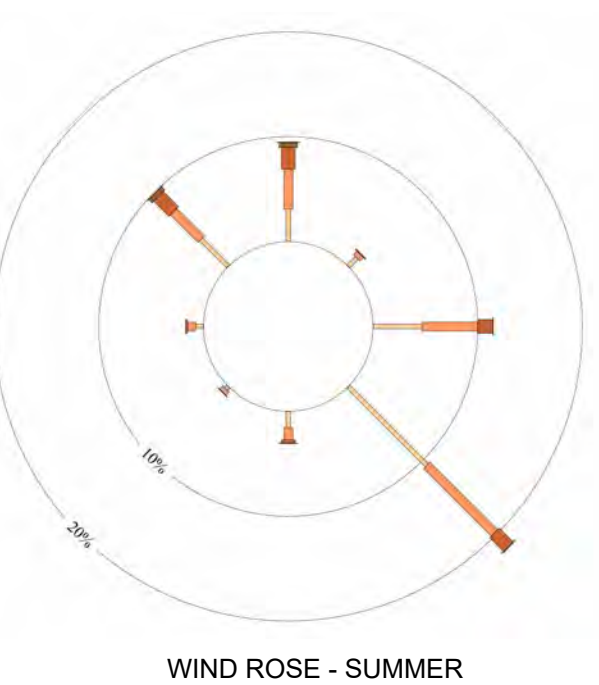
Drawing Reference
19055-NBRS-DR-A-DA02
Revision
3

- LEGEND**
- BOUNDARY
 - SITE FALL
 - TRAFFIC NOISE
 - PROTECTIVE FENCE REQUIRED - GOLF COURSE ADJACENT TO SITE
 - LACK OF EXISTING FOOTPATH ALONG MAITLAND STREET
 - FOOTPATH
 - PEDESTRIAN CROSSING
 - TRAIN TRACK
 - EXISTING VEHICLE ENTRY/EXIT
 - EXISTING BUS STOP
 - CREEK
 - PREVAILING WINTER WIND DIRECTION
 - PREVAILING SUMMER WIND DIRECTION

NOTE: SITE LOCATE WITHIN CLIMATE ZONE 6.



WIND ROSE - WINTER



WIND ROSE - SUMMER

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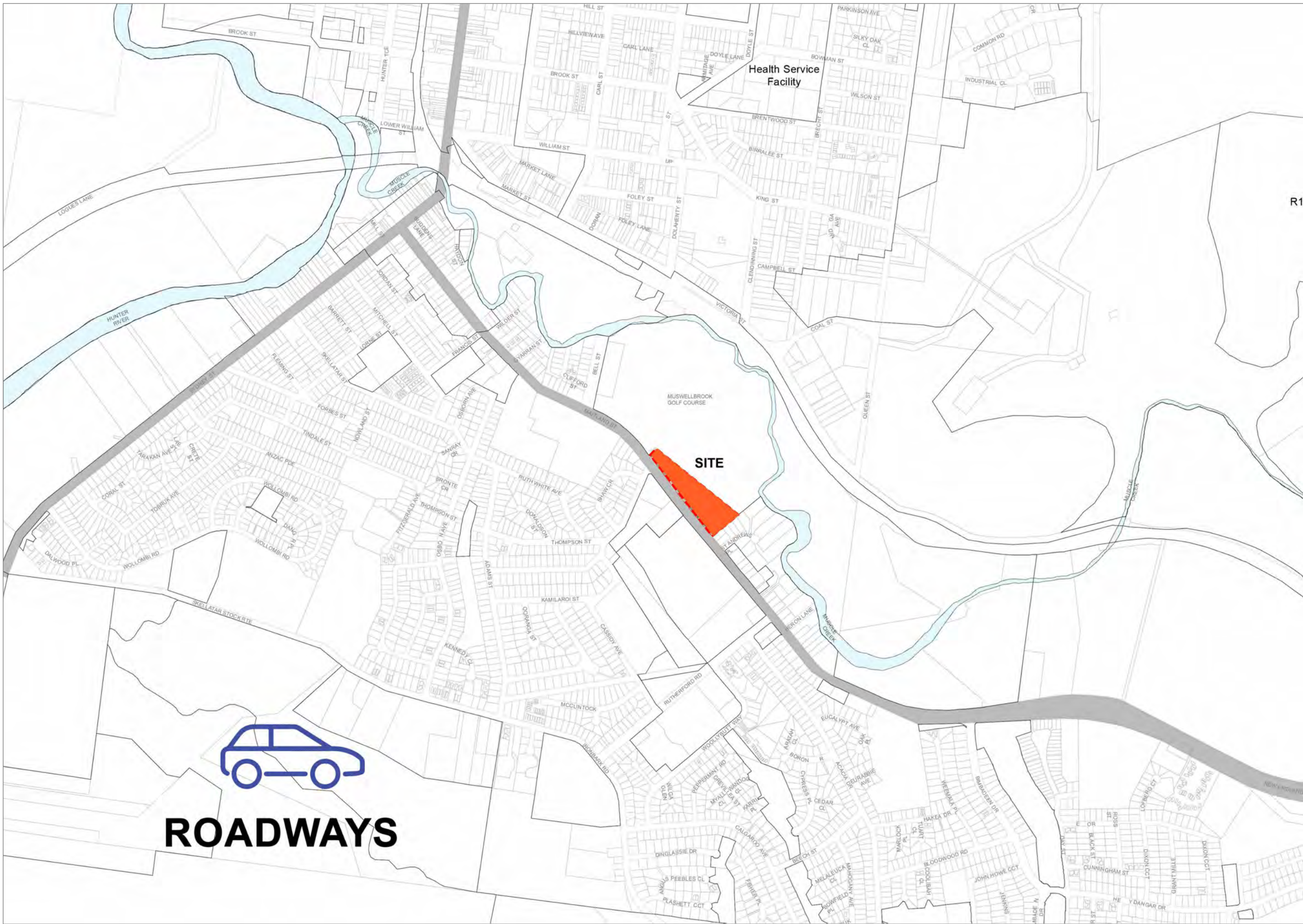
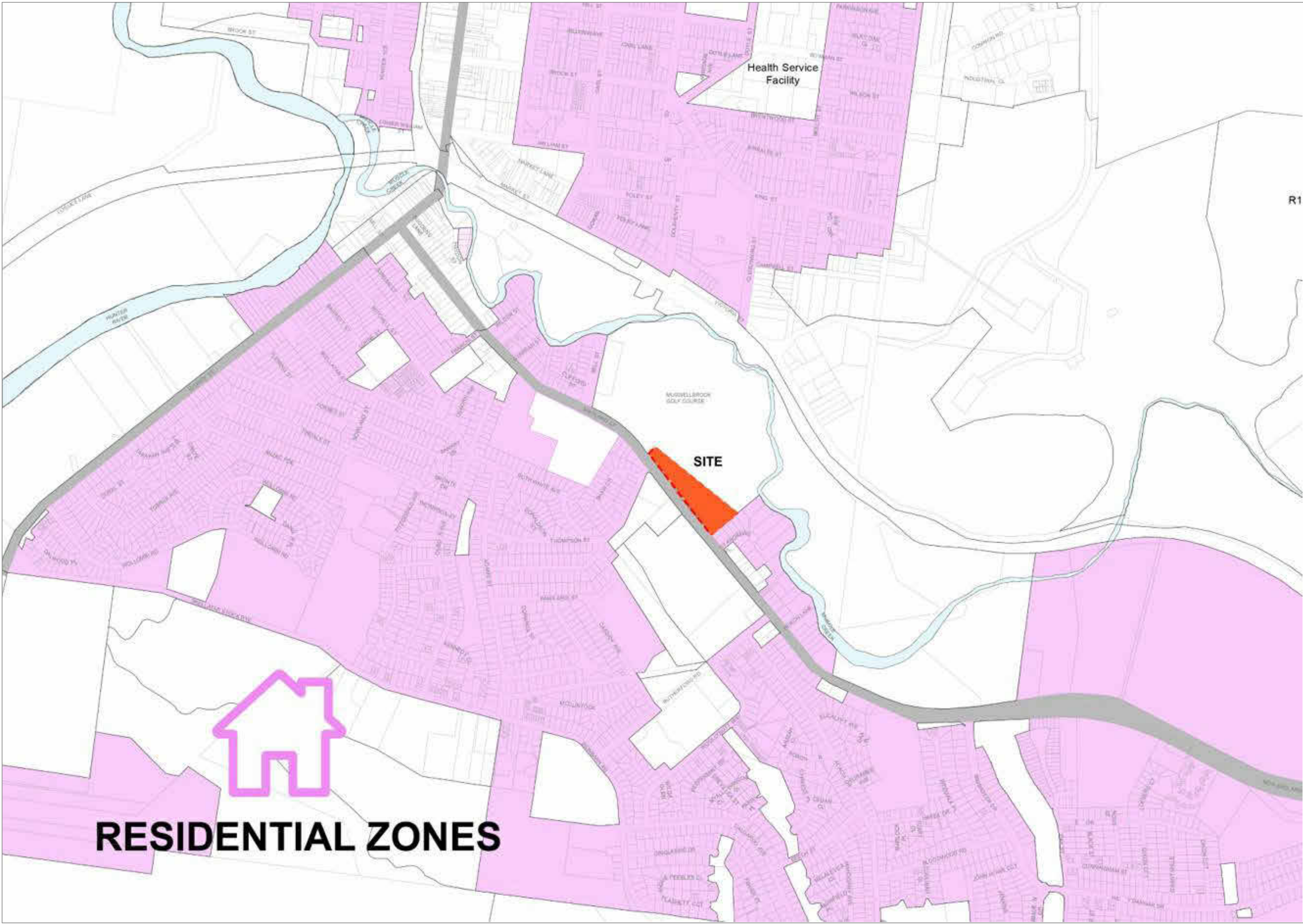
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Drawing Title
ADJACENCY MAP

Date 5/06/2025 3:01:22 PM
Scale @ A1

Drawing Reference
19055-NBRS-DR-A-DA03
Revision
2

0 10 20 30 40 50 60 70 80 90 100





Drawing Reference	Revision
19055-NBRS-DR-A-DA04	3



A - VIEW IMPACT ANALYSIS : EXISTING VIEW FROM MAITLAND STREET



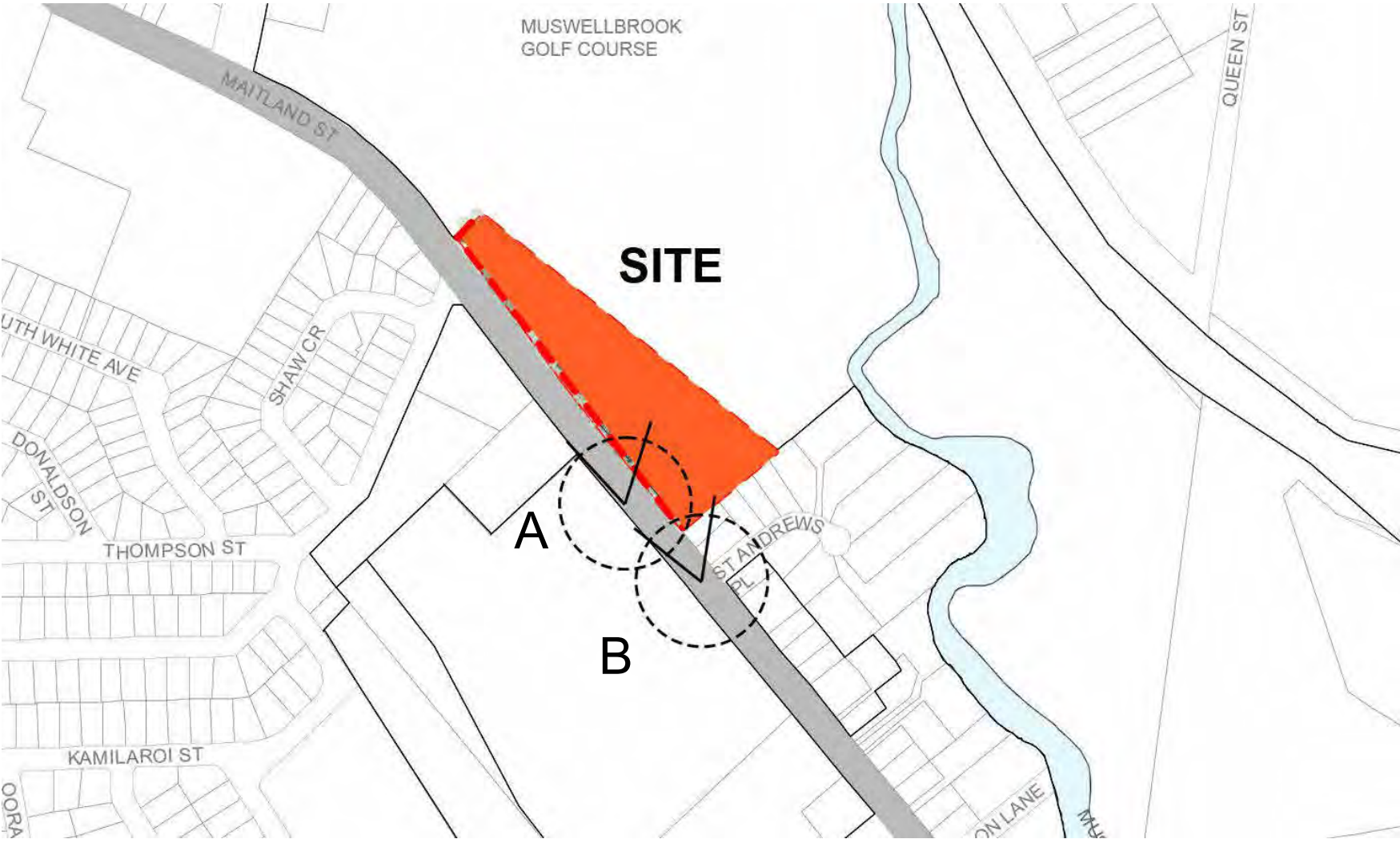
B - VIEW IMPACT ANALYSIS : EXISTING VIEW FROM MAITLAND STREET ADJACENT TO SOUTH-EAST BOUNDARY



A - VIEW IMPACT ANALYSIS : PROPOSED VIEW FROM MAITLAND STREET



B - VIEW IMPACT ANALYSIS : PROPOSED VIEW FROM MAITLAND STREET ADJACENT TO SOUTH-EAST BOUNDARY



VIEW IMPACT ANALYSIS : SITE LOCATION & POINT OF VIEW

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Drawing Title
VIEW IMPACT ASSESSMENT

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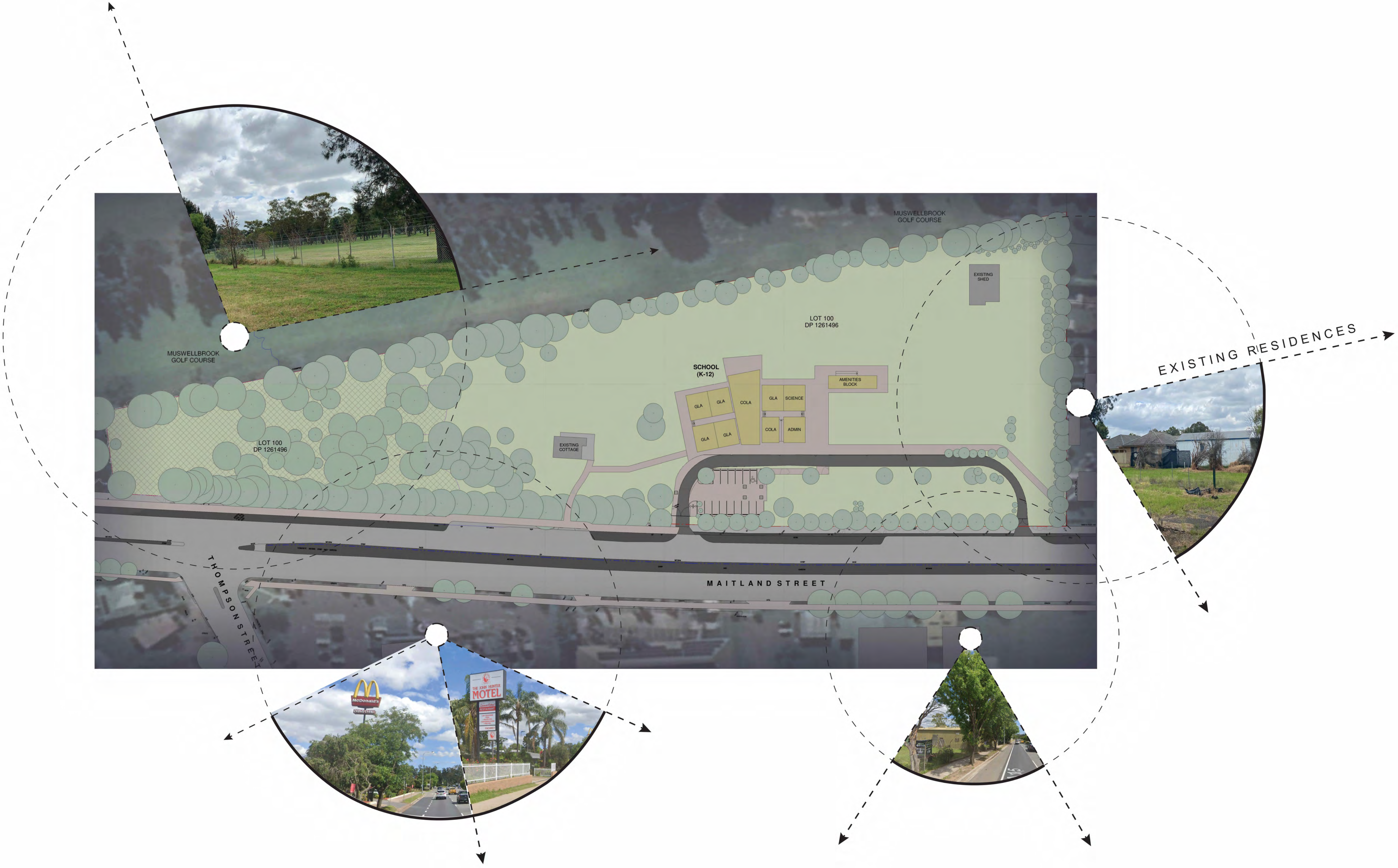
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Drawing Title
VIEW ANALYSIS

Date 5/06/2025 3:01:42 PM
Scale @ A1

Drawing Reference
19055-NBRS-DR-A-DA06
Revision
3

0 10 20 30 40 50 60 70 80 90 100



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3	14.06.2024	DEVELOPMENT APPLICATION	NBRS
4	21.06.2024	DEVELOPMENT APPLICATION ST 1	NBRS

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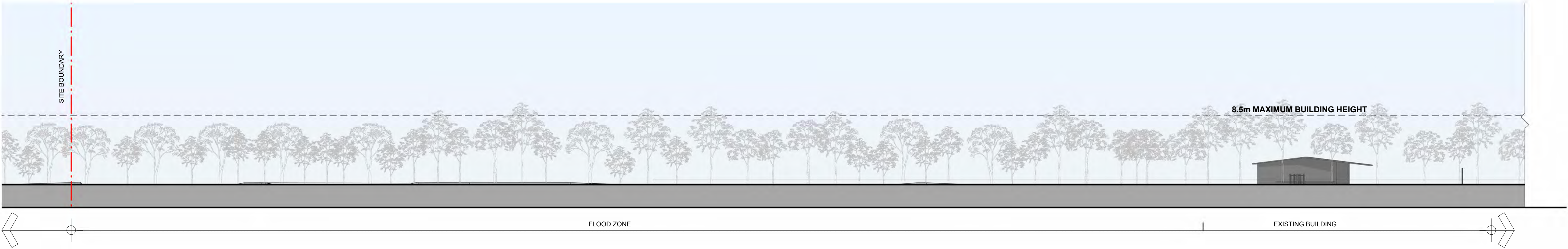
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NSW
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Drawing Title
3D PERSPECTIVE

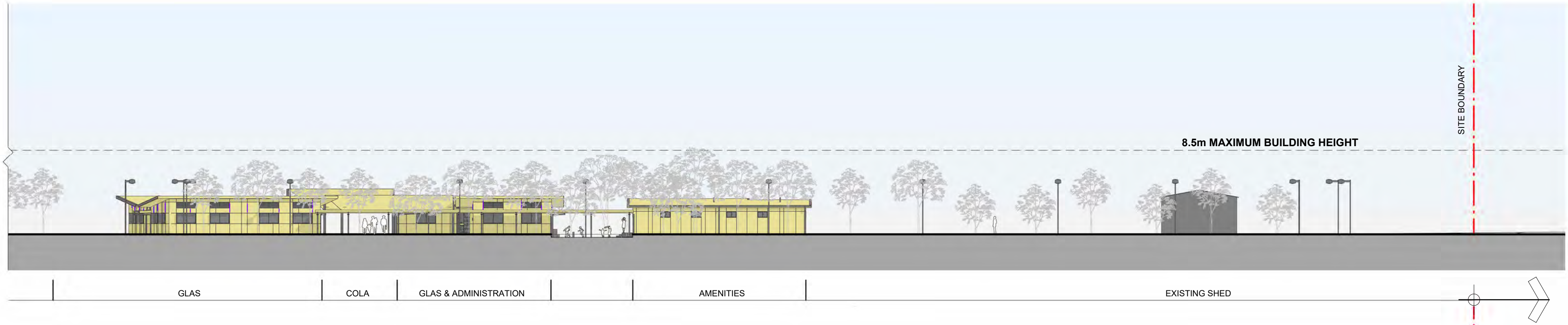
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Drawing Reference
19055-NBRS-DR-A-DA12
Revision
4

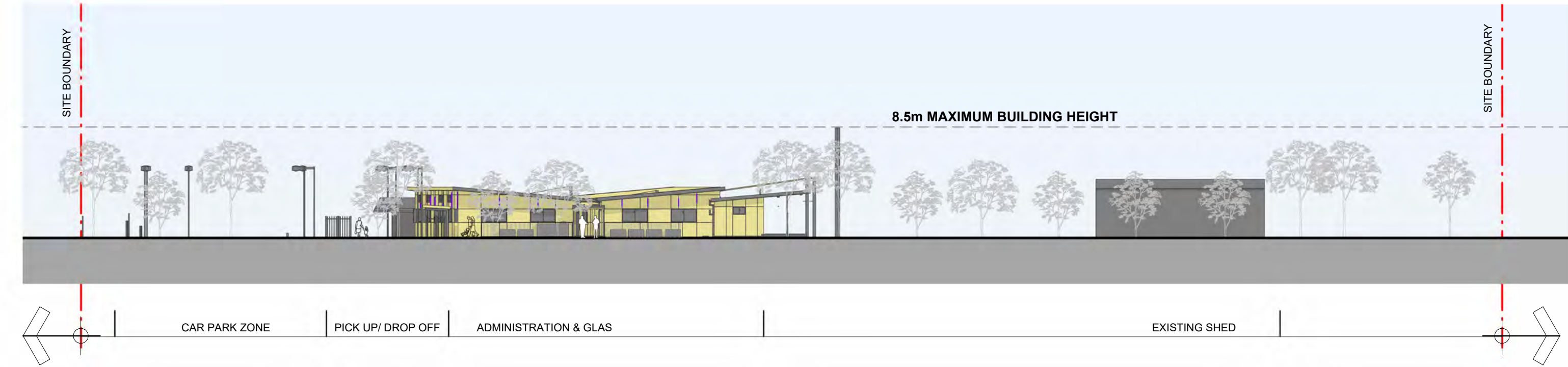
0 10 20 30 40 50 60 70 80 90 100



1 SITE ELEVATION - SOUTH WEST PART 1
1 : 300



2 SITE ELEVATION - SOUTH WEST PART 2
1 : 300



3 SITE ELEVATION - SOUTH EAST
1 : 300

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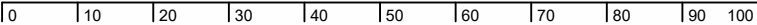
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Drawing Title
SITE ELEVATIONS

Date 5/06/2025 3:03:37 PM
Scale 1 : 300 @ A1

Drawing Reference
19055-NBRS-DR-A-DA13
Revision
4



- LIST OF AMENDMENTS
- AMENDED ON SITE DROP OFF / PICK UP PARALLEL PARKING ADDED PASSING LANE
 - BUS AND WASTE VEHICLES AREA RELOCATED
 - OSD REFER CIVIL UPDATES
 - ADDITIONAL TREE REMOVAL
 - AMENDED TRAFFIC ARRANGEMENTS FOR SINGLE ENTRY / EXIT POINT AT STH DRIVEWAY
 - GRAPHICS AMENDED FOR SIMPLICITY
 - BUILDINGS RELOCATED TO ALLOW FOR WIDENED VEHICLE DRIVEWAY
 - NEW GOLF SAFETY FENCE TO NTH EAST BOUNDARY

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Issue No.	Date	Description	Chkd
4	14.06.2024	DEVELOPMENT APPLICATION	NBRS
5	21.06.2024	DEVELOPMENT APPLICATION ST 1	NBRS
6	02.08.2024	DEVELOPMENT APPLICATION ST 1	NBRS
7	17.01.2025	DA COUNCIL RFI RESPONSE	NBRS
8	21.01.2025	DA COUNCIL RFI RESPONSES	NBRS
9	03.02.2025	DA COUNCIL RFI RESPONSES	NBRS
10	30.05.2025	DA COUNCIL RFI RESPONSE	NBRS
11	02.06.2025	DA COUNCIL RFI RESPONSE	NBRS

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Drawing Title
STAGE 1 SITE PLAN

LEGEND

BOUNDARY

EXISTING FENCE

EXISTING ELECTRIC

EXISTING GAS

EXISTING SEWER

EXISTING STORMWATER

EXISTING TEL COMMS

FLOOD EASEMENT

EXISTING TREES TO BE RETAINED

EXISTING TREE PROTECTION ZONE (TPZ)
(trees identified as significant & to be protected during works as per arborist report)

EXISTING TREE PROTECTION ZONE (TPZ)
(trees potentially impacted by works showing TPZ as noted by arborist)

EXISTING TREES TO BE REMOVED
(refer to arborist report)

PROPOSED TREES
(refer to landscape drawings)

PROPOSED LOCATION FOR STORMWATER EASEMENT

PROPOSED LOCATION FOR PEDESTRIAN FOOTPATH ON COUNCIL LAND

PROPOSED LOCATION FOR PEDESTRIAN FOOTPATH WITHIN SCHOOL

PEDESTRIAN ACCESS

VEHICLE ENTRY/EXIT

BUS STOP

STORMWATER EASEMENT

PEDESTRIAN FOOTPATH

PEDESTRIAN FOOTPATH

GLA

COLA

TAS

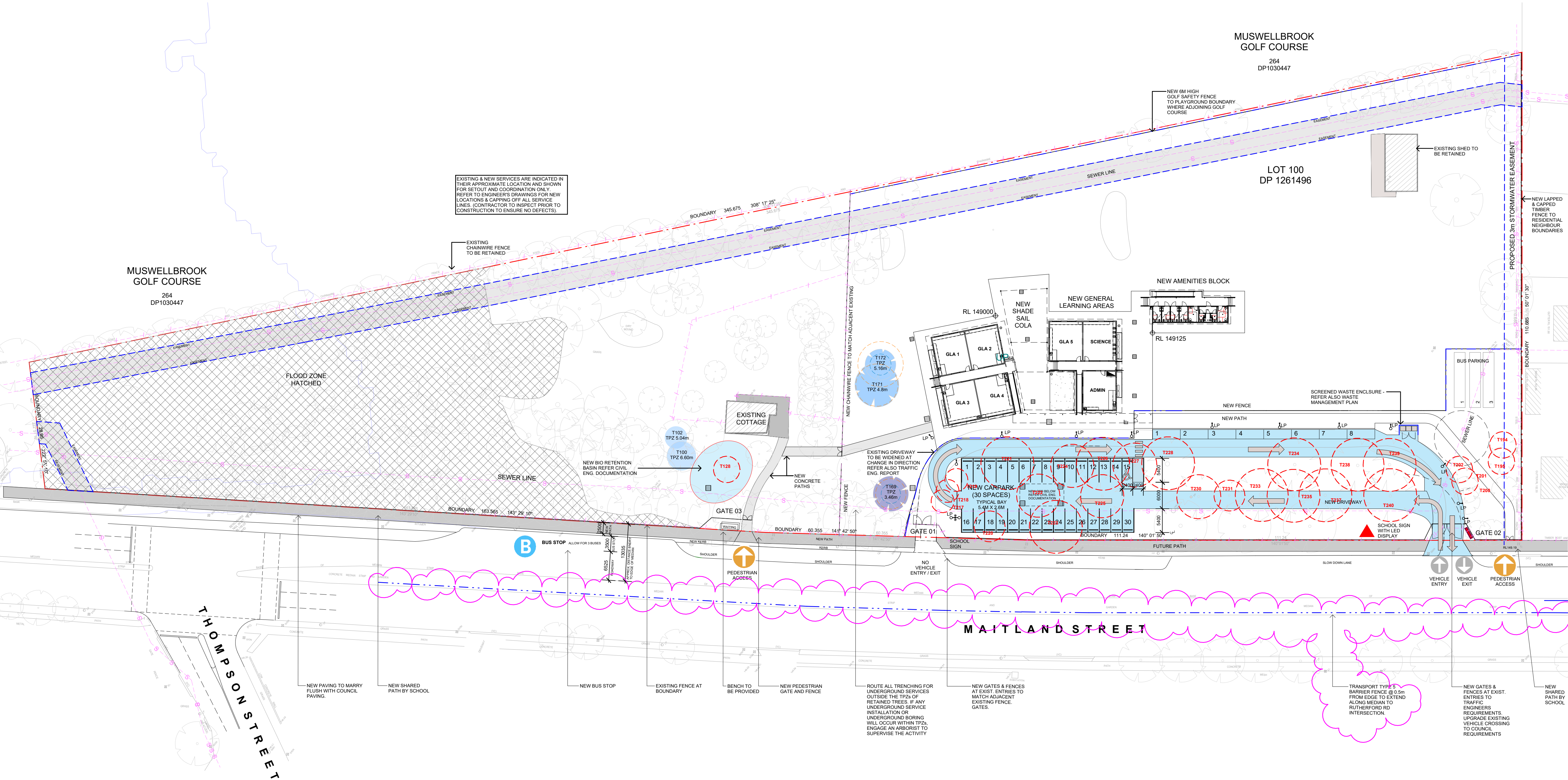
LP

GENERAL LEARNING AREA

COVERED OUTDOAR LEARNING AREA

TECHNOLOGY AND APPLIED SCIENCE

LIGHTING POLE



1 DA_STAGE 1 SITE PLAN
1 : 500

LEGEND

BOUNDARY	---	EXISTING TREES TO BE RETAINED		EXISTING BUILDING FOOTPRINT	
EXISTING FENCE	- - - - -	EXISTING TREE PROTECTION ZONE (TPZ) (trees identified as significant & to be protected during works as per arborist report)		EXISTING GRAVEL DRIVEWAY	
EXISTING ELECTRIC	E - - - - -	EXISTING TREE PROTECTION ZONE (TPZ) (trees potentially impacted by works showing TPZ as noted by arborist)		EXISTING BUILDING TO BE DEMOLISHED	
EXISTING GAS	G - - - - -	EXISTING TREES TO BE REMOVED (refer to arborist report)		FLOOD EASEMENT	
EXISTING SEWER	S - - - - -			TO BE DEMOLISHED	---
EXISTING STORMWATER	SW - - - - -				
EXISTING TEL COMMS	T - - - - -				
		TREE PROTECTION ZONE (TPZ)	---	APPROVED FOR DEMOLITION UNDER DA2020-104	---
		STRUCTURAL ROOT ZONE (SRZ)	---		

NBRS

DEMOLITION PLAN NOTES

RETAIN AND PROTECT TREES NOT IDENTIFIED AS FOR DEMOLITION

REFER ALSO ARBORIST REPORT

REFER ALSO DSI AND RAP FOR CONTAMINATION REMEDIATION PROTOCOLS AND DETAILS

REFER ALSO STAMPED PLANS DA2020-104 FOR DETAILS OF APPROVED DEMOLITION

HAZARDOUS MATERIALS INCLUDING ASBESTOS TO BE REMOVED BY APPROPRIATELY QUALIFIED REMOVALIST IN ACCORD WITH AUSTRALIAN STANDARDS AND EPA REQUIREMENTS.

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Issue				
No.	Date	Description	Chkd	
1	09.04.2024	ISSUE FOR CLIENT APPROVAL TO PROCEED	NBRS	
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3	14.06.2024	DEVELOPMENT APPLICATION	NBRS	
4	21.06.2024	DEVELOPMENT APPLICATION ST 1	NBRS	
5	21.01.2025	DA COUNCIL RFI RESPONSES	NBRS	

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Project
Pacific Brook Christian School

at
Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook NSW
for
Pacific Brook Christian School Ltd

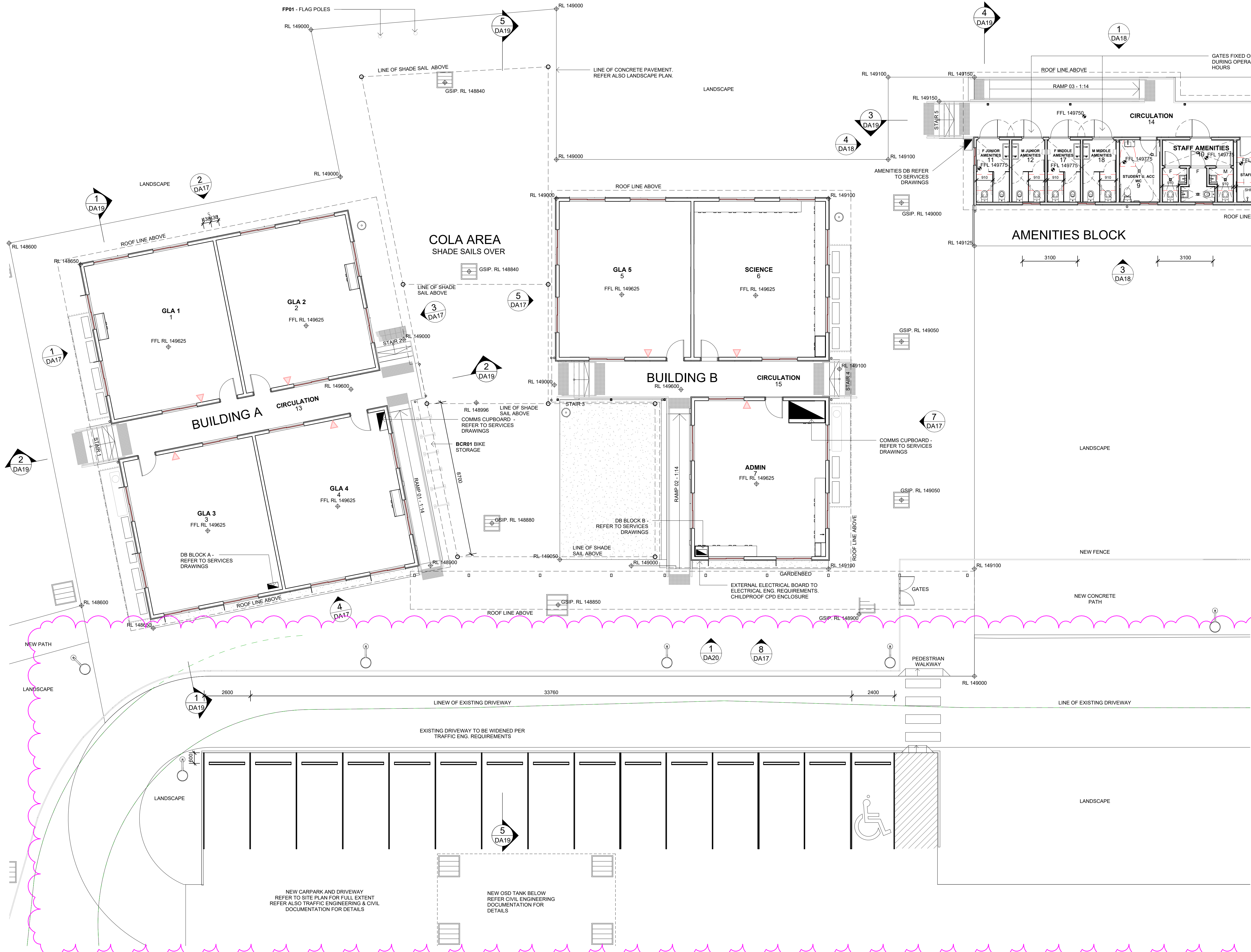
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STAGE 1 DEMOLITION

Date 5/06/2025 3:03:59 PM
Scale As indicated @ A1

Drawing Reference
19055-NBRS-DR-A-DA15

Revision
5

0 10 20 30 40 50 60 70 80 90 100



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Pacific Brook Christian School
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Drawing Title
STAGE 1 FLOOR PLANS

Date 5/06/2025 3:04:05 PM
Scale 1: 100 @ A1

Drawing Reference
19055-NBRS-DR-A-DA16

Revision
6

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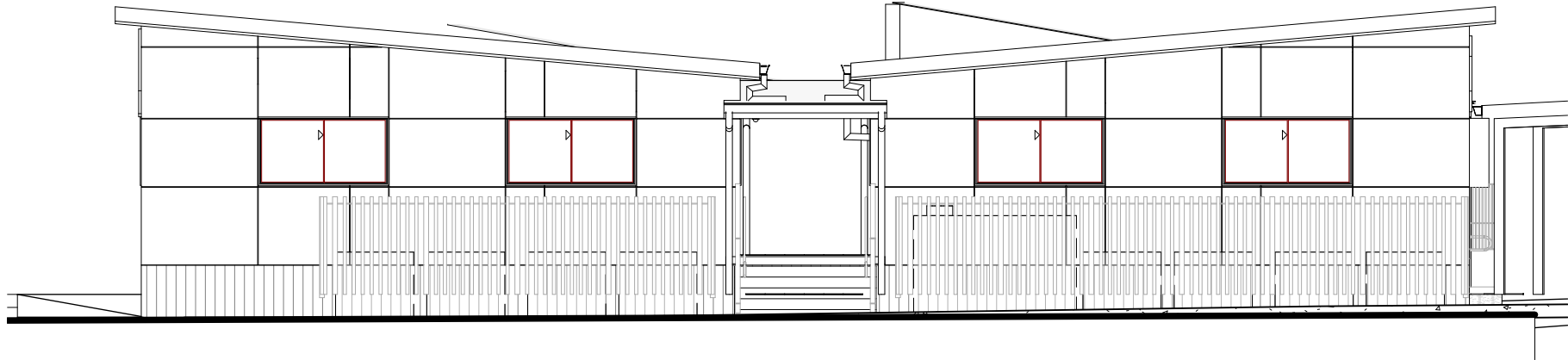
Pacific Brook Christian School

at
Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook
NSW
for
Pacific Brook Christian School Ltd

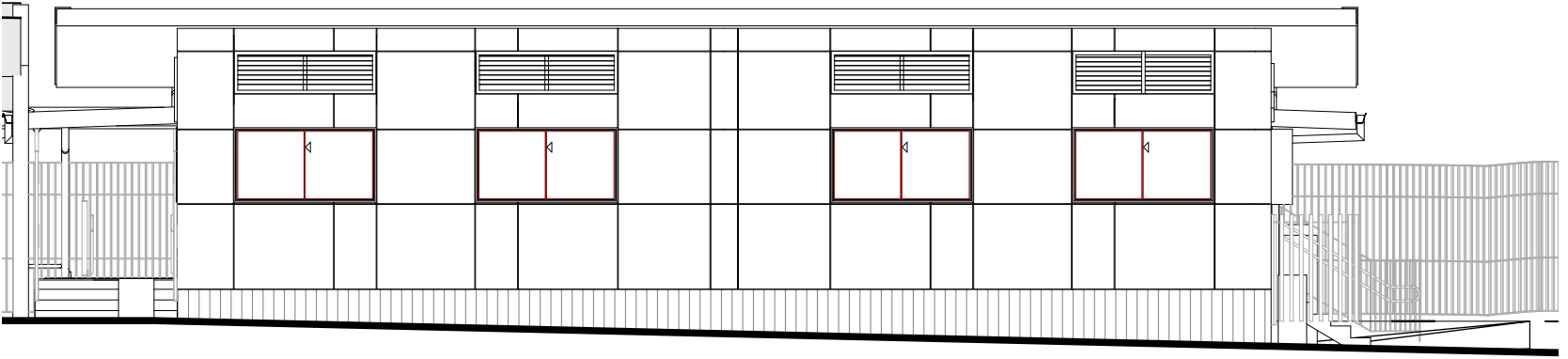
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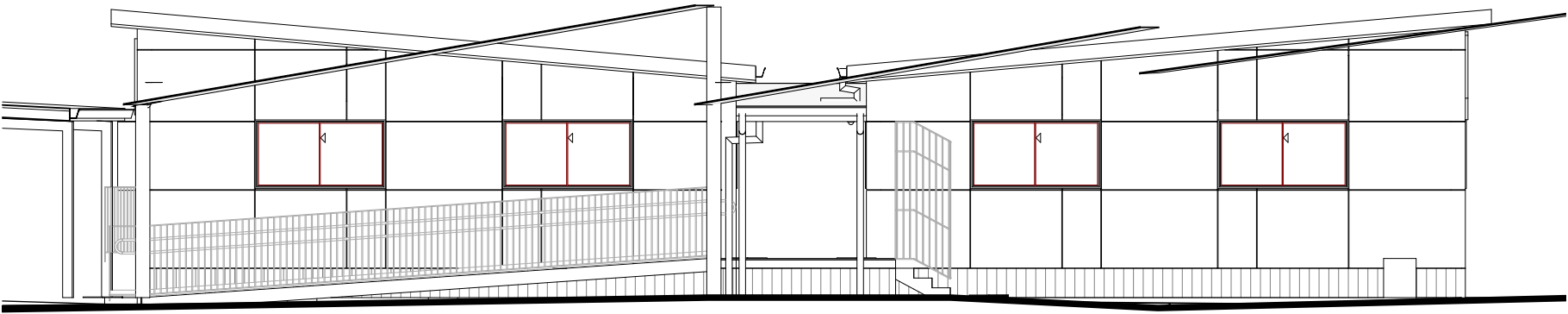
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19055-NBRS-DR-A-DA17
Revision
3



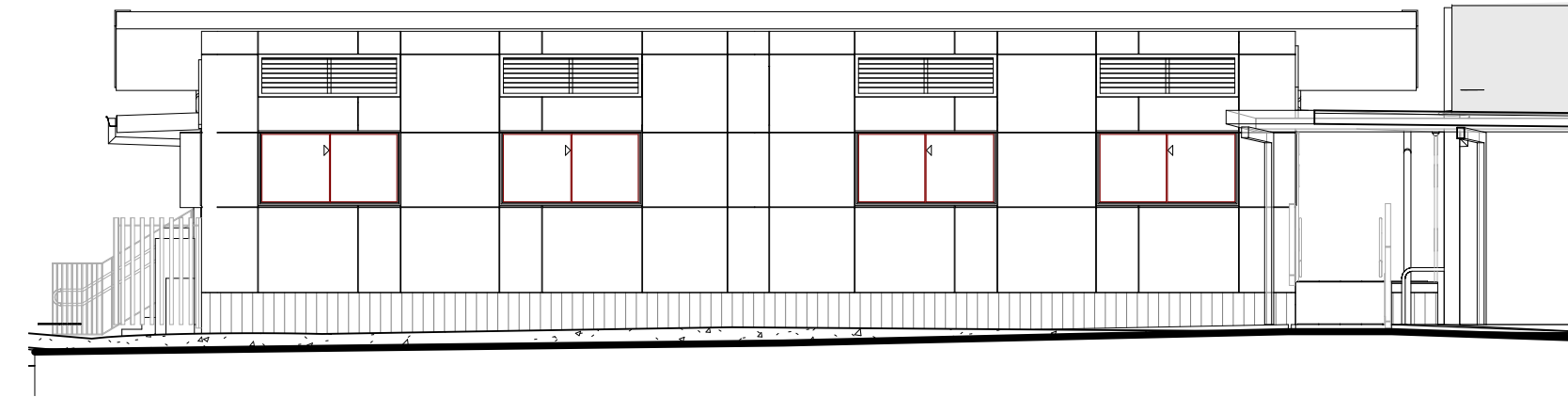
1 DA West Elevation Stage 1 - Building A
1 : 100



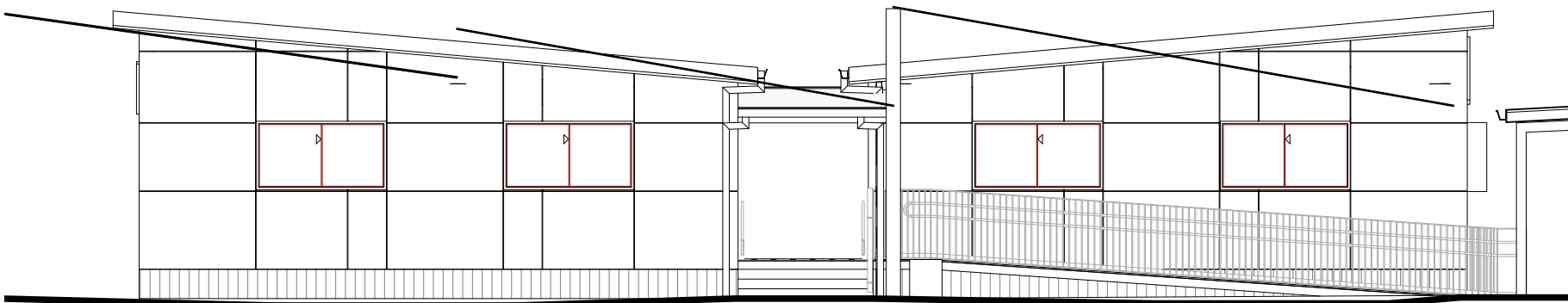
2 DA North Elevation Stage 1 - Building A
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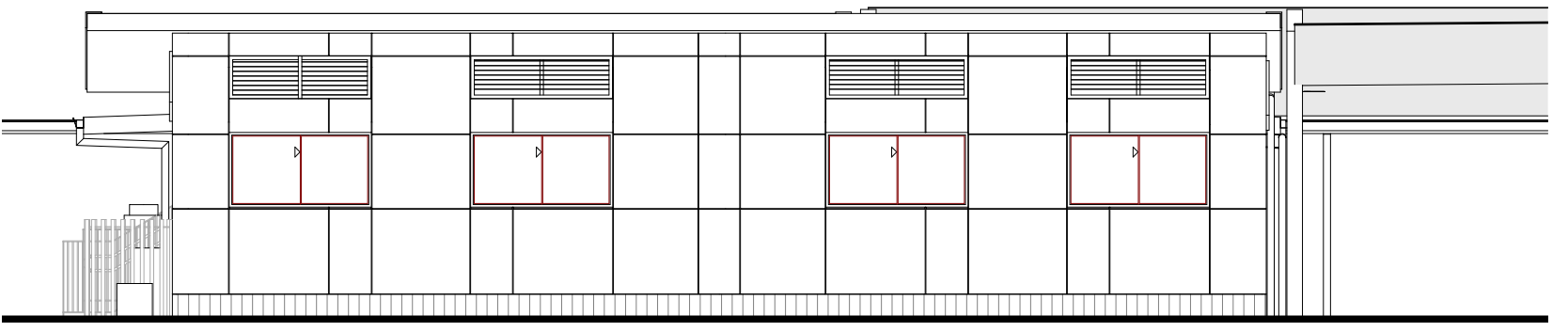
3 DA East Elevation Stage 1 - Building A
1 : 100



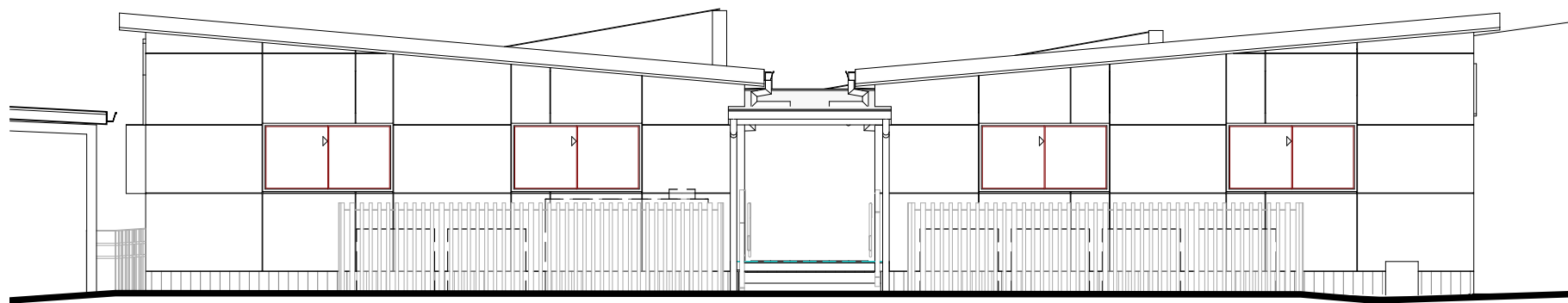
4 DA South Elevation Stage 1 - Building A
1 : 100



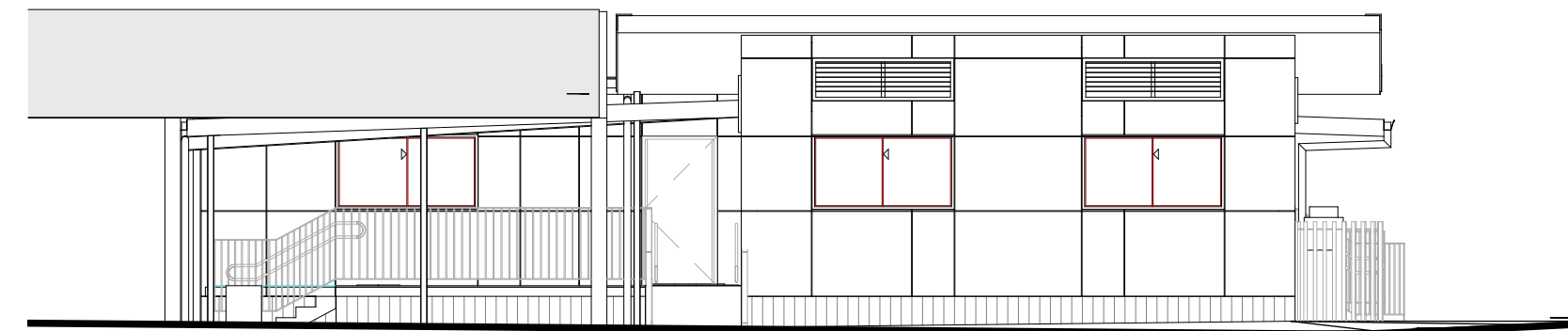
5 DA West Elevation Stage 1 - Building B
1 : 100



6 DA North Elevation Stage 1 - Building B
1 : 100

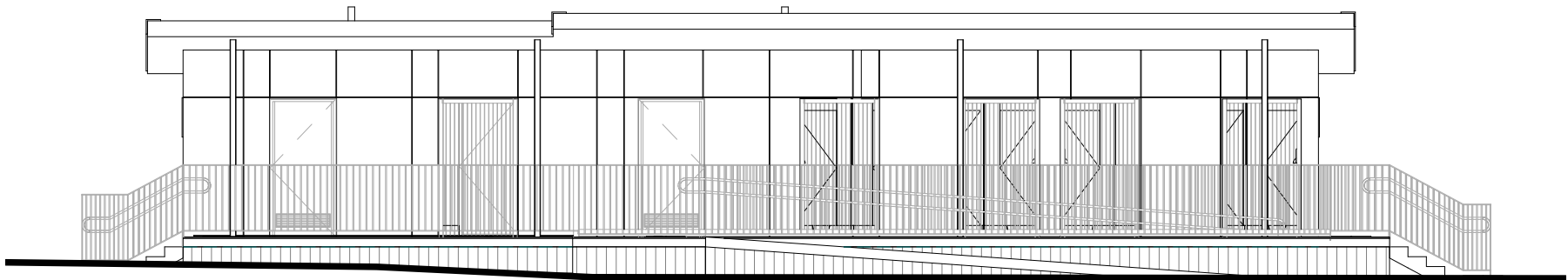


7 DA South Elevation Stage 1 - Building B
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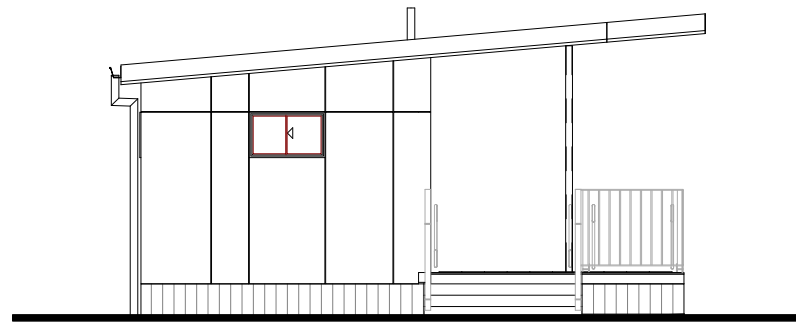


8 DA East Elevation Stage 1 - Building B
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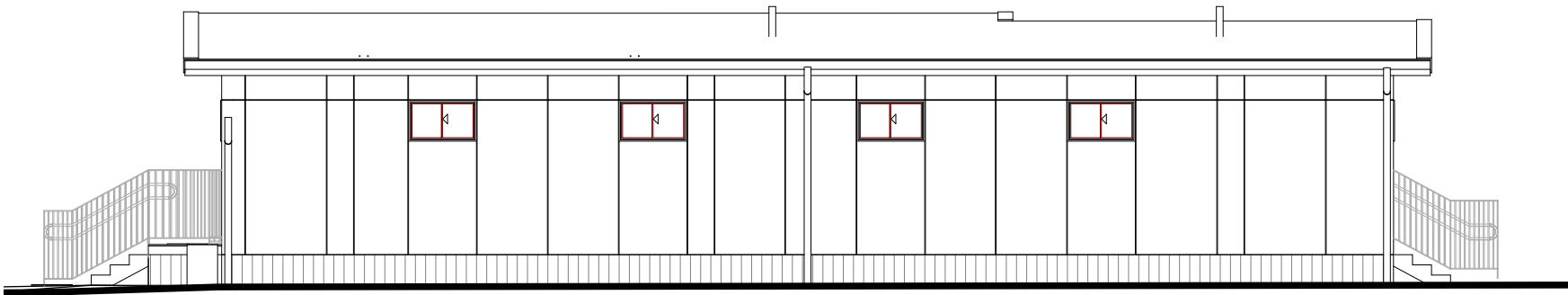
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CONSTRUCTION



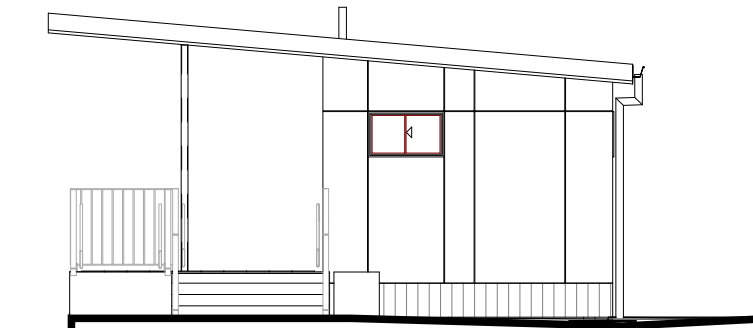
1 DA North Elevation Stage 1 Amenities
1 : 100



2 DA East Elevation Stage 1 Amenities
1 : 100



3 DA South Elevation Stage 1 Amenities
1 : 100



4 DA West Elevation Stage 1 Amenities
1 : 100

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Project

Pacific Brook Christian School

at
Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook
NSW
for
Pacific Brook Christian School Ltd

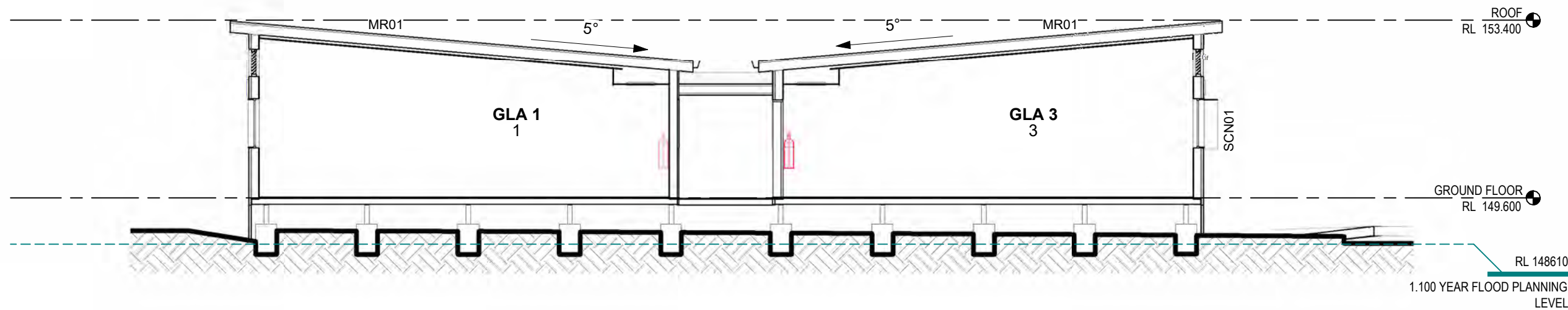
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STAGE 1 - ELEVATIONS - SHEET 2

Date 5/06/2025 3:04:25 PM
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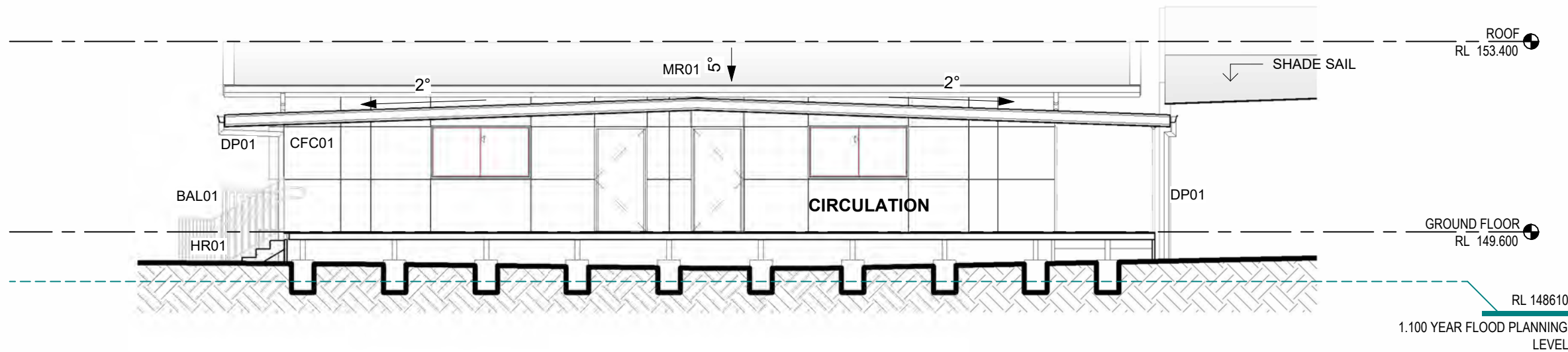
Drawing Reference
19055-NBRS-DR-A-DA18
Revision
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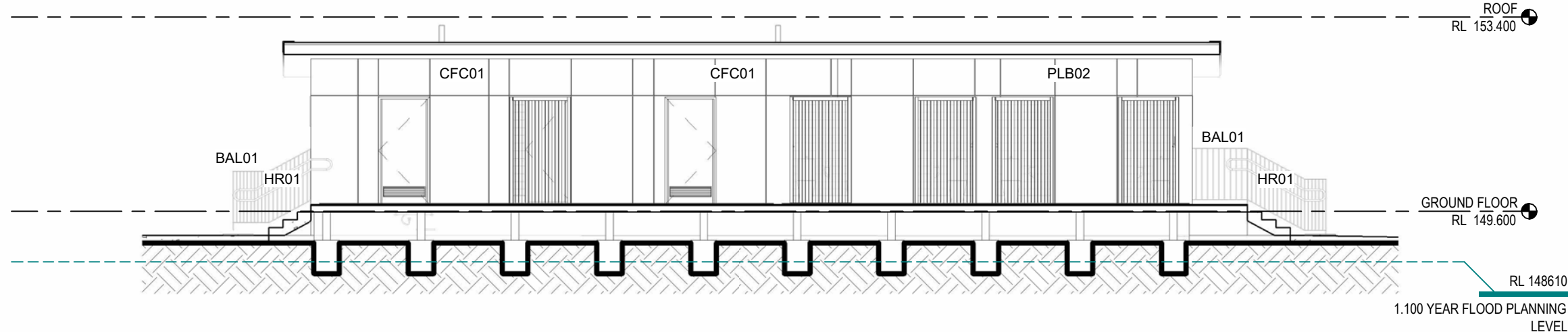
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CONSTRUCTION



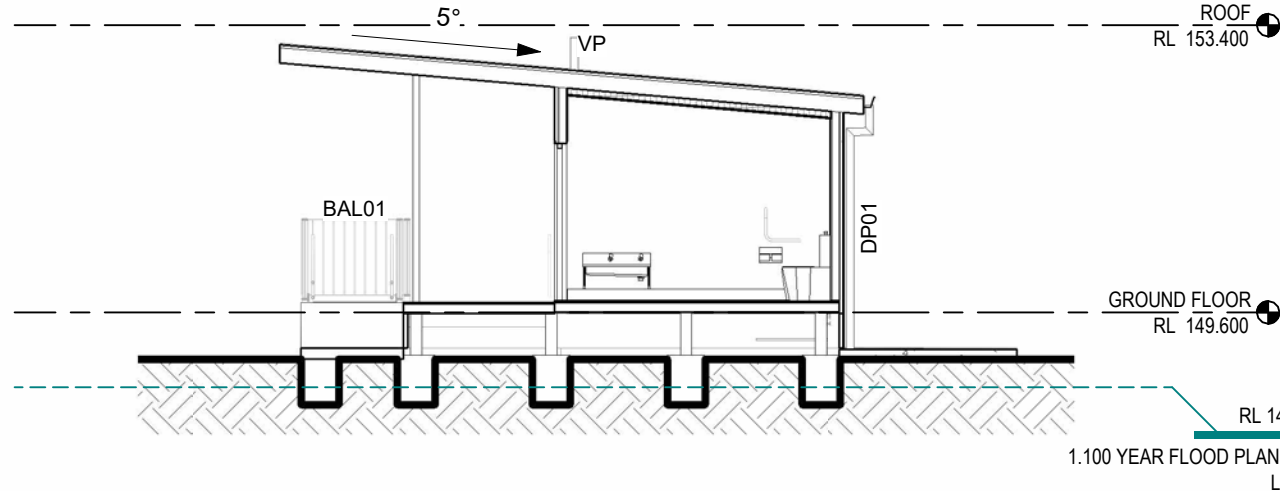
1 BUILDING A - SECTION AA STAGE 1
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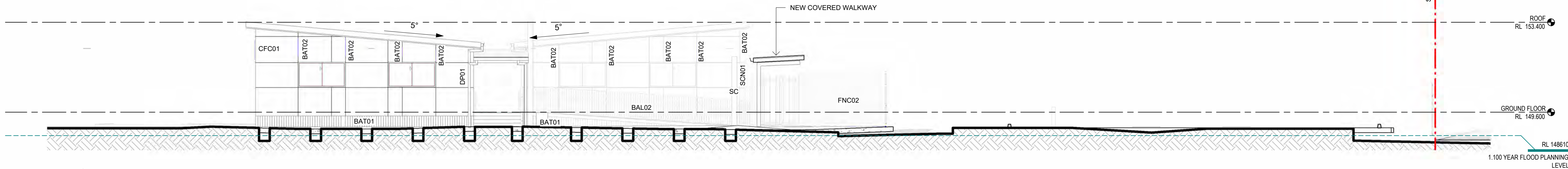
2 BUILDING A - SECTION BB STAGE 1
1 : 100



3 AMENITIES BLOCK - SECTION CC STAGE 1
1 : 100



4 AMENITIES BLOCK - SECTION DD STAGE 1
1 : 100



5 COLA AREA - SECTION EE STAGE 1
1 : 100

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Pacific Brook Christian School

at
Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook NSW
for
Pacific Brook Christian School Ltd

Drawing Title
STAGE 1 SECTIONS

Date 5/06/2025 3:04:41 PM
Scale 1 : 100 @ A1

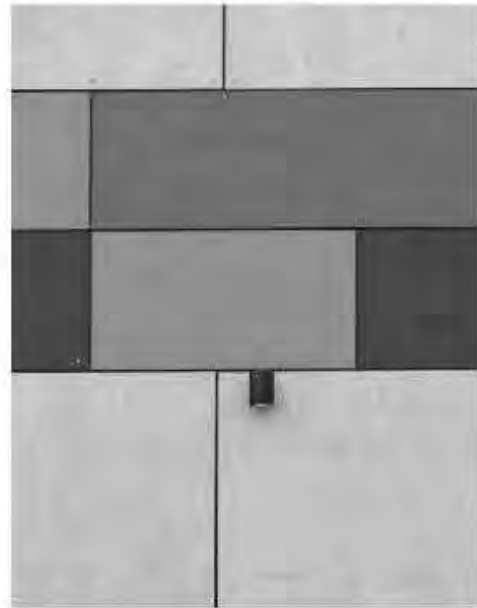
Drawing Reference
19055-NBRS-DR-A-DA19
Revision
3

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MATERIALS & FINISHES CONCEPT PALETTE



SUNSHADES
BALUSTRADES
LANDSCAPE ELEMENTS

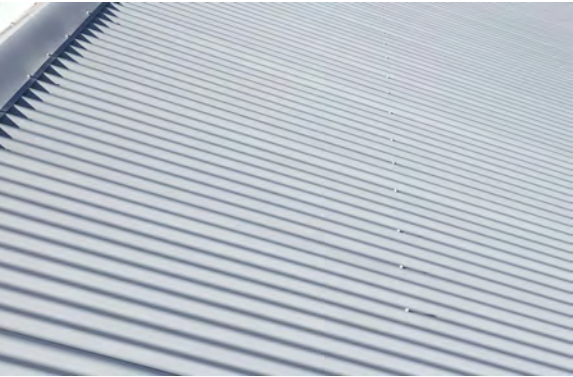


LIGHTWEIGHT CLADDING
GREY TONAL, NATURAL FINISH



ARCHITECTURAL FEATURES
SIGNAGE
PATHWAYS, PAVING

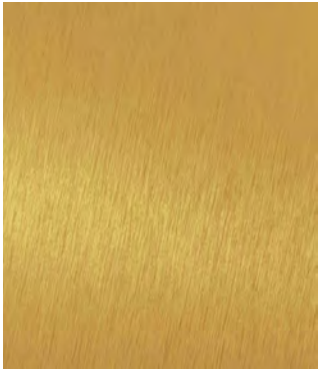
EXTERNAL FINISHES BOARD



MR01 METAL ROOF
SHEETING



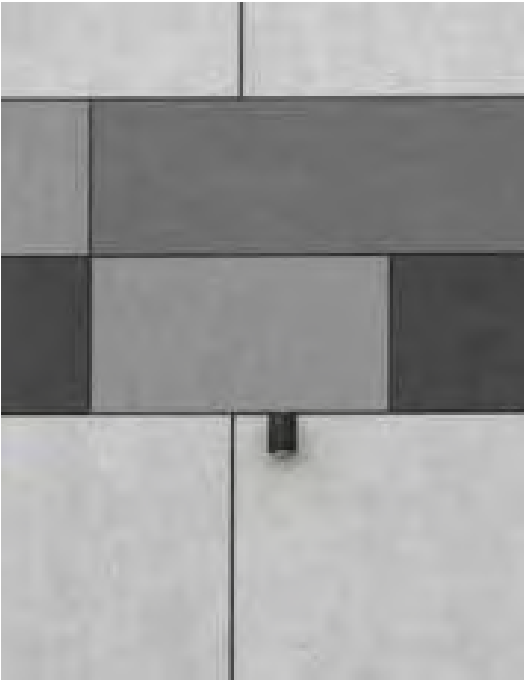
ALUMINIUM FINISH SATIN
BLACK WINDOW AND
DOOR FRAMES



SCN01
SHADE
SCREENS



MC01 METAL CLADDING



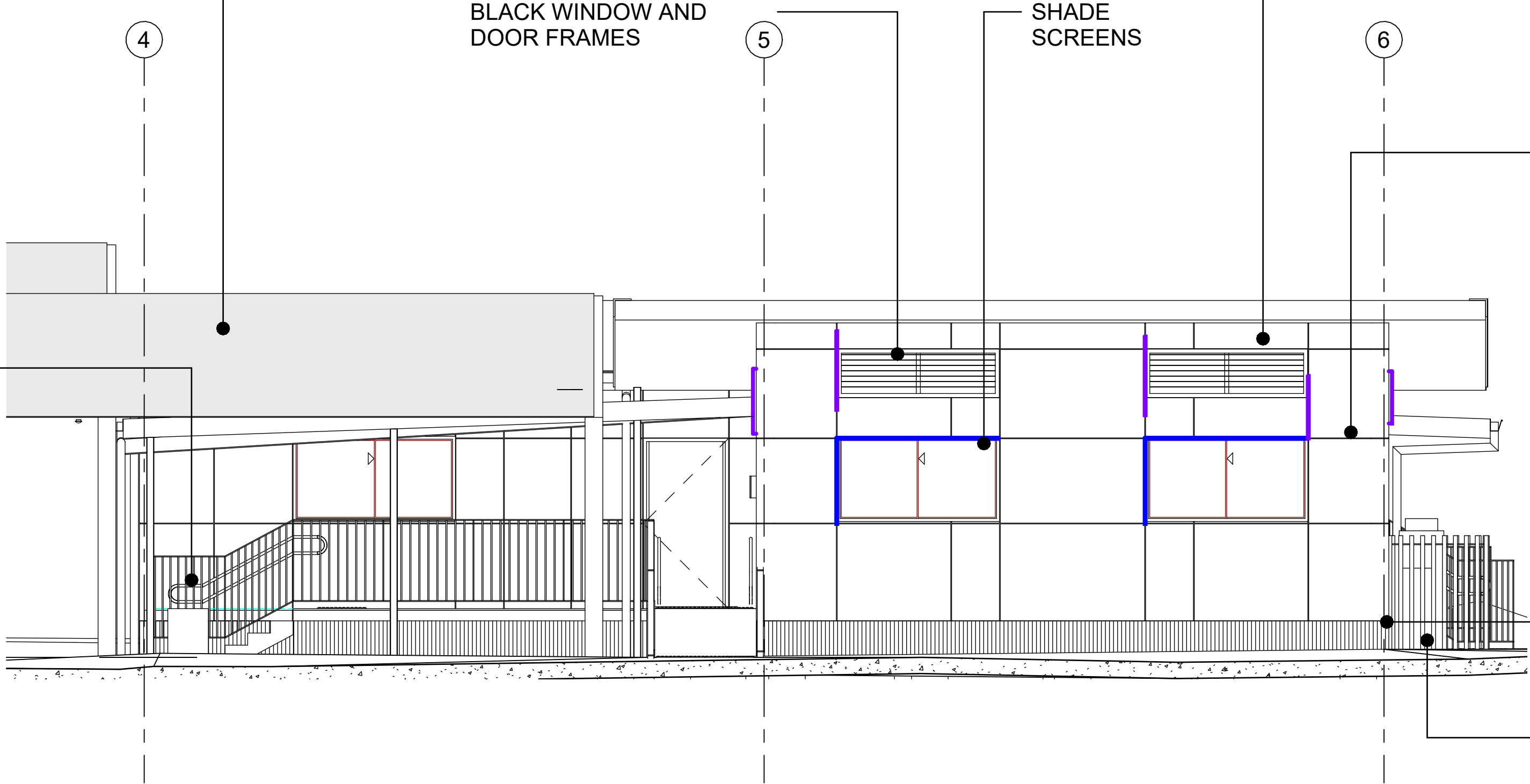
FC01 EXTERNAL FC
CLADDING, GREY



BAL01 SATIN GOLD
FLAT BAR
BALUSTRADE



HR01 STAINLESS
STEEL HANDRAIL



DP01 POWDER
COATED BLACK
DOWNPIPE

BAT01 BATTEN
SCREEN TO MECH
PLANT.

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Pacific Brook Christian School
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Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook NSW
for
Pacific Brook Christian School Ltd

Drawing Title
COLOURS / MATERIALS SCHEDULE

Date 5/06/2025 3:04:49 PM
Scale 1 : 50 @ A1

Drawing Reference 19055-NBRS-DR-A-DA20
Revision 3

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1 WINTER SOLSTICE - JUNE 9AM
1 : 1000

4 SUMMER SOLSTICE - DEC 9AM
1 : 1000

2 WINTER SOLSTICE - JUNE 12PM
1 : 1000

5 SUMMER SOLSTICE - DEC 12PM
1 : 1000

3 WINTER SOLSTICE - JUNE 3PM
1 : 1000

6 SUMMER SOLSTICE - DEC 3PM
1 : 1000

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at
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Drawing Title
STAGE 1 - SHADOW DIAGRAMS

Date 5/06/2025 3:05:26 PM
Scale 1 : 1000 @ A1

Drawing Reference 19055-NBRS-DR-A-DA21
Revision 3

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SIGNAGE LEGEND

- SCHOOL ENTRANCE WALL SIGN
- FREE STANDING WAYFINDING MULTI DESTINATION SIGN
- FREE STANDING LED SIGN

NOTE: DRAWINGS TO BE PRINTED IN COLOUR.

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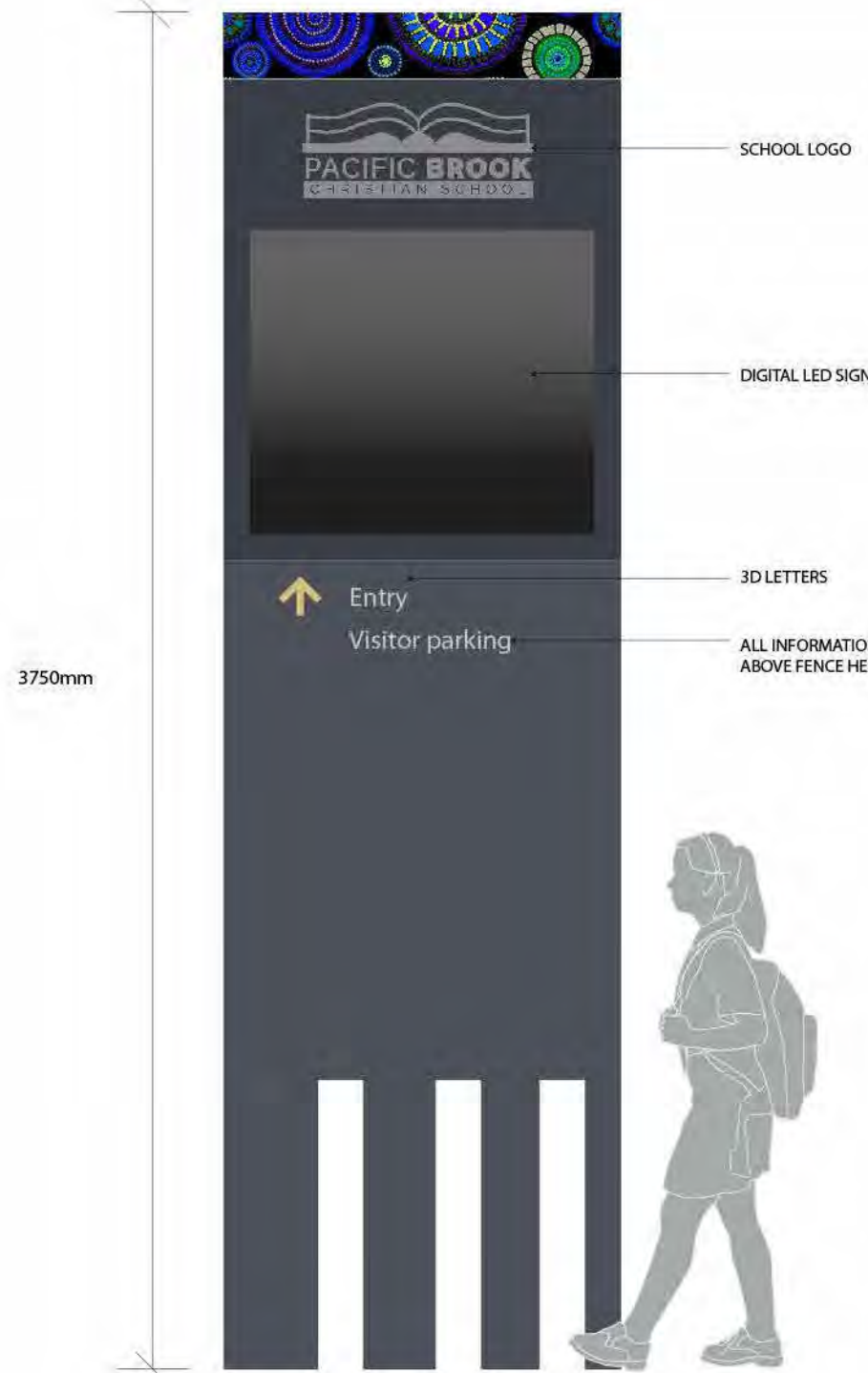
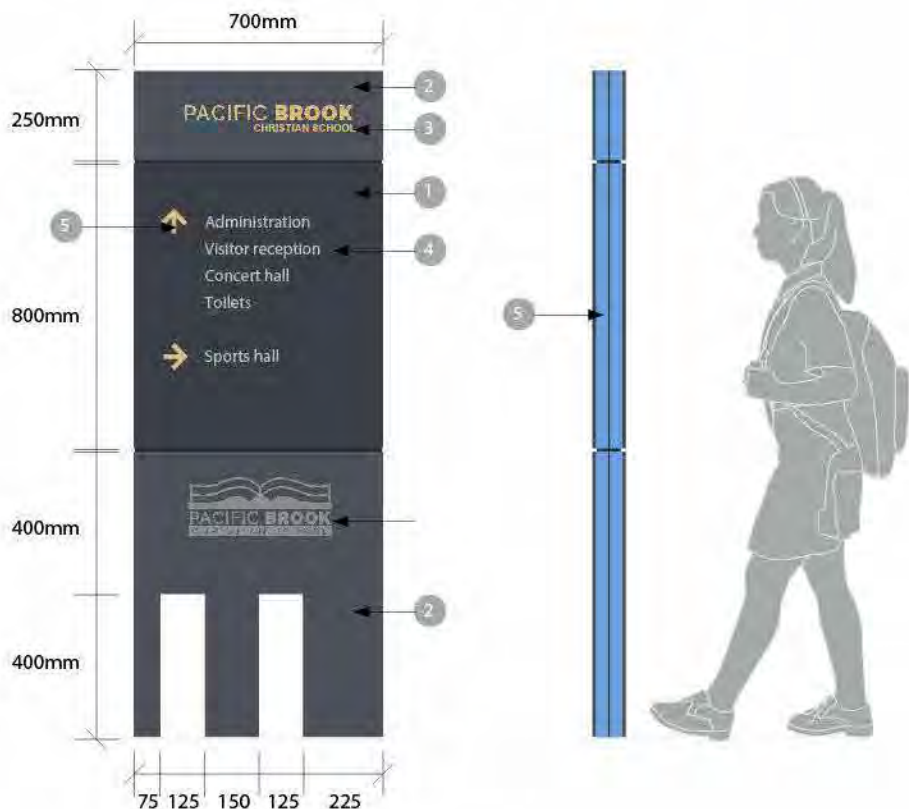
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SIGNAGE PLAN

Date 5/06/2025 3:05:41 PM
Scale As indicated @ A1

Drawing Reference
19055-NBRS-DR-A-DA23
Revision
5



2 DA_STAGE 1 SITE PLAN SIGNAGE
1 : 500



TYPICAL FREE STANDING WAYFINDING MULTI DESTINATION SIGN
TEXT TO FUTURE DETAIL.

TYPICAL SCHOOL ENTRANCE SIGN,
TEXT TO FUTURE DETAILS
- LOW SANDSTONE WALL TO BE INSTALLED

TYPICAL FREE STANDING LED SIGN

NOT FOR
CONSTRUCTION



DIAGRAM SHOWING MAITLAND ROAD
CARRIAGE WIDTHS ADJACENT TO SITE
NOT TO SCALE



MEDIAN FENCING DIAGRAM

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No.	Date	Description	Chkd	
1	15.05.2025	DRAFT FOR CONSULTANT INPUT	NBRS	
2	30.05.2025	DA COUNCIL RFI RESPONSE	NBRS	
3	02.06.2025	DA COUNCIL RFI RESPONSE	NBRS	
4	03.06.2025	DA COUNCIL RFI RESPONSE	NBRS	

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at
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for
Pacific Brook Christian School Ltd

Drawing Title
MEDIAN FENCING DIAGRAM