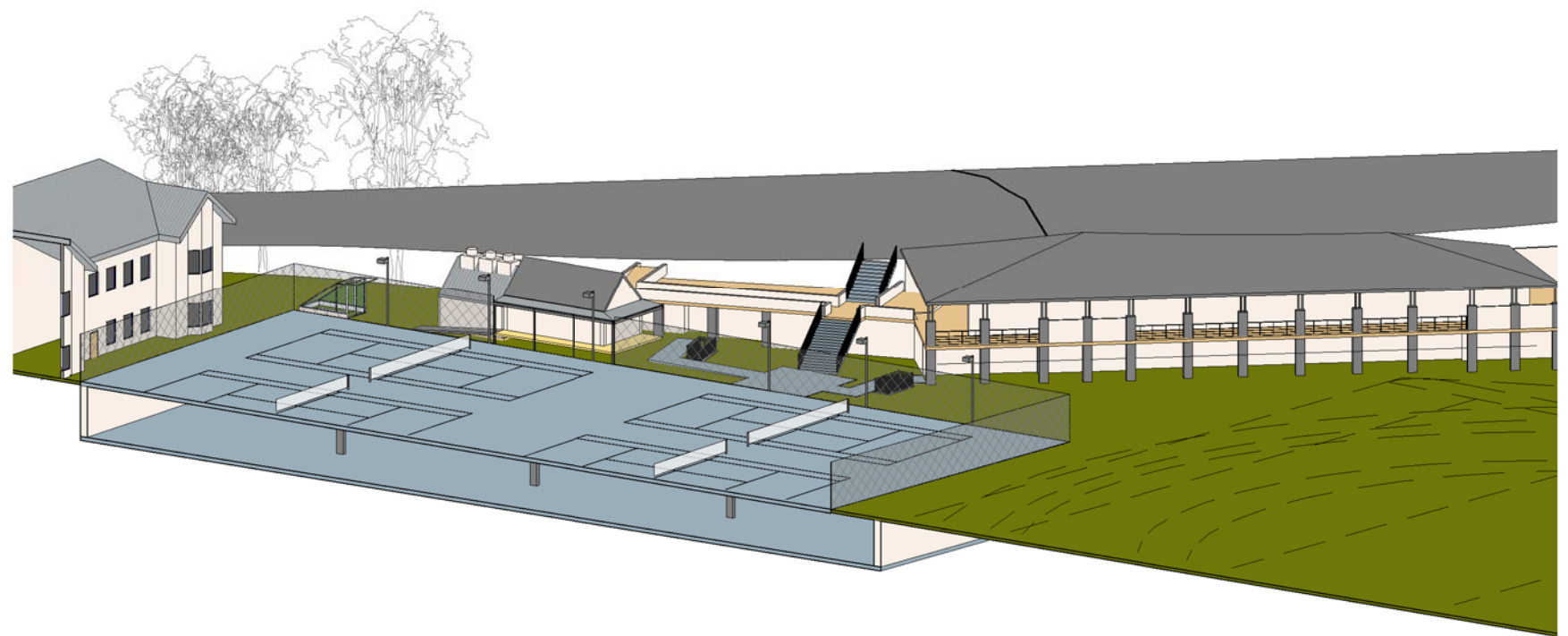
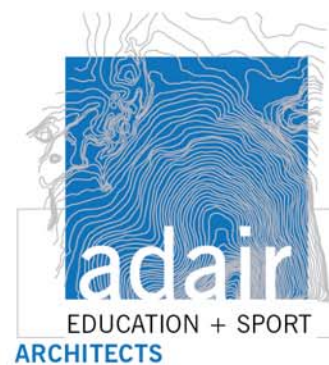




THE SCOTS COLLEGE - MACINTYRE COURTS & PARKING

29-53 VICTORIA RD,
BELLEVUE HILL NSW 2023



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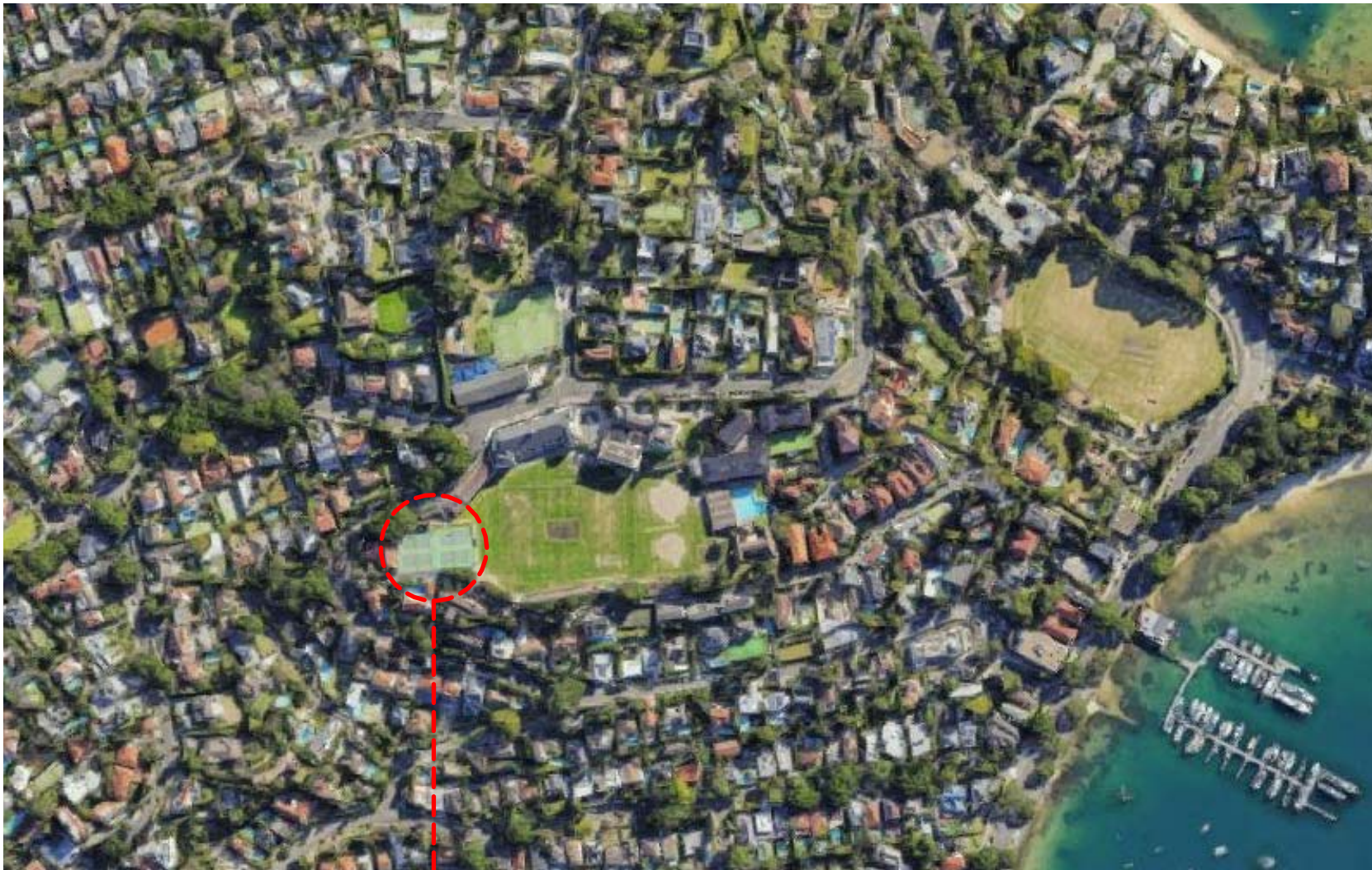
JOHN COCKINGS 0412 635 877

davidf@dfarchitects.com.au

john@jca-architects.com.au

OCTOBER 2019 DA - REVISION SET 18/02/2020 A

COVER



--- SITE LOCATION

SITE SUMMARY

LOT - 1
DP No. - 929570, 663629, 1064059

LEPs - Woollahra Local Environmental Plan 2014

LAND ZONING - SP2 - Infrastructure
MAX BUILDING HEIGHT - 9.5 m
ACID SULFATE SOILS - Class 5

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Drw: TA
Chk: DF

Proj Date: 10-10-2019 Scale 1 : 2000@A3

AERIAL 1-2000

Dwg Set
DA

Drawing Number
A03

Rev
1







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AERIAL 1-250

Dwg Set
DA

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A06

Rev
1





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SITE PHOTOGRAPHS

Proj Date: 10-10-2019 Scale

@A3

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DA

Drawing Number
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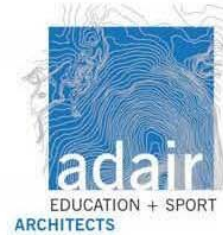
Rev
1





Rev.	Date	Revision Description

September 2019



The Scots College McIntyre Courts and Car-parking

A proposal to demolish the existing 4 tennis courts in order to create underground car-parking, and to reinstate new tennis courts with an elongated footprint.

Introduction

The McIntyre Tennis Courts, four in total, are located immediately to the north of McIntyre House at the southern end of the Scots College Senior Campus. The existing tennis courts have been in this location for many years; the courts are undersized for competition purposes, being approximately 30m in length, having a very short back court. On the eastern side, the courts are adjacent to Cranbrook Lane. The courts abut the Main Sports Oval to the north and are at the same plane. To the west, the courts are supported by an existing Tennis Pavilion, this will remain in place, beyond which is Cranbrook Road. There are two large trees within the site to the south west of the courts. The Courts are currently not lit. The Southern Courts are opposite a residence on Cranbrook Lane, and the Northern Courts are opposite Royle House, a Scots College boarding house. There is an existing vehicular access to the main oval from Cranbrook Lane in line with the existing courts' northern fence line.

The proposal

It is proposed to:
Demolish the existing Tennis courts and associated fencing.
Relocate the existing Vehicular access on Cranbrook Lane approx 7.5m north of its existing location, this will impact on existing vegetation.
Create a new basement car-park for nom 80 cars, plus service vehicles and general sports equipment storage.
Create a new vehicular ramp access to the basement car park from the new vehicular entry off Cranbrook Lane.
To facilitate access and egress via 5 stair locations.
To provide surface level accessible car-parks for persons with disabilities.
To re-instate the tennis courts with an enlarged footprint, being nom 7.5m longer overall, and 1.5m average wider overall, thereby bringing the courts to an acceptable competition standard.
To light the courts using low glare, low spread, energy efficient court lighting up until 9pm.

The car-park will be used primarily by staff and school vehicle use.
The car-park will be sprinkler protected.
Mechanical ventilation is provided.
In order to "future proof" the car-parking structure we have allowed a nom floor to court height of 4m and have allowed for full bay width spans, creating a floor to structure clearance of nom 3m.

The nom. capacity is 80 cars + 8 motorcycles +8 Bicycles Plus Sports Oval service vehicles and sports equipment storage.

It is proposed that the two Southern Courts will be used for tennis year round, and that the two Northern Courts will be used for tennis during summer and as multi-sport courts during winter.

There is no on-site Student Drop-off in this location, it is located off Ginahgulla Rd near Fairfax House, and is the subject of a separate but linked Development Application, lodged simultaneously.

Impact of the Proposal

Courts level:

As noted above the tennis courts have been in this location for many years and although the overall footprint is increasing in size, the number of courts remains the same. The year round use of the Southern Courts for tennis is consistent with their current usage, the use of the Northern Courts as multi-use courts during winter will result in a small increase in the intensity of use, but the practical impact of this will be on Royle House, a Scots College boarding house, opposite on Cranbrook Lane.

To date the courts have not been lit at night, it is proposed to light the courts with low glare, low spread, energy efficient fittings to no later than 9.00pm.

Car-park Level:

The car-parking generally will be for staff, Scots College Service Vehicles, including mini-buses, and Sports Oval Service vehicles and equipment plus sports equipment storage. The car parking will be predominantly "tidal flow" and low turnover. The majority of the vehicles will arrive between 7.30am and 8.30am, there will generally be very little movement of vehicles during the day, and the majority of the vehicles will be leaving the site between 3.00pm 4.00pm and through till 5.30pm.

There will be no student drop-off at this location, as agreed with Woollahra Council, the on-site school drop-off will be located at the Fairfax Ginahgulla site, accessed off Ginahgulla Road. The onsite School Drop-off is the subject of a separate but linked Development application.

In Summary

The proposal has essentially two components:

Improved tennis facilities,
This will at last enable tennis to be played on competition standard courts with respectable backcourts, thereby allowing the correct instruction for a "complete game."

New underground car-parking and Sports Grounds storage.
The car-parking for nom 80 vehicles + motorcycles, bicycles + Oval vehicles & equipment, substantially addresses the current shortfall of on-site car-parking, this will be completely addressed with the eventual redevelopment of the Fairfax Ginahgulla site as is identified in the Scots College Senior Campus Master-plan, currently in production, and will facilitate a balance of facilities across the site.

As has been agreed with Woollahra Council, this site is not suitable for the College on site student drop-off, and, the separate but linked Development Application for the on-site student drop-off proposed for Ginahgulla Road addresses this issue.

The proposed car-parking will relieve parking capacity pressure on the surrounding streets, and the upgraded tennis courts will signal a new era for tennis at Scots.

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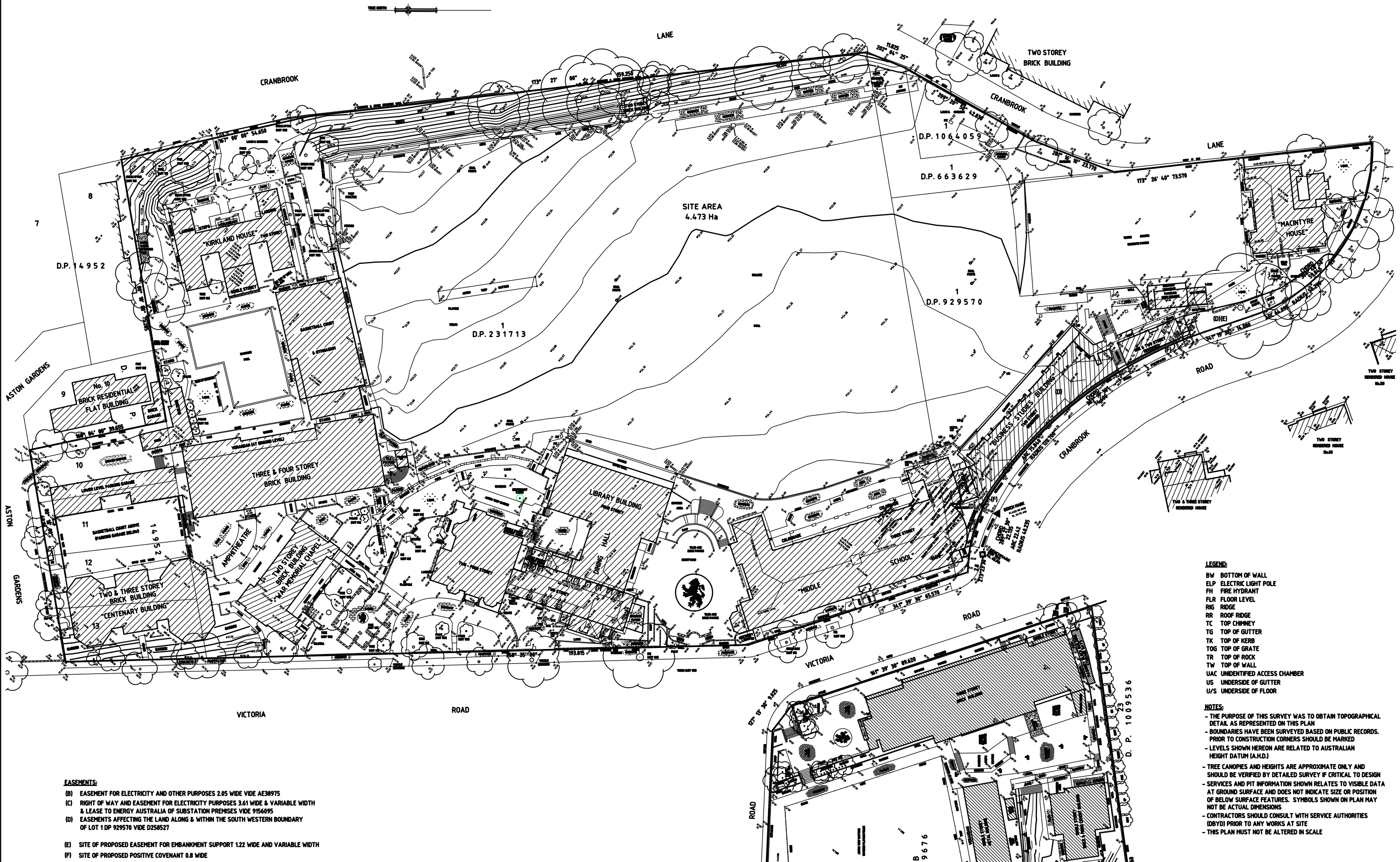
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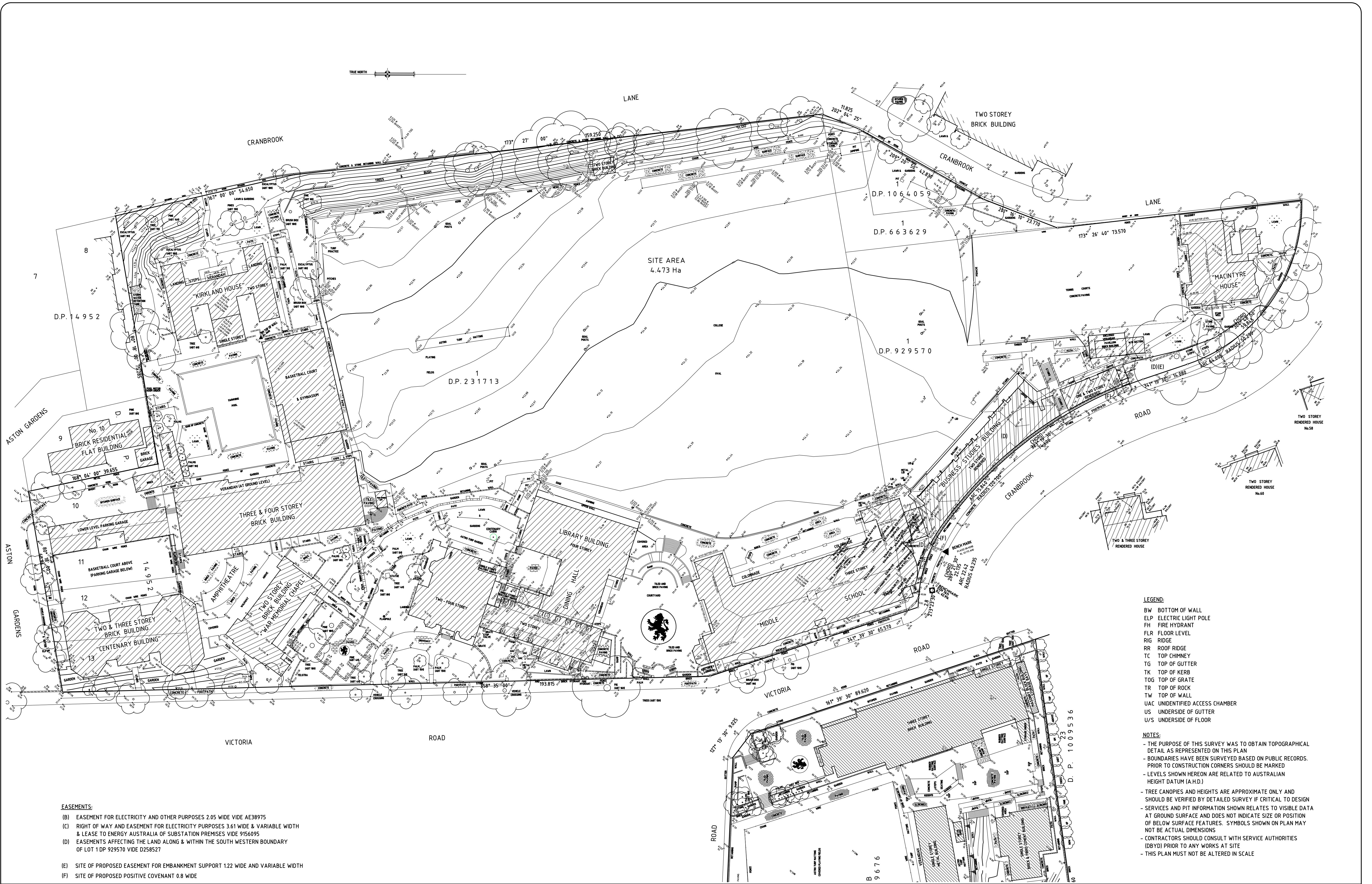
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EASEMENTS:

- (B) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2.05 WIDE VIDE AE38975
(C) RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES 3.61 WIDE & VARIABLE WIDTH
& LEASE TO ENERGY AUSTRALIA OF SUBSTATION PREMISES VIDE 9156095
(D) EASEMENTS AFFECTING THE LAND ALONG & WITHIN THE SOUTH WESTERN BOUNDARY
OF LOT 1 DP 929570 VIDE D258527
(E) SITE OF PROPOSED EASEMENT FOR EMBANKMENT SUPPORT 1.22 WIDE AND VARIABLE WIDTH
(F) SITE OF PROPOSED POSITIVE COVENANT 0.8 WIDE

CAD REFERENCE: 1601403_160123.DWG		SURVEYOR: D.G.W. DRAWN: D.J.H.		SURVEYORS REF. 1601403		ORIGINAL SCALE 1:500 SHEET SIZE A1 LENGTHS ARE IN METRES		 Beveridge Williams Incorporating Dunlop Thorpe Sydney ph: 02 9283 6677		COPYRIGHT © 2018 BEVERIDGE WILLIAMS NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE "COPYRIGHT ACT 1968". ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY. THIS NOTICE MUST NOT BE ERASED		 DIAL 1100 BEFORE YOU DIG		CLIENT: THE SCOTS COLLEGE c/- JCA ARCHITECTS VICTORIA ROAD BELLEVUE HILL FEATURE & LEVEL SURVEY		TITLE: PLAN OF THE SCOTS COLLEGE VICTORIA ROAD AT BELLEVUE HILL L.G.A. WOOLLAHRA	
VER	BY	AMENDMENTS	DATE	CHECKED: D.G.W.	VERSION B 24 JULY 2009 SHEET 1 OF 2												
B	J.G.	BUSINESS STUDIES BUILDING ADDED, DETAIL UPDATED IN ASPINAL PRECINCT, ROOF DETAIL UPDATED ON BUILDING WEST OF DINING HALL	23/1/18														



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(C) RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES 3.61 WIDE & VARIABLE WIDTH & LEASE TO ENERGY AUSTRALIA OF SUBSTATION PREMISES VIDE 9156095
(D) EASEMENTS AFFECTING THE LAND ALONG & WITHIN THE SOUTH WESTERN BOUNDARY OF LOT 1 DP 929570 VIDE D258527
(E) SITE OF PROPOSED EASEMENT FOR EMBANKMENT SUPPORT 122 WIDE AND VARIABLE WIDTH
(F) SITE OF PROPOSED POSITIVE COVENANT 0.8 WIDE

VER	BY	AMENDMENTS	DATE
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CHECKED: D.G.W.
DATUM: A.H.D.

SURVEYORS REF. 1601403
VERSION B 24 JULY 2009
SHEET 1 OF 2

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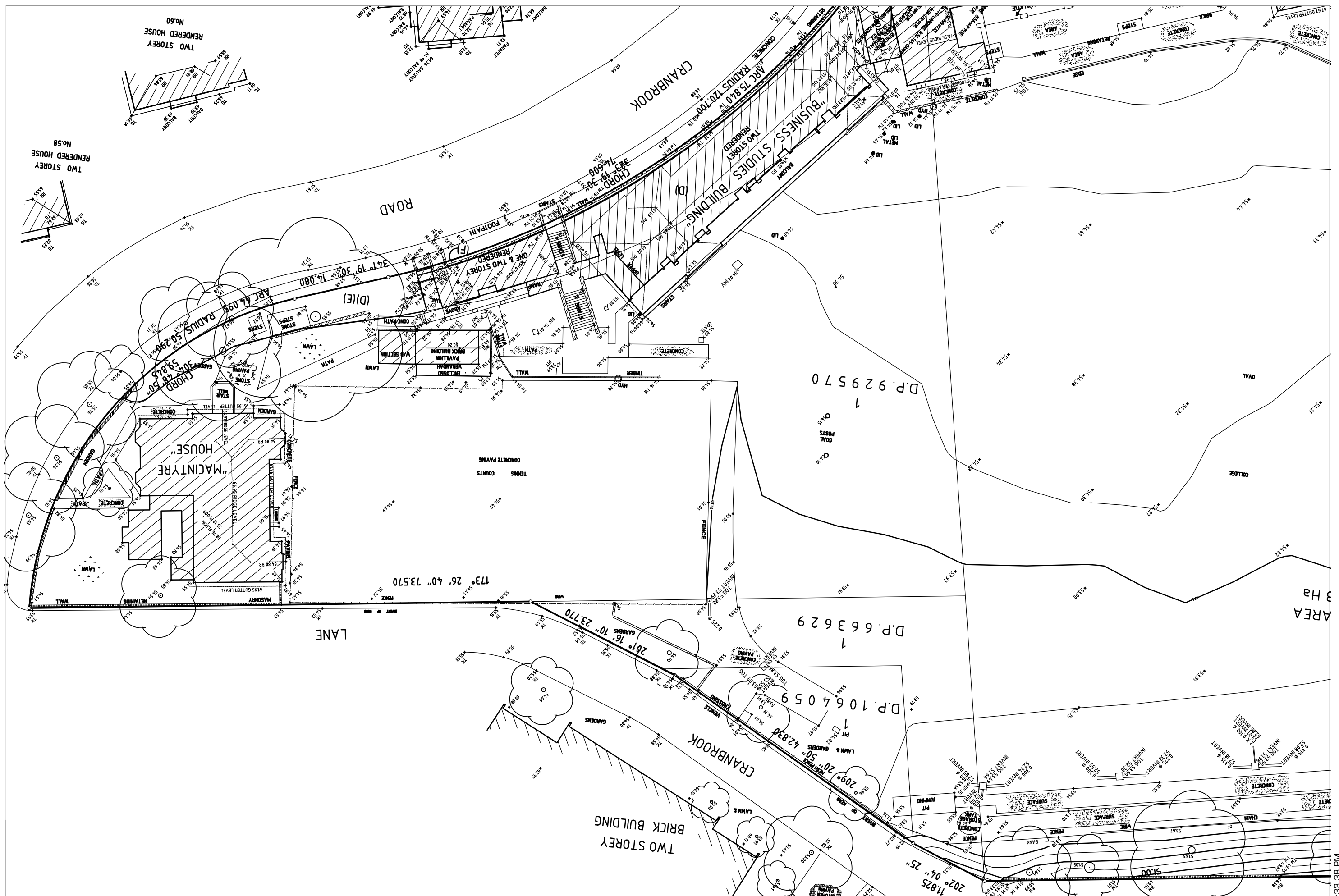
Beveridge Williams
incorporating Dunlop Thorpe
Sydney ph : 02 9283 6677

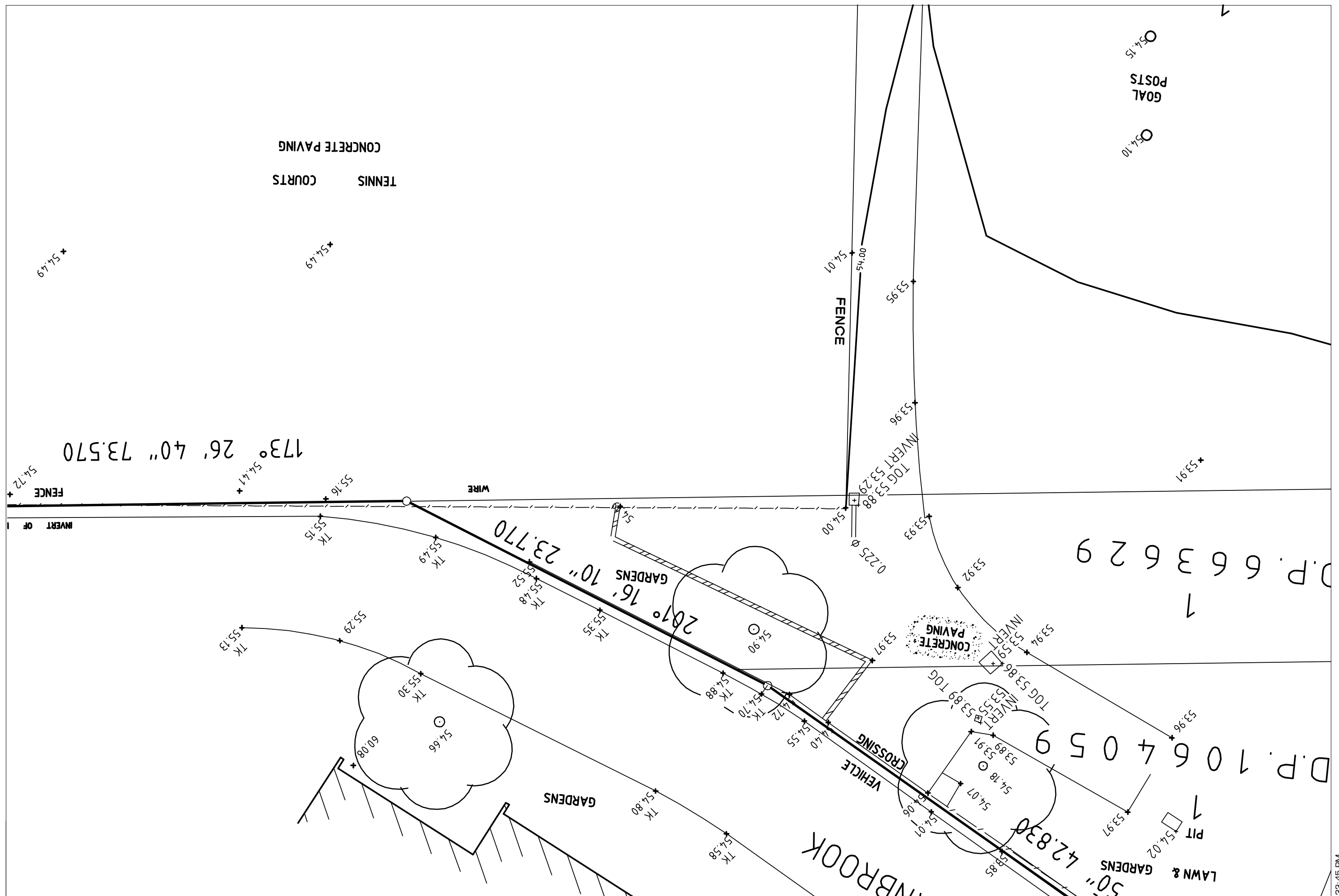
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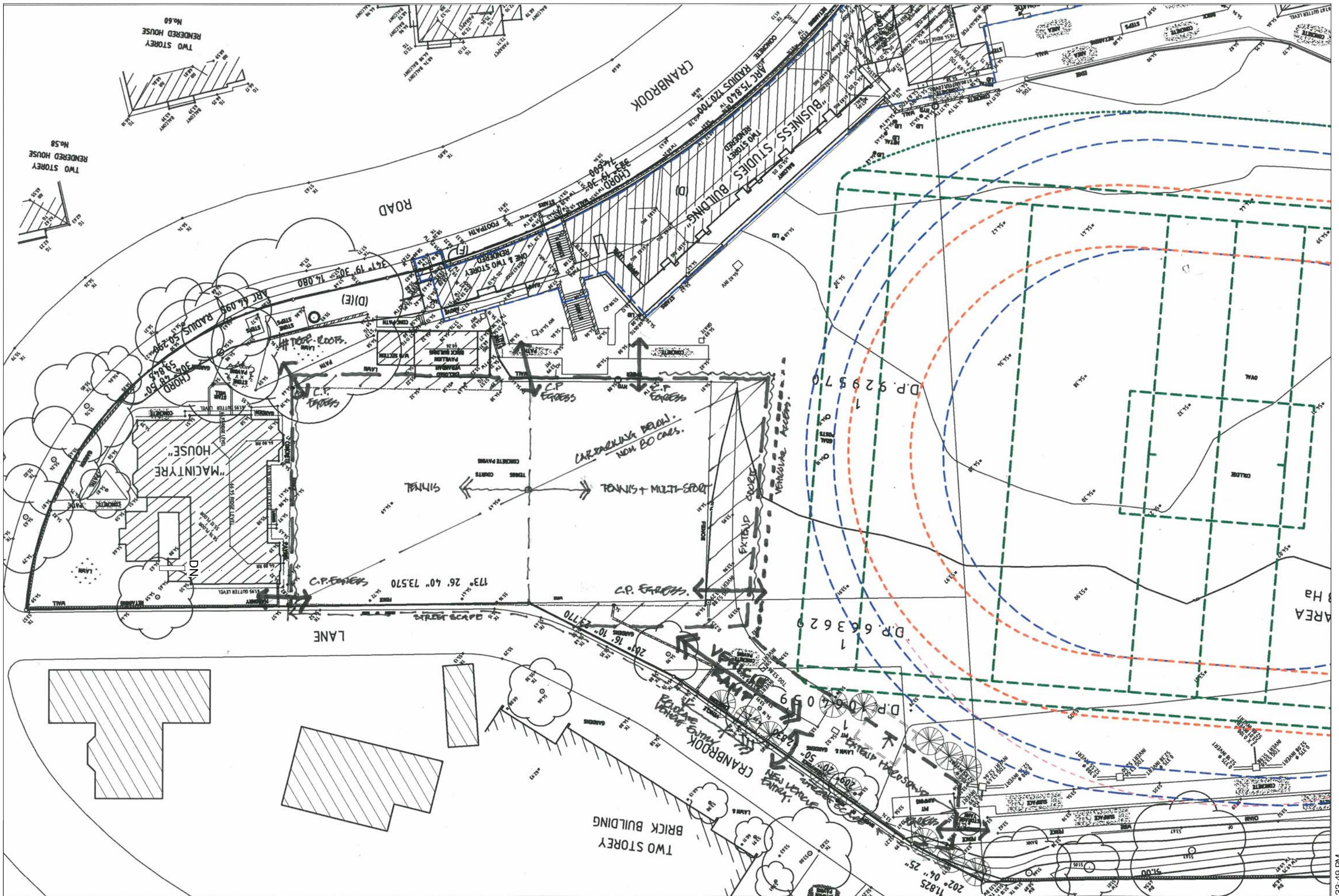


CLIENT:	THE SCOTS COLLEGE c/- JCA ARCHITECTS
DETAILS:	VICTORIA ROAD BELLEVUE HILL FEATURE & LEVEL SURVEY

TITLE:	PLAN OF THE SCOTS COLLEGE VICTORIA ROAD AT BELLEVUE HILL L.G.A. WOOLLAHRA
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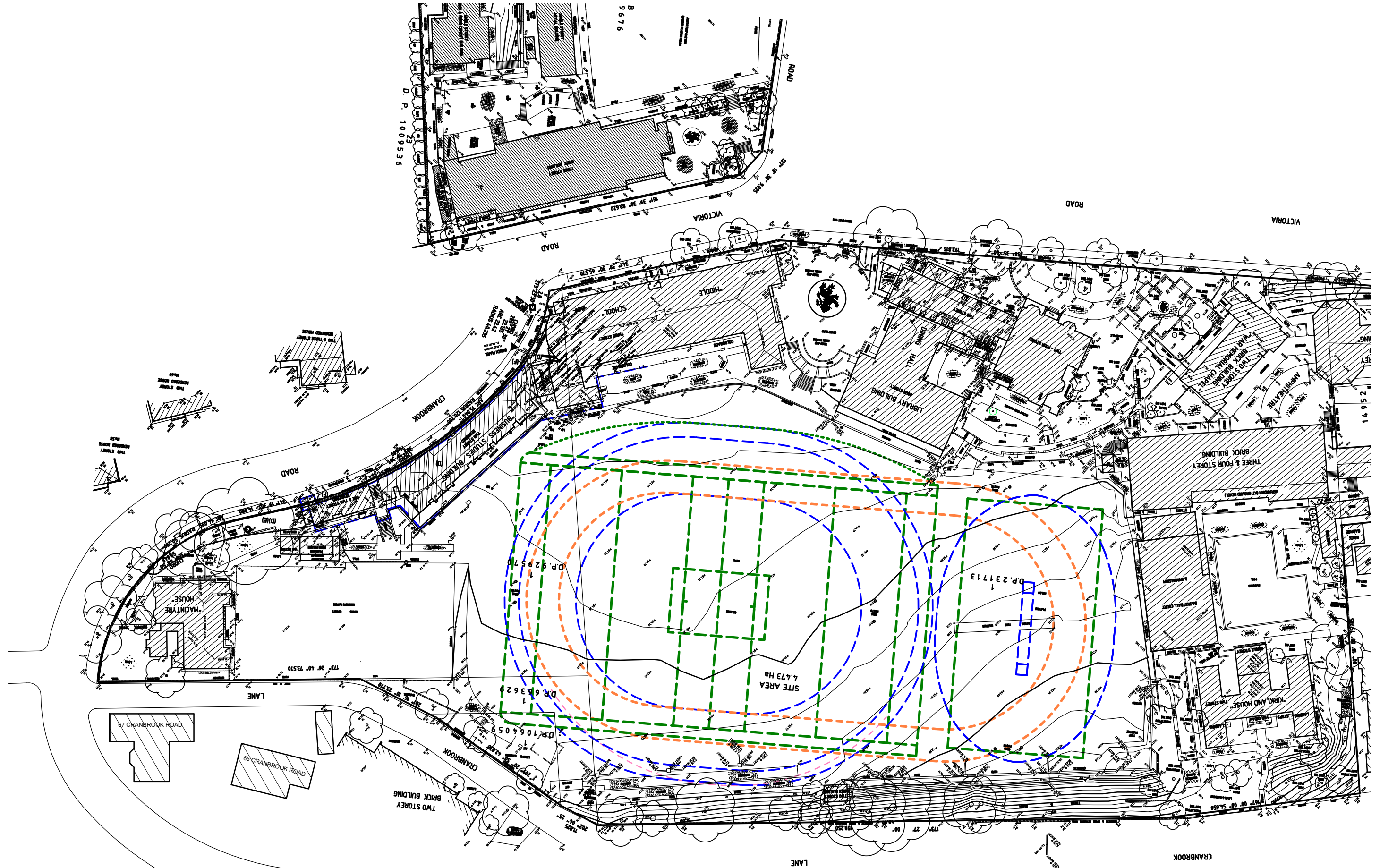
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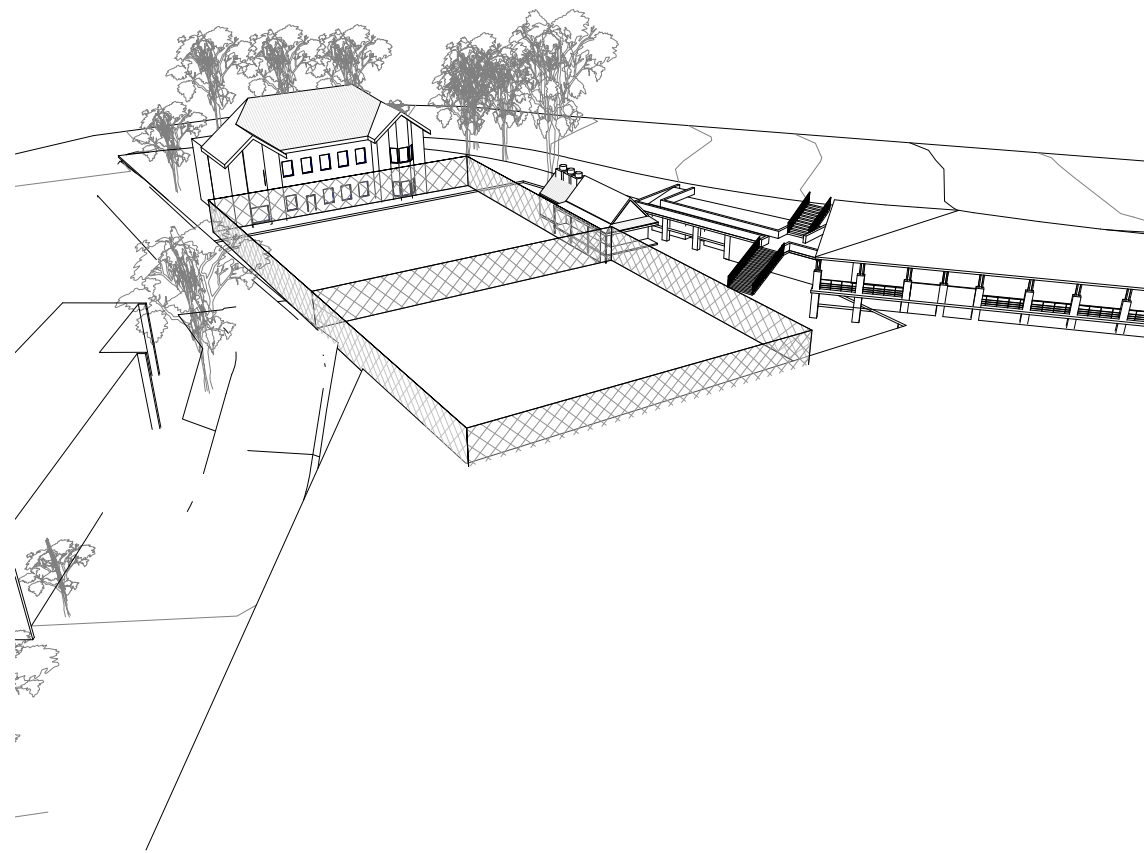
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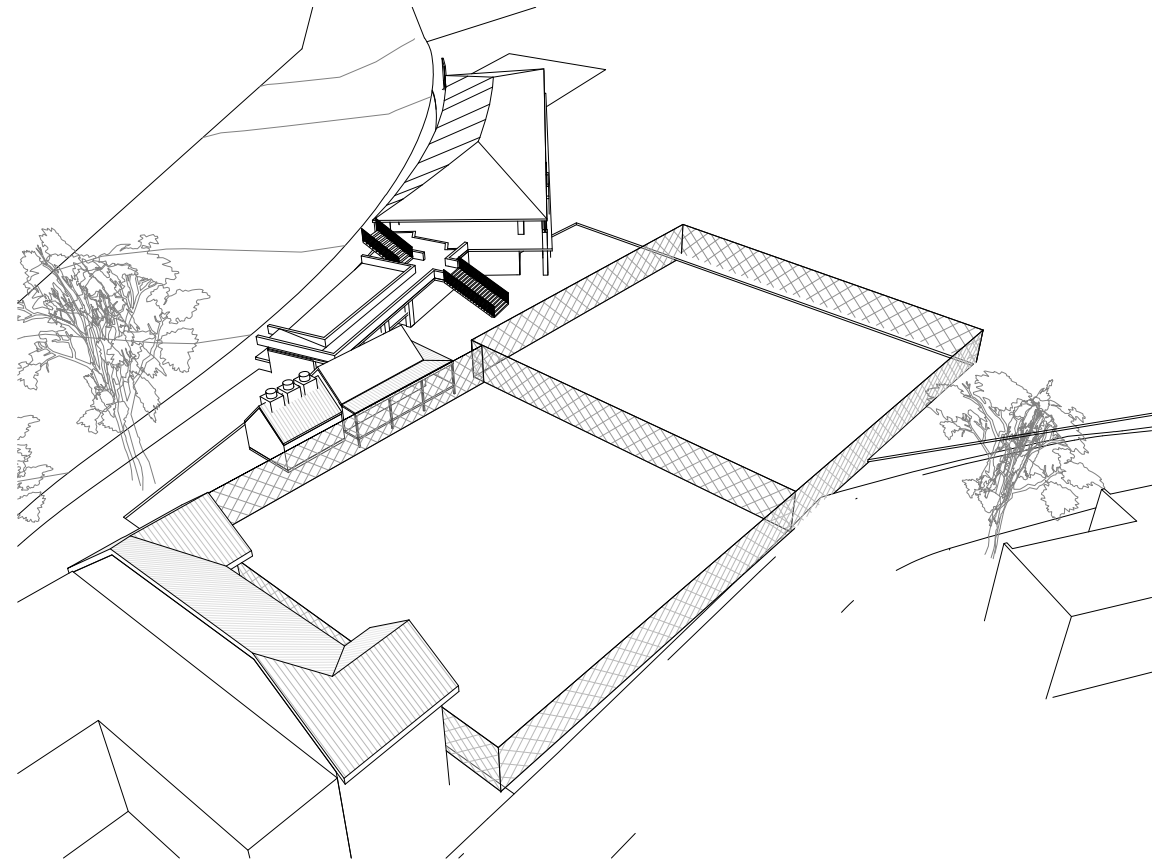
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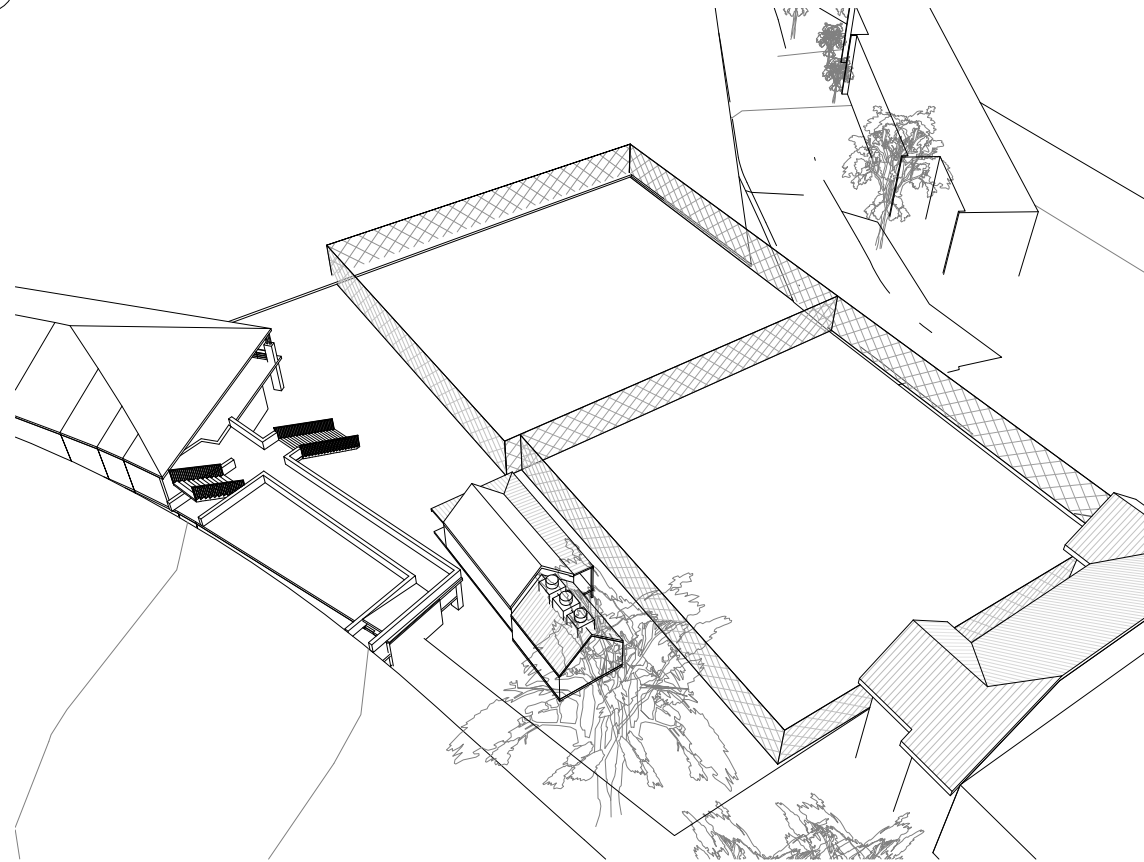




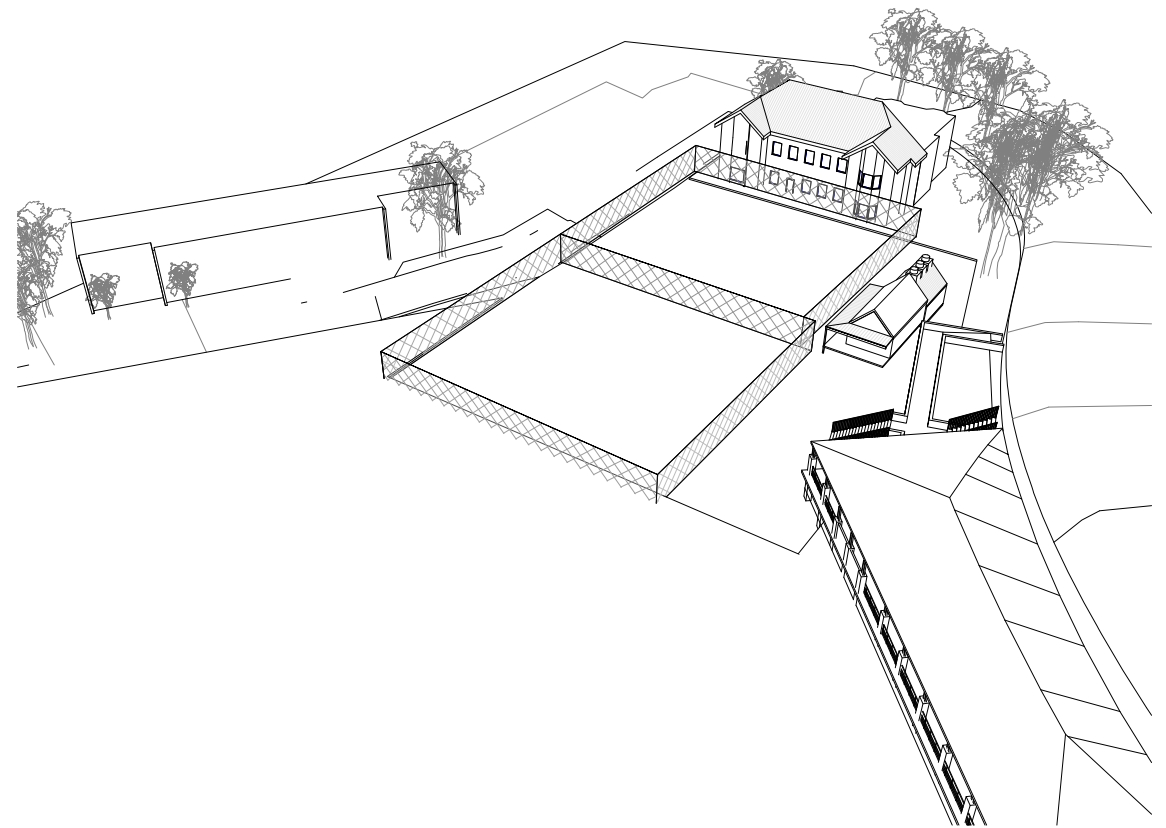
1 3D View 1 - Existing



2 3D View 2 - Existing



3 3D View 3 - Existing



4 3D View 4 - Existing



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EXISTING 3D VIEWS - BIRDS EYE

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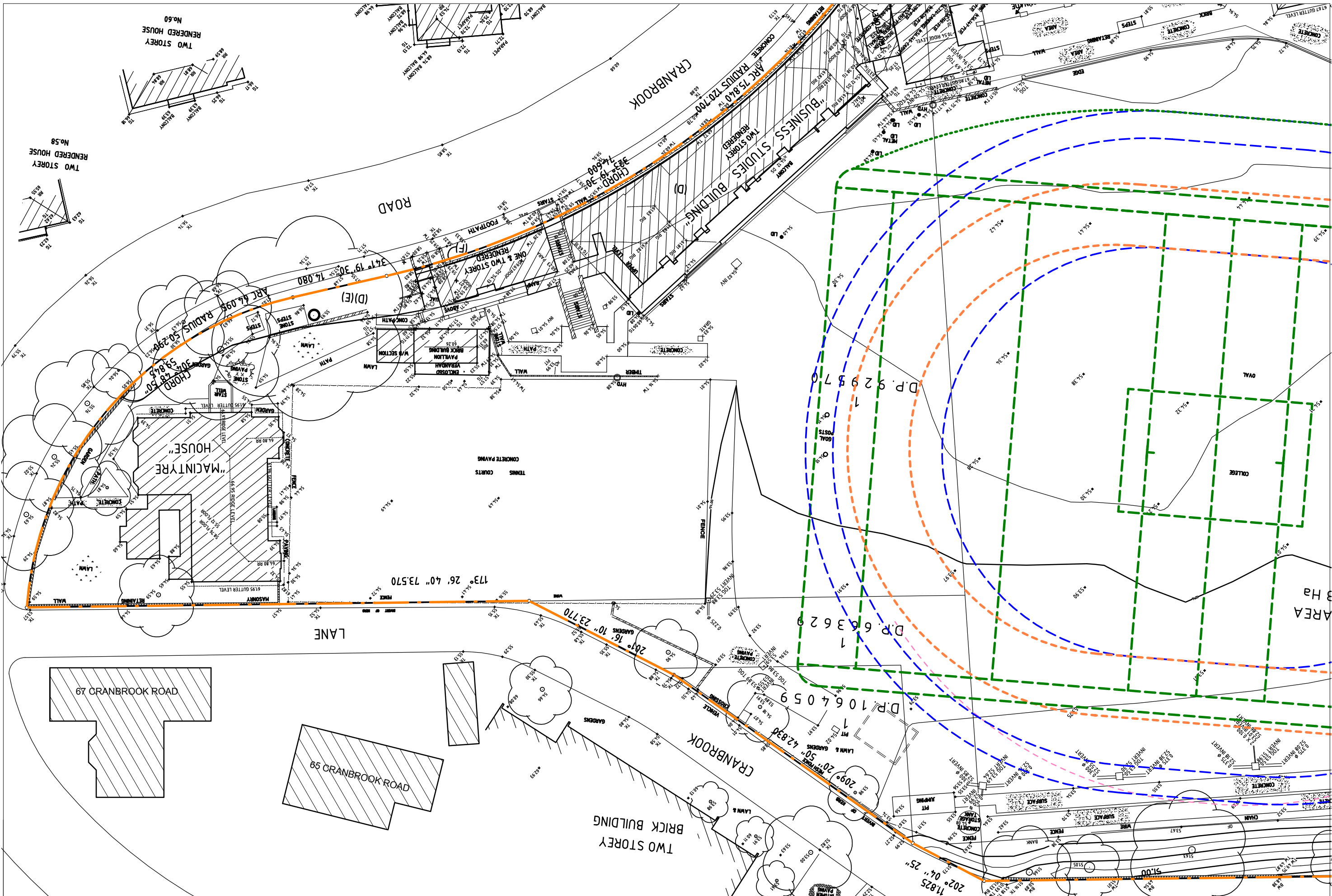
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Dwg Set
DA B02

Drawing Number

Rev
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EXISTING 1-500

Dwg Set

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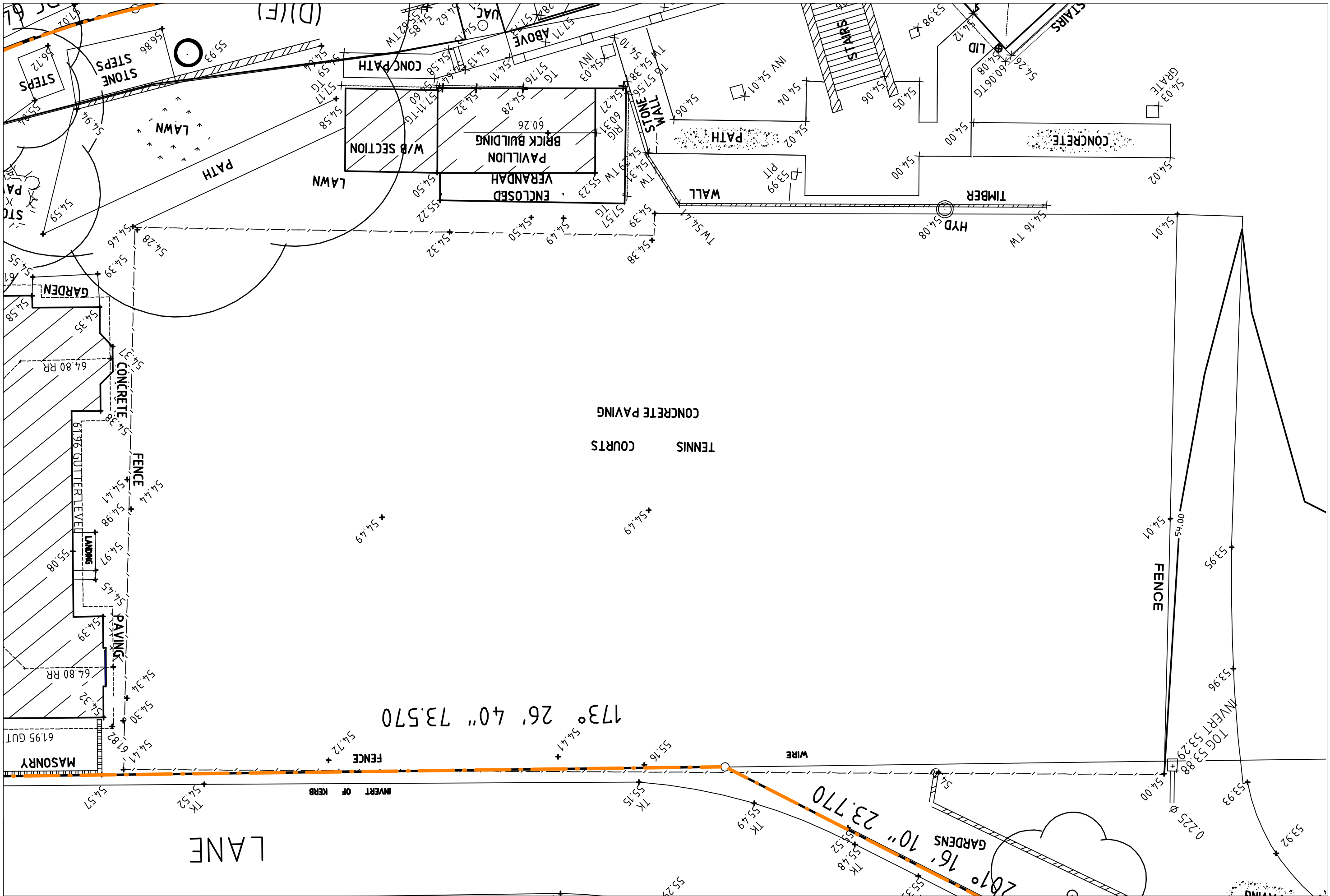
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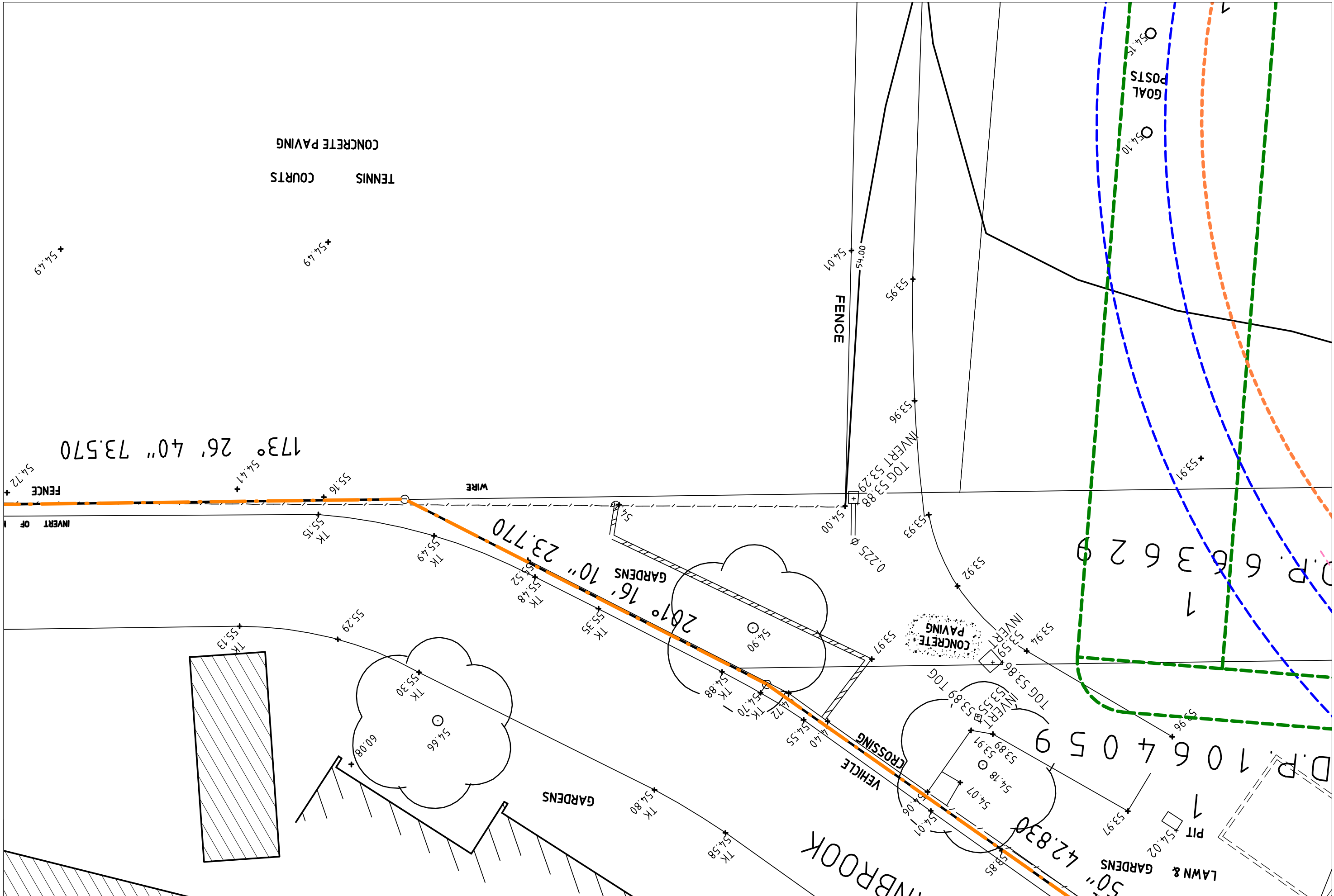
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EXISTING 1-200

Dwg Set

DA

Drawing Number

B05

Rev

1



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1	10/10/19	DEVELOPMENT APPLICATION
2	31/10/19	DEVELOPMENT APPLICATION REVISION
3	18/02/20	DEVELOPMENT APPLICATION REVISION

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PROPOSED SITE PLAN 1-1000

Proj Date: 10-10-2019 Scale 1 : 1000@A3

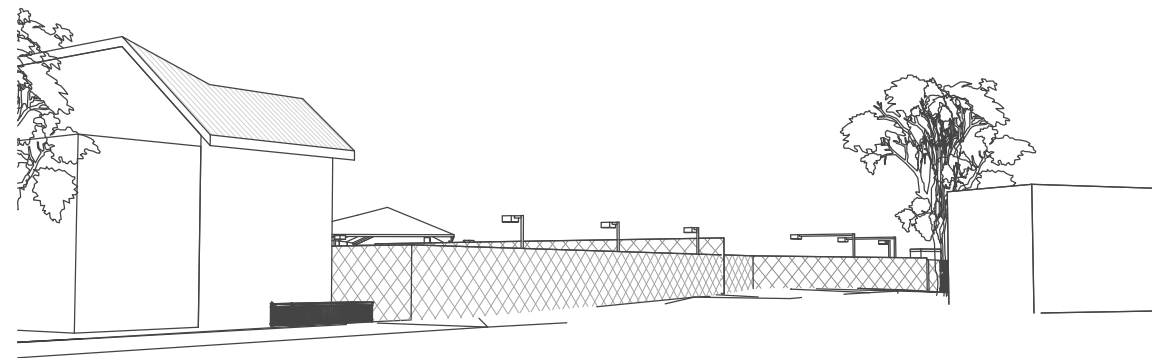
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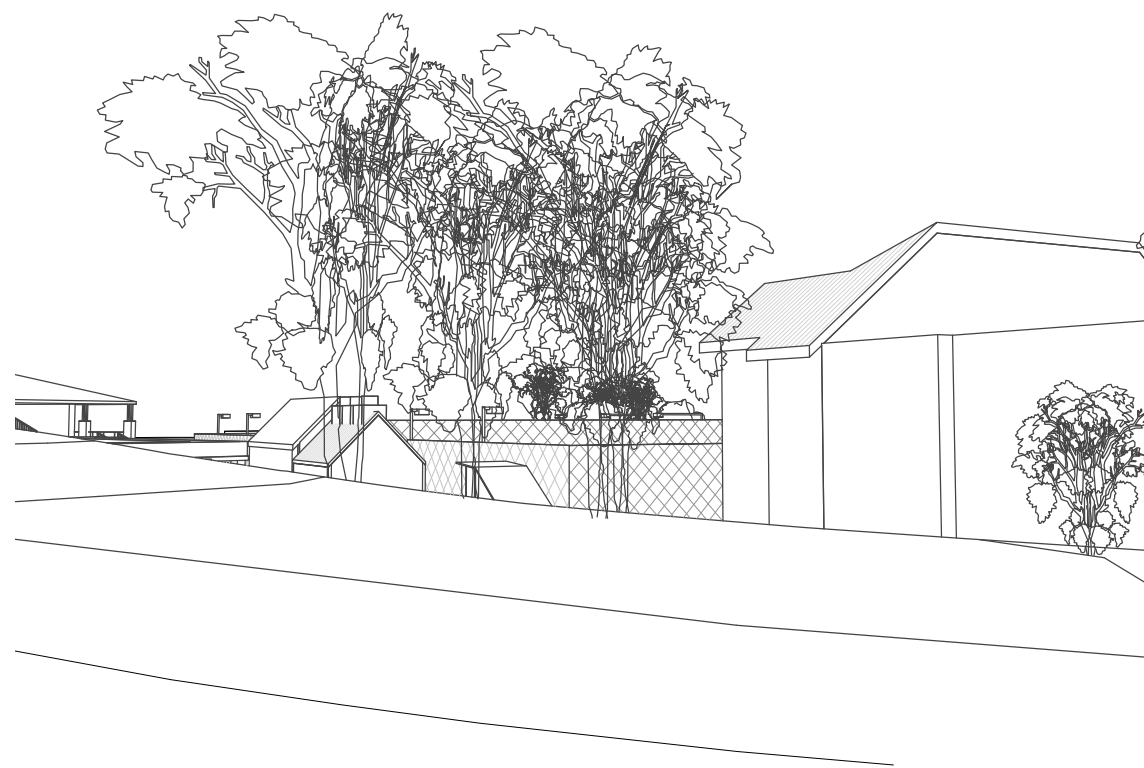
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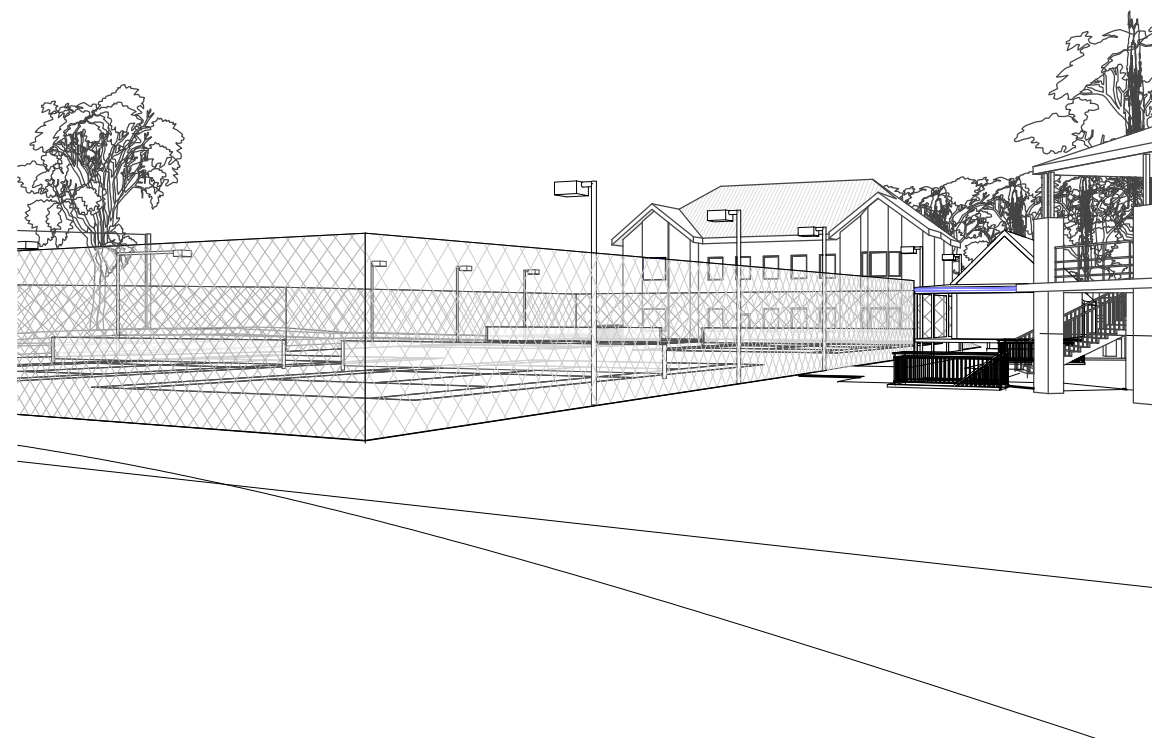
1 3D View 1 - Eye Level



2 3D View 2 - Eye Level



3 3D View 3 - Eye Level



4 3D View 4 - Eye Level 1



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PROPOSED 3D VIEWS - EYE LEVEL

Drw: TA
Chk: DF

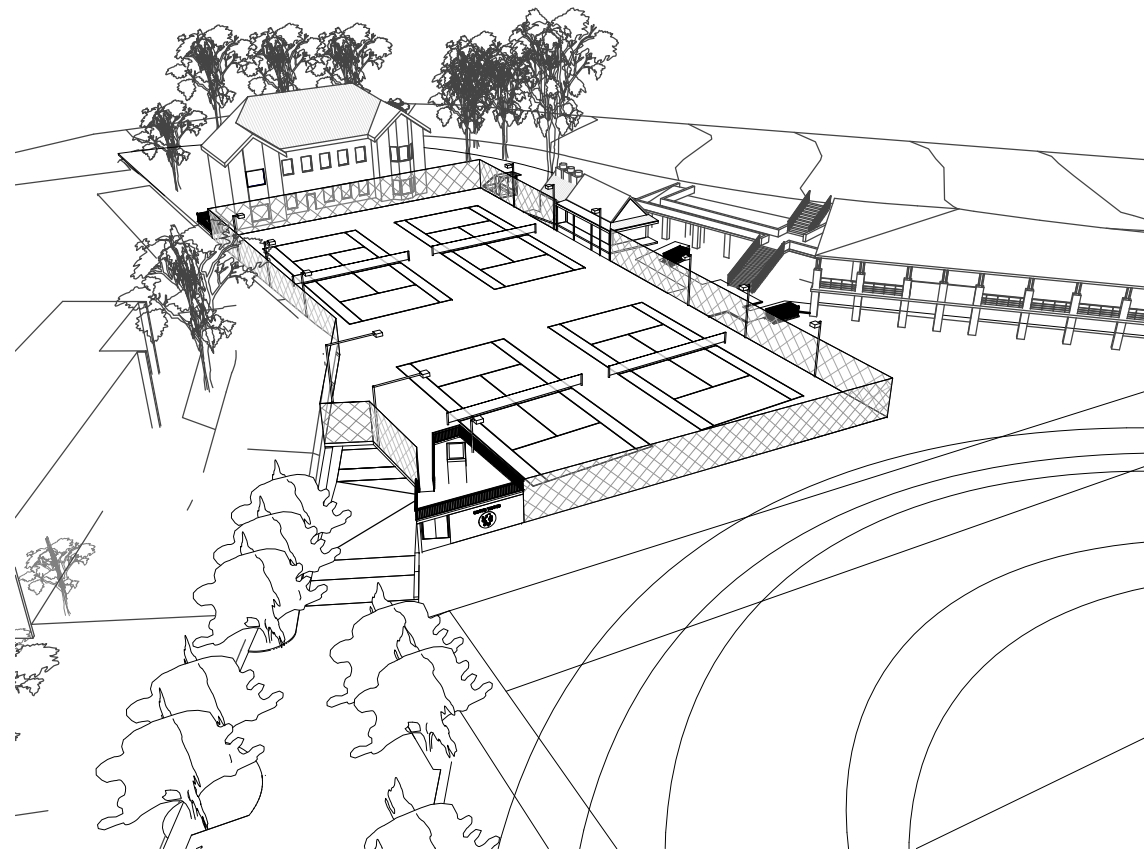
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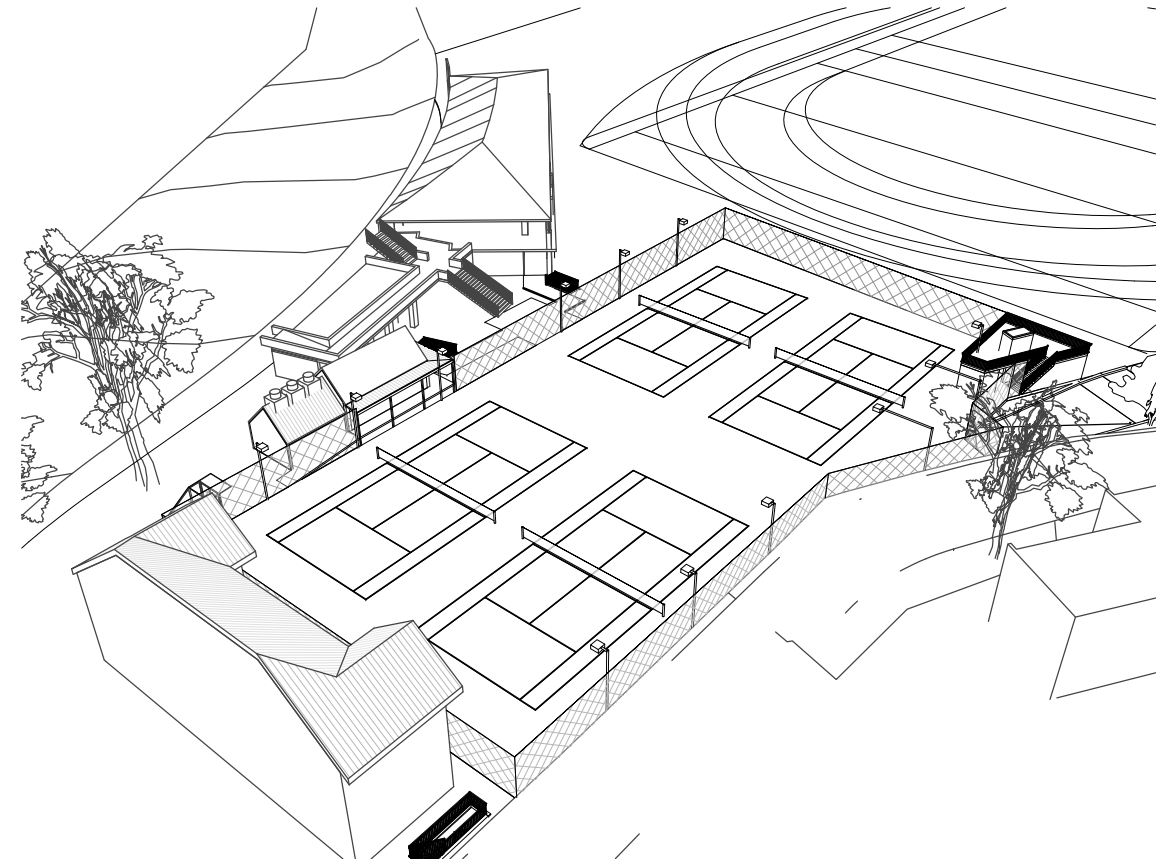
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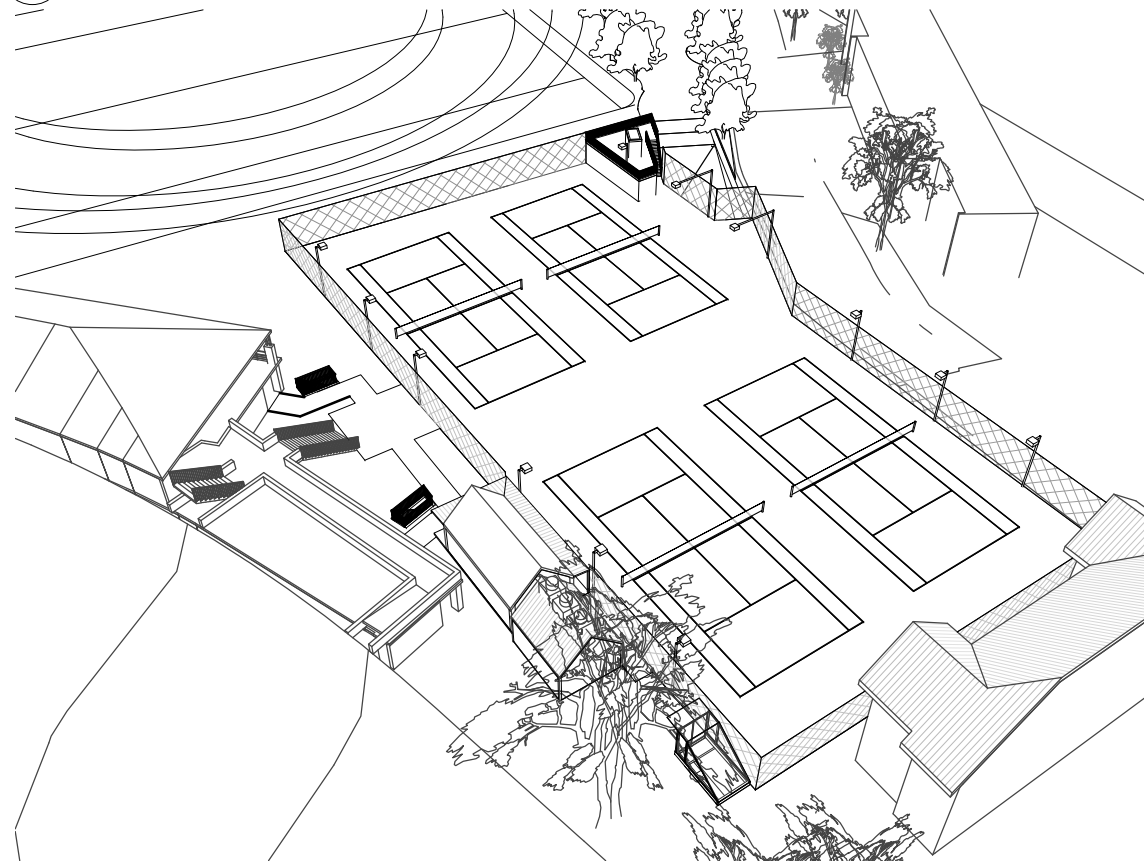
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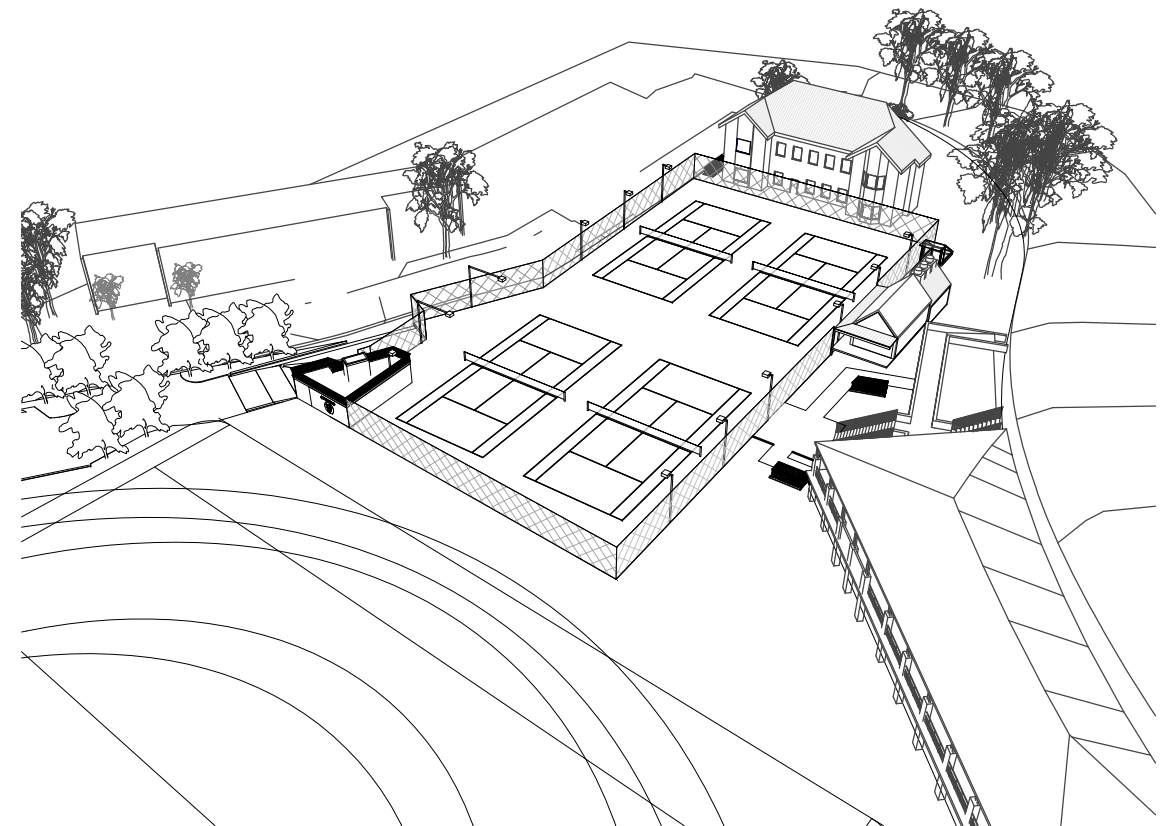
1 Summer Option 1 - 3D View 1



2 Summer Option 1 - 3D View 2



3 Summer Option 1 - 3D View 3



4 Summer Option 1 - 3D View 4



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PROPOSED 3D VIEWS - BIRDS EYE

Drw: TA
Chk: DF

Proj Date: 10-10-2019 Scale

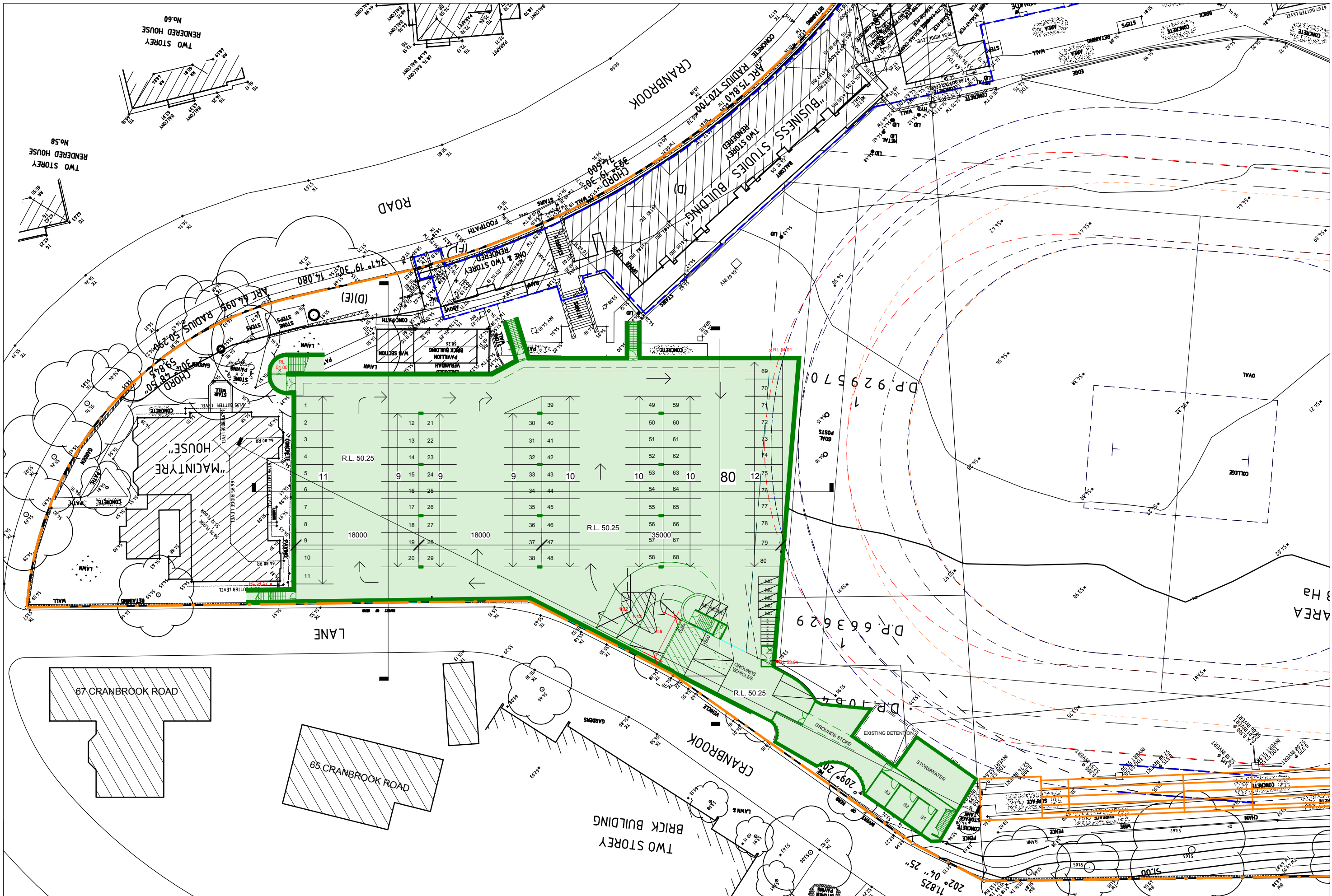
@A3

Dwg Set
DA

Drawing Number
C03

Rev
2

2/18/2020 5:34:45 PM



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2	31/10/19	DEVELOPMENT APPLICATION REVISION
3	18/02/20	DEVELOPMENT APPLICATION REVISION

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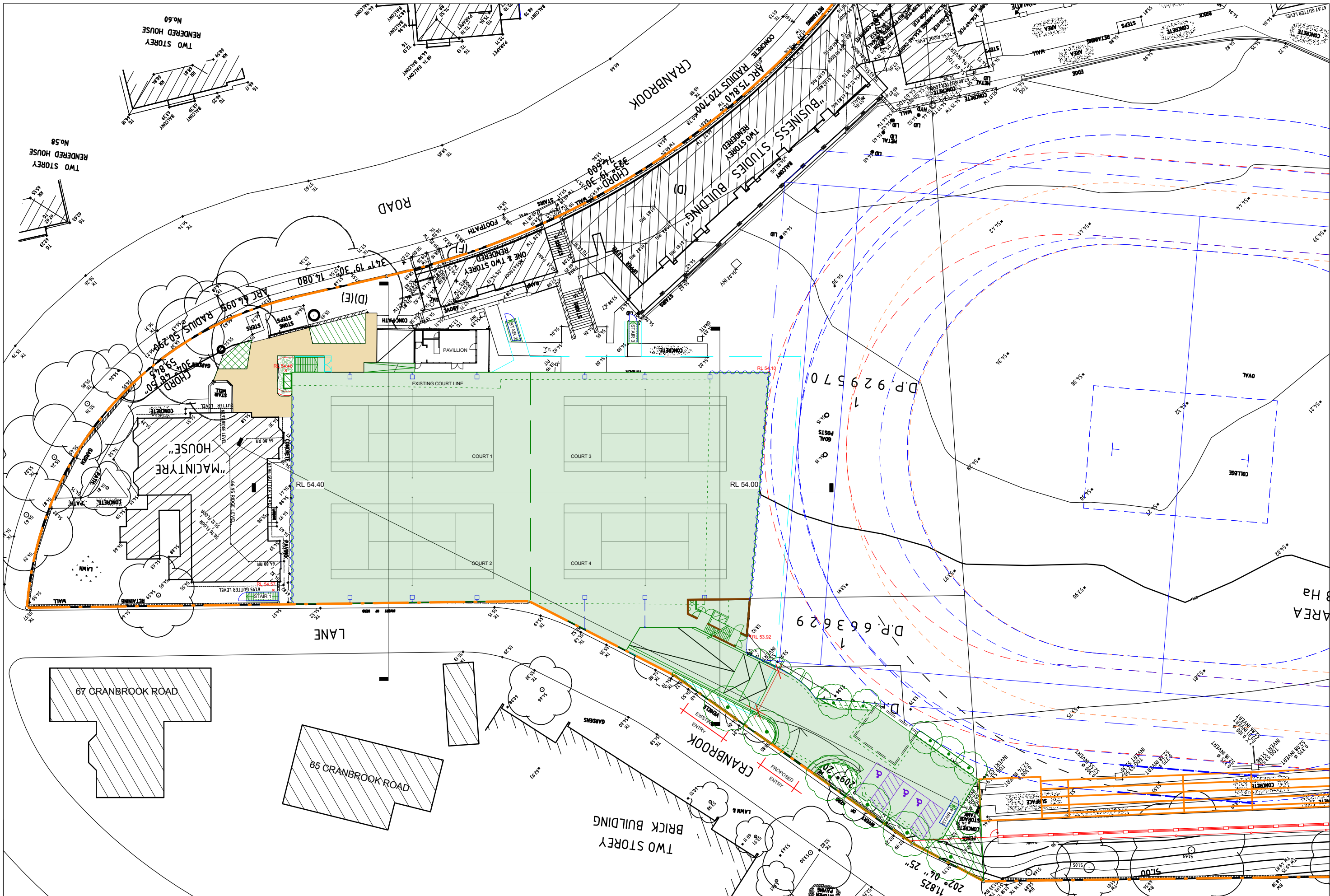
Drw: TA
Chk: DF

PROPOSED CARPARK LEVEL
1-500
Proj Date: 10-10-2019 Scale 1 : 500 @A3

Dwg Set
DA

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D01

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PROPOSED COURT LEVEL 1-500

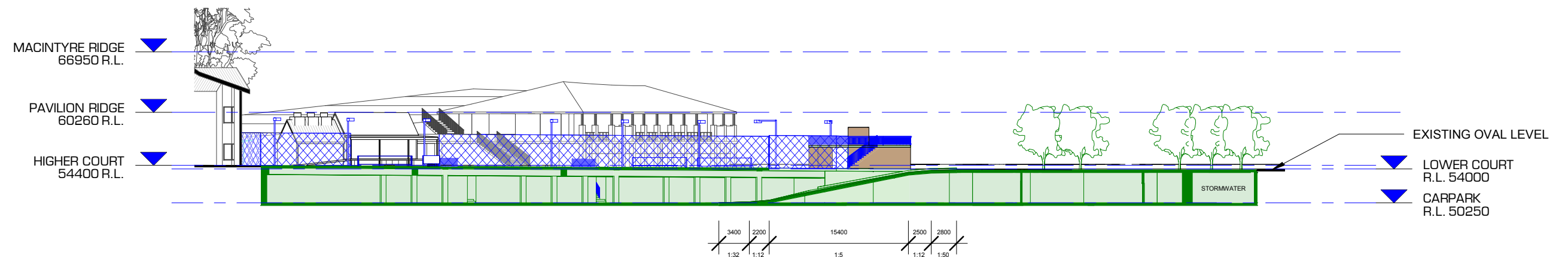
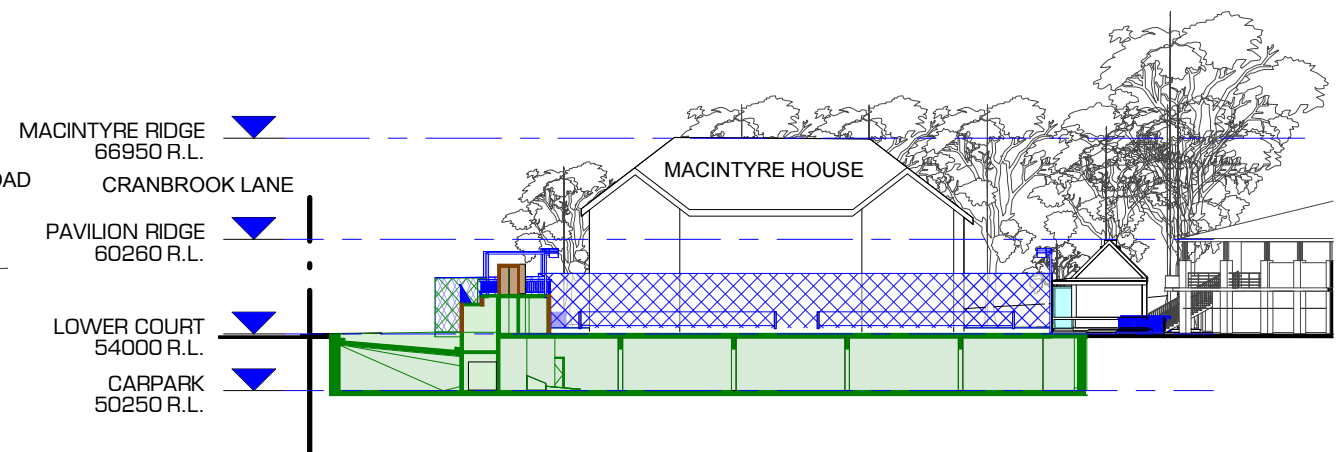
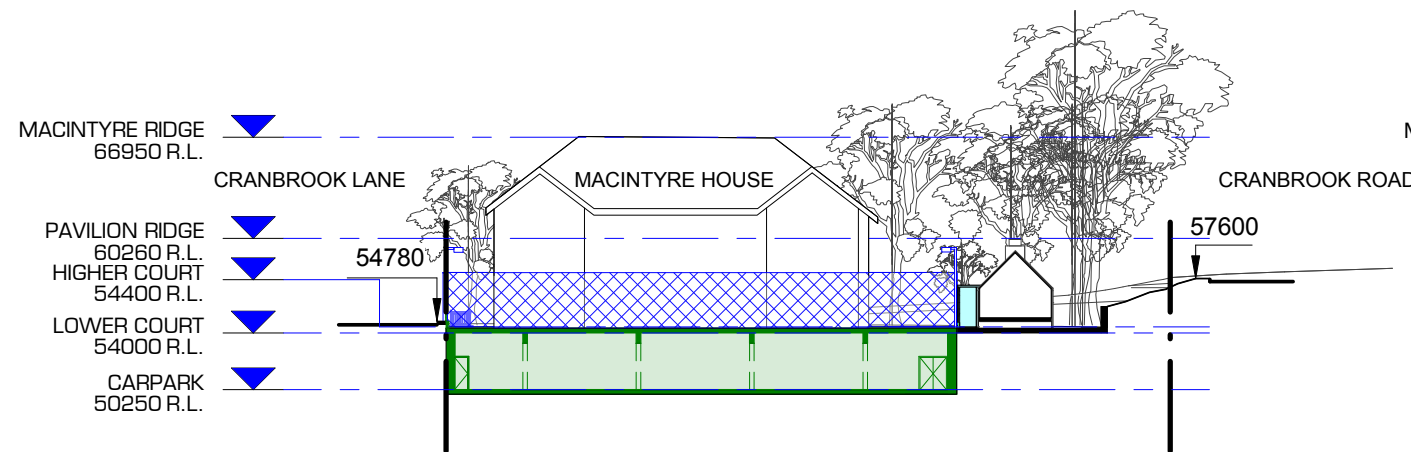
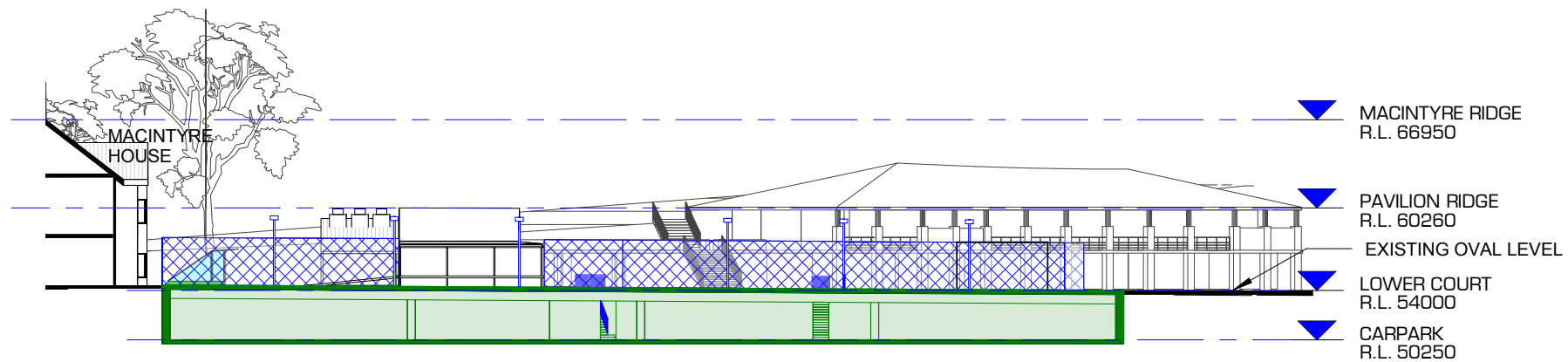
Drw: TA
Chk: DF

Proj Date: 10-10-2019 Scale 1 : 500 @A3

Dwg Set
DA

Drawing Number
D02

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2



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Drw: TA
Chk: DF

PROPOSED SECTIONS 1-500

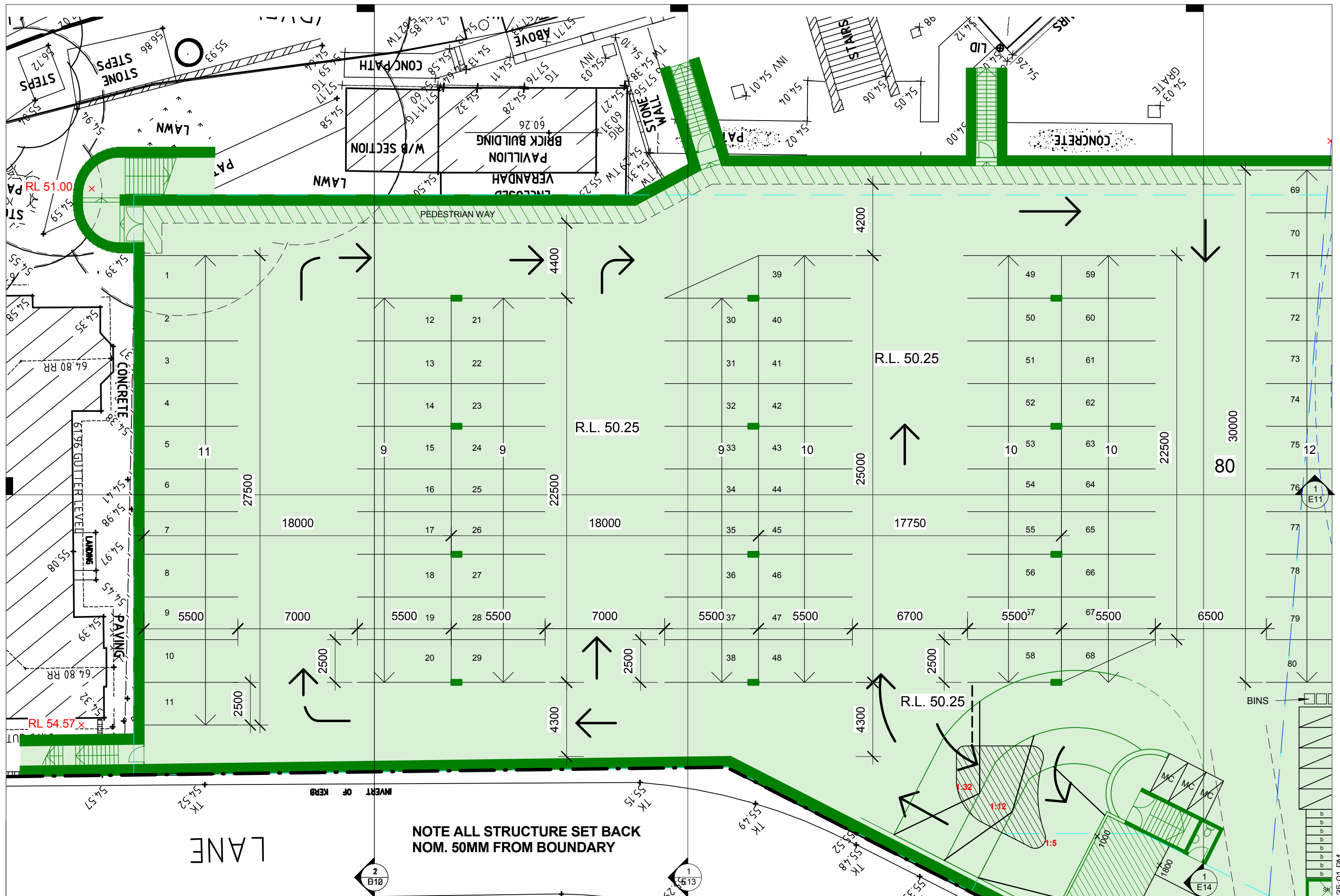
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DA

Drawing Number
D10

Rev
2

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Drw: TA
Chk: DE

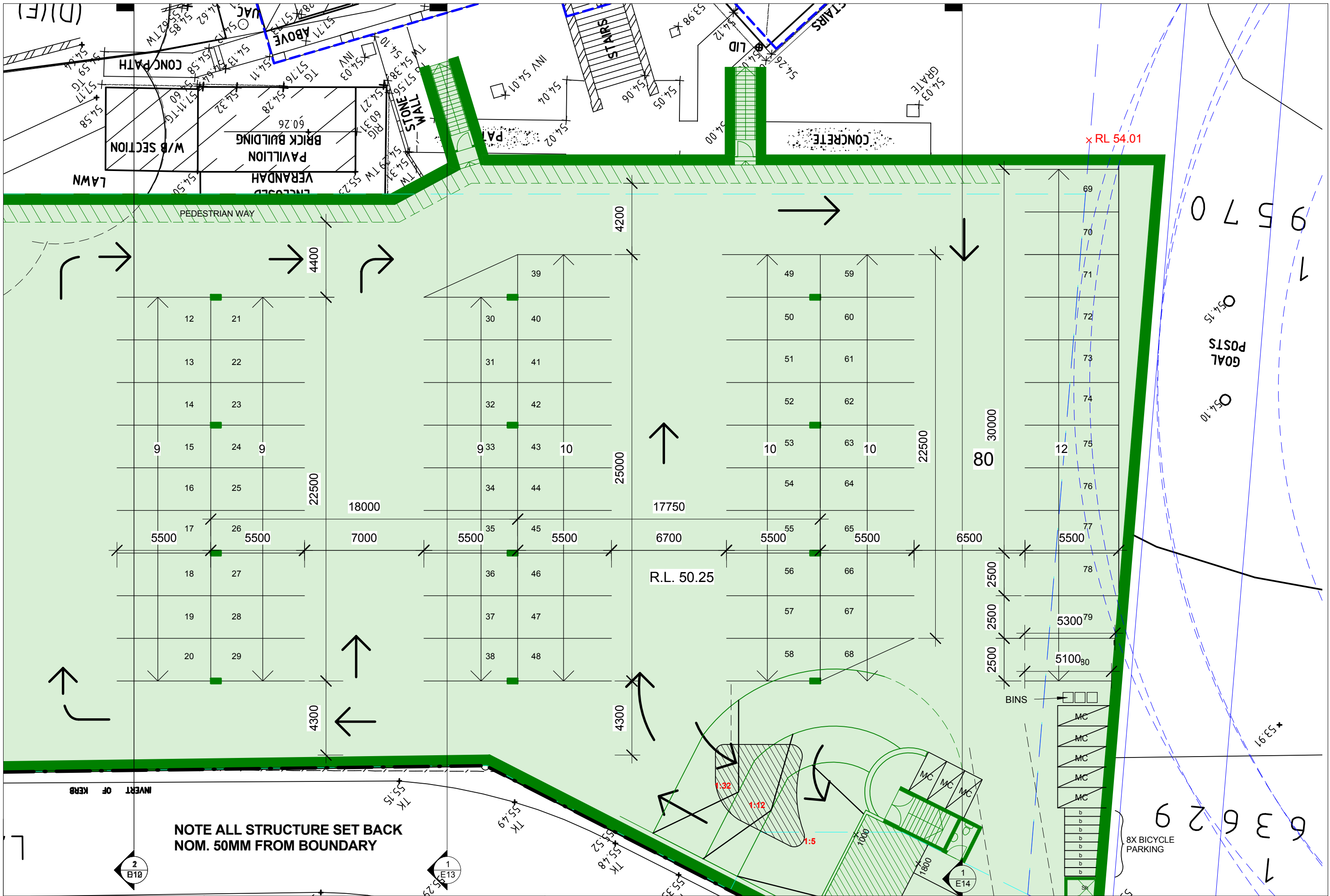
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1-200

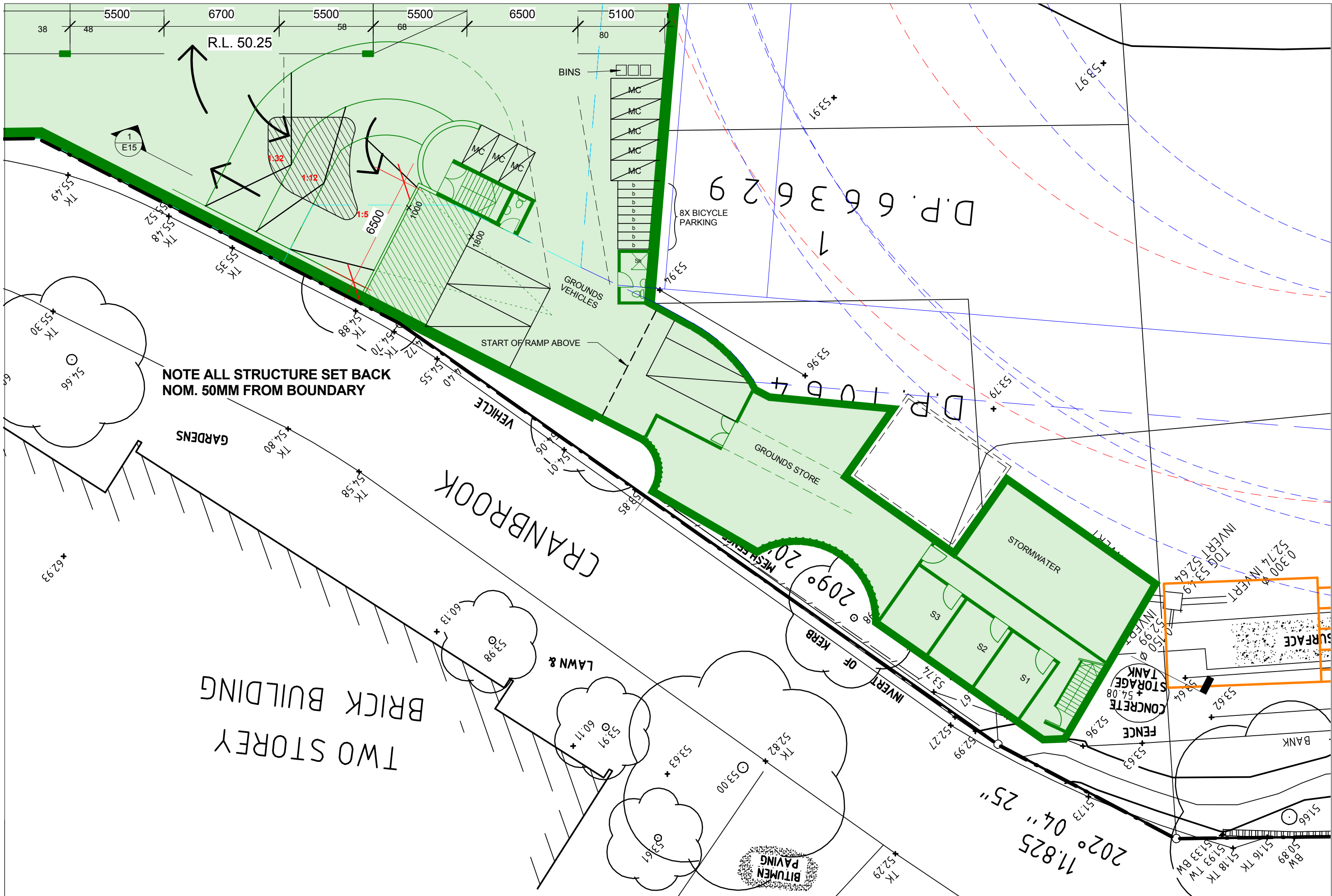
Proj Date: 10-10-2019 Scale 1 : 200 @A3

Dwg Set
DA

Drawing Number
E01

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2





NOTE ALL STRUCTURE SET BACK
NOM. 50MM FROM BOUNDARY

TWO STOREY
BRICK BUILDING

CRANBROOK



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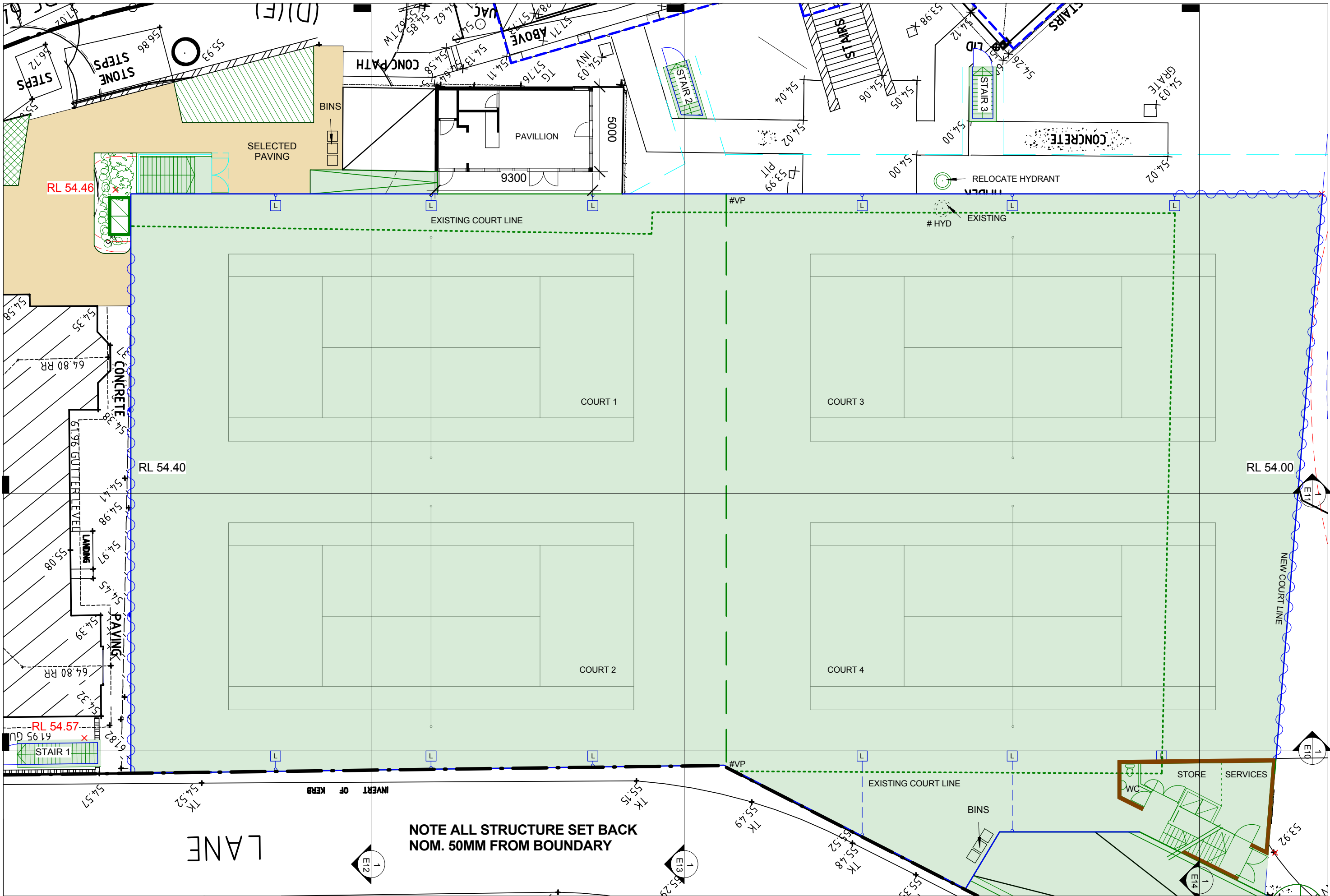
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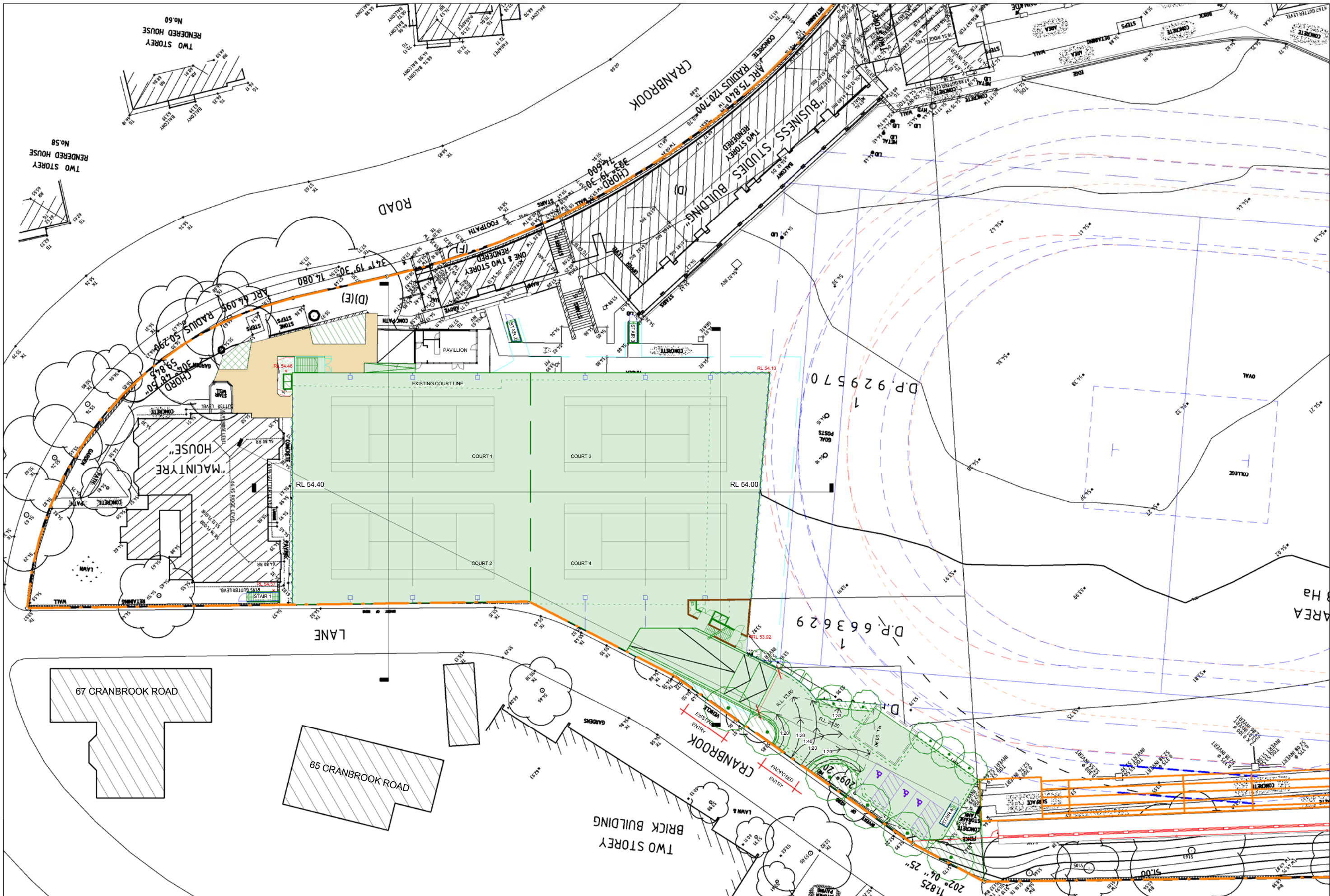
Dwg Set
DA

Drawing Number
E03

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2

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3	18/02/20	DEVELOPMENT APPLICATION REVISION
4	07/09/20	DEVELOPMENT APPLICATION REVISION REVISION

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PROPOSED COURT LEVEL 1-500

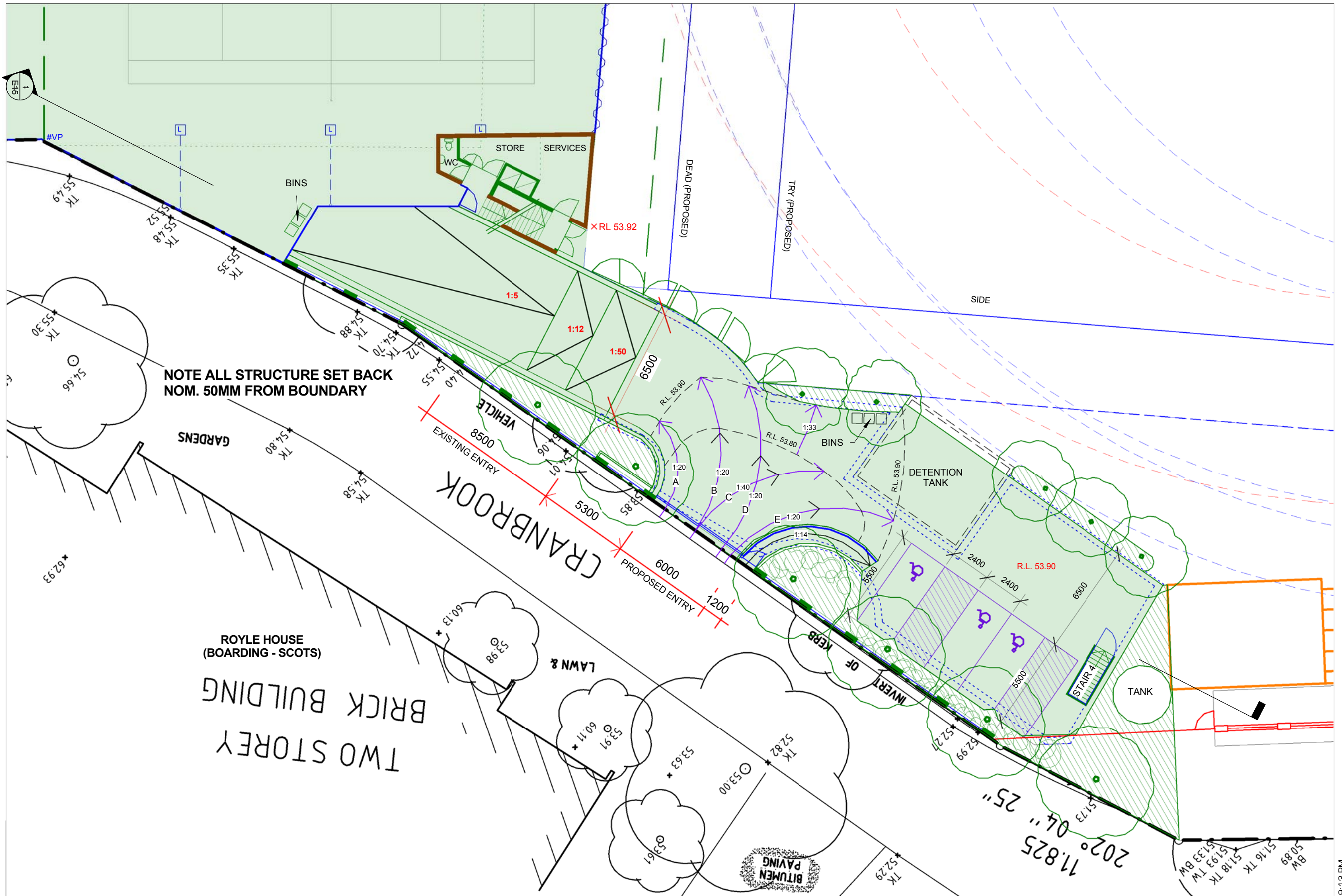
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Chk: DF

Proj Date: 10-10-2019 Scale 1 : 500 @A3

Dwg Set
DA

Drawing Number
D02

Rev
4



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3	07/09/20	DEVELOPMENT APPLICATION REVISION

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PROPOSED COURT LEVEL 1-200

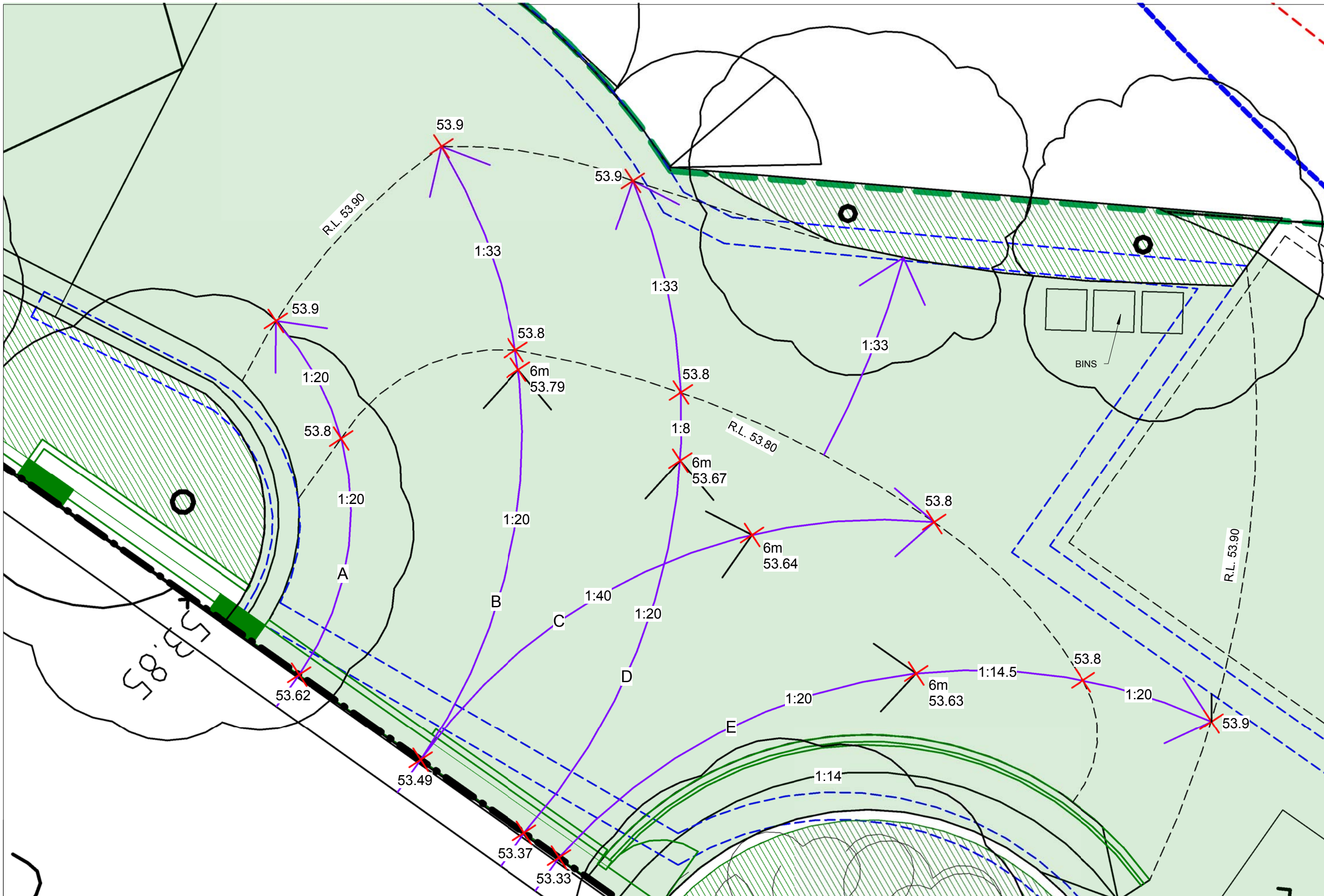
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Dwg Set
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Drawing Number
E05

Rev
3

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Chk: Checker Proj Date: 10-10-2019 Scale 1 : 50 @A3

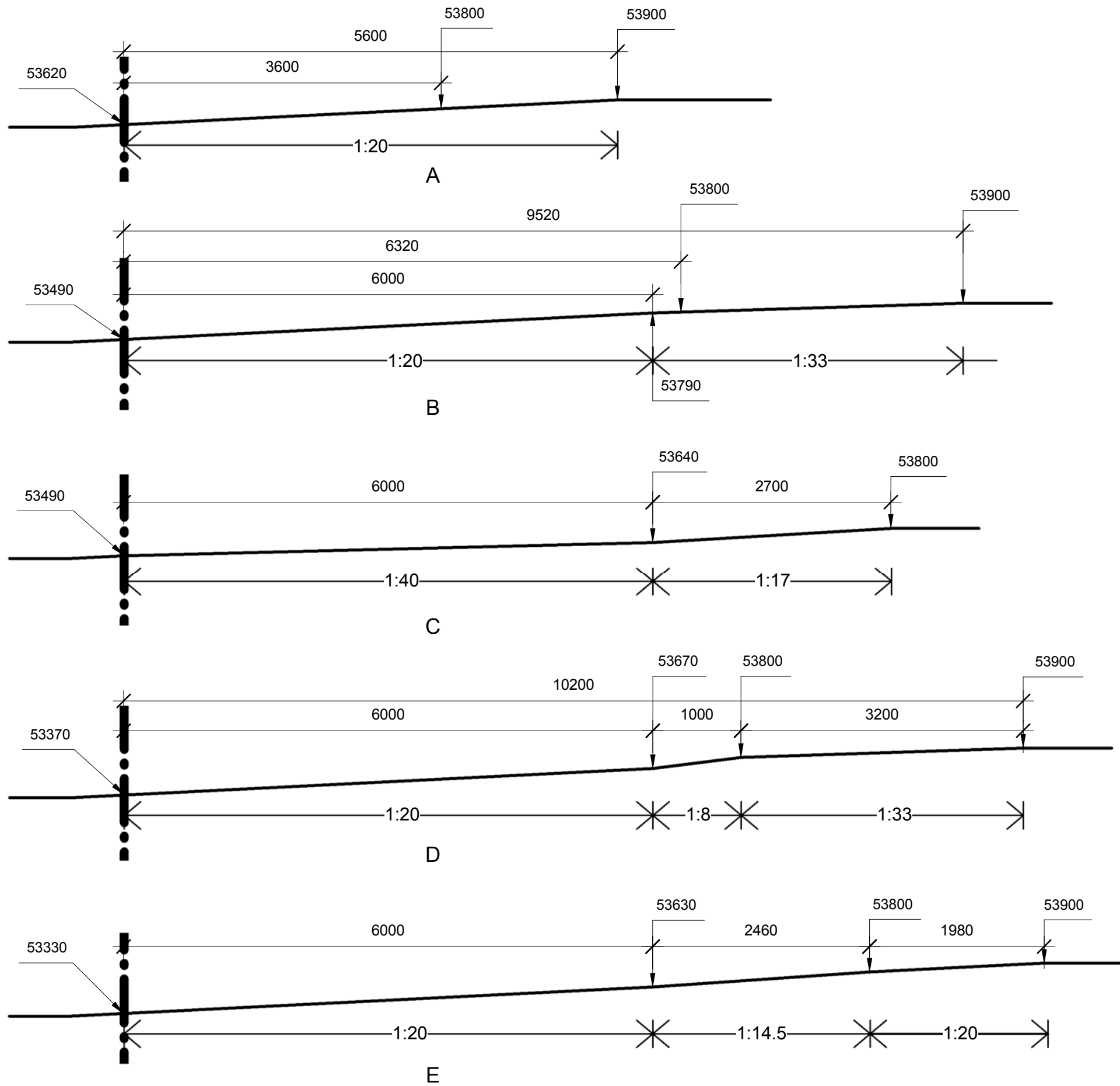
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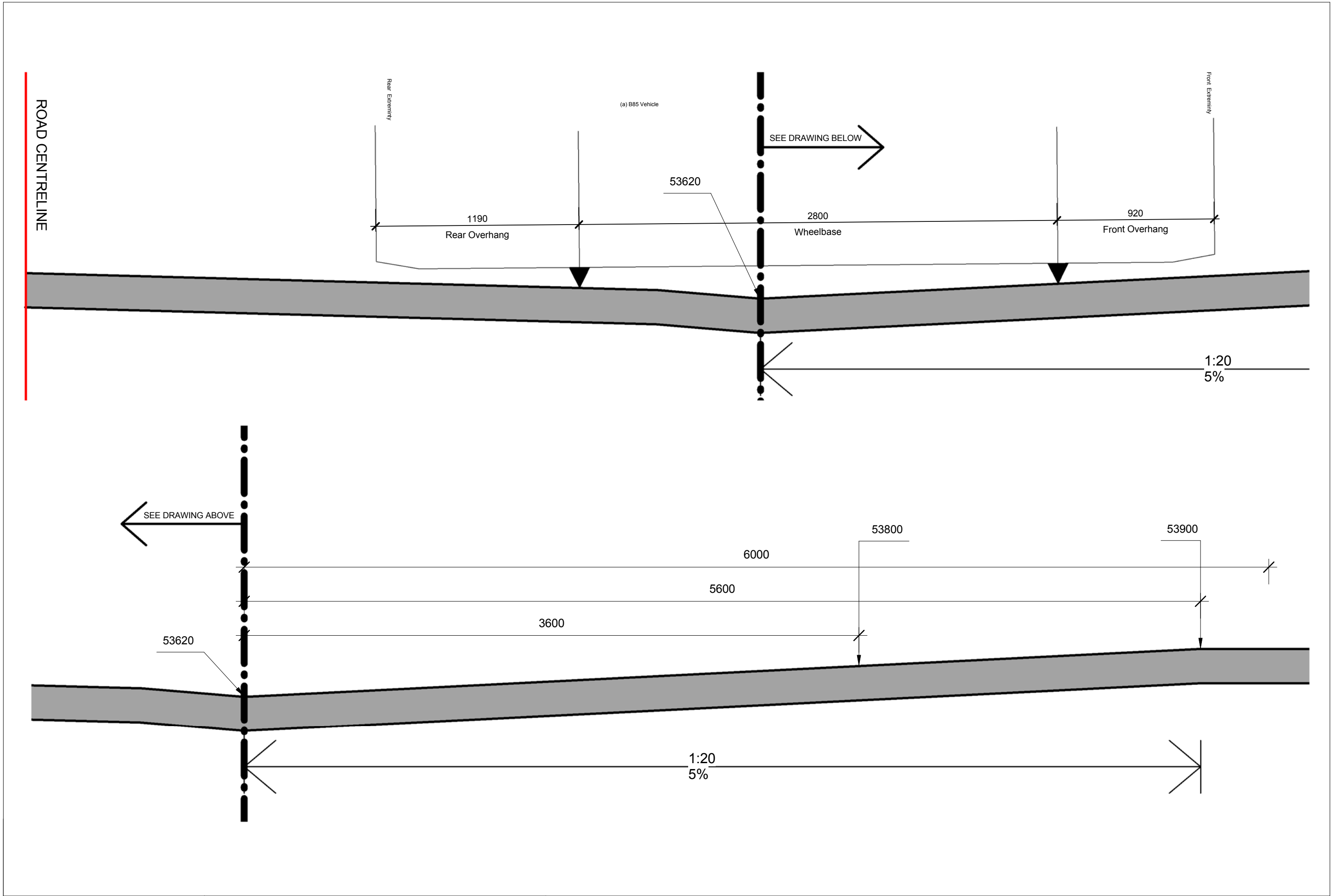
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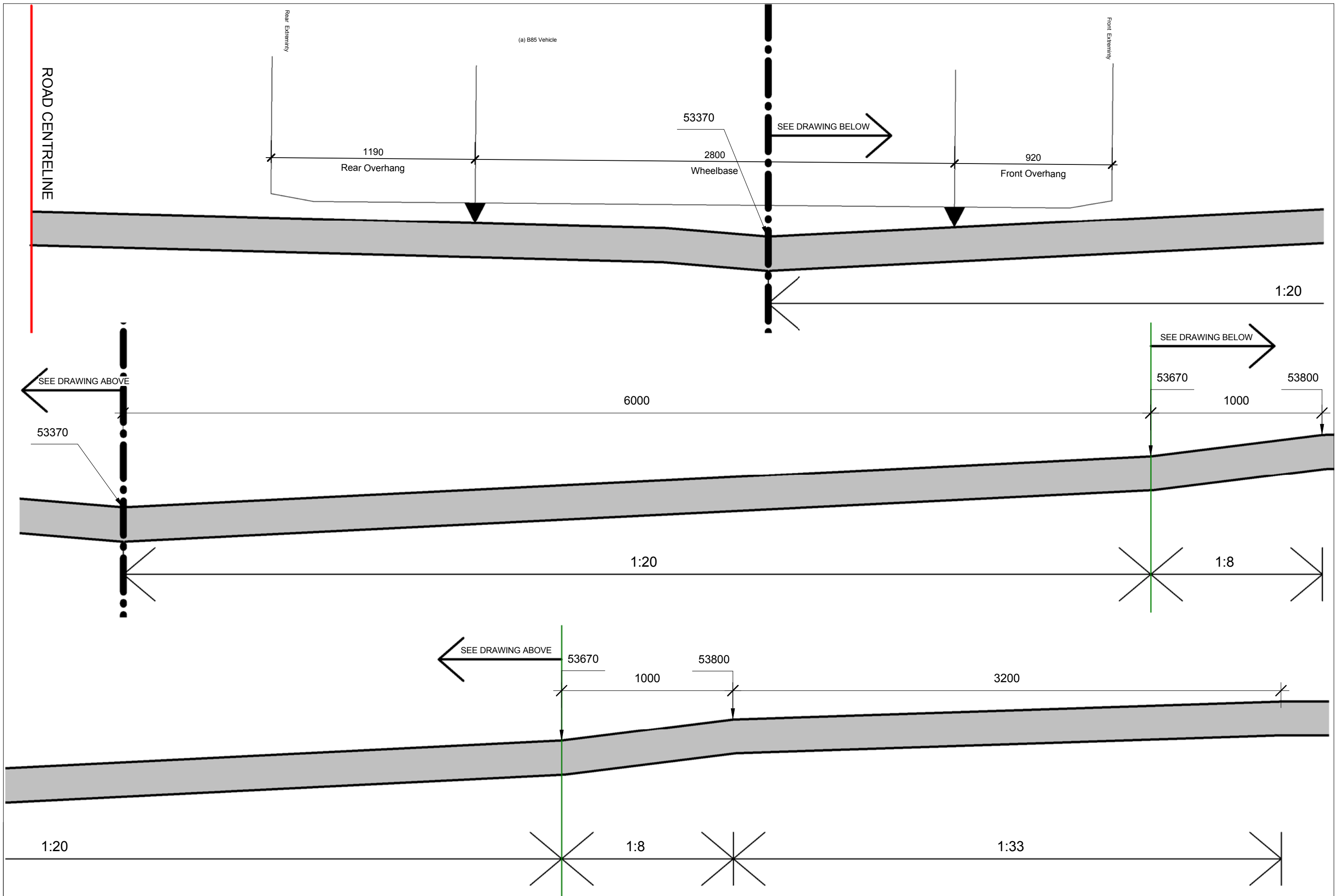
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E05.1

Rev
1

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1	07/09/20	DEVELOPMENT APPLICATION REVISION

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Chk: Checker Proj Date: 10-10-2019 Scale 1 : 20 @A3

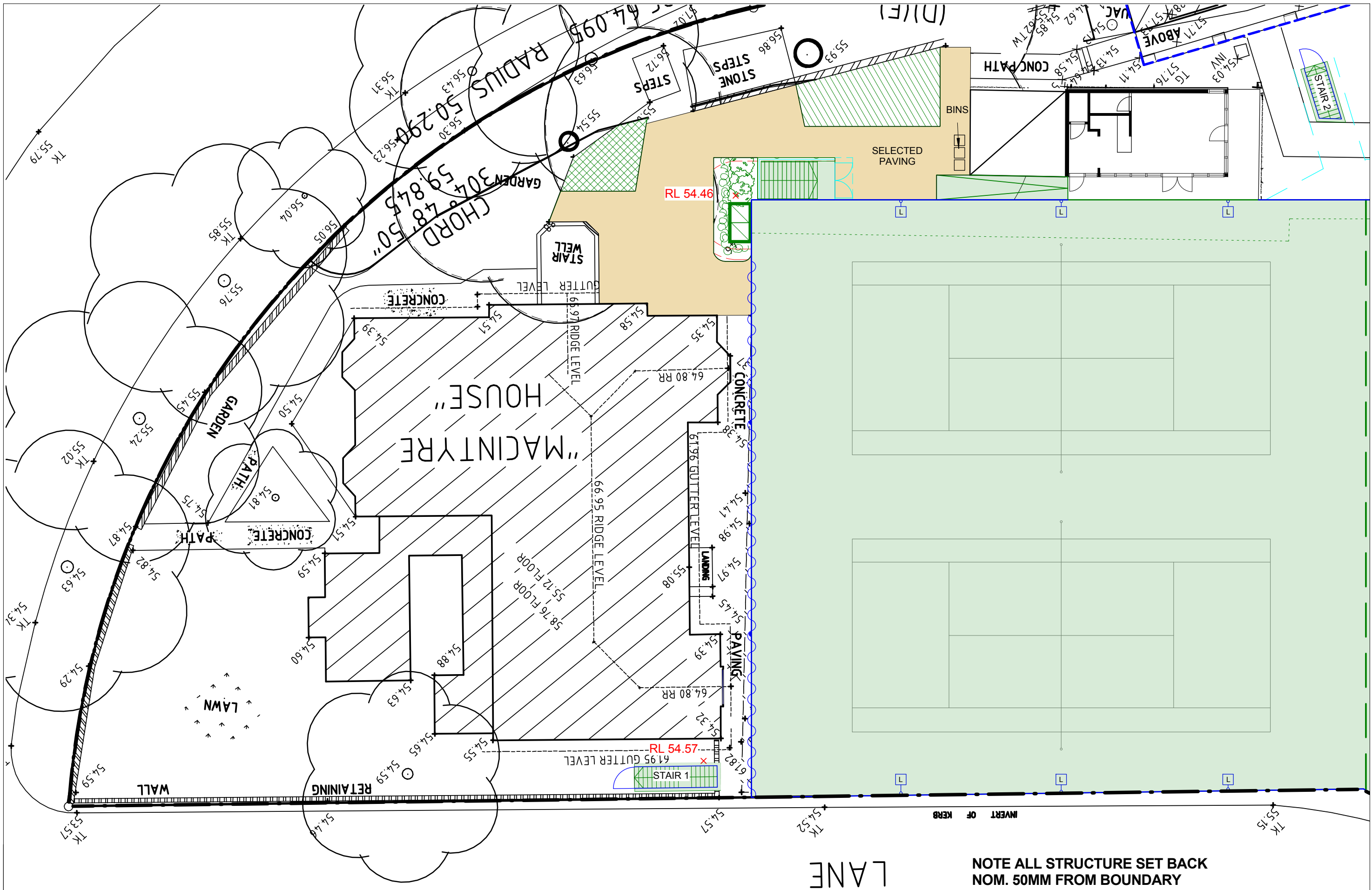
DRIVEWAY PROFILE D 1-20

Dwg Set
DA E05.4

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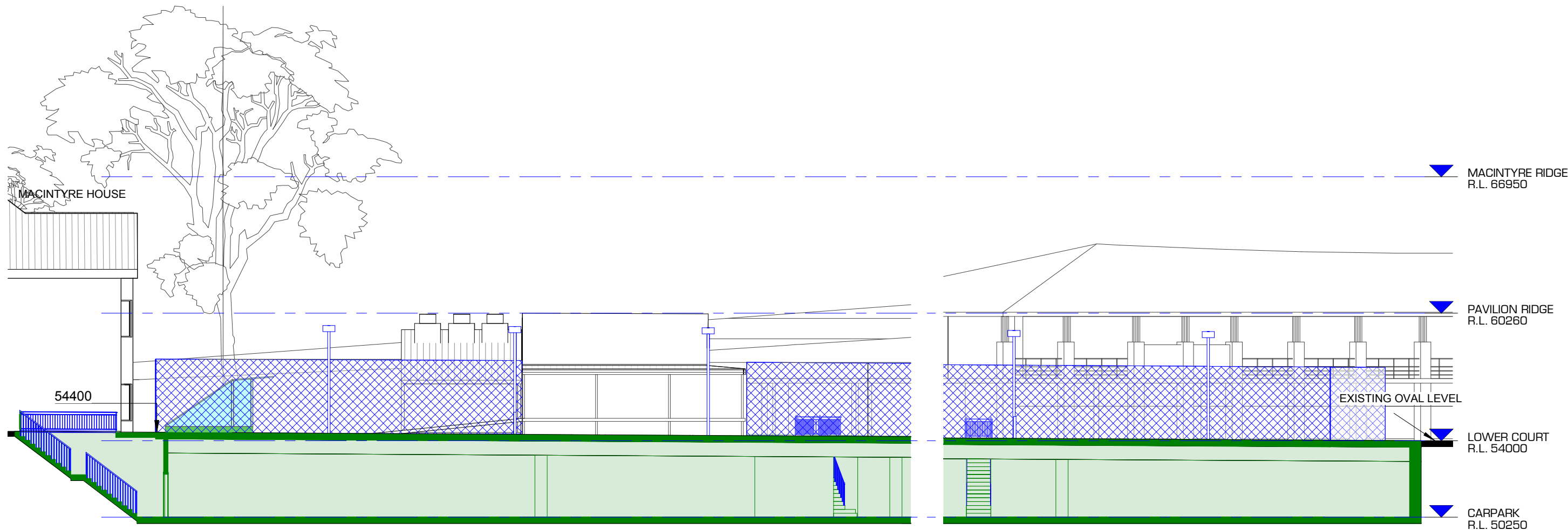
PROPOSED COURT LEVEL 1-200

Proj Date: 10-10-2019 Scale 1 : 200 @A3

Dwg Set
DA

Drawing Number
E06

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2



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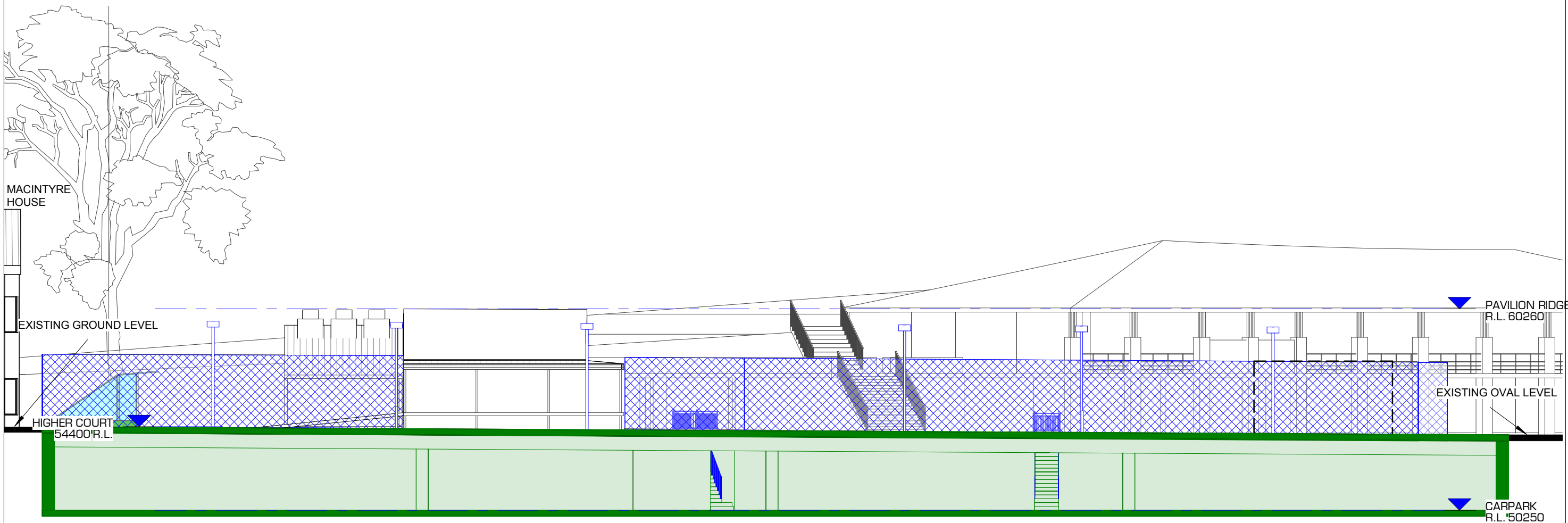
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PROPOSED LONG SECTION AA
1-200
 Proj Date: 10-10-2019 Scale 1 : 200 @A3

Dwg Set
DA

Drawing Number
E10

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2



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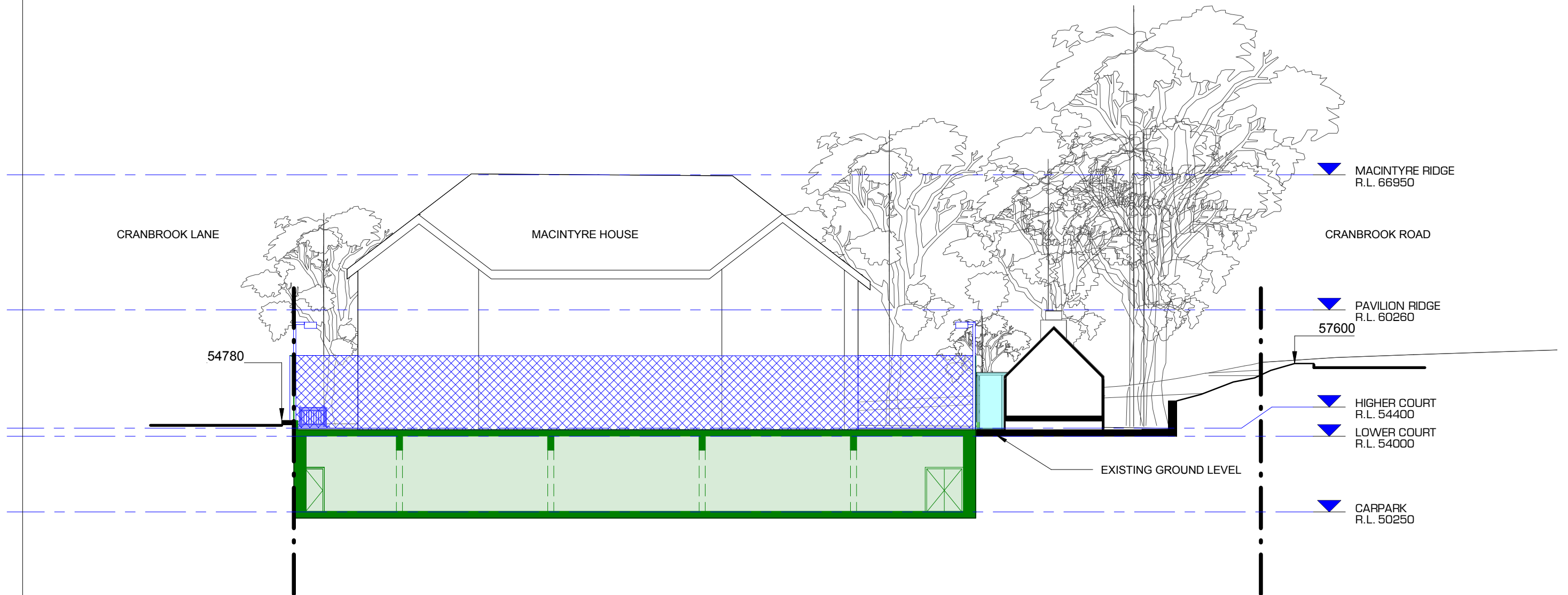
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PROPOSED LONG SECTION BB
1-200
Drw: TA
Chk: DF
Proj Date: 10-10-2019 Scale 1 : 200 @A3

Dwg Set
DA E11
Drawing Number

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PROPOSED SHORT SECTION CC
1-200

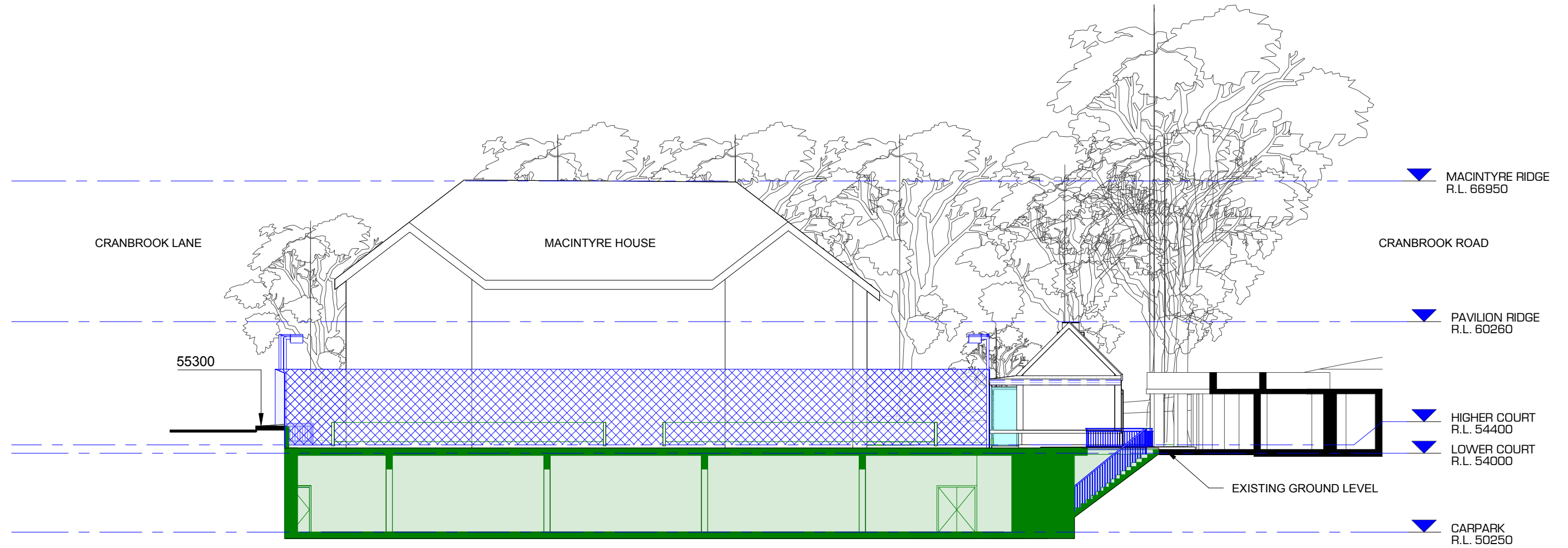
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Dwg Set
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Drawing Number
E12

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PROPOSED SHORT SECTION DD
1-200

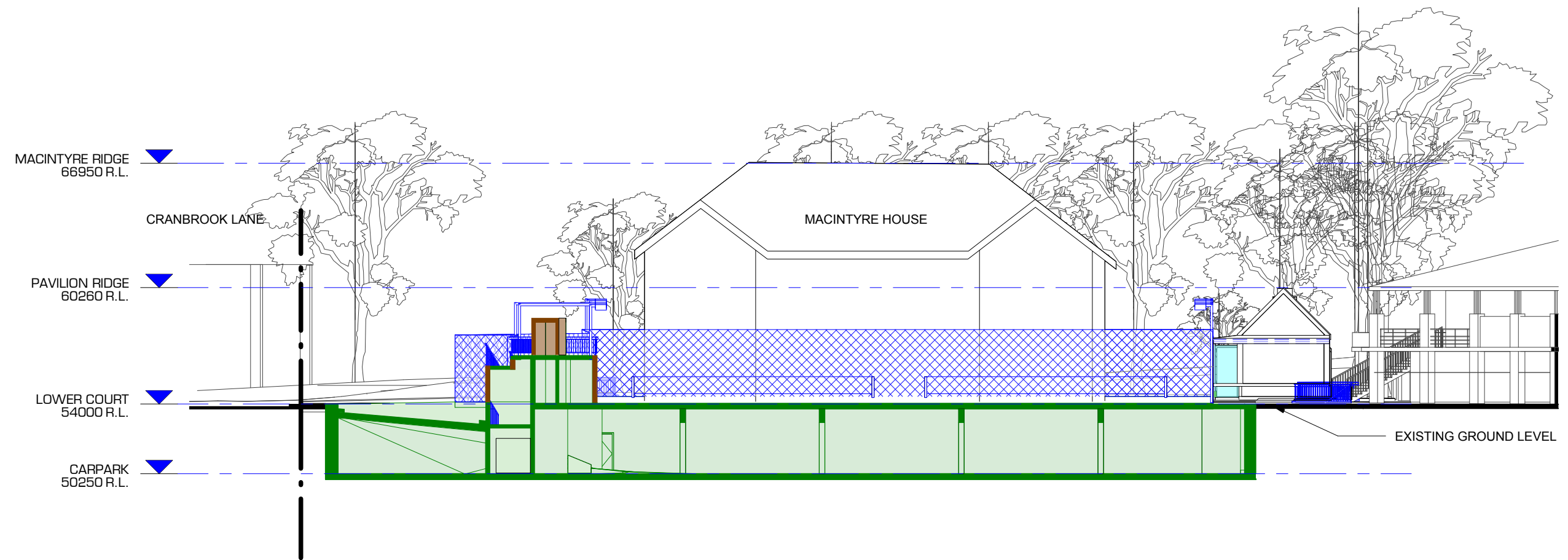
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Drawing Number
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PROPOSED SHORT SECTION EE
1-200

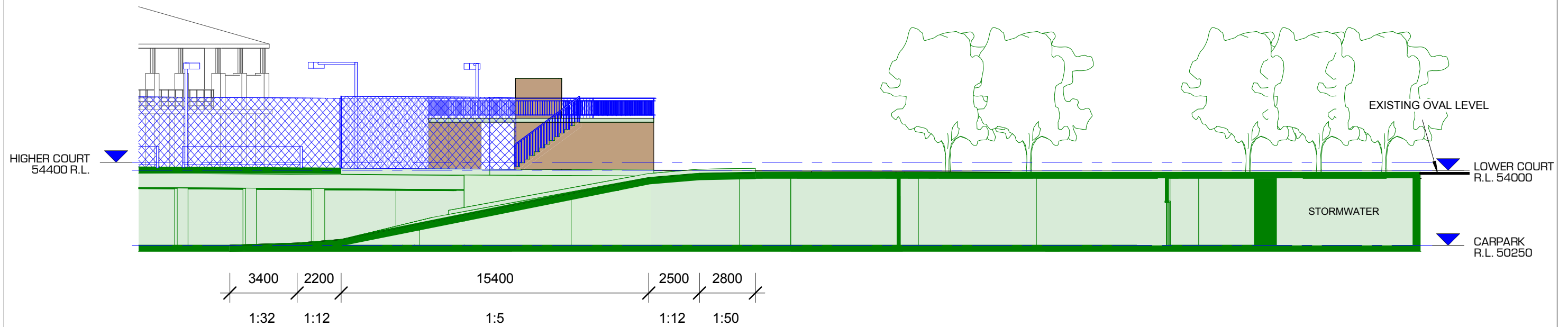
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Drawing Number

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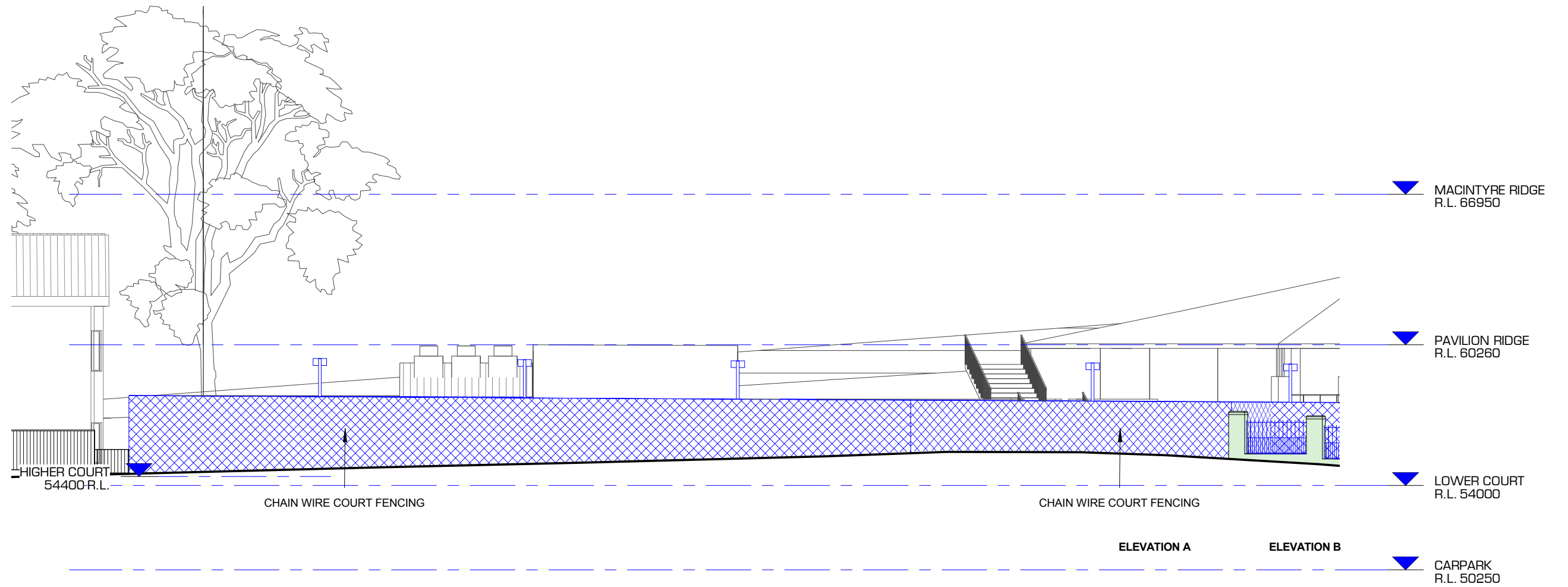
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PROPOSED CAR RAMP SECTION
1-200

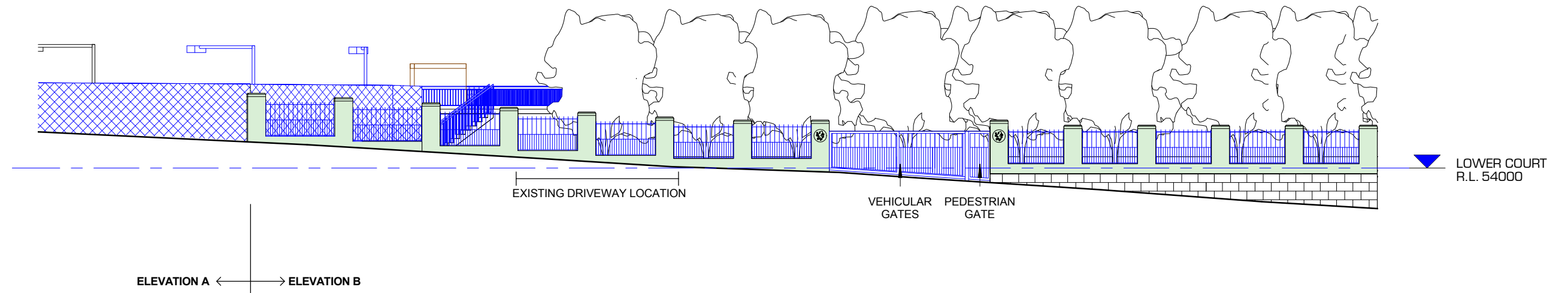
Proj Date: 10-10-2019 Scale 1 : 200 @A3

Dwg Set
DA E15

Rev
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CRANBROOK LANE ELEVATION A



CRANBROOK LANE ELEVATION B



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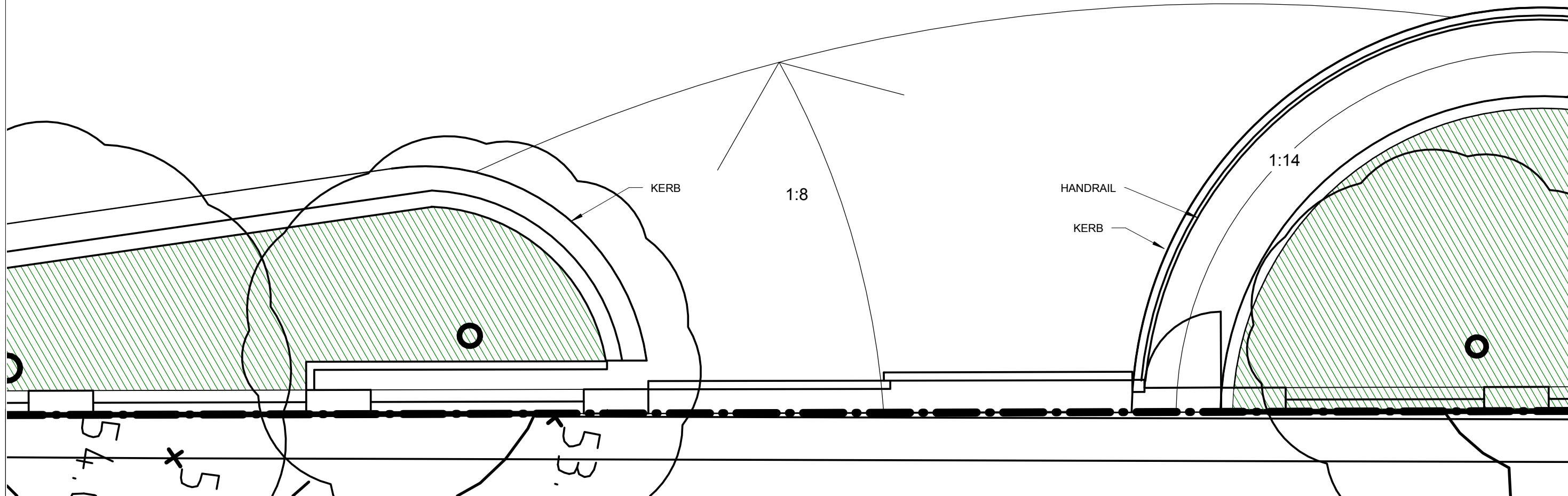
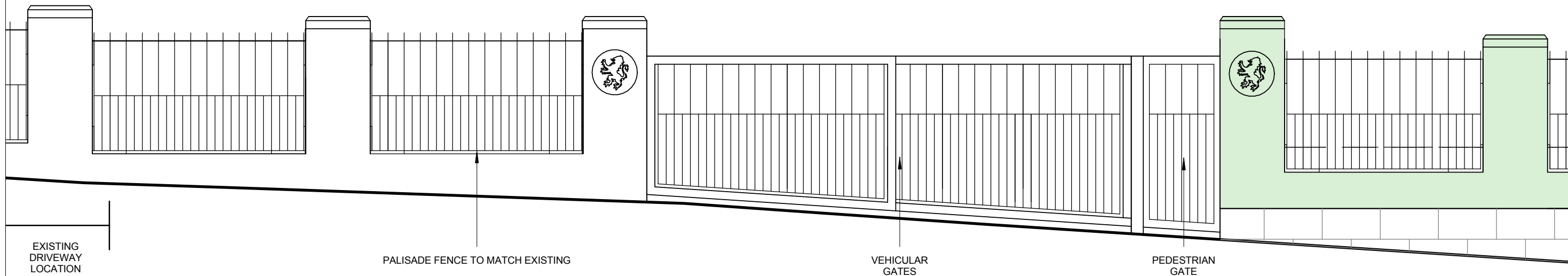
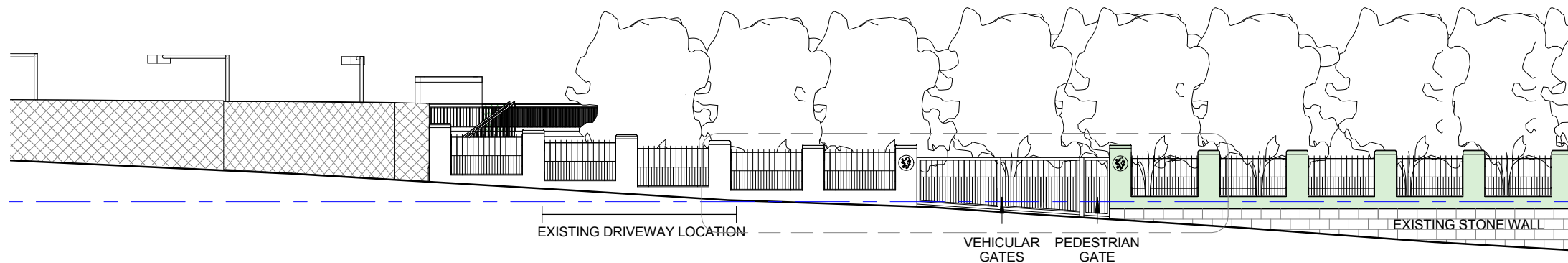
CRANBROOK LANE ELEVATIONS
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Dwg Set: DA
Drawing Number: E20
Rev: 2
Date: 10-10-2019 Scale: 1 : 200 @A3

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Drawing Number: E20

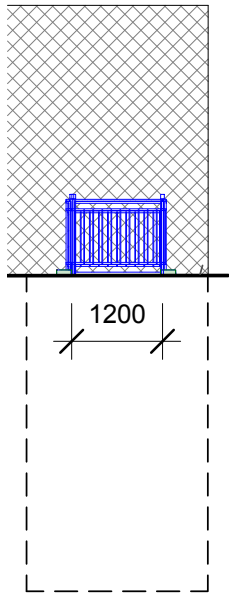
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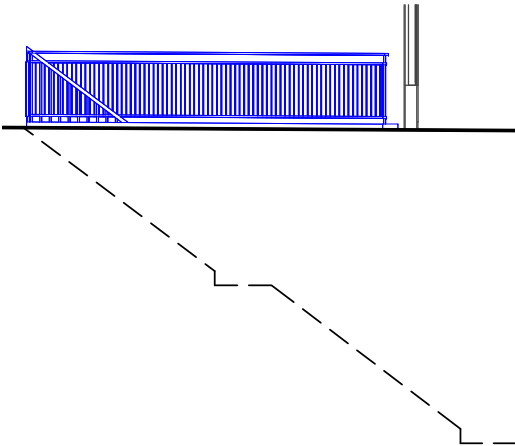
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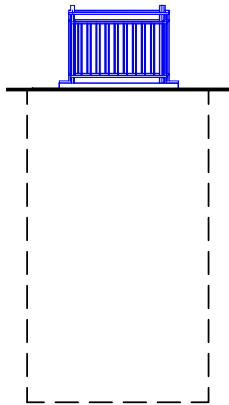
STAIR 1



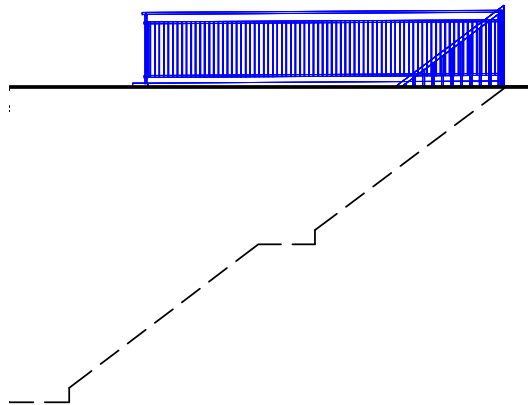
SOUTH ELEVATION



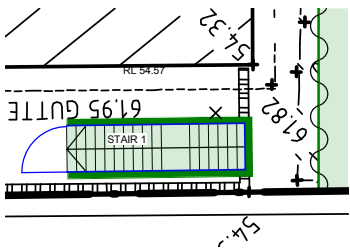
EAST ELEVATION



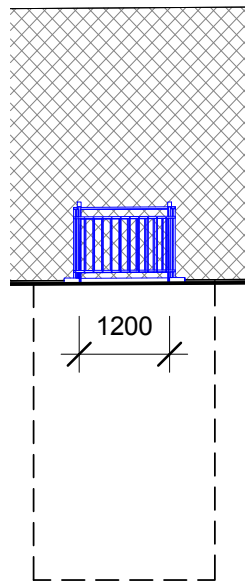
NORTH ELEVATION



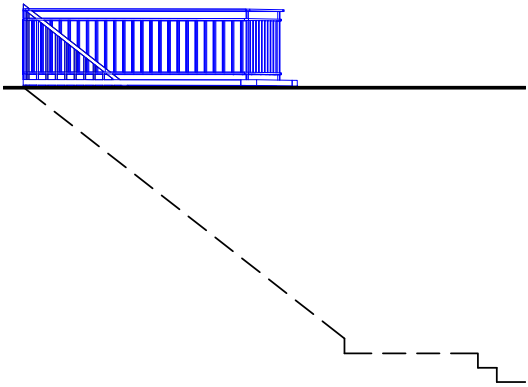
WEST ELEVATION



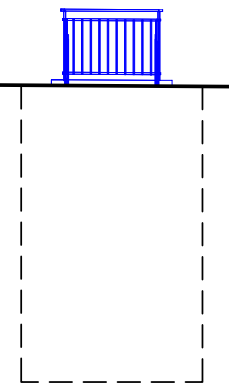
STAIR 2



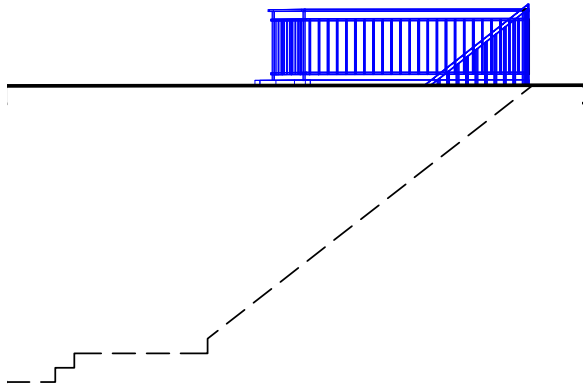
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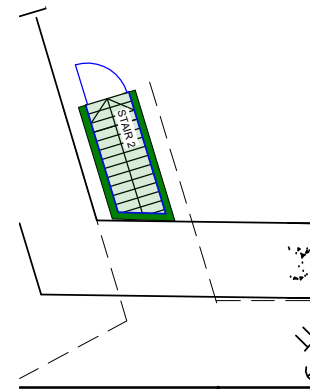
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



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Chk: DF

STAIR ELEVATIONS 1-100

Dwg Set

Drawing Number

DA

F01

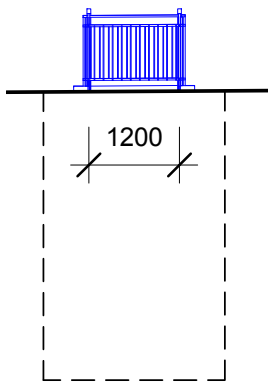
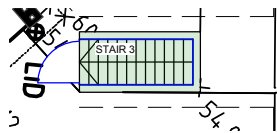
Rev

2

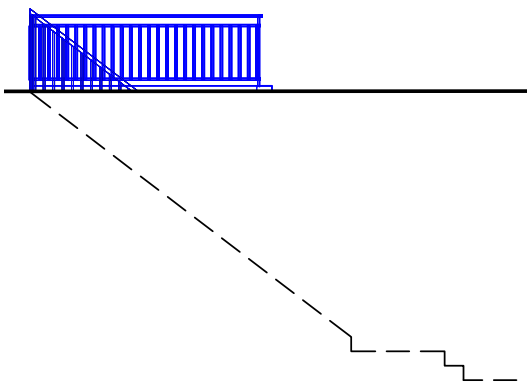
Proj Date: 10-10-2019 Scale As indicated

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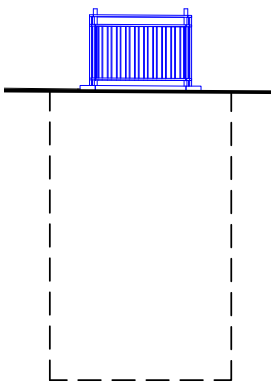
STAIR 3



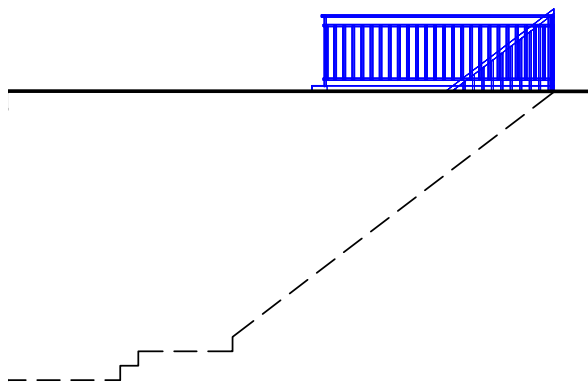
WEST ELEVATION



SOUTH ELEVATION

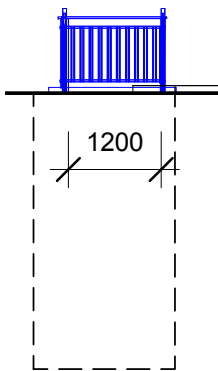
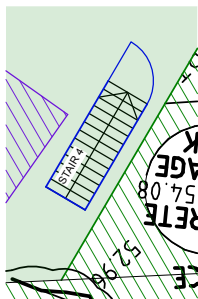


EAST ELEVATION

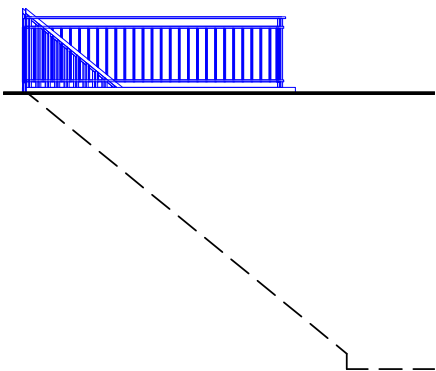


NORTH ELEVATION

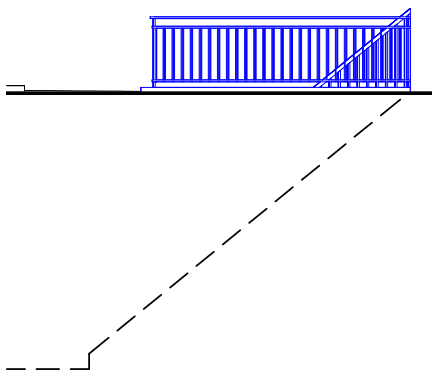
STAIR 4



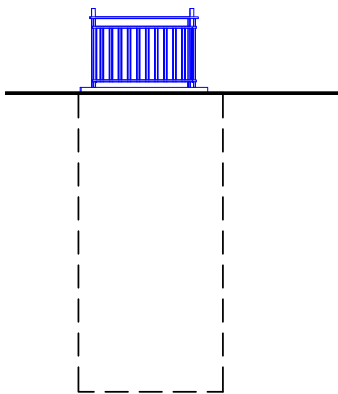
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



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1	10/10/19	DEVELOPMENT APPLICATION
2	31/10/19	DEVELOPMENT APPLICATION REVISION

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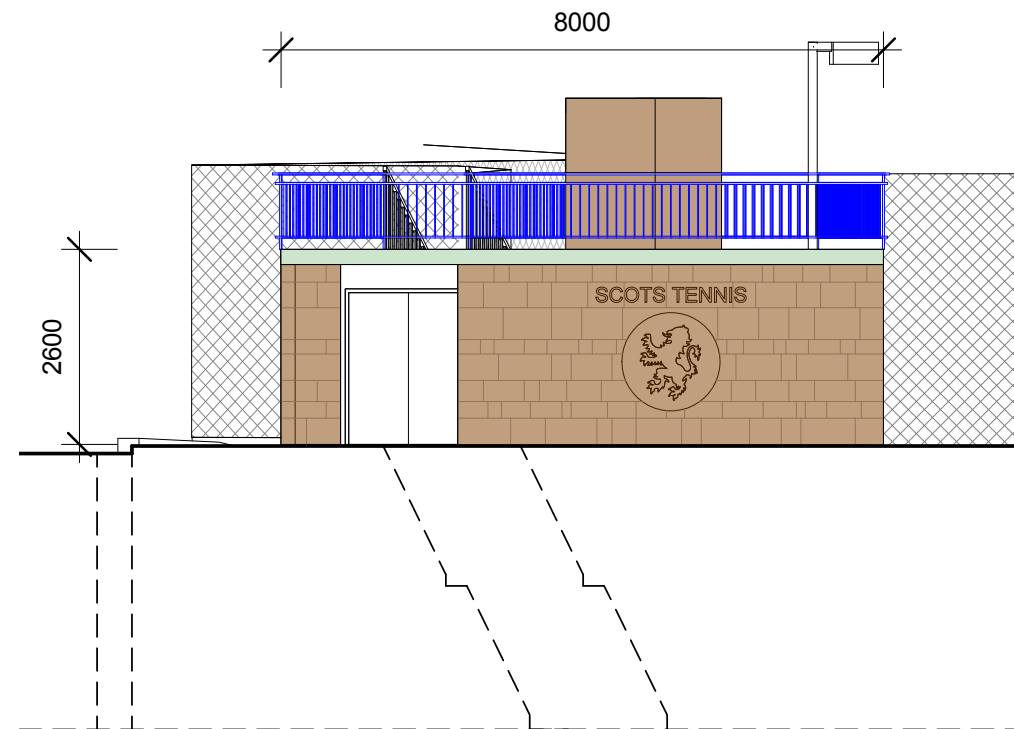


Drw: TA
Chk: DF

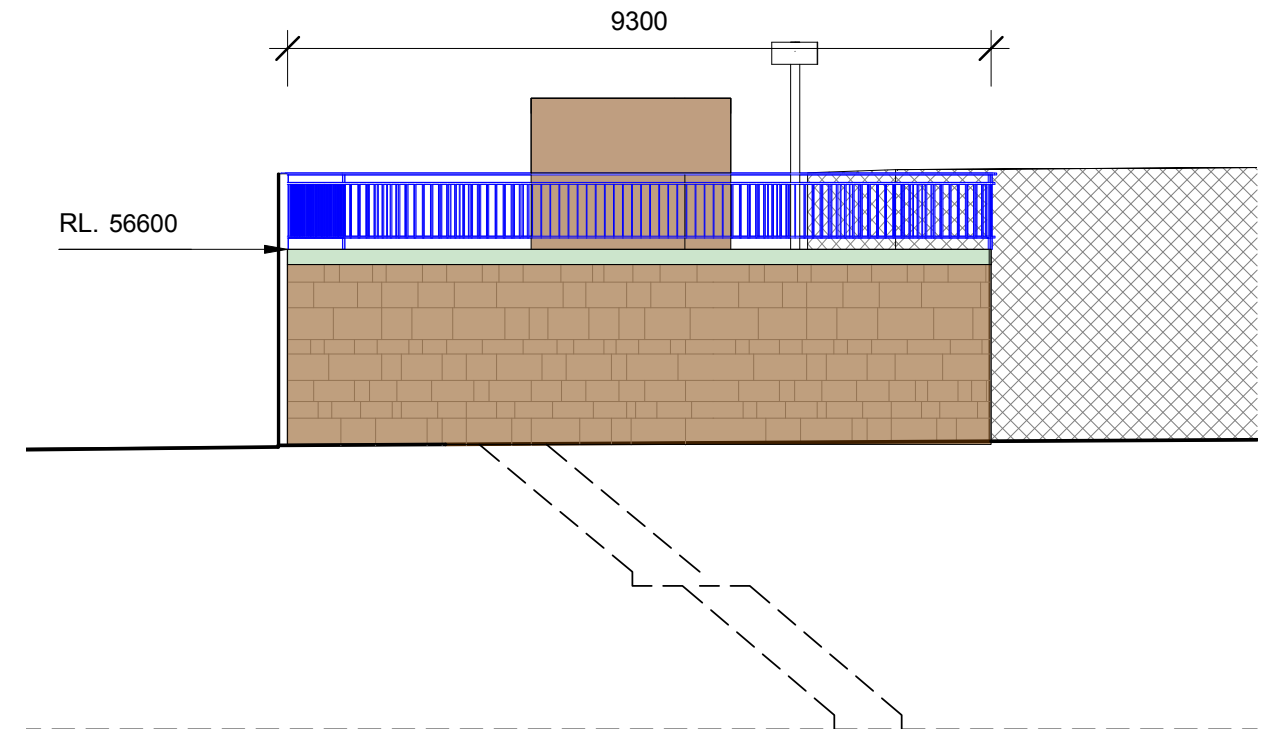
STAIR ELEVATIONS 1-100
Proj Date: 10-10-2019 Scale As indicated

Dwg Set
DA F02
Drawing Number

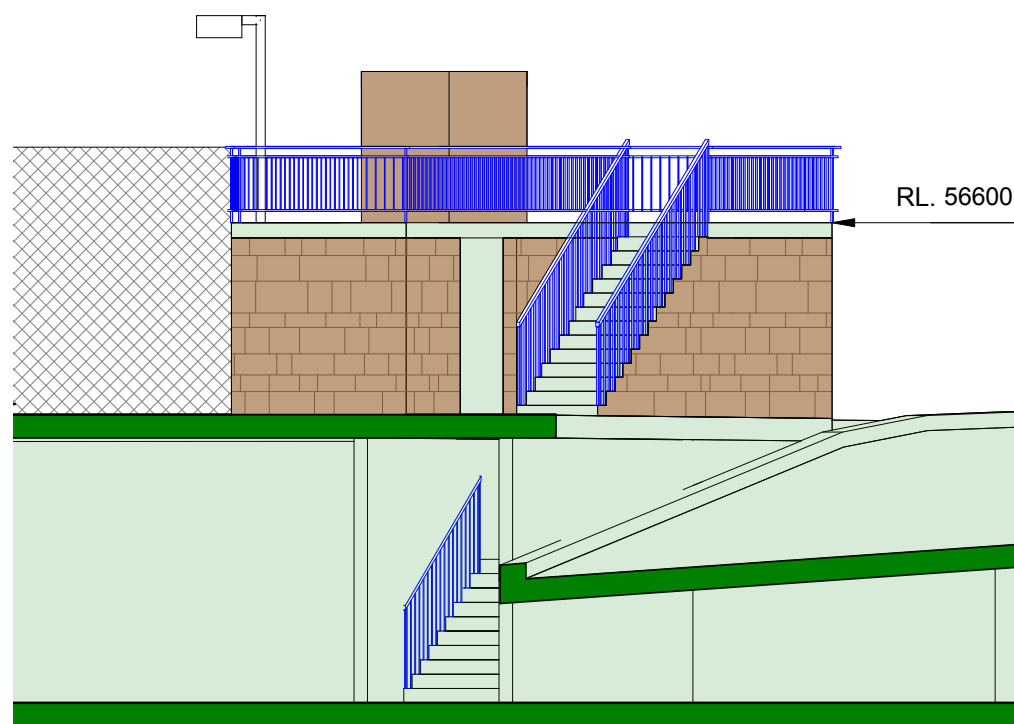
Rev
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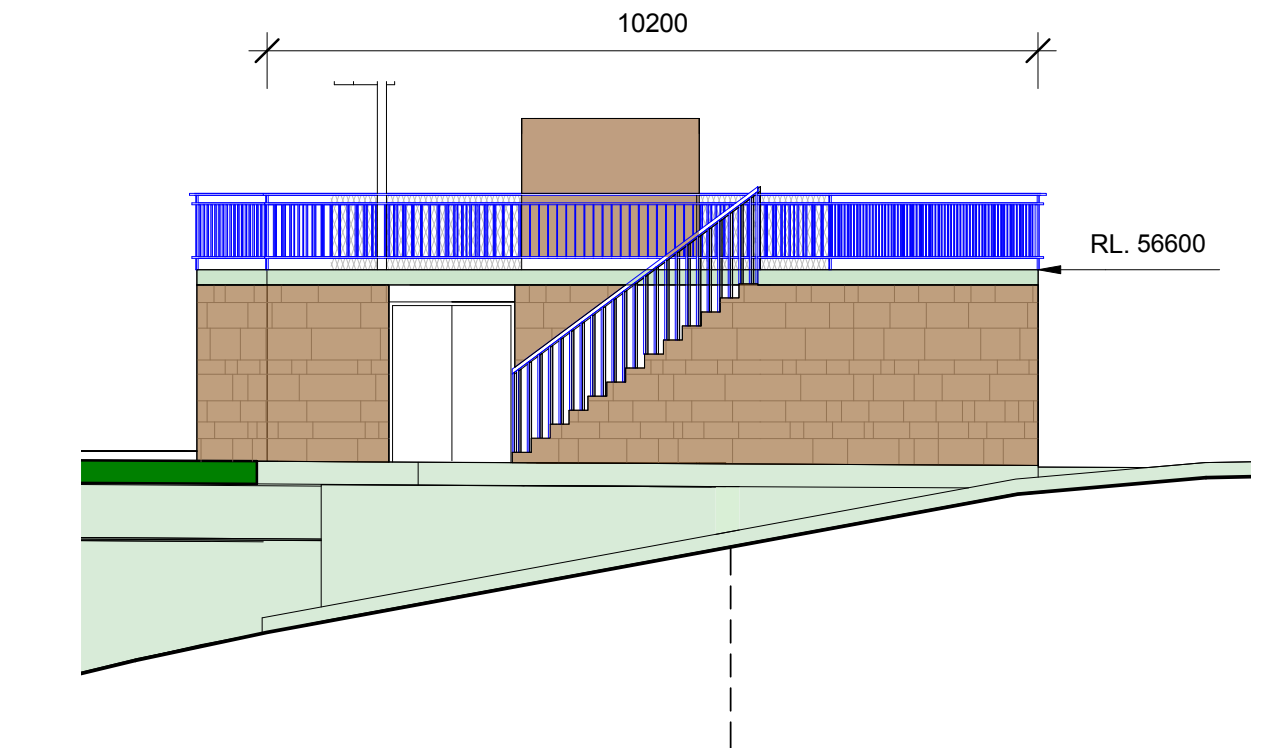
NORTH ELEVATION



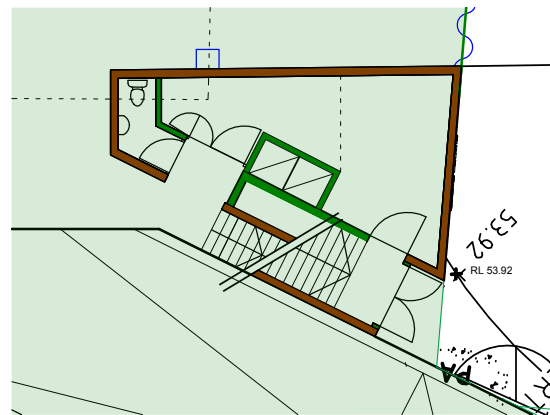
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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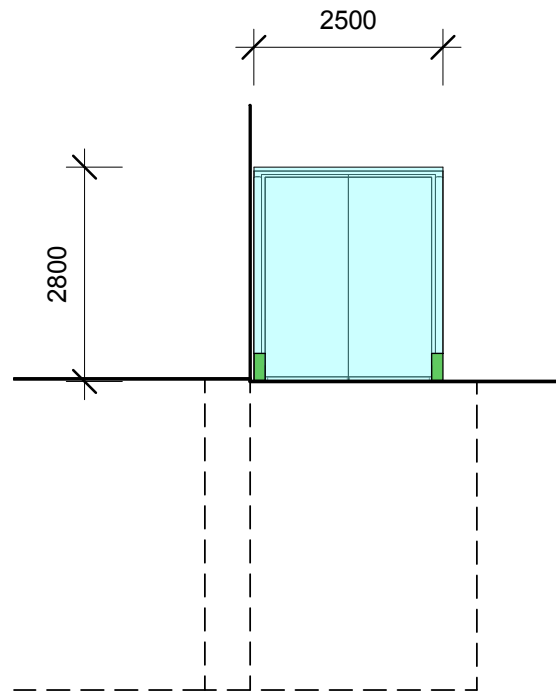
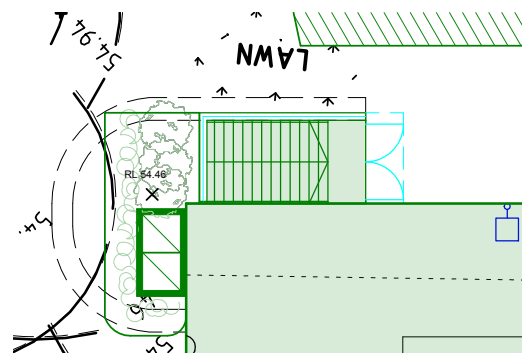
PLATFORM ELEVATIONS 1-100

Proj Date: 10-10-2019 Scale As indicated

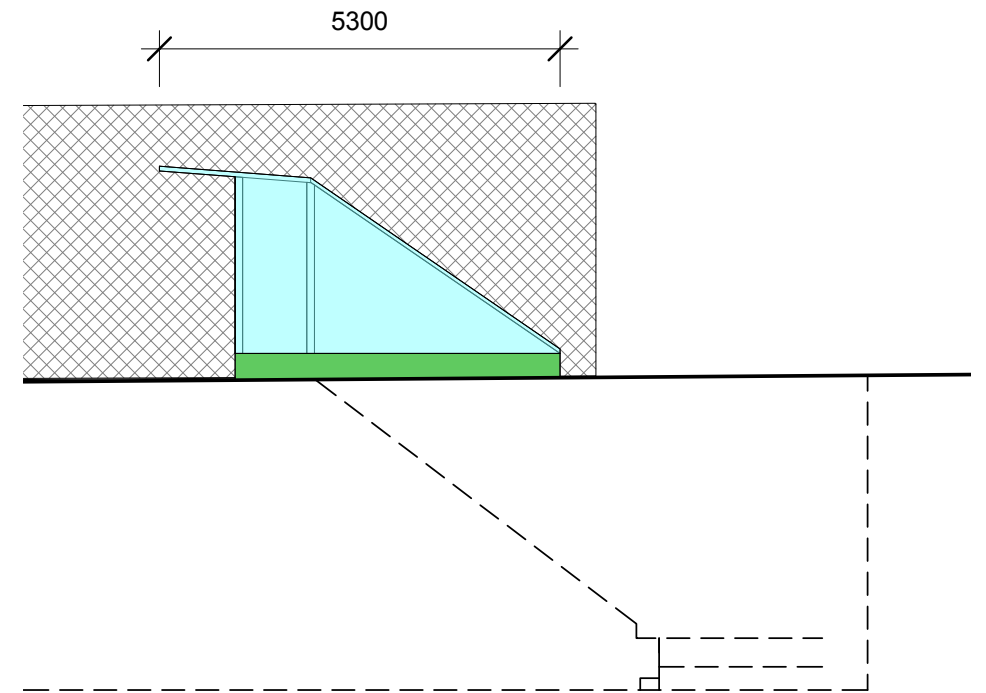
Dwg Set
DA F03

Drawing Number

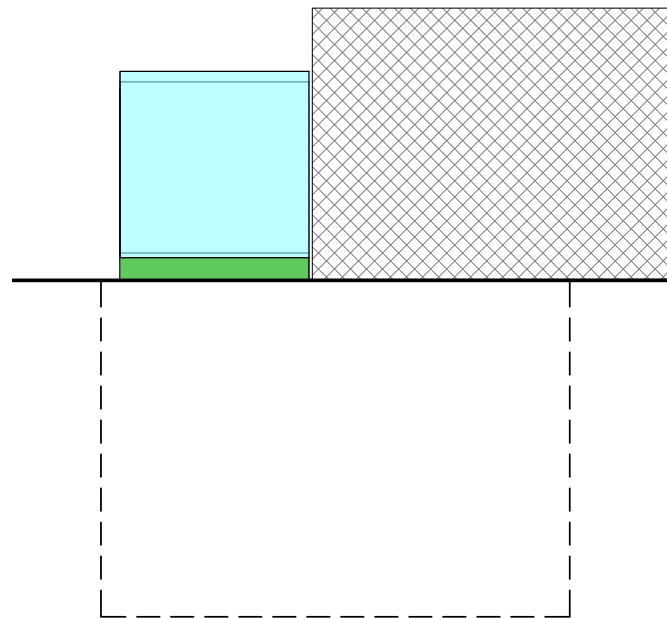
Rev
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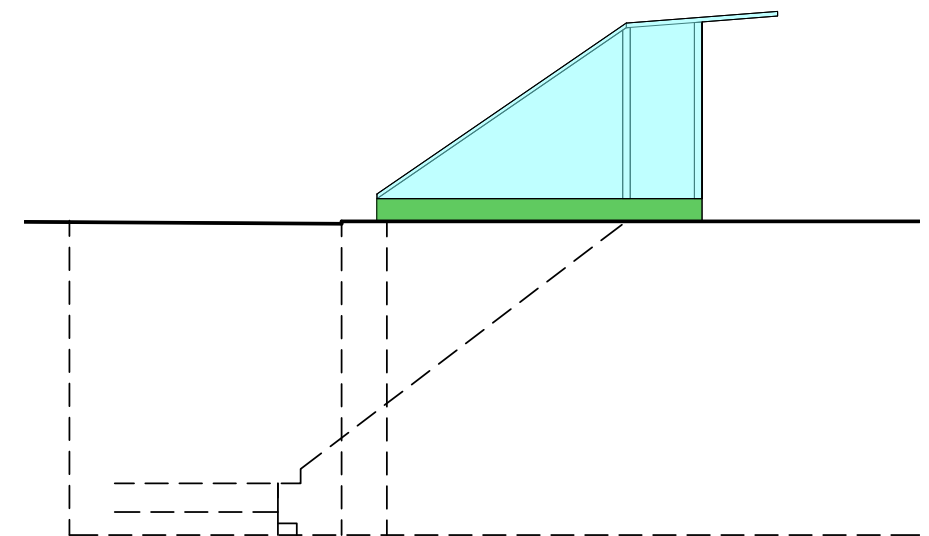
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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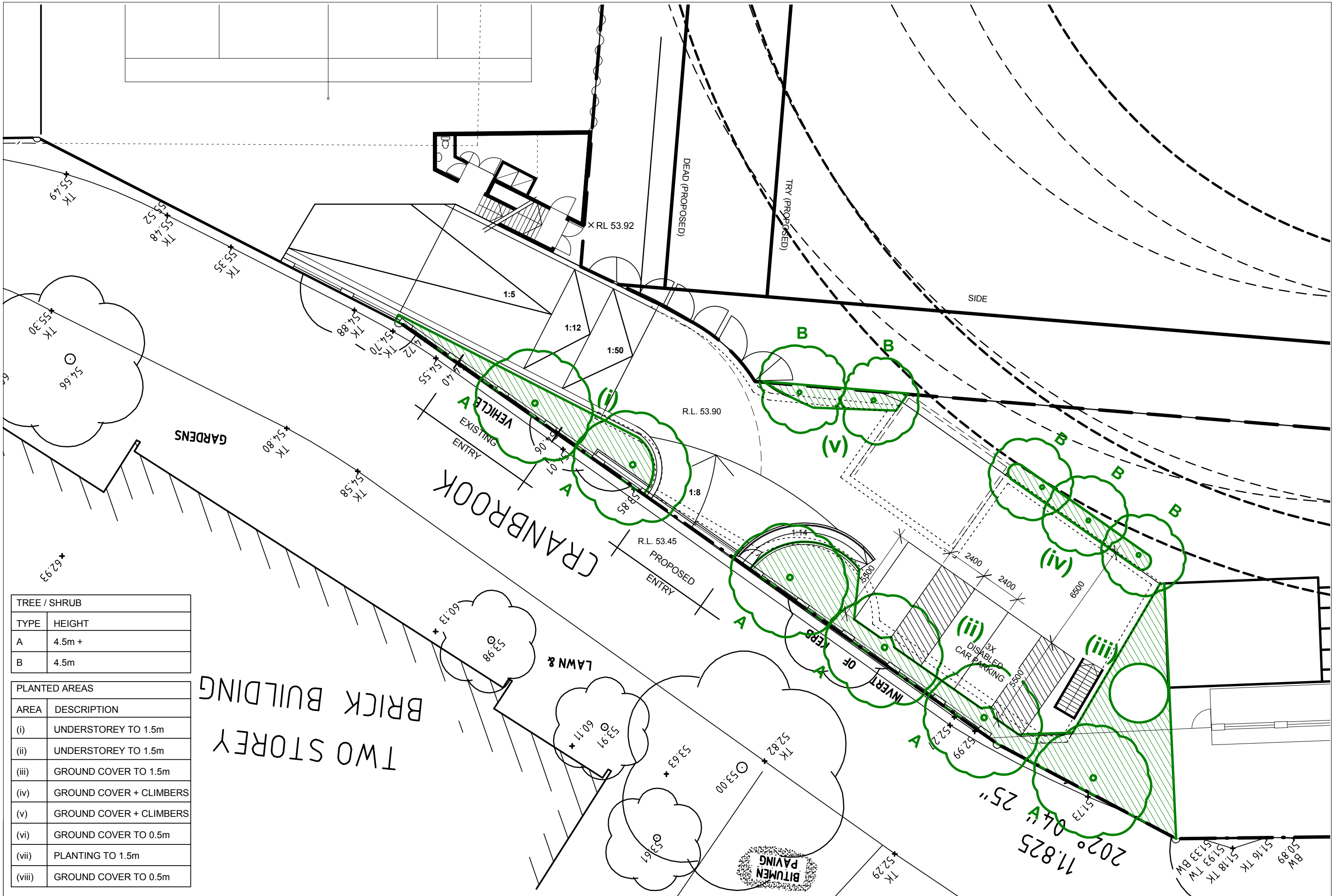
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COVERED STAIR ELEVATIONS
1-100
Proj Date: 10-10-2019 Scale As indicated

Dwg Set
DA
Drawing Number
F04

Rev
2

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TREE / SHRUB	
TYPE	HEIGHT
A	4.5m +
B	4.5m

PLANTED AREAS	
AREA	DESCRIPTION
(i)	UNDERSTOREY TO 1.5m
(ii)	UNDERSTOREY TO 1.5m
(iii)	GROUND COVER TO 1.5m
(iv)	GROUND COVER + CLIMBERS
(v)	GROUND COVER + CLIMBERS
(vi)	GROUND COVER TO 0.5m
(vii)	PLANTING TO 1.5m
(viii)	GROUND COVER TO 0.5m

Rev.	Date	Revision Description
1	10/10/19	DEVELOPMENT APPLICATION
2	31/10/19	DEVELOPMENT APPLICATION REVISION
3	18/02/20	DEVELOPMENT APPLICATION REVISION

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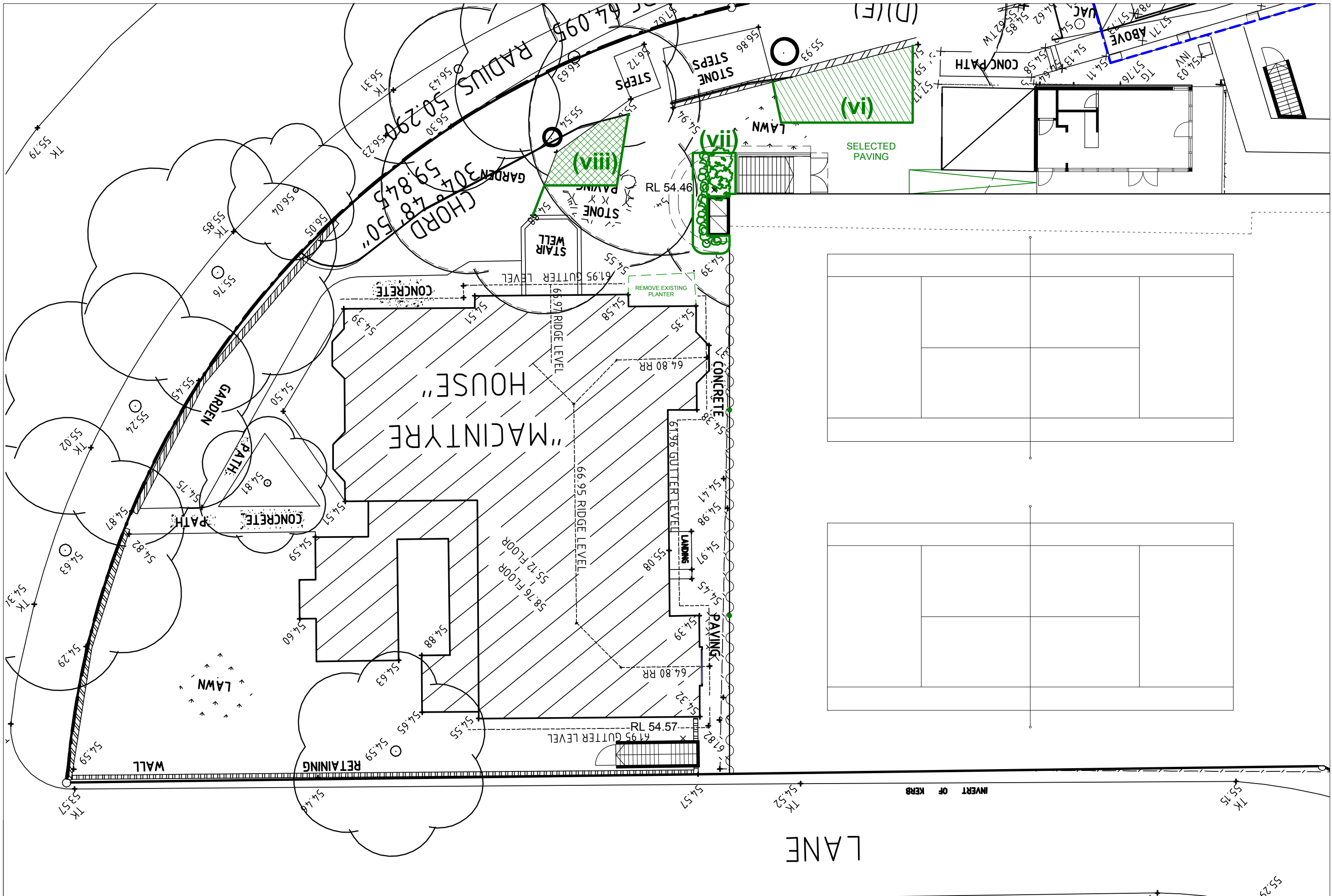
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LANDSCAPE PLAN

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DA

Drawing Number
G01

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1



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LANDSCAPE PLAN

Dwg Set

Drawing Number

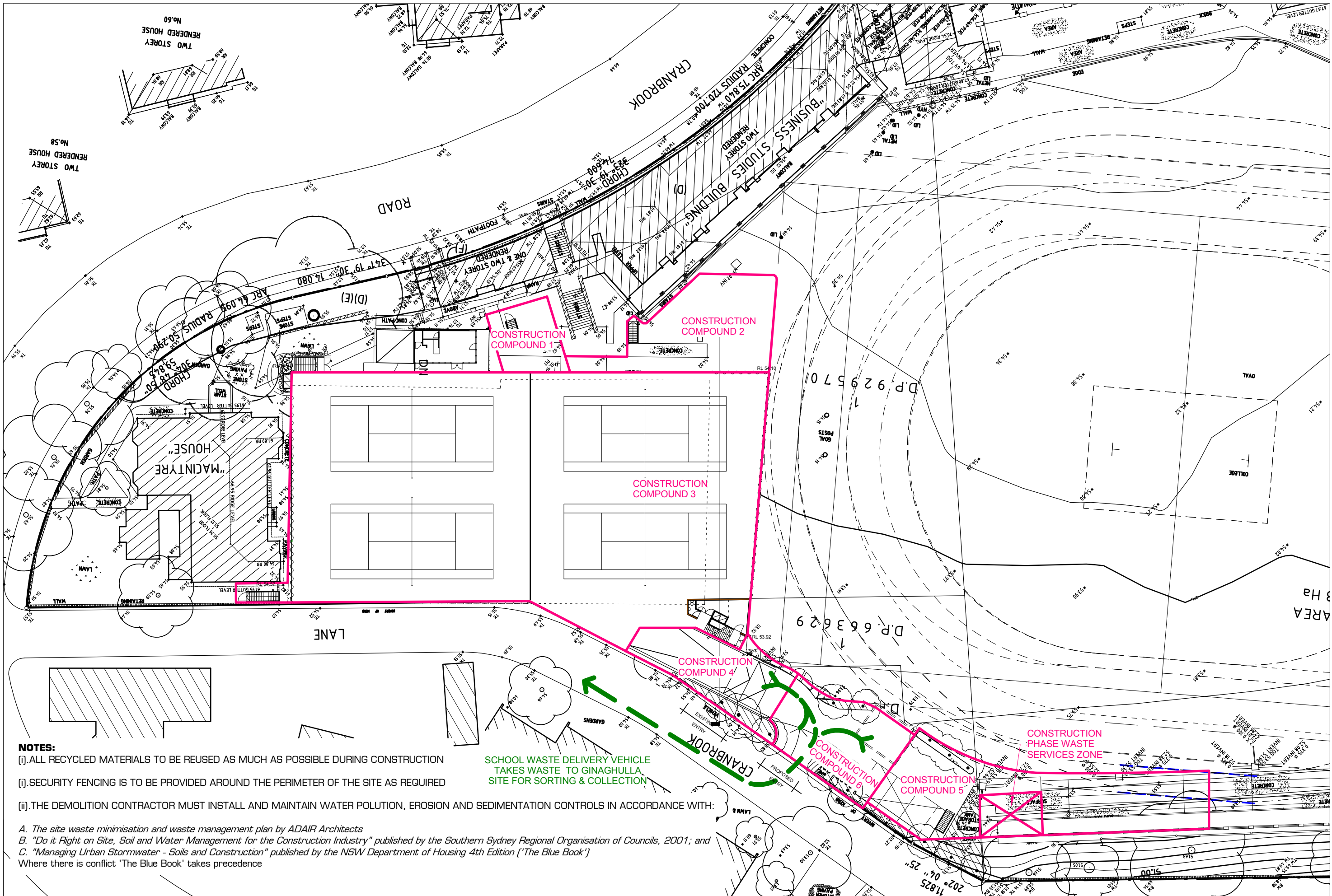
DA

G02

Rev

1

Proj Date: 10-10-2019 Scale 1 : 200 @A3



NOTES:

- (i). ALL RECYCLED MATERIALS TO BE REUSED AS MUCH AS POSSIBLE DURING CONSTRUCTION
- (ii). SECURITY FENCING IS TO BE PROVIDED AROUND THE PERIMETER OF THE SITE AS REQUIRED
- (iii). THE DEMOLITION CONTRACTOR MUST INSTALL AND MAINTAIN WATER POLLUTION, EROSION AND SEDIMENTATION CONTROLS IN ACCORDANCE WITH:
- A. The site waste minimisation and waste management plan by ADAIR Architects
- B. "Do it Right on Site, Soil and Water Management for the Construction Industry" published by the Southern Sydney Regional Organisation of Councils, 2001; and
- C. "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing 4th Edition ("The Blue Book")
- Where there is conflict 'The Blue Book' takes precedence



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WASTE MANAGEMENT PLAN

Proj Date: 10-10-2019 Scale 1 : 500 @A3

Dwg Set

DA

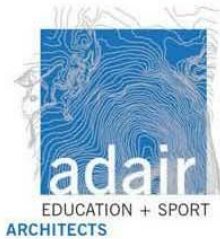
Drawing Number

G03

Rev

2

October 2019



RE: **The Scots College, Proposed McIntyre Tennis Courts & Car-parking – Acid Sulphate Soils**

Our site is located on the senior Campus of The Scots College between Cranbrook Road and Cranbrook Lane.

The general RL(AHD) of the site is nom. R.L 53.5 – R.L 54.5, and our proposed excavated depth generally will be to RL 49.5 with pile depths below that, generally no lower than RL40.

Soil testing has occurred on the site indicating a pH range of 6.5-7.5

Our advice from Geotech Testing Pty Ltd. is:

As the subject site is well above R.L 5.0, and the soil pH is well above 5.0 it is highly unlikely that the site will contain Acid Sulfate Soils.

www.adairarchitects.com.au

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JOHN COCKINGS 0412 635 877

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ACID SULPHATE SOIL STATEMENT

Drw: Author
Chk: Checker Proj Date: 10-10-2019 Scale

@A3

Dwg Set
DA

Drawing Number
G04

Rev
1





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**CRANBROOK LANE ENTRANCE
ORIGINAL PHOTOGRAPH**

Drw: Author
Chk: CheckerProj Date: 10-10-2019 Scale

@A3

Dwg Set
DA

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G06

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1

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