

01 SITE LOCATION PLAN (OBTAINED FROM NEARMAPS)

DEVELOPMENT APPLICATION DRAWINGS FOR

33 Banks Avenue, Daceyville
NSW 2032

FOR Hartford College

DEVELOPMENT APPLICATION
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GENERAL ABBREVIATIONS

CC	CONCRETE COLUMN
CH	CEILING HEIGHT
CP	DOWNPIPE
EL	EXISTING ELECTRIC POLE
EX	EXISTING
FH	FIRE HYDRANT
FFL	FINISHED FLOOR LEVEL
G	GUTTER
HE	HEAT EXCHANGER
HR	HANDRAIL
PROP	PROPOSED
RC	ROOF COWL
RL	RELATIVE LEVEL
RHW	RAINWATER HEAD
RWT	RAIN WATER TANK
SC	STEEL COLUMN
SPR	SPIREADER
SRZ	STRUCTURAL ROOT ZONE
TPZ	TREE PROTECTION ZONE

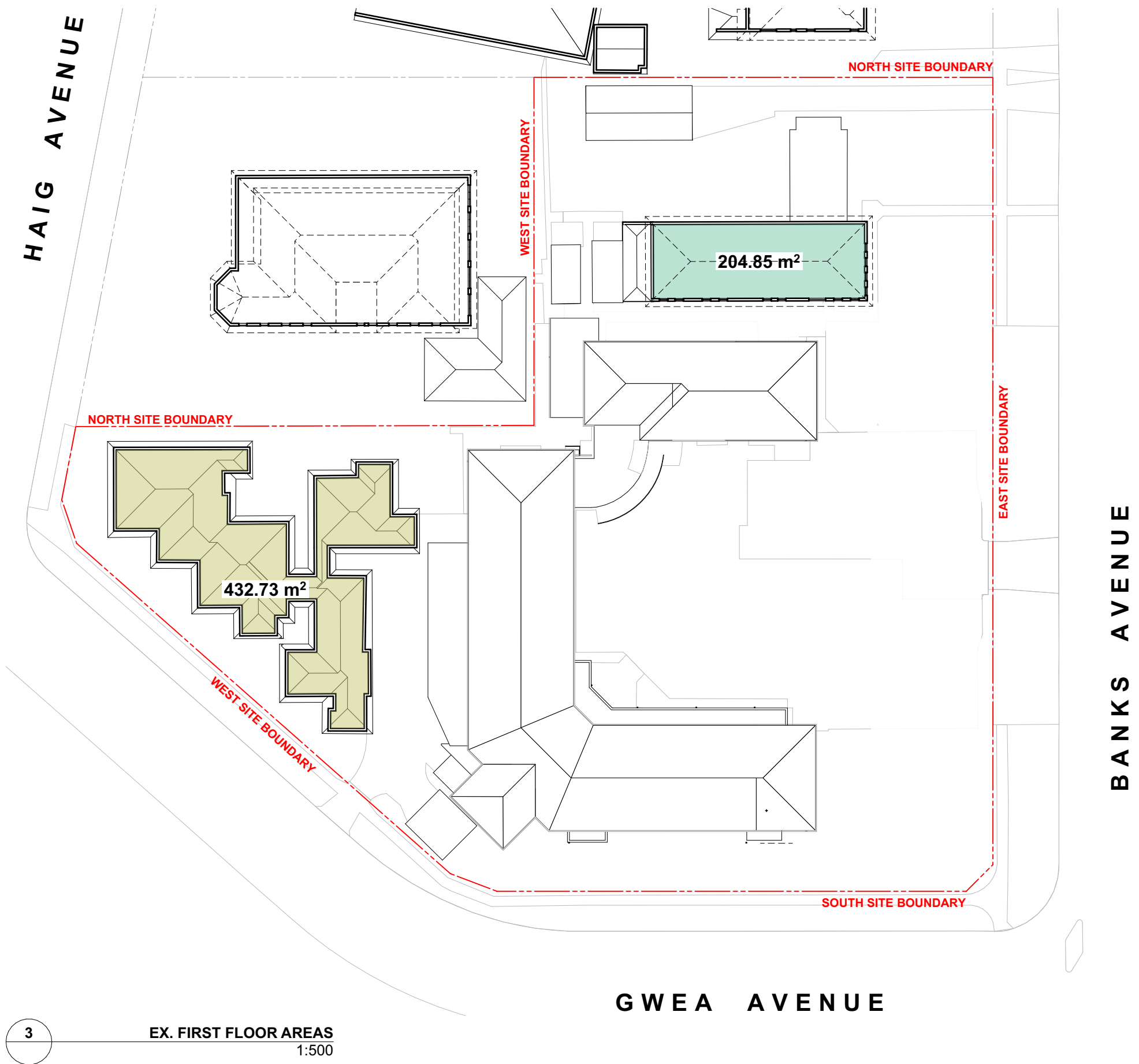
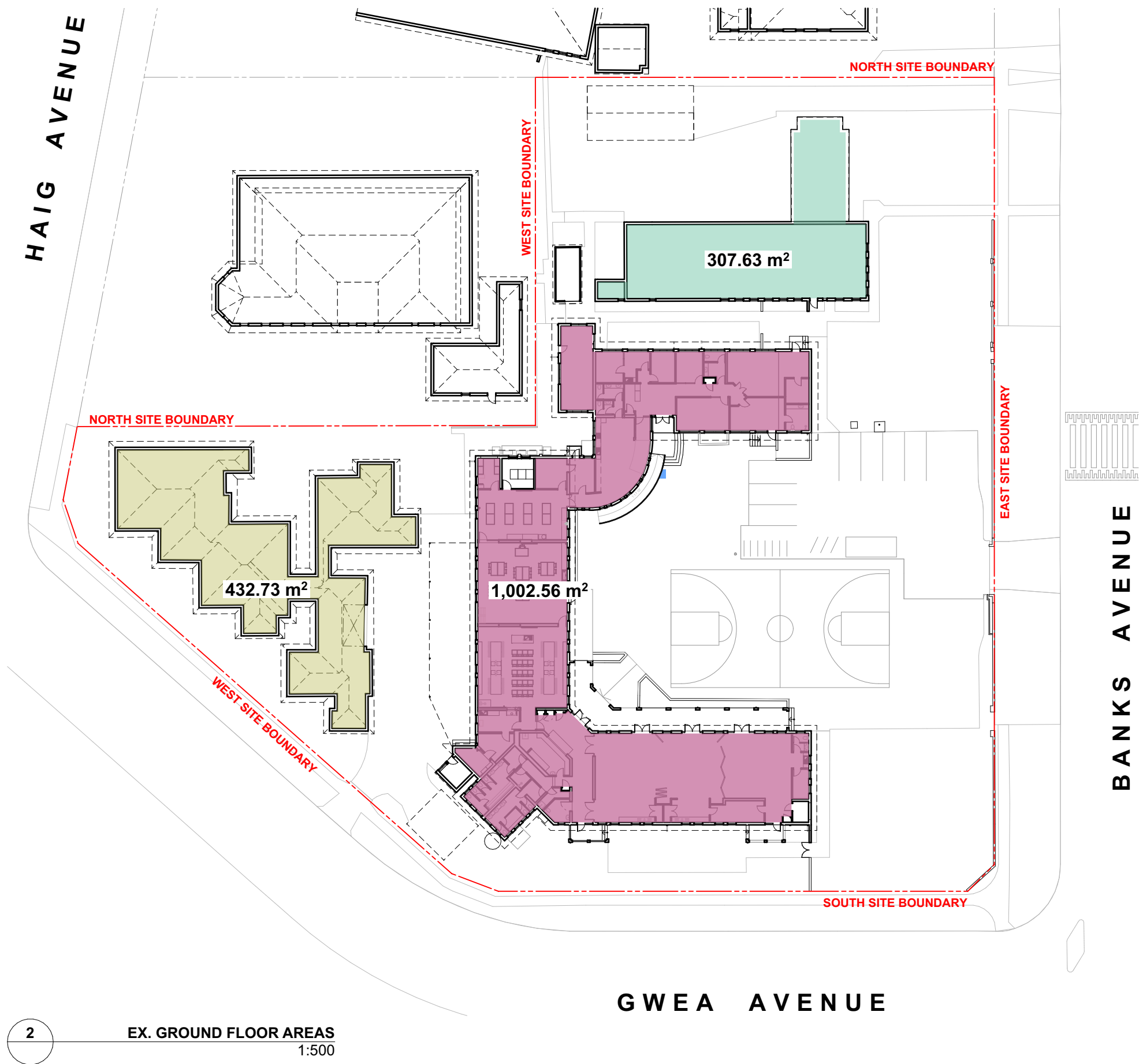
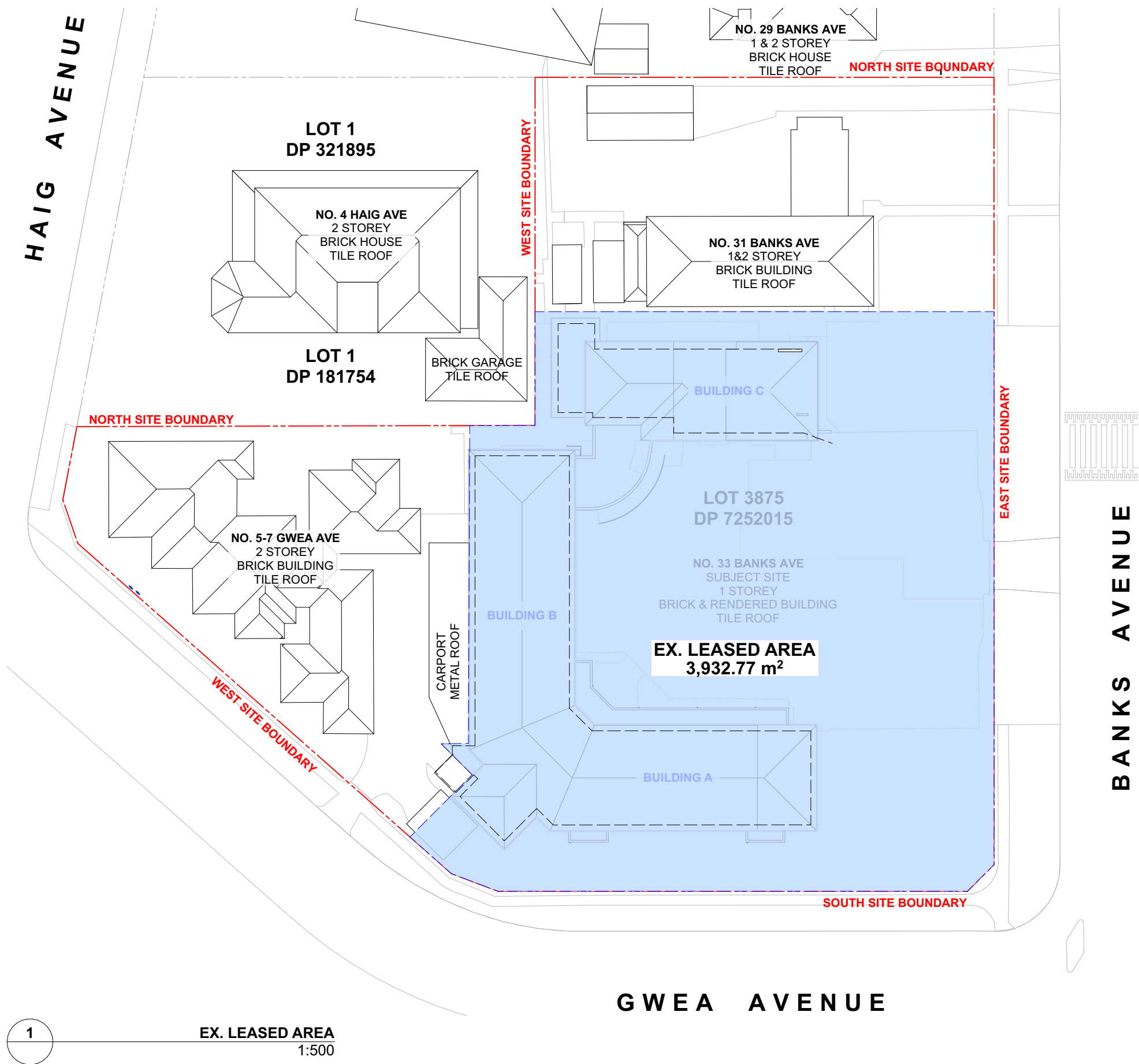
MATERIAL LEGEND

REFER TO DRAWING AA-12, MATERIALS & FINISHES

BAL	BALUSTRADE
BK	RED BRICK
CON	CONCRETE
EX-BK	EXISTING BRICKWORK
EX-RN	EXISTING RENDER
EX-TL	EXISTING ROOF TILES
FC	FC CLADDING
MC	METAL CLADDING
MCV	CURVED METAL CLADDING
MF	METAL FASCIA
MR	METAL ROOF
MS1	MESH SCREEN TYPE 1
MS2	MESH SCREEN TYPE 2
SS	SUNSHADE

DEVELOPMENT APPLICATION ONLY - NOT FOR CONSTRUCTION

Revised: 2:21 PM, 12/02/2024



GFA CALCULATIONS

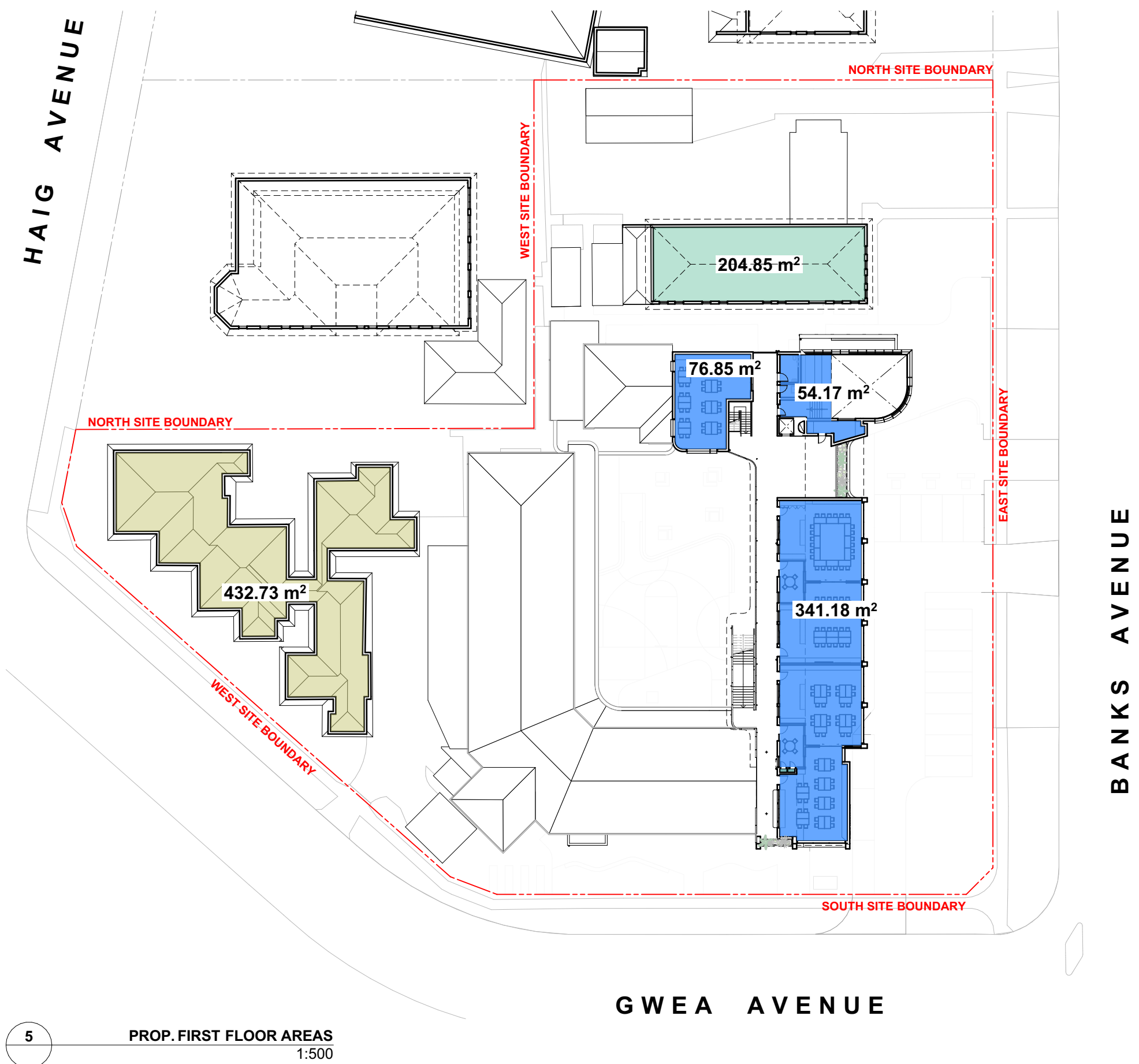
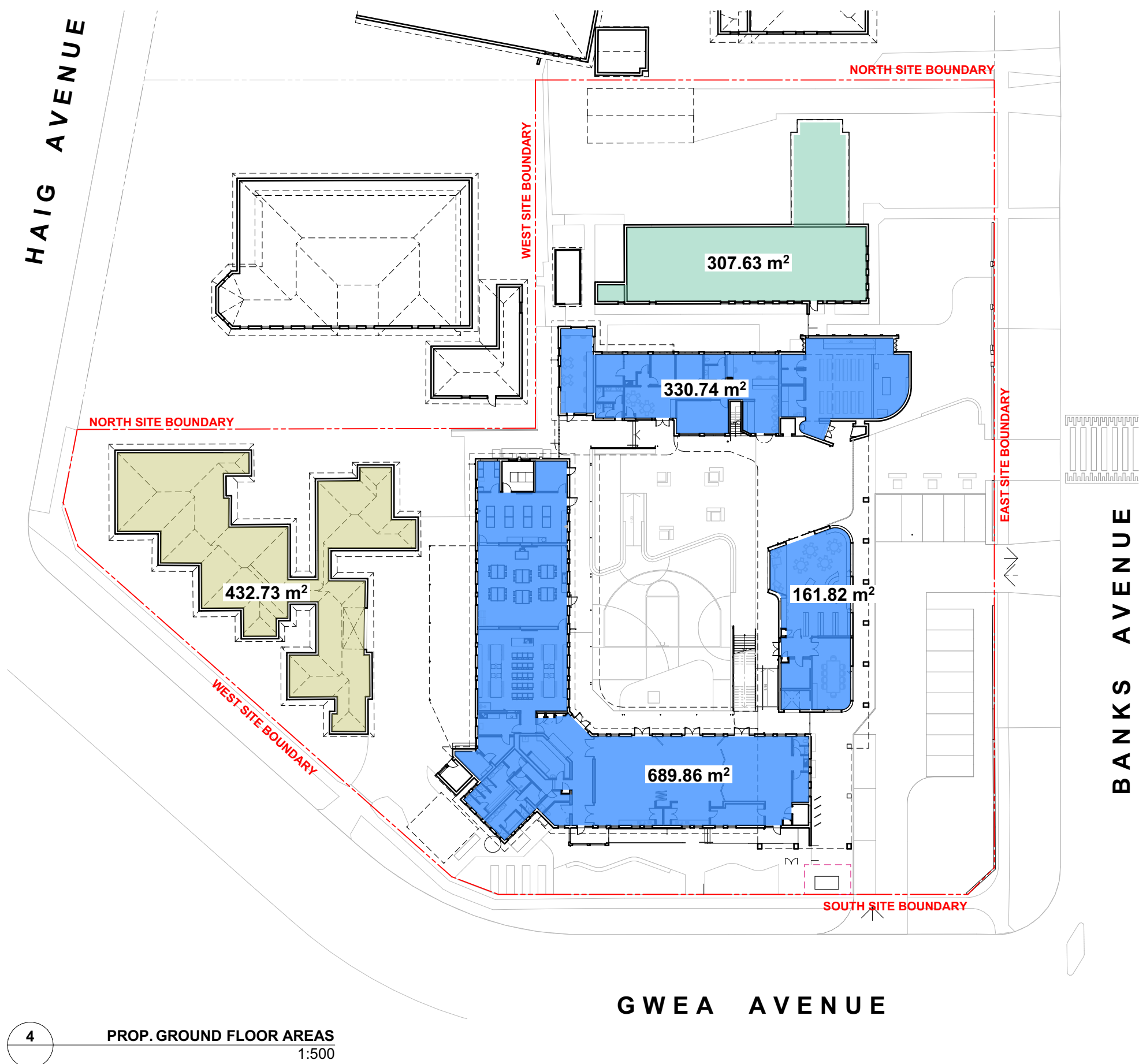
SITE AREA: 6796.77m²
EX. LEASED AREA: 3932.77m²
LEP MAX. FSR : 0.5:1

	EXISTING (m ²)	PROPOSED (m ²)
Marist Brothers		
GF	307.63	307.63
FF	204.85	204.85
Subtotal	512.48	512.48
Foley Gardens		
GF	432.73	432.73
FF	432.73	432.73
Subtotal	865.46	865.46
Hartford College		
GF	1002.56	1182.42
FF	-	472.2
Subtotal	1002.56	1654.62
Total Area	2380.5	3032.56
FSR	0.35:1	0.45:1

Note: GFA calculations have been assessed in accordance with Bayside Local Environment Plan 2021

AREA CALCULATION LEGEND

- EXISTING SCHOOL PREMISES GROSS FLOOR AREA
- PROPOSED GROSS FLOOR AREA
- MARIST BROTHERS ACCOMMODATION BUILDING
- FOLEY GARDENS SENIORS LIVING BUILDING
- EXISTING LEASED AREA



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Revised: 2-21-2024 1:00:00 PM

REFER TO COVER PAGE AA-01 FOR GENERAL ABBREVIATIONS AND MATERIAL LEGEND

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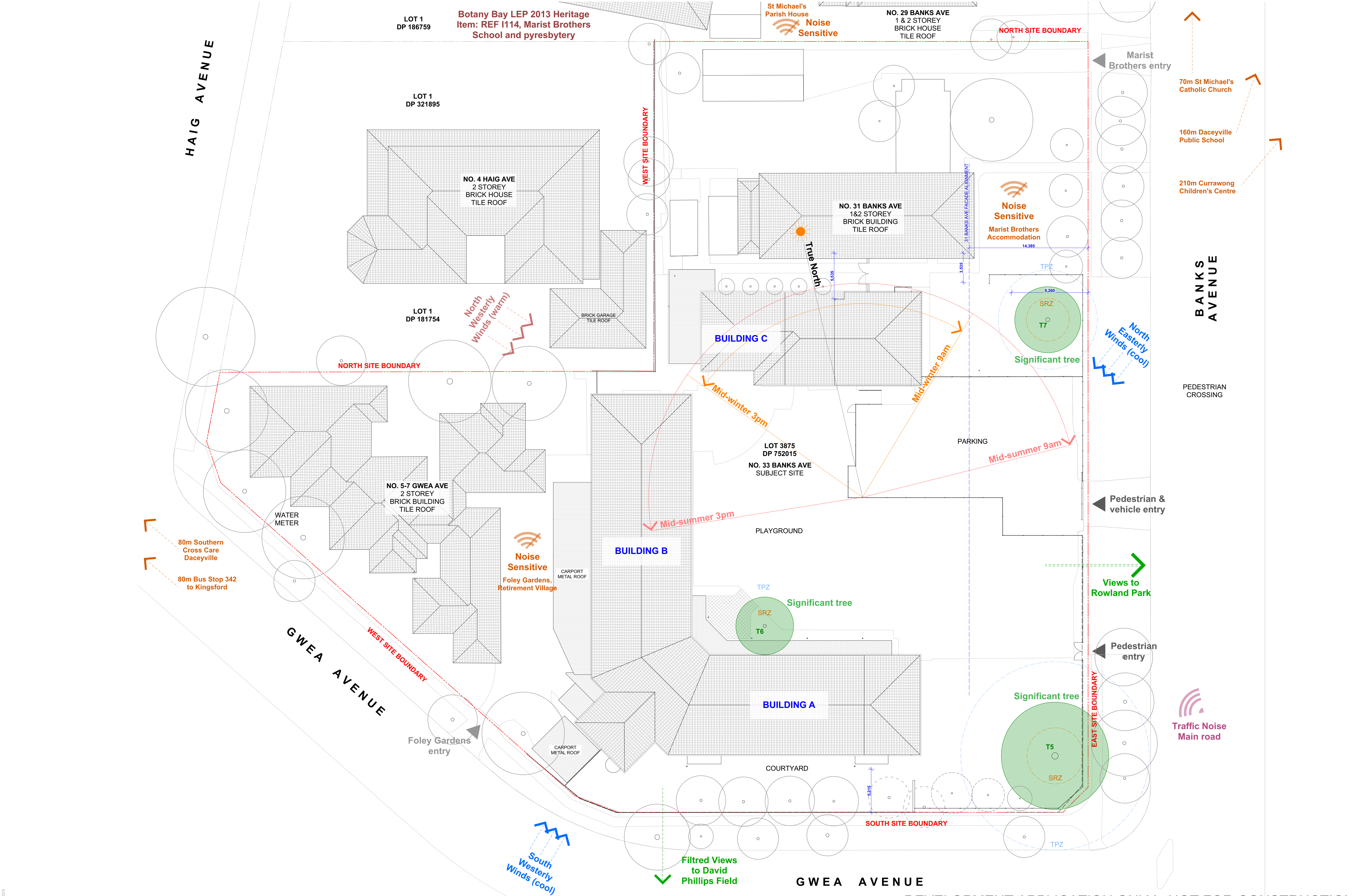
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DESCRIPTION:
Issued for Development Application

REV	APPD	DATE	CLIENT
01	SC	19/12/2023	Hartford College
PROJECT			Hartford College
			33 Banks Avenue, Daceyville NSW 2032



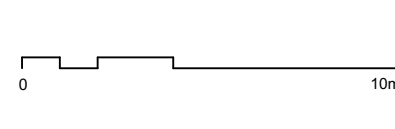
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DRAWING TITLE					
COMPLIANCE SUMMARY					



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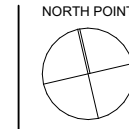
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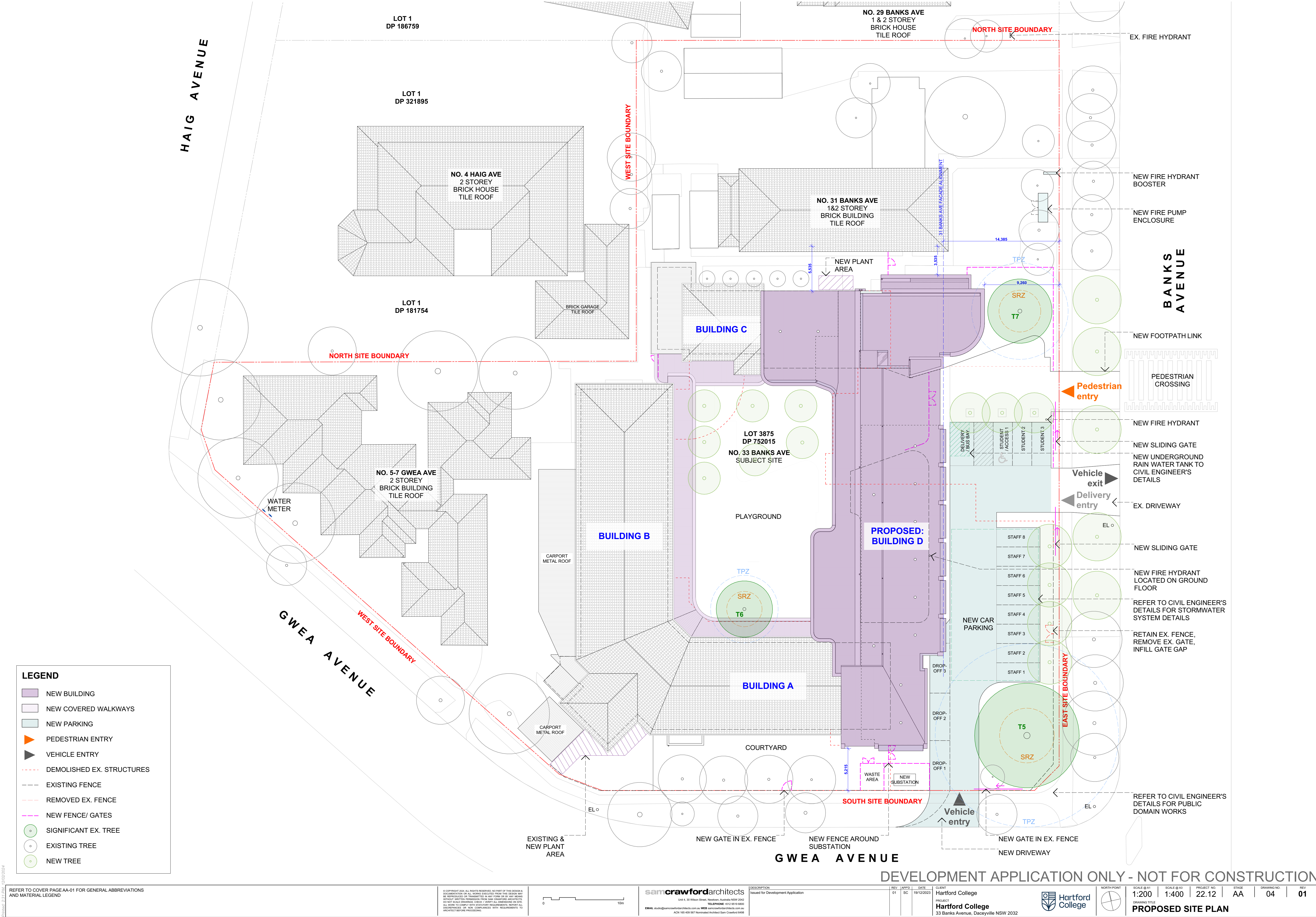
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PROJECT			
Hartford College			
33 Banks Avenue, Daceyville NSW 2032			



SCALE @ A1	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:200	1:400	22.12	AA	03	01
DRAWING TITLE					
SITE ANALYSIS					



- LEGEND**
- NEW BUILDING
 - NEW COVERED WALKWAYS
 - NEW PARKING
 - PEDESTRIAN ENTRY
 - VEHICLE ENTRY
 - DEMOLISHED EX. STRUCTURES
 - EXISTING FENCE
 - REMOVED EX. FENCE
 - NEW FENCE/ GATES
 - SIGNIFICANT EX. TREE
 - EXISTING TREE
 - NEW TREE

Revised: 2-21-2024

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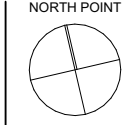
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SCALE @ A1 1:200 SCALE @ A3 1:400 PROJECT NO. 22.12 STAGE AA DRAWING NO. 04 REV 01
DRAWING TITLE
PROPOSED SITE PLAN

GWEA AVENUE

SOUTH SITE BOUNDARY

NORTH SITE BOUNDARY

WEST SITE BOUNDARY

NO. 4 HAIG AVENUE GARAGE

NO. 31 BANKS AVE
1&2 STOREY
BRICK BUILDING
TILE ROOF

MARIST BROTHERS BUILDING

BUILDING B

BUILDING C

BUILDING A

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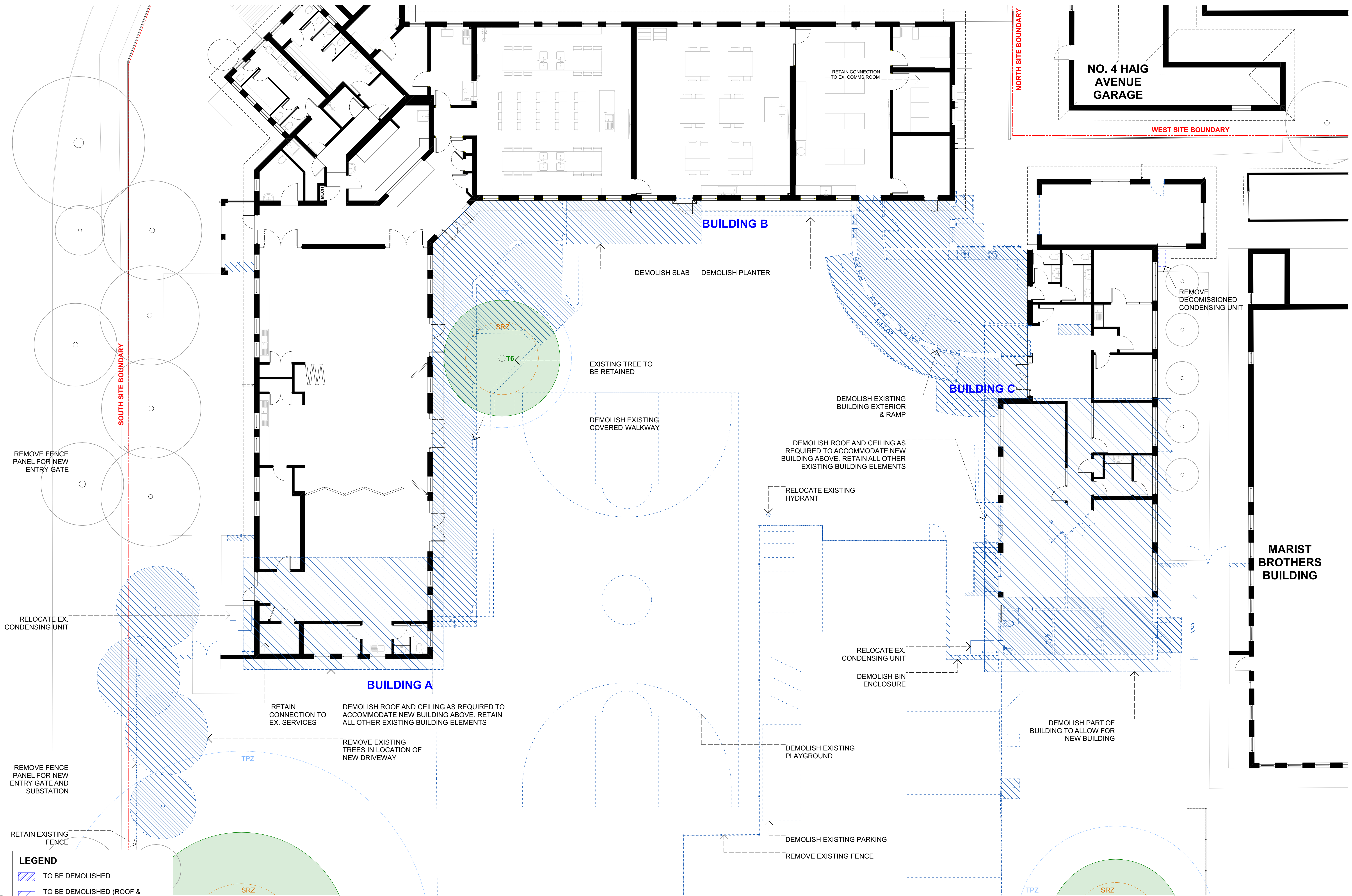
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Hartford College

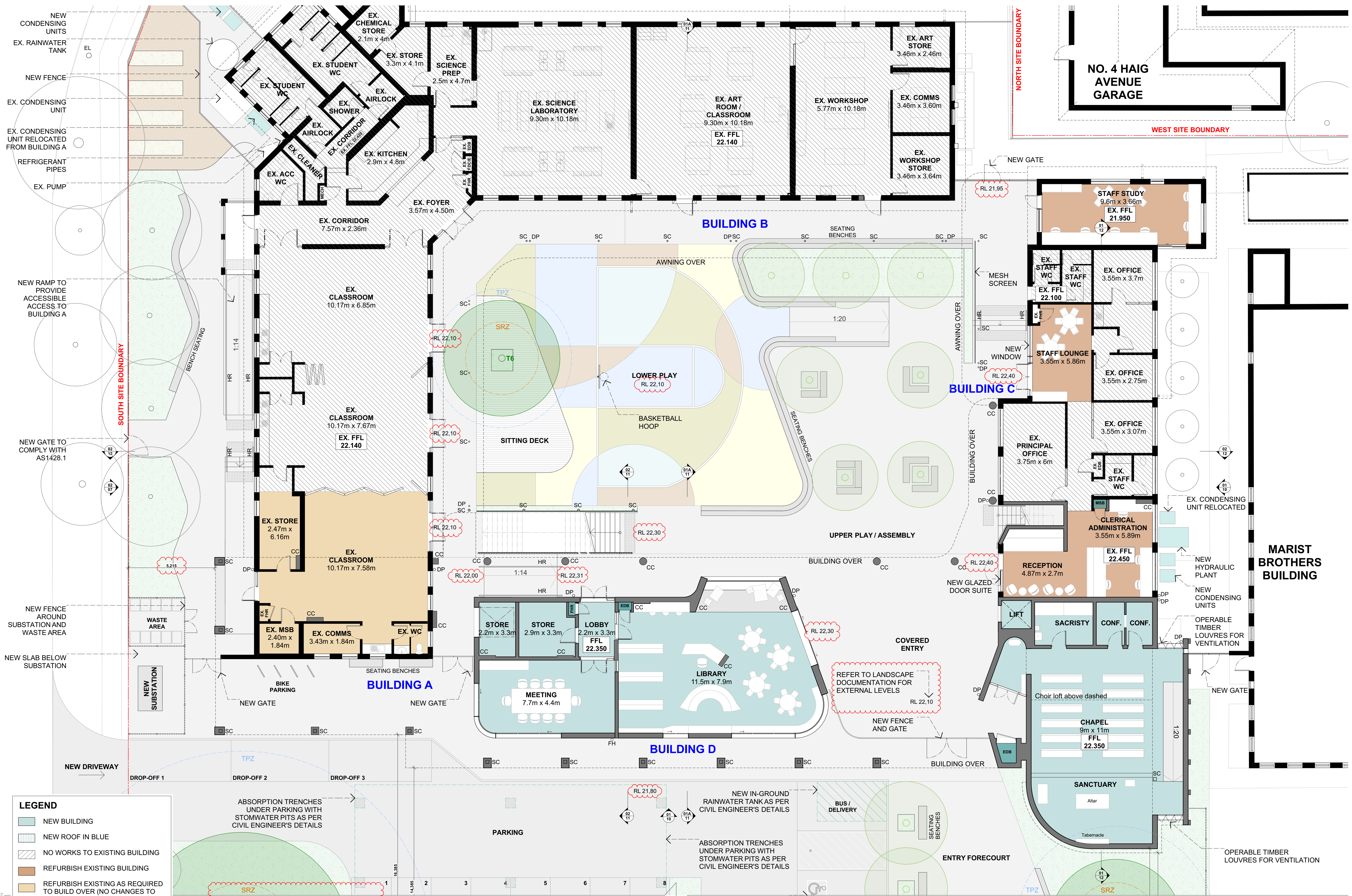
NORTH POINT

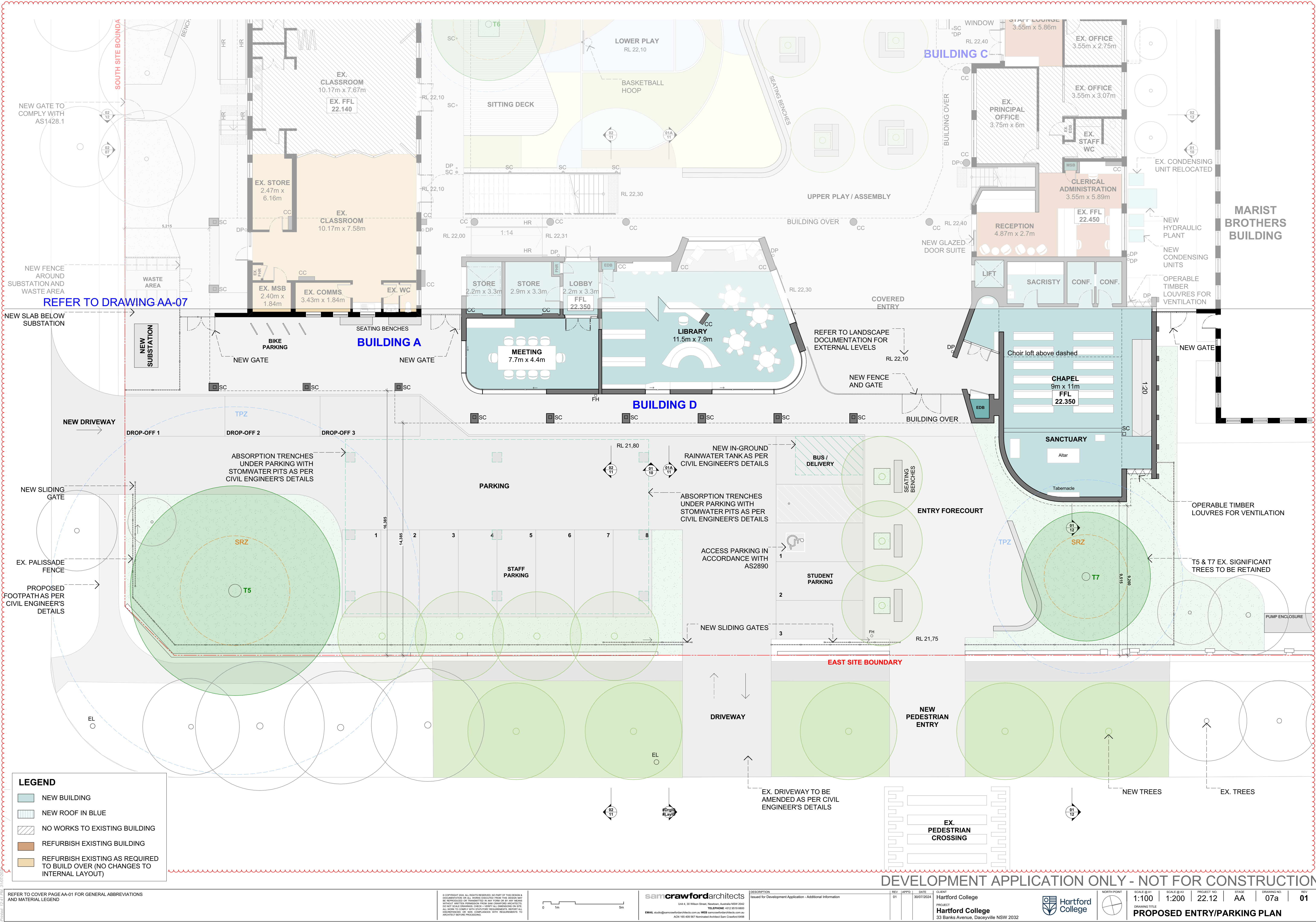
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1:100	1:200	22.12	AA	05	01

EXISTING GF PLAN



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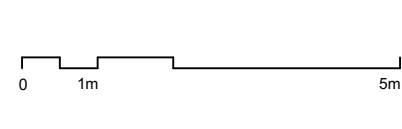


LEGEND

- NEW BUILDING
- NEW ROOF IN BLUE
- NO WORKS TO EXISTING BUILDING
- REFURBISH EXISTING BUILDING
- REFURBISH EXISTING AS REQUIRED TO BUILD OVER (NO CHANGES TO INTERNAL LAYOUT)

REFER TO COVER PAGE AA-01 FOR GENERAL ABBREVIATIONS AND MATERIAL LEGEND

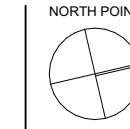
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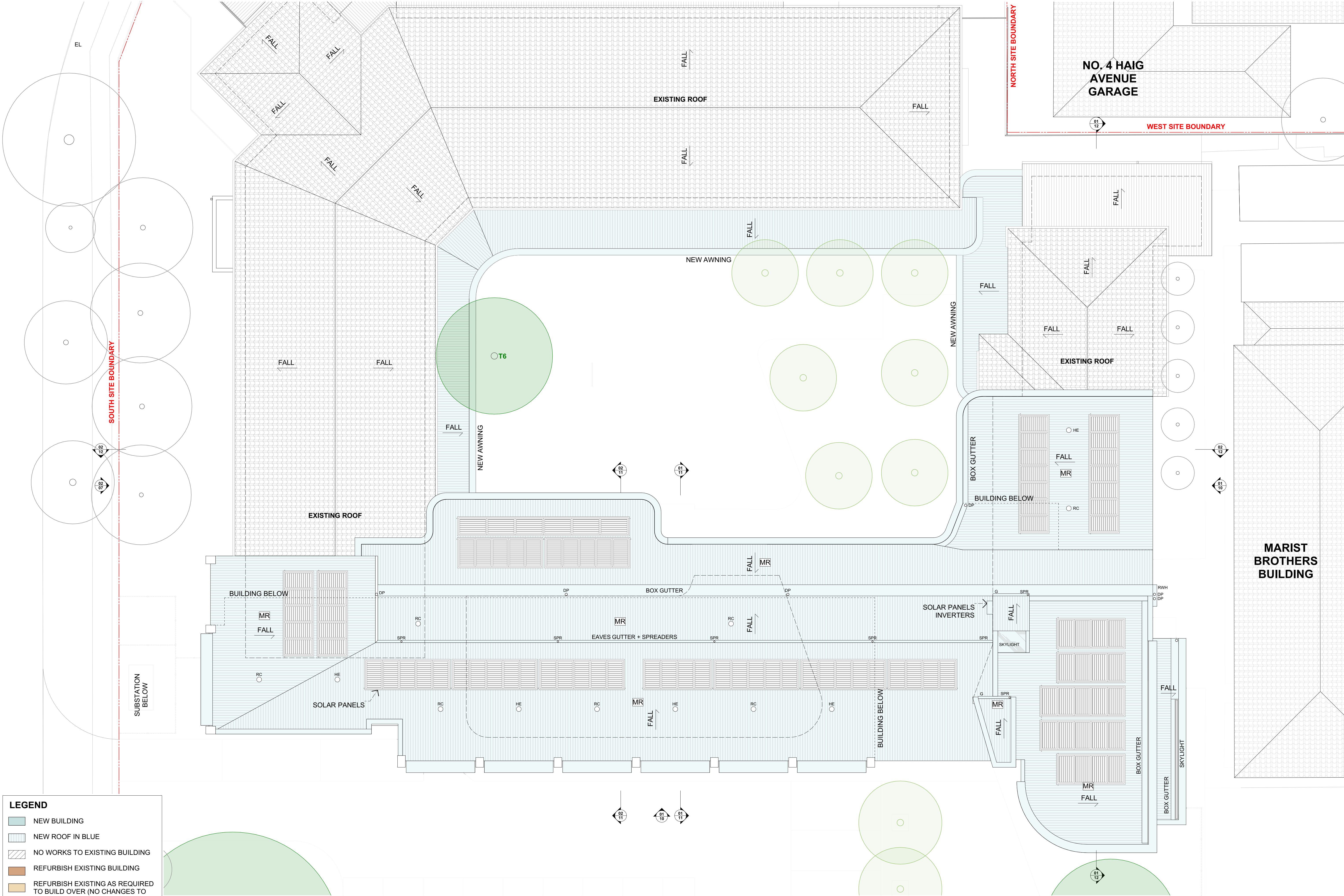
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REV	APPRO	DATE	CLIENT
01		30/07/2024	Hartford College
			Hartford College
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SCALE @ A1	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:100	1:200	22.12	AA	07a	01
PROPOSED ENTRY/PARKING PLAN					

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LEGEND

- NEW BUILDING
- NEW ROOF IN BLUE
- NO WORKS TO EXISTING BUILDING
- REFURBISH EXISTING BUILDING
- REFURBISH EXISTING AS REQUIRED TO BUILD OVER (NO CHANGES TO INTERNAL LAYOUT)

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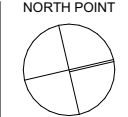
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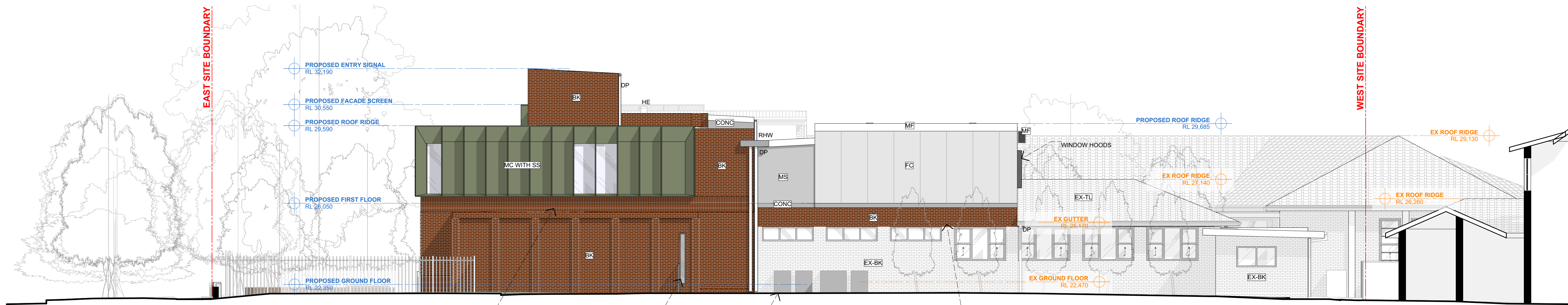
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01	SC	19/12/2023	Hartford College
PROJECT Hartford College 33 Banks Avenue, Daceyville NSW 2032			



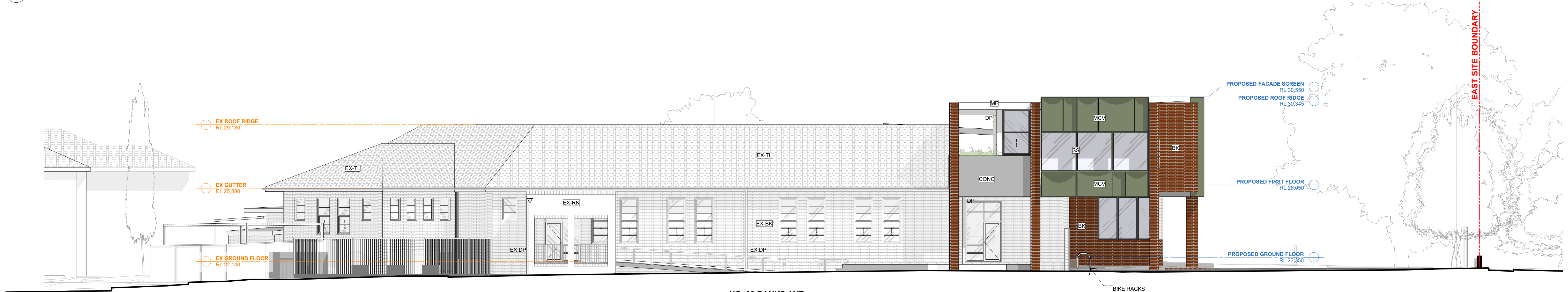
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1:100	1:200	22.12	AA	09	01

PROPOSED ROOF PLAN

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01 NORTH ELEVATION
1:100



02 SOUTH ELEVATION
1:100



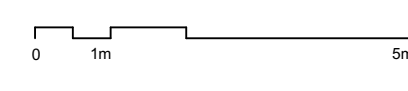
01 EAST ELEVATION
1:100

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NOTE:
REFER TO SECTION 4 ON DRAWINGS AA-12 FOR
WESTERN ELEVATION OF PROPOSED BUILDING

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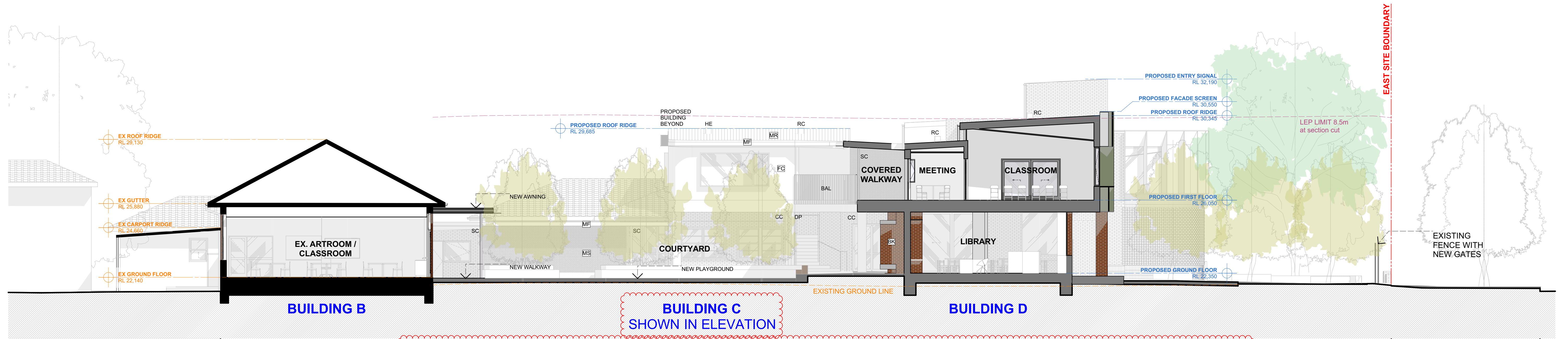
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01	SC	19/12/2023	Hartford College
02	SC	30/07/2024	Hartford College

PROJECT
33 Banks Avenue, Daceyville NSW 2032

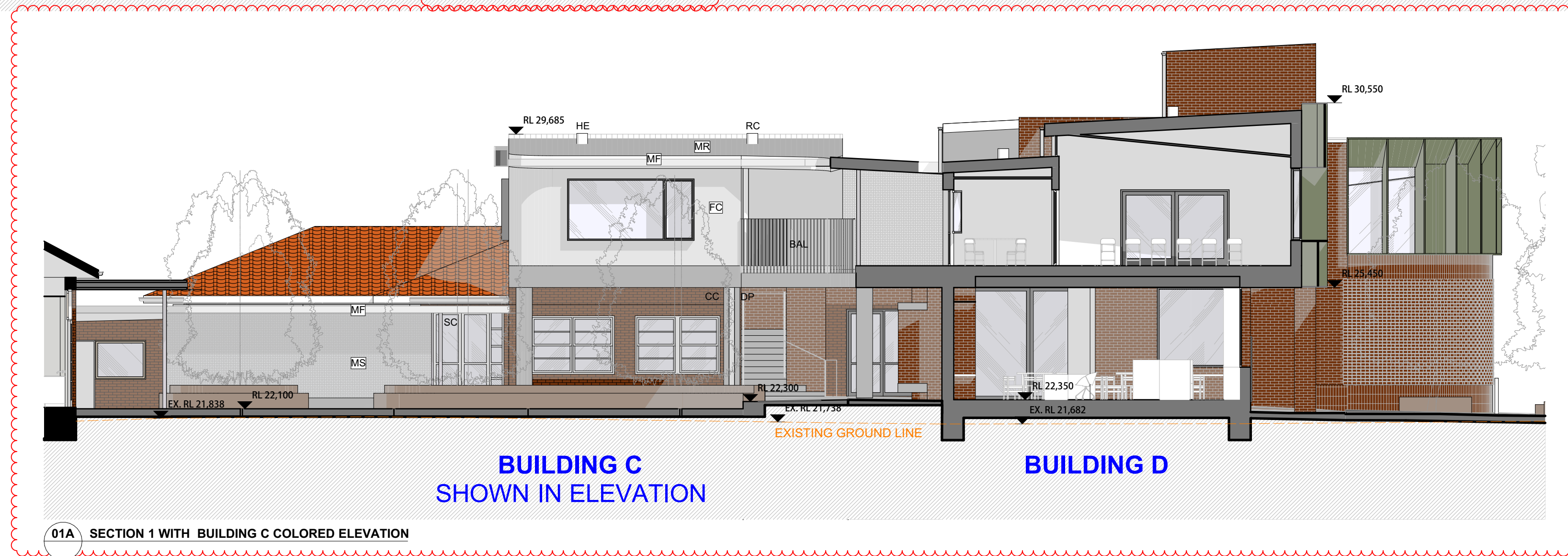


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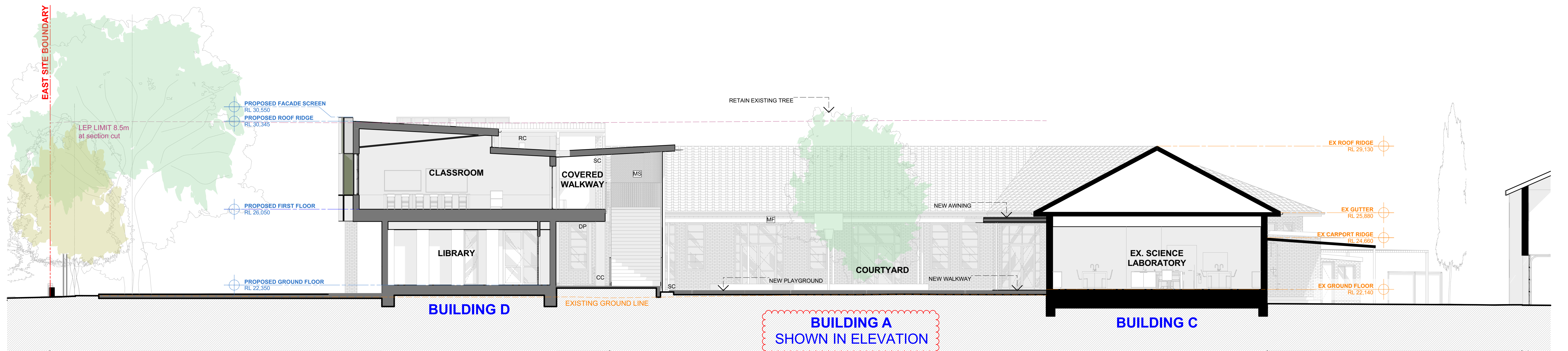
ELEVATIONS



03 SECTION 1



01A SECTION 1 WITH BUILDING C COLORED ELEVATION

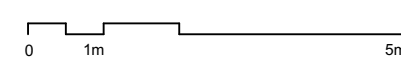


02 SECTION 2

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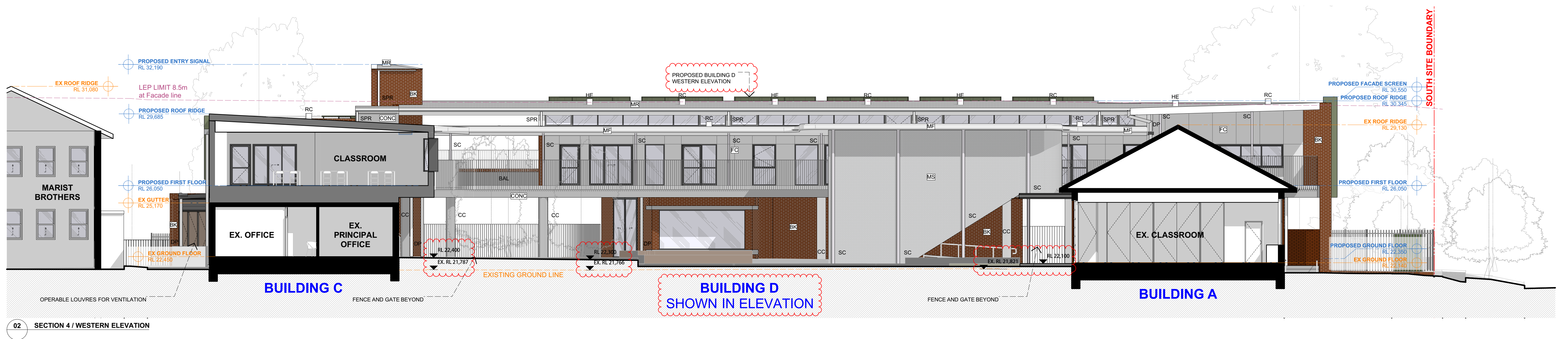
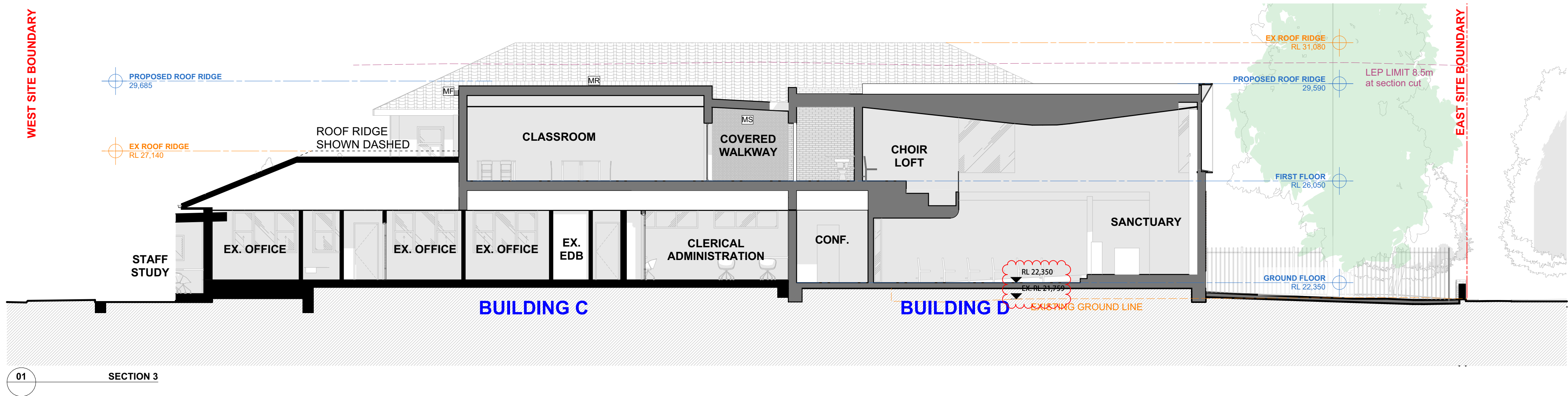
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REV APPD DATE CLIENT
01 SC SC 19/12/2023 Hartford College
02 SC SC 30/07/2024 PROJECT
Hartford College
33 Banks Avenue, Daceyville NSW 2032



SCALE @ A1 1:100 SCALE @ A3 1:200 PROJECT NO. 22.12 STAGE AA DRAWING NO. 11 REV 02
SECTIONS

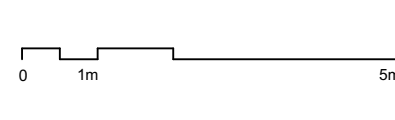
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SCALE @ A1	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:100	1:200	22.12	AA	12	02
DRAWING TITLE					
SECTIONS					



MC - METAL CLADDING
WINDOW BOXES AND SUNSHADES
POWDERCOATED IN PALE EUCALYPT



MCV - METAL CLADDING CURVED PANELS
FACADE DETAILS, CURVED CLADDING
ABOVE AND BELOW WINDOWS



MS - METAL MESH
TRELLIS MESH WITH CLIMBERS



MR - METAL ROOF
COLORBOND ROOF IN SHALE GREY

DP - DOWN PIPE
COLOUR TO MATCH ROOF



BK - BRICKWORK
WALLS, PAVING & ENCASED STEEL
COLUMNS IN RED BRICK



BAL - BALUSTRADE
CONCRETE SLAB & GALVANISED
BALUSTRADE



MF - METAL FASCIA TO AWNING ROOF
CURVED METAL AWNING WITH STEEL
FASCIA AND ROUND COLUMNS



PLAYGROUND
COLOURED CONCRETE MULTI-SPORT
COURT

Revised: 2/2/2024 12/02/2024

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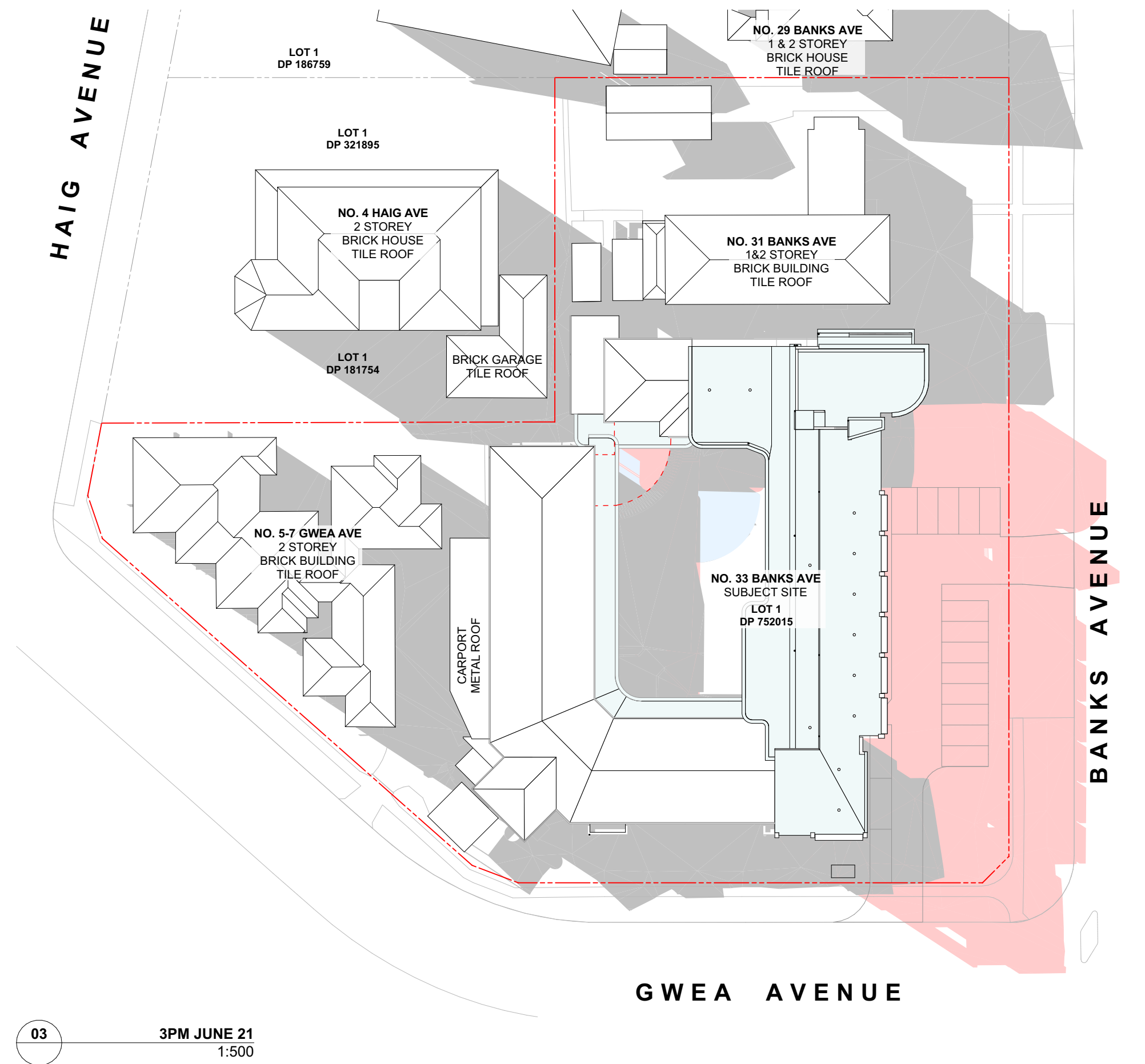
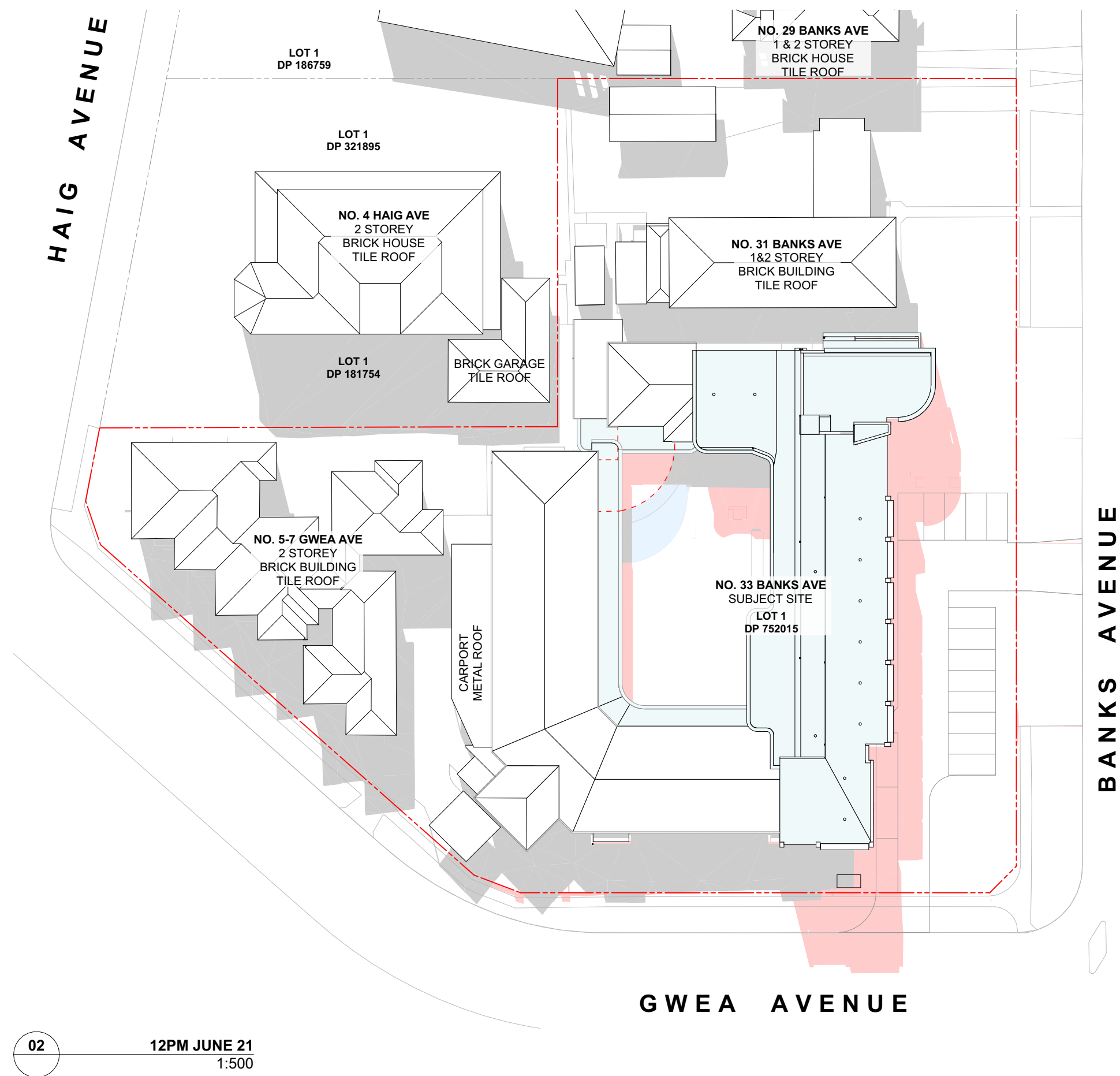
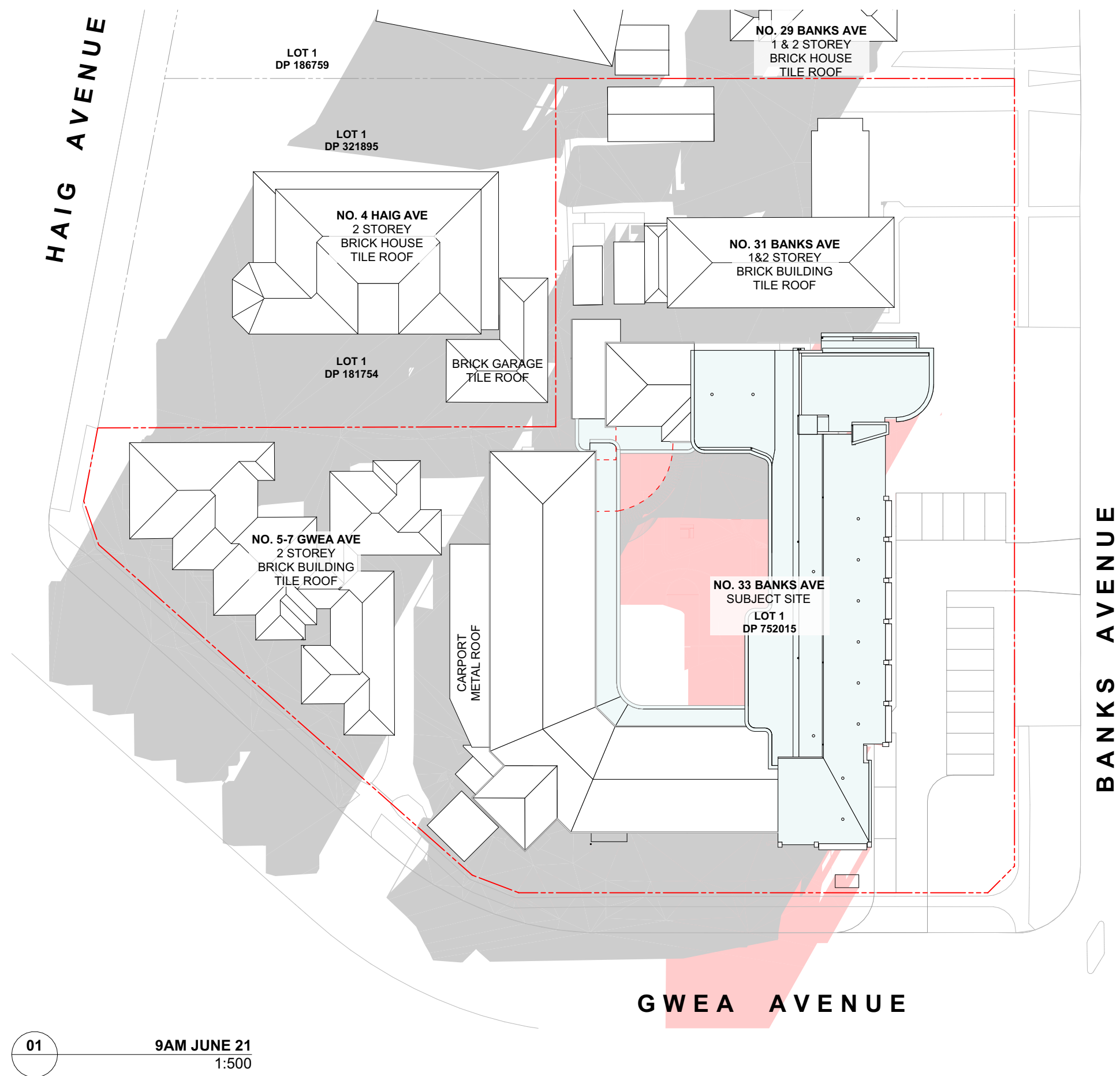
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			Hartford College
			33 Banks Avenue, Daceyville NSW 2032

Hartford College

SCALE @ A1	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
N.T.S.	N.T.S.	22.12	AA	13	01

DRAWING TITLE
MATERIALS & FINISHES

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01 9AM JUNE 21
1:500

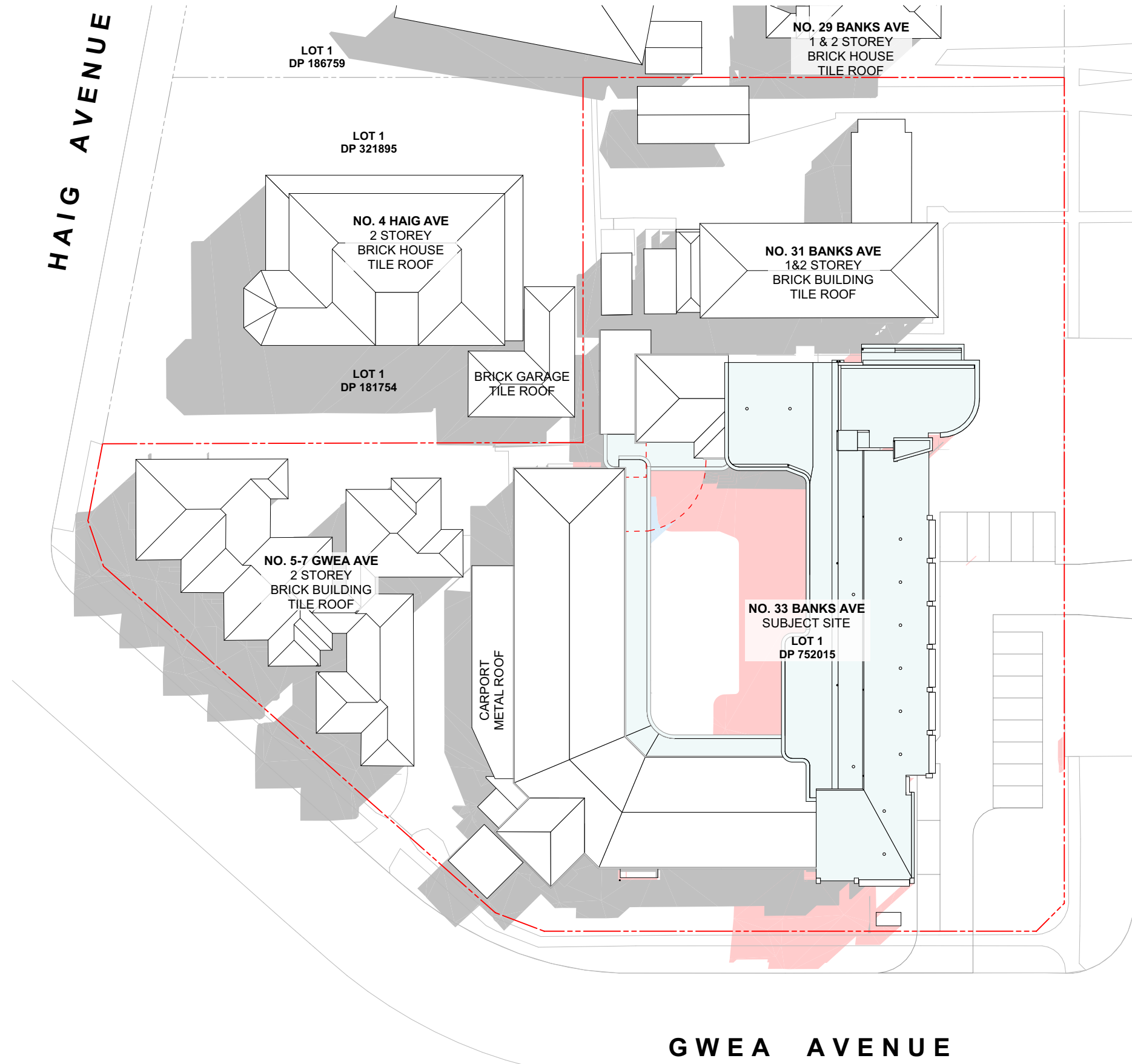
02 12PM JUNE 21
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03 3PM JUNE 21
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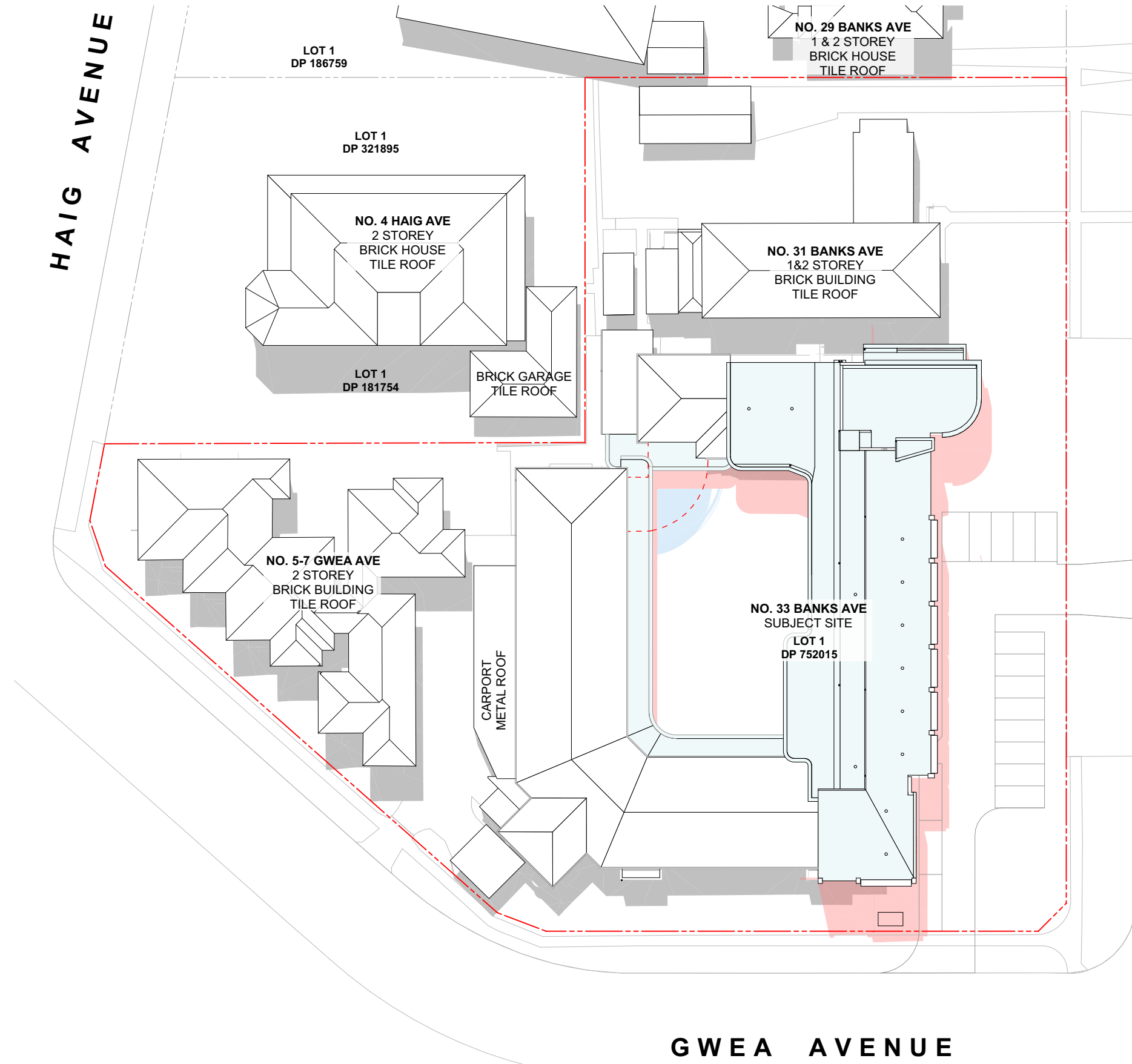
LEGEND

- SHADOW CAST BY NEIGHBOURING & EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING
- REDUCED SHADOWS

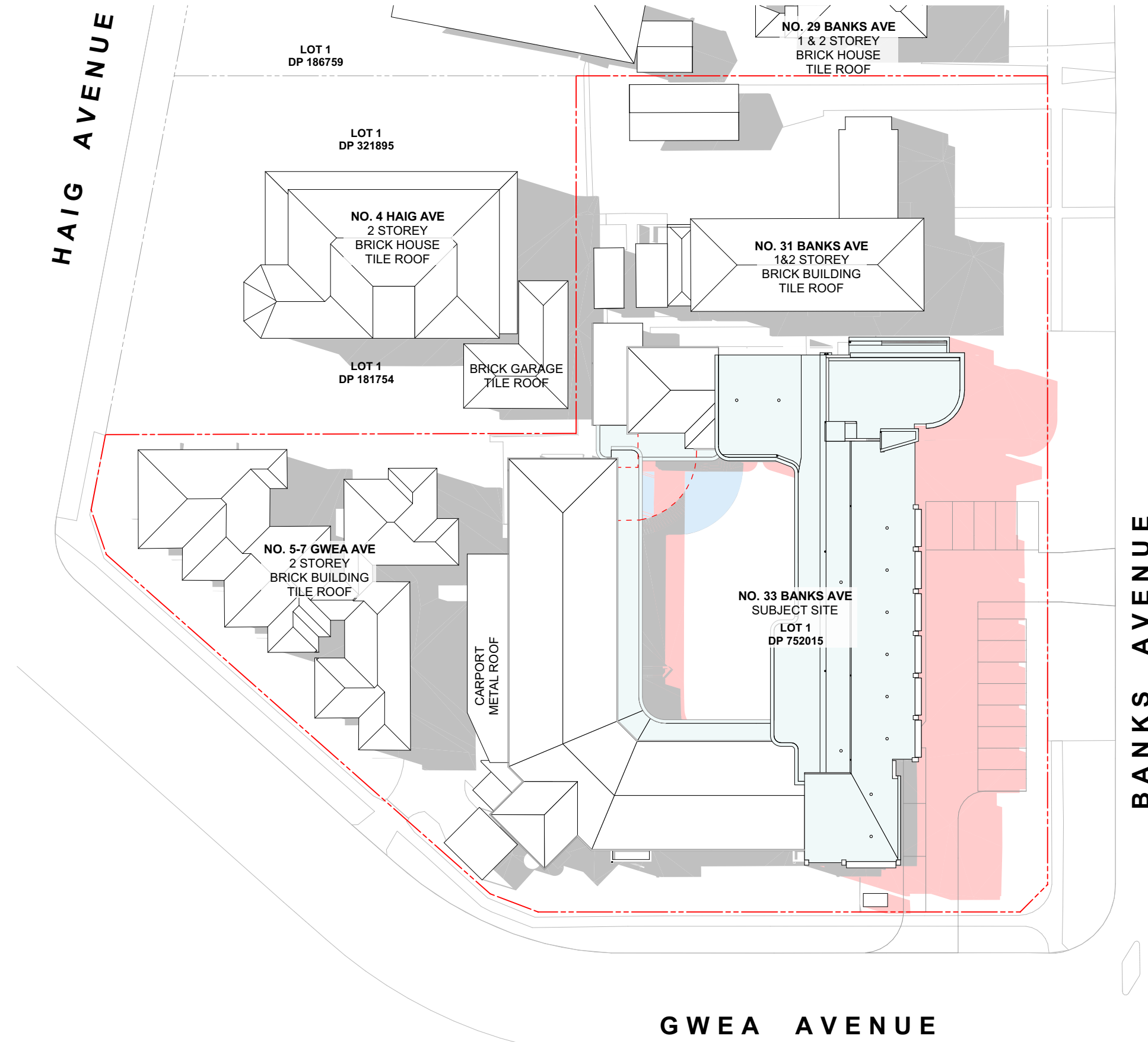
Revised: 2:22 PM, 19/02/2024



01 9AM MARCH 22
1:500



02 12PM MARCH 22
1:500



03 3PM MARCH 22
1:500

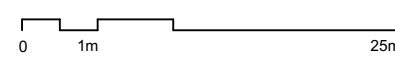
LEGEND

- SHADOW CAST BY NEIGHBOURING & EXISTING BUILDING
- SHADOW CAST BY PROPOSED BUILDING
- REDUCED SHADOWS

Revised: 2:22 PM, 19/02/2024

REFER TO COVER PAGE AA-01 FOR GENERAL ABBREVIATIONS AND MATERIAL LEGEND

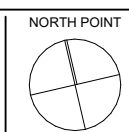
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DESCRIPTION
Issued for Development Application

REV	APPROV	DATE	CLIENT
01	SC	19/12/2023	Hartford College
PROJECT			Hartford College
			33 Banks Avenue, Daceyville NSW 2032



SCALE @ A1	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:500	1:200	22.12	AA	15	01
DRAWING TITLE SHADOW DIAGRAMS MARCH 22					

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01 Banks Avenue & Gwea Avenue, Corner Perspective



02 Gwea Avenue Perspective, Southern Facade



03 Banks Avenue Perspective, Eastern Facade

Revised: 2/2/2024 10/02/2024

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DESCRIPTION
Issued for Development Application

REV	APPRO	DATE	CLIENT
01	SC	19/12/2023	Hartford College
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			33 Banks Avenue, Daceyville NSW 2032



SCALE @ A1	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
N.T.S.	N.T.S.	22.12	AA	16	01
DRAWING TITLE					
3D PERSPECTIVES 1					

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01 View from Banks Avenue: Existing



02 View from Banks Avenue: Proposed

Revised: 2:22 PM, 12/02/2024

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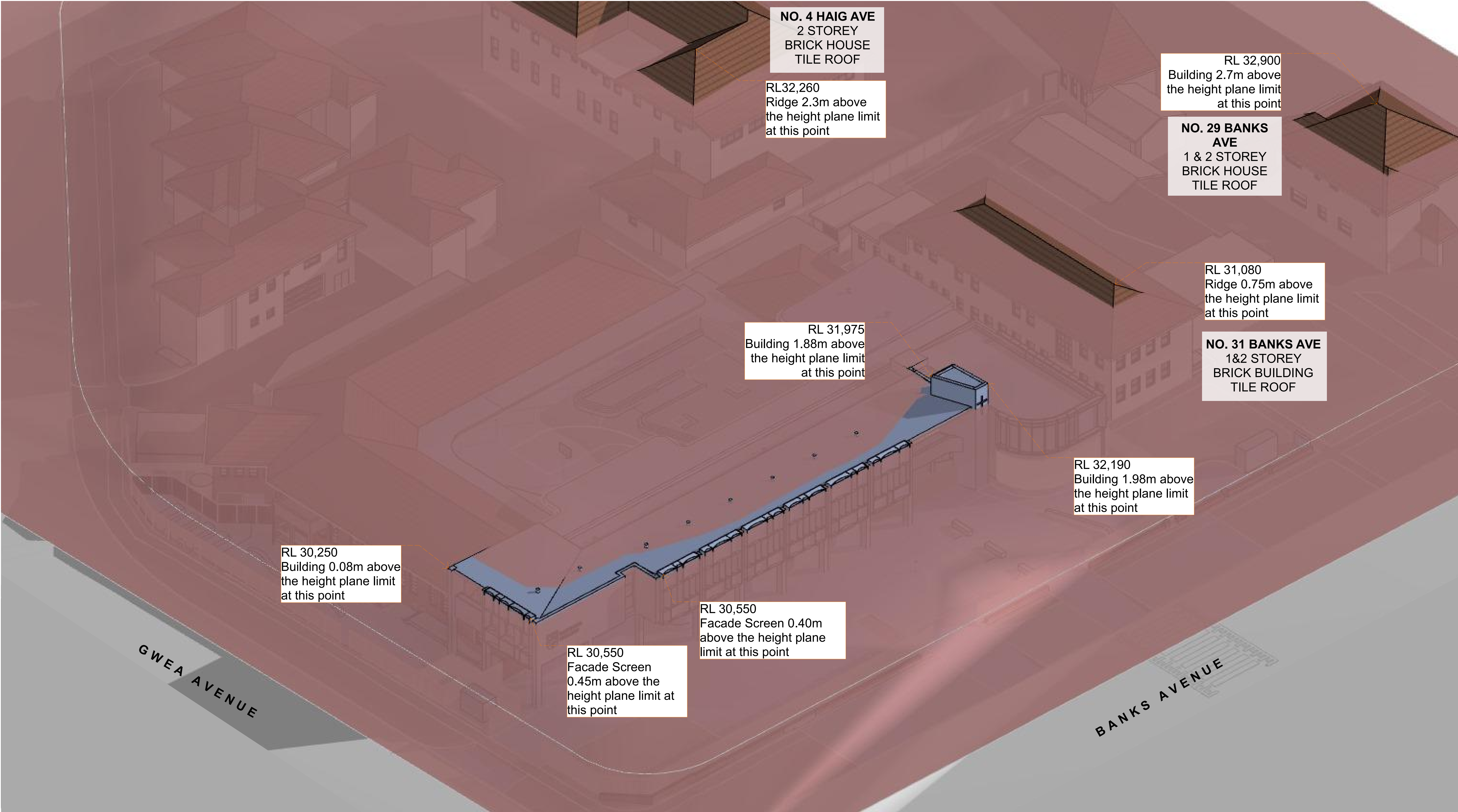
DESCRIPTION
Issued for Development Application

REV	APPRO	DATE	CLIENT
01	SC	19/12/2023	Hartford College
PROJECT			Hartford College
			33 Banks Avenue, Daceyville NSW 2032



SCALE @ A1	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
N.T.S.	N.T.S.	22.12	AA	17	01
DRAWING TITLE					
3D PERSPECTIVES 2					

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LEGEND

- LEP HEIGHT PLANE 8.5m FROM NATURAL GROUND
- NEW BUILDING ELEMENTS
- EXISTING NEIGHBOURING BUILDINGS

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- LEGEND:
- NG NATURAL GROUND
 - NG RL NATURAL GROUND LEVEL AT BUILDING FOOTPRINT
 - EX RL TOP RL OF EXISTING BUILDING EXCEEDING LEP LIMIT (8.5m)
 - PROP RL TOP RL OF PROPOSED BUILDING

NG RL 21,580

NG RL 21,710

NG RL 21,890

NG RL 22,210

NG RL 22,090

33 BANKS AVENUE
PROP. DEVELOPMENT

31 BANKS AVENUE
MARIST BROTHERS

29 BANKS AVENUE
ST MICHAEL PARISH HOUSE

29 BANKS AVENUE
ST MICHAEL CHURCH

Revised: 11:43 AM 30/07/2024

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DESCRIPTION:
Issued for Development Application - Additional Information

REV	APPRO	DATE	CLIENT
01		30/07/2024	Hartford College
PROJECT Hartford College 33 Banks Avenue, Daceyville NSW 2032			



SCALE @ A1	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
N.T.S.	N.T.S.	22.12	AA	19	01
DRAWING TITLE STREET FRONTAGE PHOTOMONTAGE					

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