

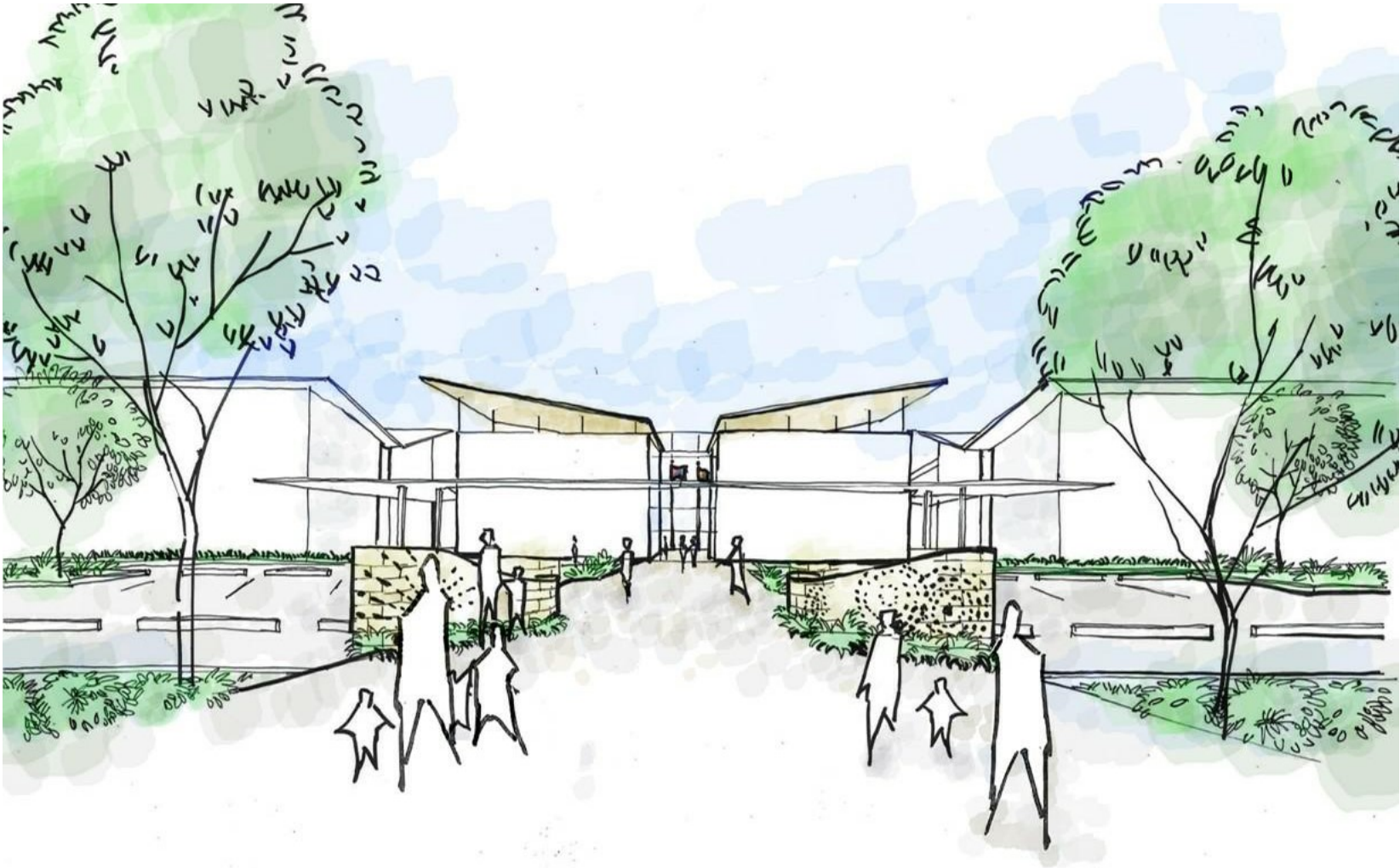
DEVELOPMENT APPLICATION

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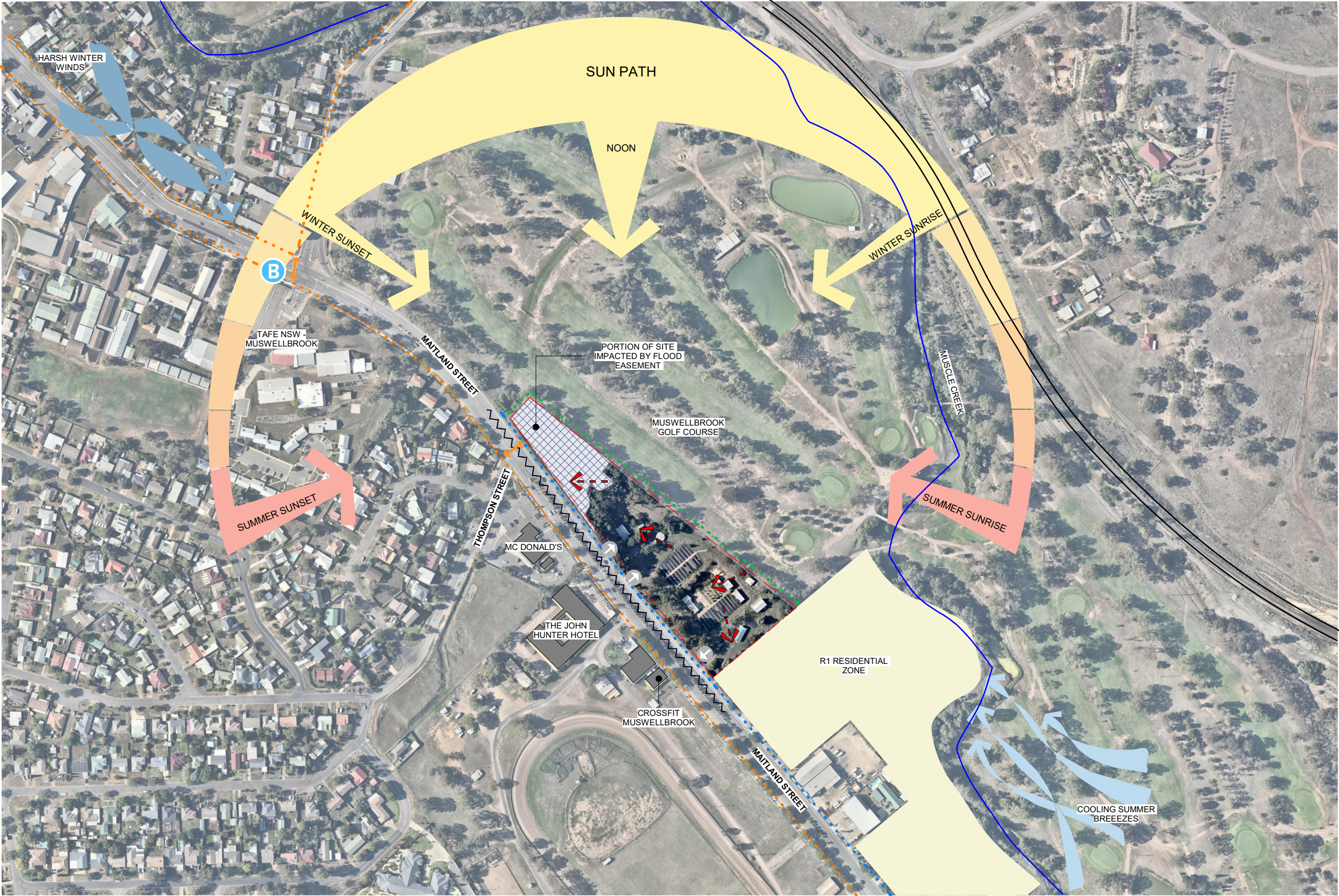
Project
Pacific Brook Christian School
at
Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook NSW
for
Pacific Brook Christian School Ltd

Drawing Title
COVER SHEET AND DRAWING LIST

Date 21/06/2024 2:29:52 PM
Scale @ A1

Drawing Reference
19055-NBRS-DR-A-DA01
Revision
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	DEVELOPMENT APPLICATION ST 1	02_DA
STAGE 1 DEMOLITION	DA15	DEVELOPMENT APPLICATION ST 1	02_DA
STAGE 1 FLOOR PLANS	DA16	DEVELOPMENT APPLICATION ST 1	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	DEVELOPMENT APPLICATION ST 1	02_DA



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

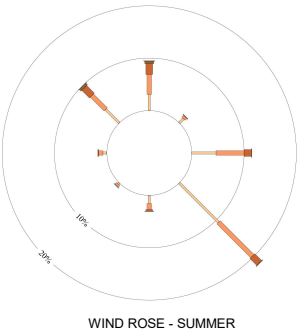
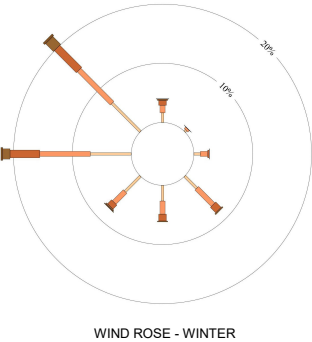
EXISTING BUS STOP

CREEK

PREVAILING WINTER WIND DIRECTION

PREVAILING SUMMER WIND DIRECTION

NOTE: SITE LOCATE WITHIN CLIMATE ZONE 6.



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	3	14.06.2024	DEVELOPMENT APPLICATION	NBRS

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Project
Pacific Brook Christian School

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for
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Drawing Title
SITE ANALYSIS

Date 21/06/2024 2:31:21 PM
Scale 1 : 2000 @ A1

Drawing Reference
19055-NBRS-DR-A-DA02

Revision
3



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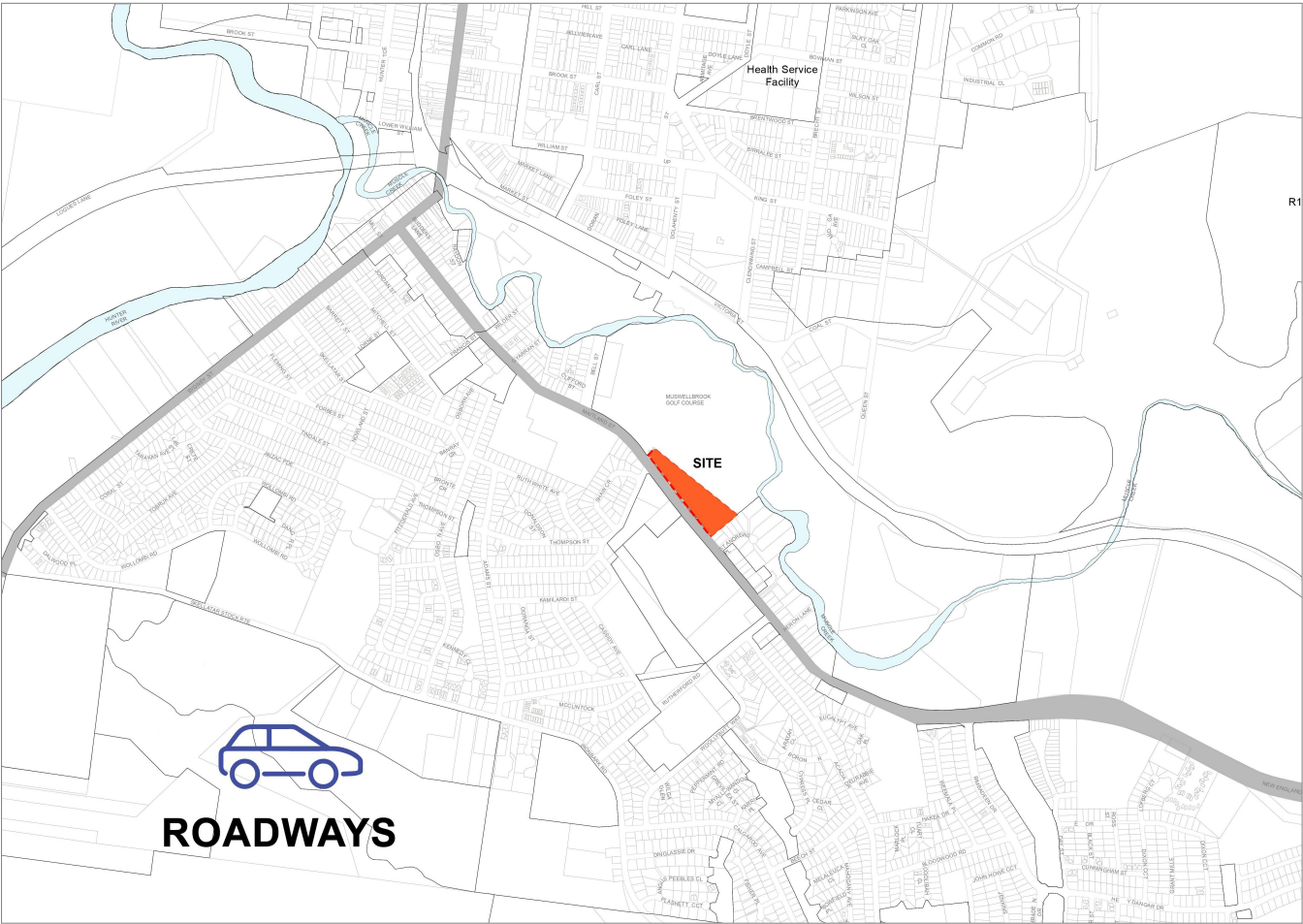
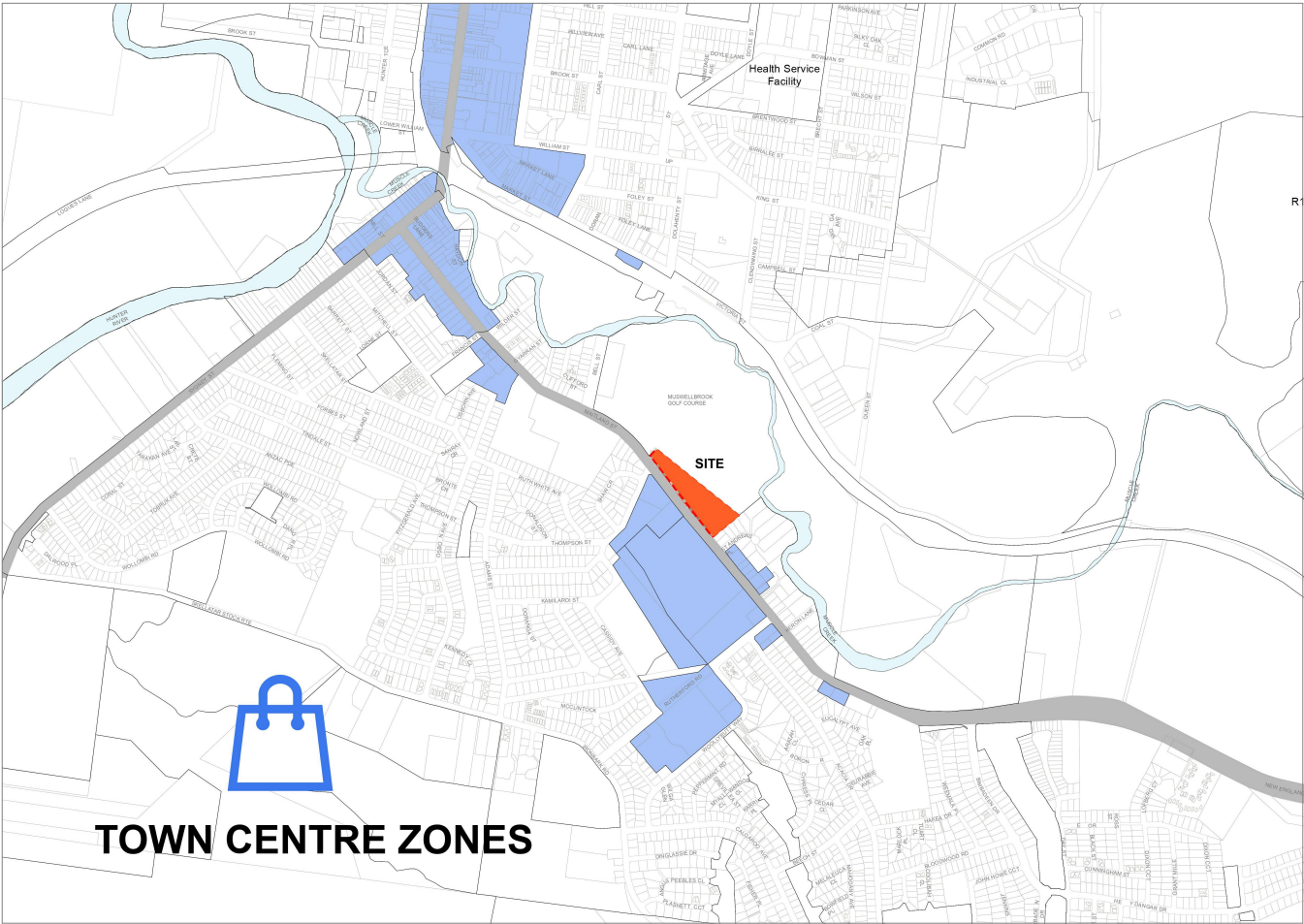
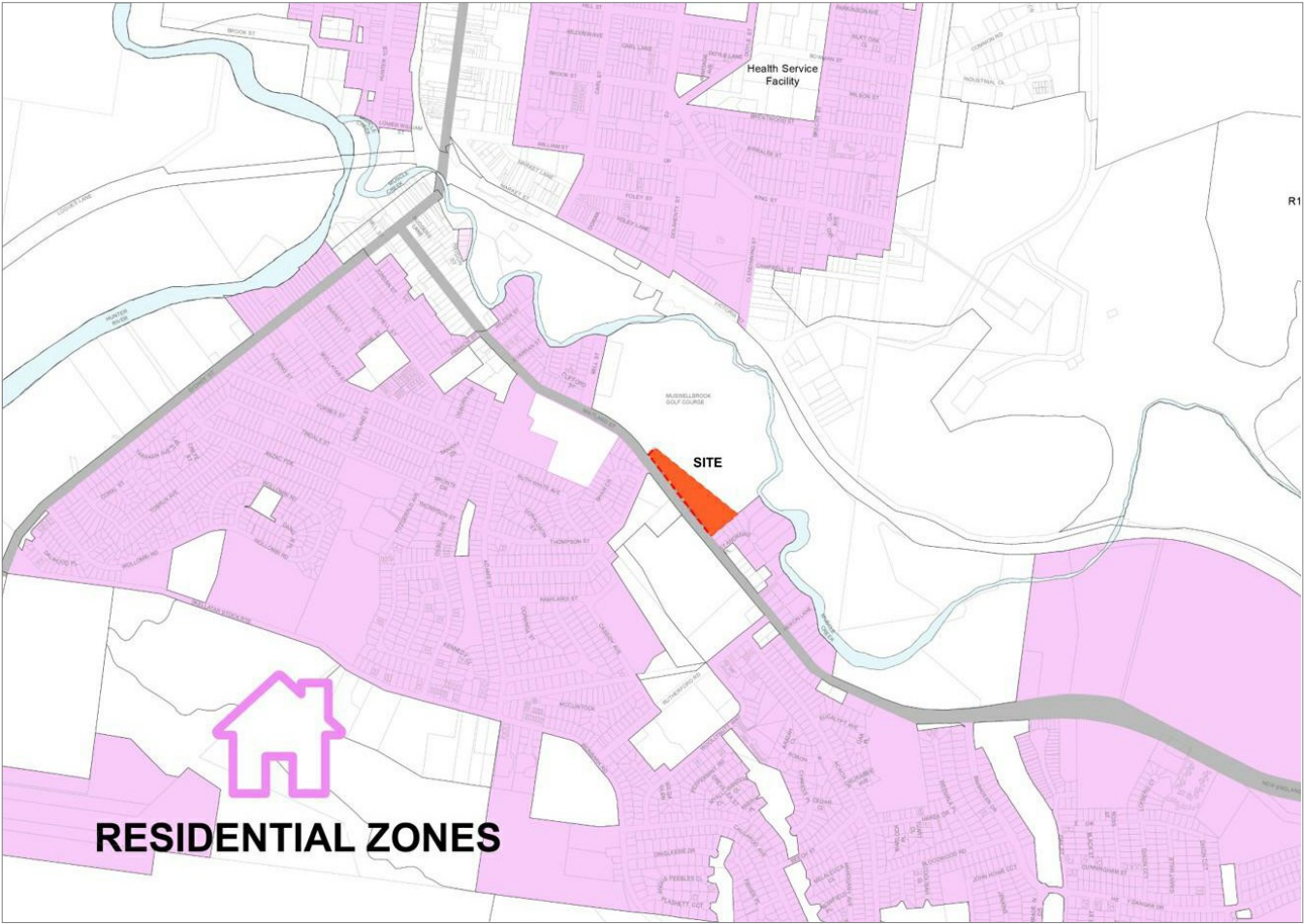
Project
Pacific Brook Christian School
at
Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook
NSW
for
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Drawing Title
ADJACENCY MAP

Date 21/06/2024 2:32:31 PM
Scale @ A1

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

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Project
Pacific Brook Christian School
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Drawing Title
MOVEMENT MAP

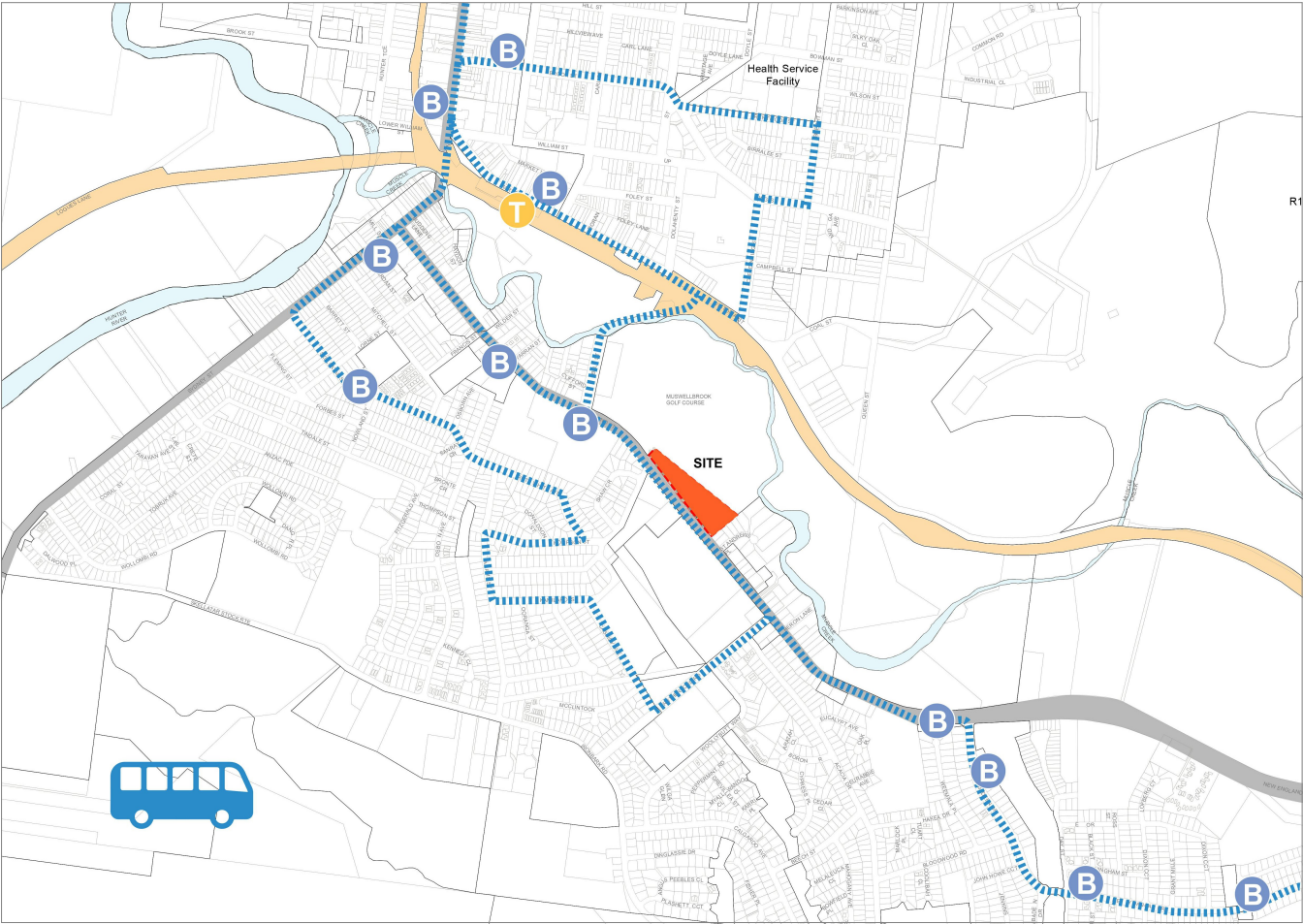
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Drawing Reference
19055-NBRS-DR-A-DA04
Revision
3

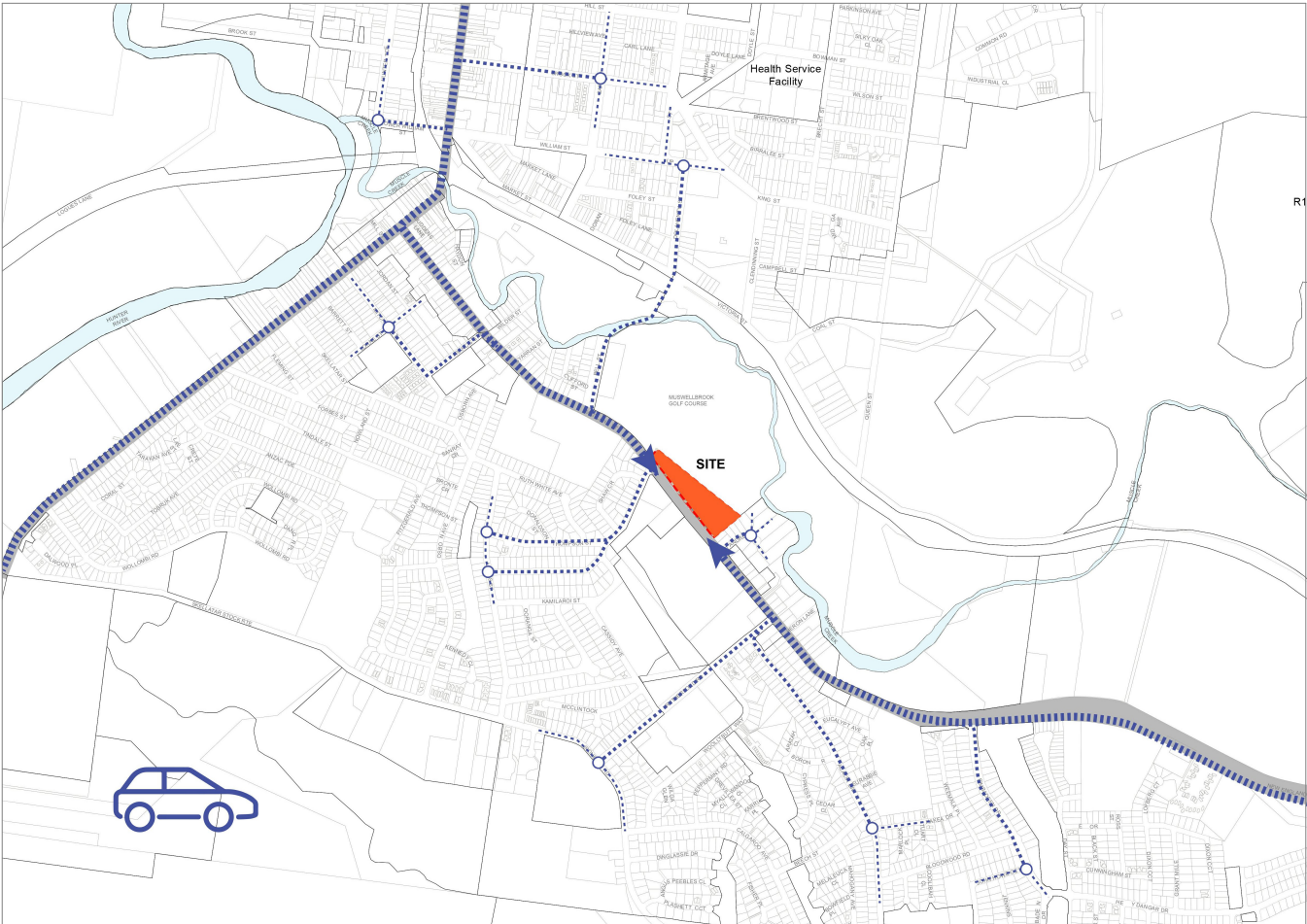
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CYCLE MOVEMENT



BUS MOVEMENT



CAR MOVEMENT



PEDESTRIAN MOVEMENT



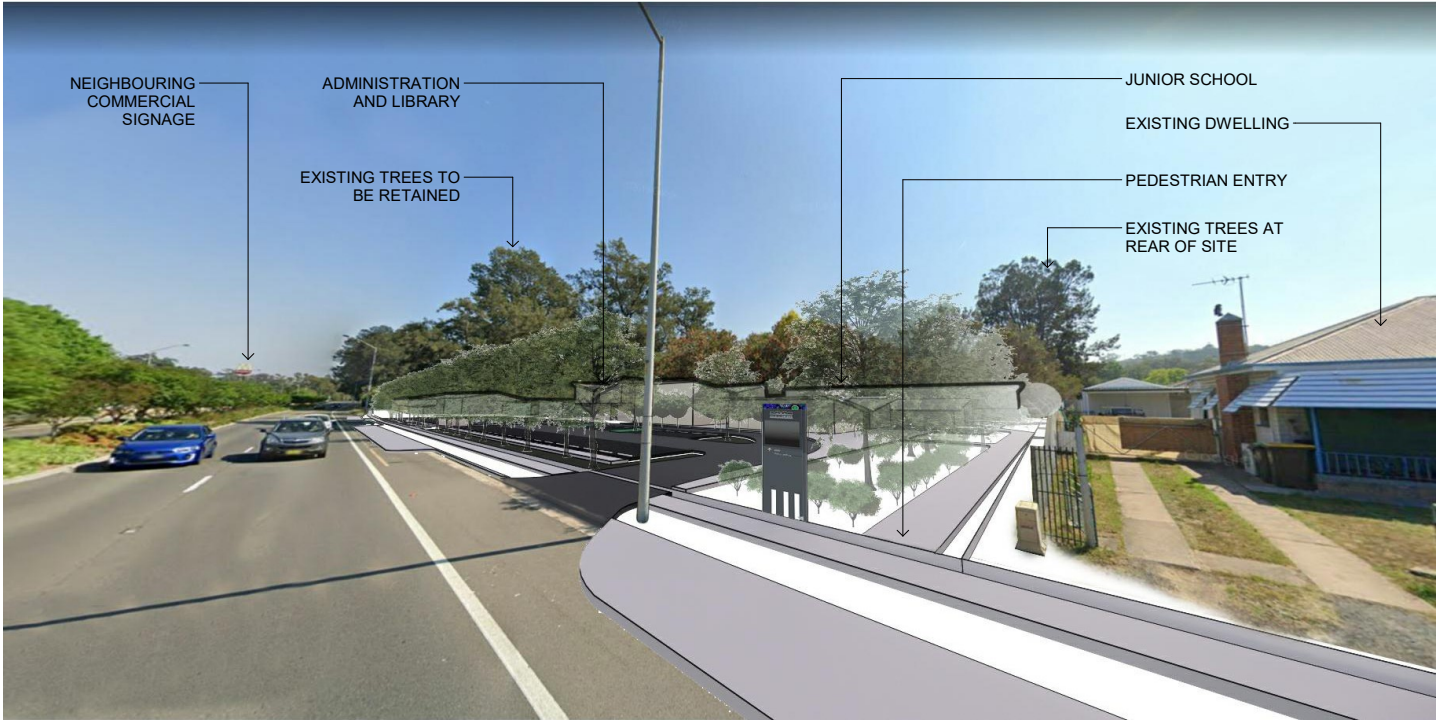
A - VIEW IMPACT ANALYSIS : EXISTING VIEW FROM MAITLAND STREET



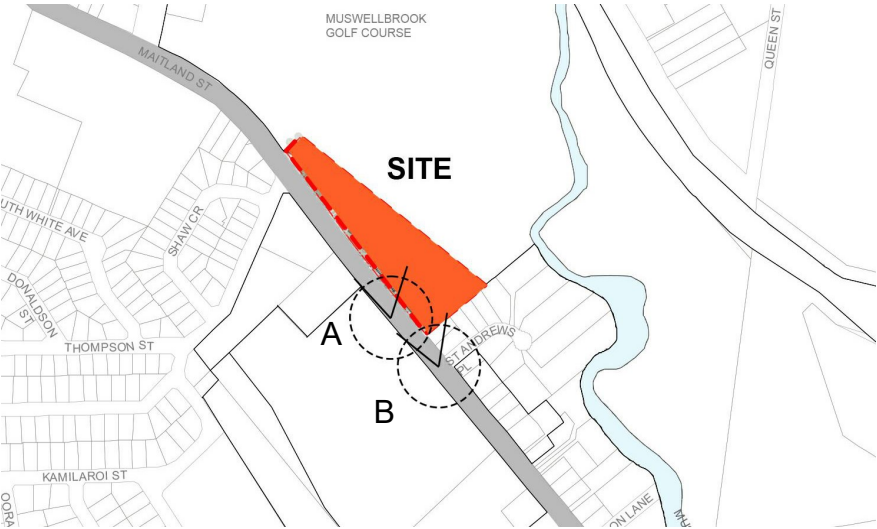
B - VIEW IMPACT ANALYSIS : EXISTING VIEW FROM MAITLAND STREET ADJACENT TO SOUTH-EAST BOUNDARY



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

Date 21/06/2024 2:34:37 PM
Scale @ A1

Drawing Reference
19055-NBRS-DR-A-DA05
Revision
3

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3	14.06.2024	DEVELOPMENT APPLICATION	NBRS

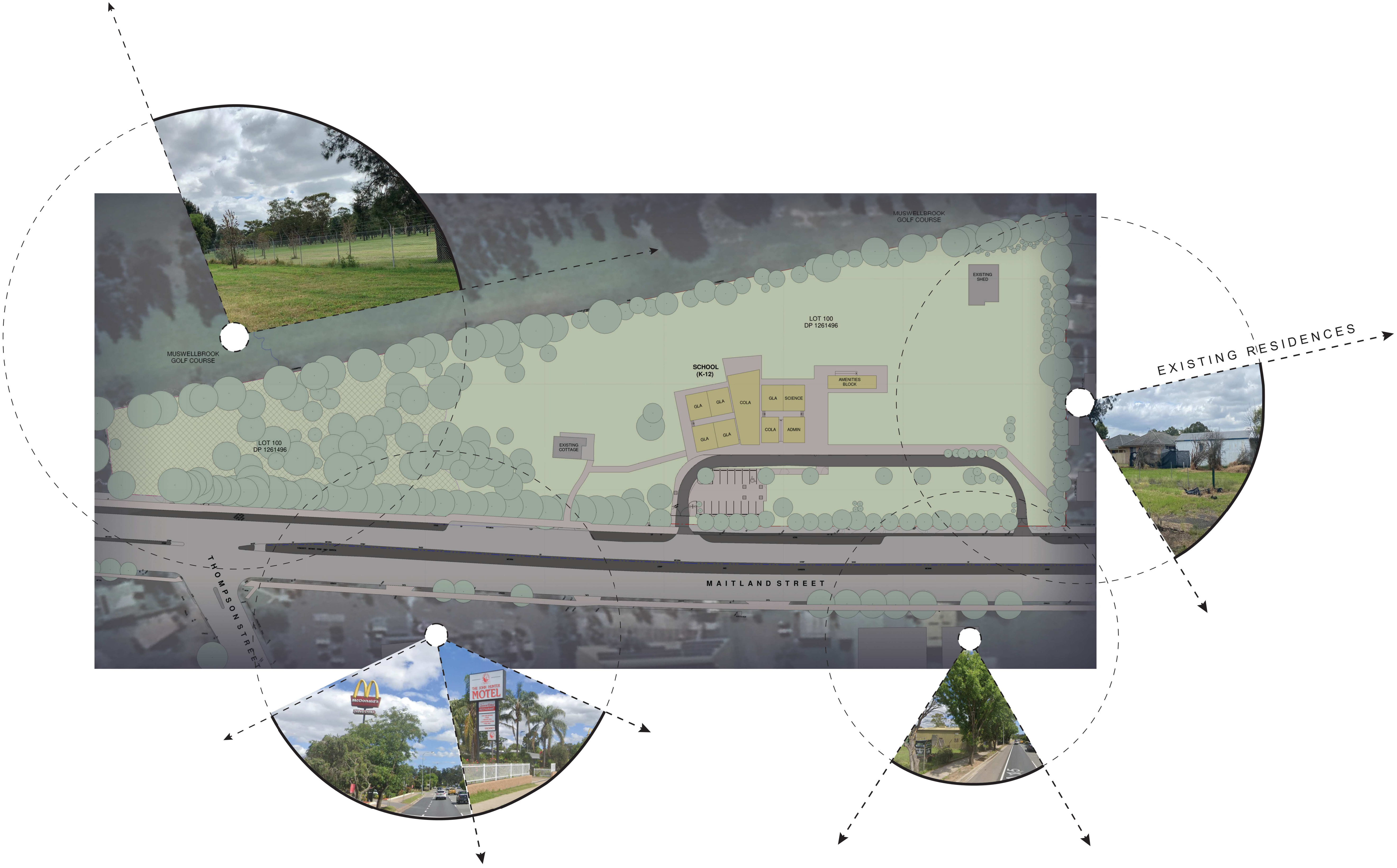
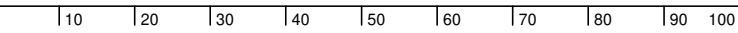
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Pacific Brook Christian School
at
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Drawing Title
VIEW ANALYSIS

Date 12/07/2024 4:56:30 PM
Scale @ A1

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



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4	21.06.2024	DEVELOPMENT APPLICATION ST 1	NBRS

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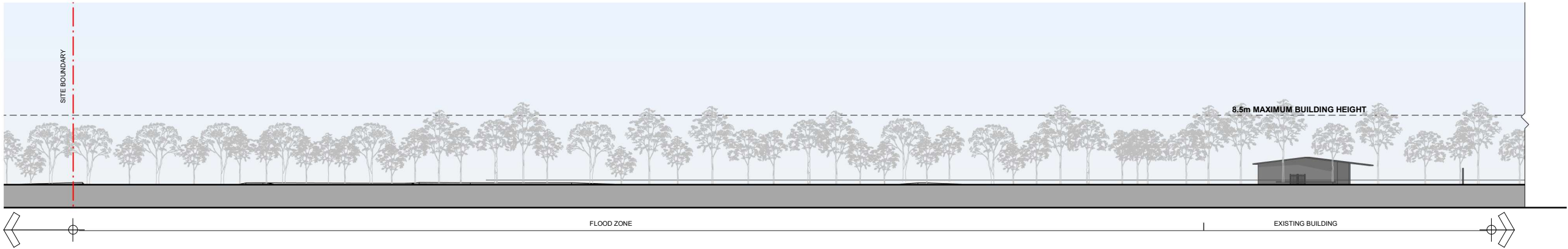
Project
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at
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for
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Drawing Title
3D PERSPECTIVE

Date 21/06/2024 2:35:51 PM
Scale @ A1

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

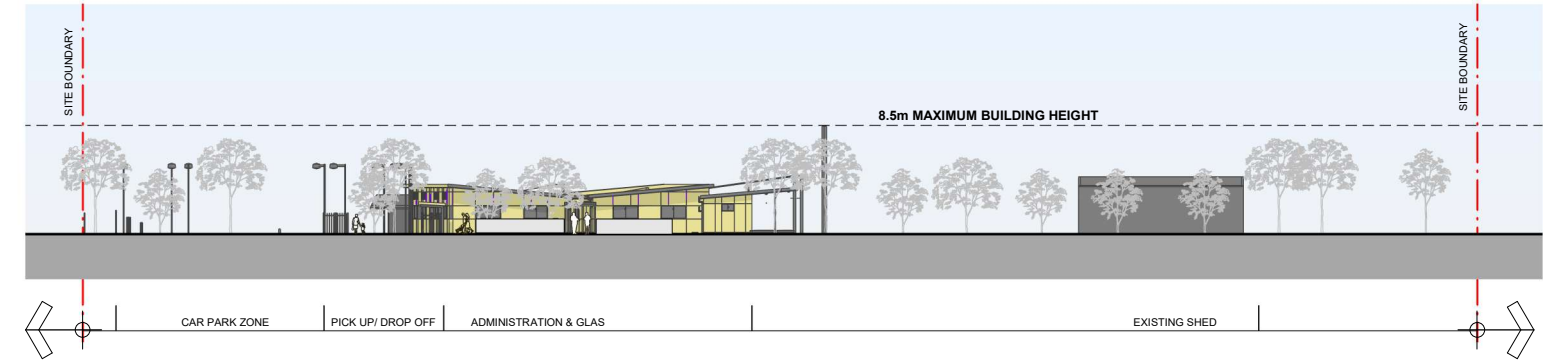
0 10 20 30 40 50 60 70 80 90 100



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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Project
Pacific Brook Christian School

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Drawing Title
SITE ELEVATIONS

Date 21/06/2024 2:36:22 PM
Scale 1 : 300 @ A1

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

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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

↑

↑

B

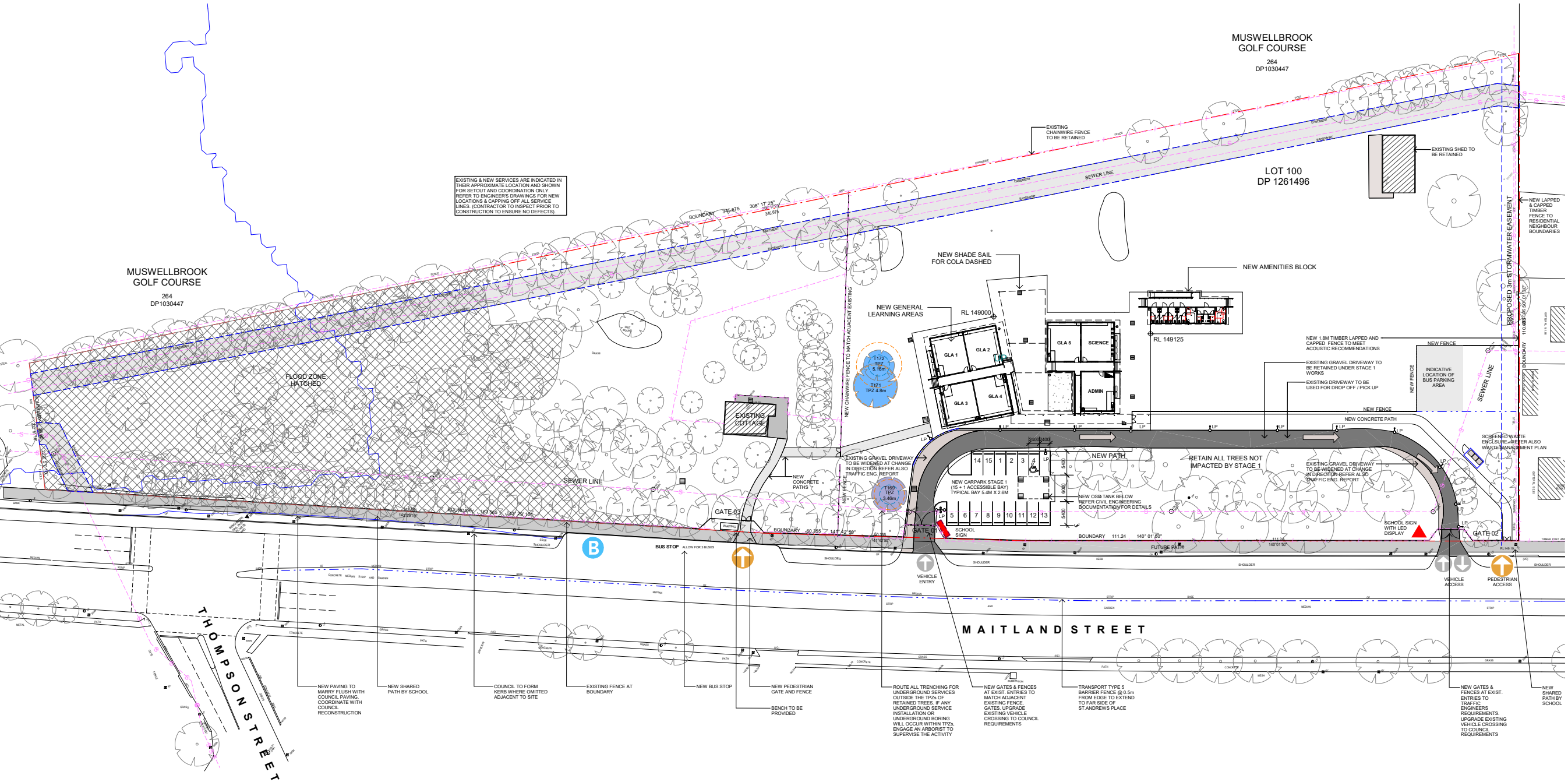
ABBREVIATION

GLA GENERAL LEARNING AREA

COLA COVERED OUTDOAR LEARNING AREA

TAS TECHNOLOGY AND APPLIED SCIENCE

LP LIGHTING POLE



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3	04.06.2024	ISSUE FOR CLIENT APPROVAL	
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

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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
STAGE 1 SITE PLAN

1 DA_STAGE 1 SITE PLAN
1 : 500

Date 2/08/2024 3:53:33 PM
Scale As indicated @ A1

Drawing Reference
19055-NBRS-DR-A-DA14
Revision
6

0 10 20 30 40 50 60 70 80 90 100

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 - - - - 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 - - - - G	EXISTING TREES TO BE REMOVED (refer to arborist report)		FLOOD EASEMENT	
EXISTING SEWER	S - - - - S			TO BE DEMOLISHED	- - - - -
EXISTING STORMWATER	SW - - - - SW				
EXISTING TEL COMMS	T - - - - 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

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Project
Pacific Brook Christian School

at
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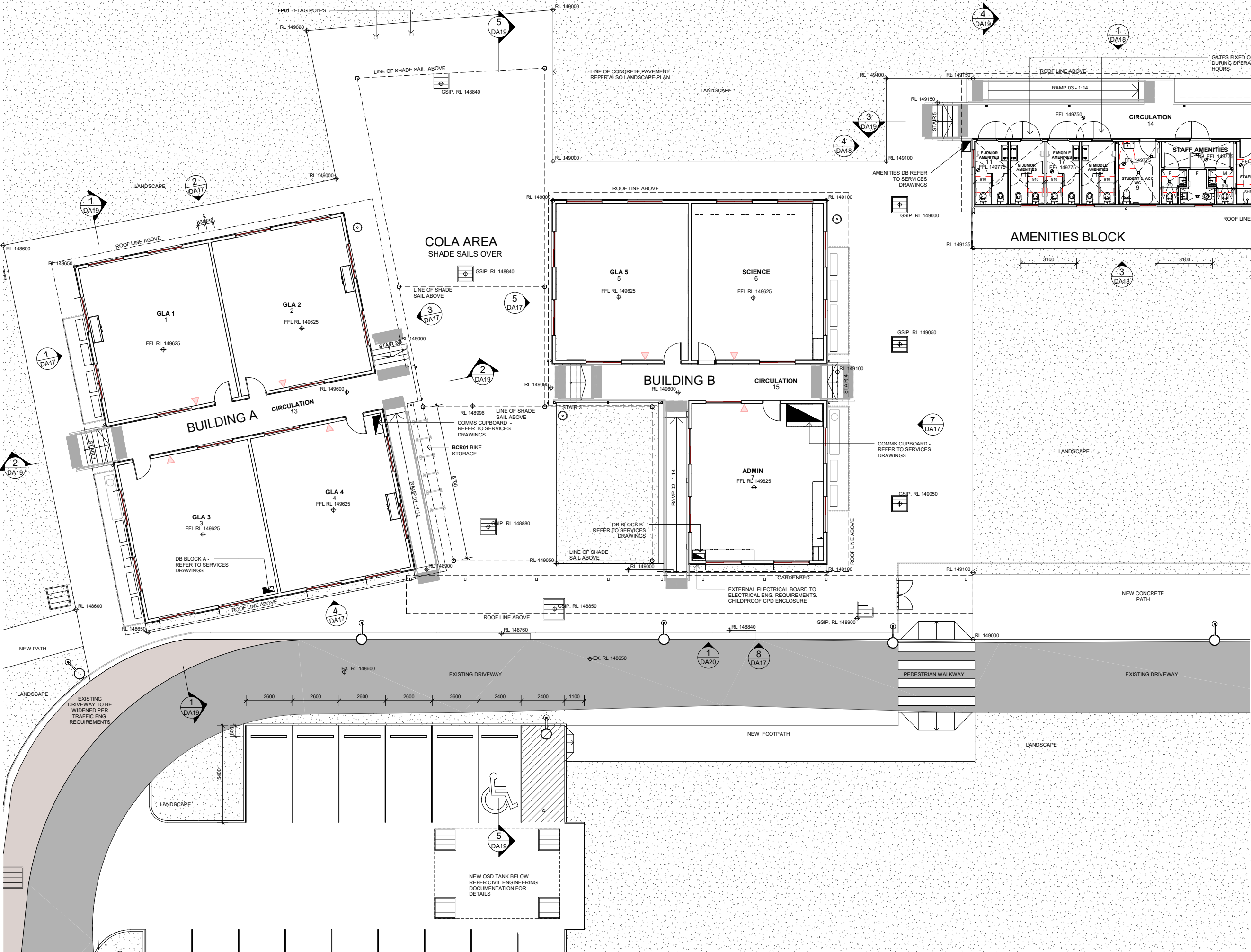
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Date 21/06/2024 2:37:57 PM
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Drawing Reference
19055-NBRS-DR-A-DA15

Revision

4



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3	04.06.2024	ISSUE FOR CLIENT APPROVAL	
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5	21.06.2024	DEVELOPMENT APPLICATION ST 1	NBRS

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Drawing Title
STAGE 1 FLOOR PLANS

Date 21/06/2024 2:39:32 PM
Scale 1 : 100 @ A1

Drawing Reference
19055-NBRS-DR-A-DA16
Revision
5

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3	14.06.2024	DEVELOPMENT APPLICATION	NBRS

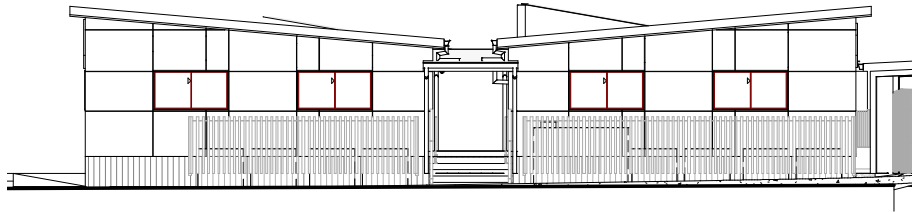
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Project
Pacific Brook Christian School
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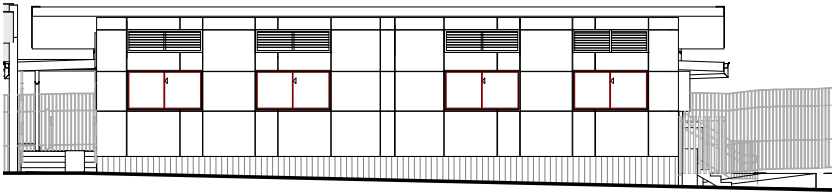
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STAGE 1 - ELEVATIONS - SHEET 1

Date 21/06/2024 2:40:00 PM
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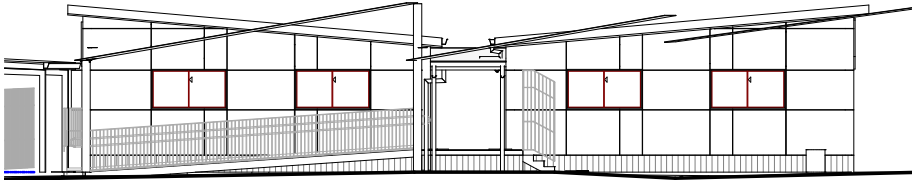
Drawing Reference 19055-NBRS-DR-A-DA17
Revision 3



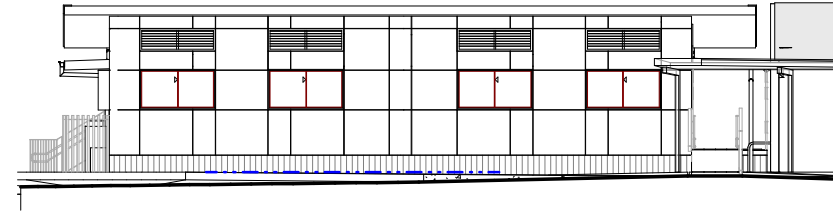
① DA West Elevation Stage 1 - Building A
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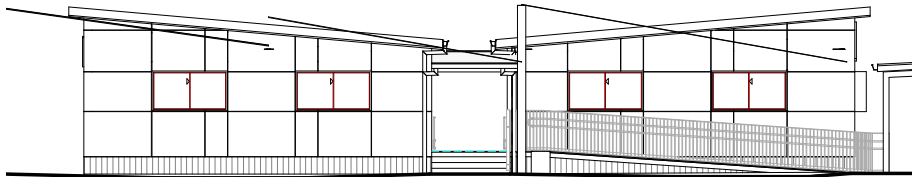
② DA North Elevation Stage 1 - Building A
1 : 100



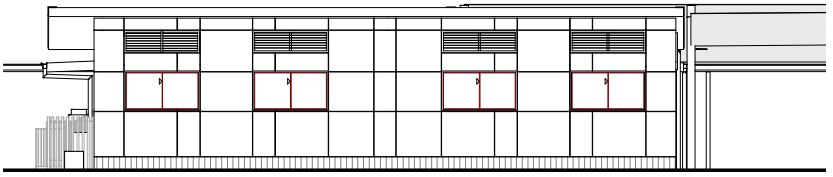
③ DA East Elevation Stage 1 - Building A
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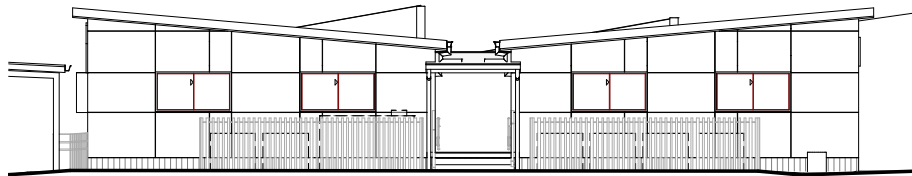
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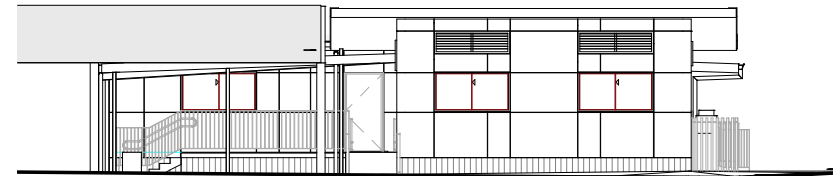
⑤ DA West Elevation Stage 1 - Building B
1 : 100



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

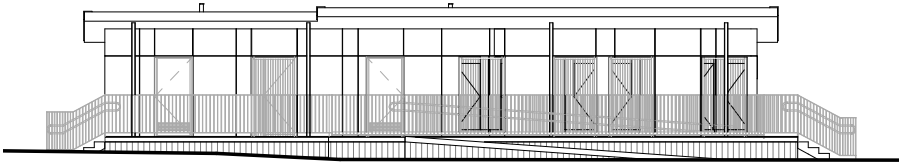


⑦ DA South Elevation Stage 1 - Building B
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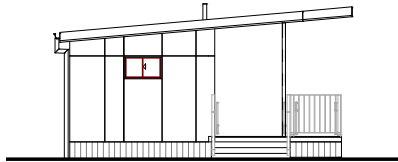


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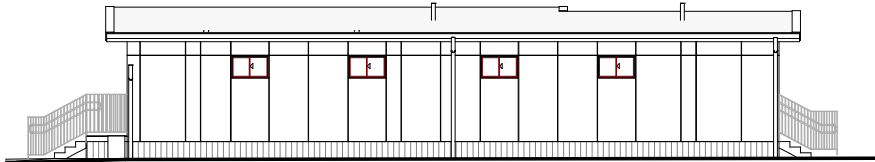
NOT FOR
CONSTRUCTION



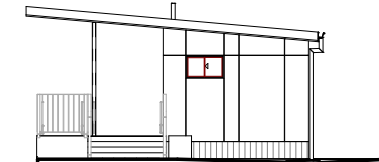
1 DA North Elevation Stage 1 Amenities
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2 DA East Elevation Stage 1 Amenities
1 : 100



3 DA South Elevation Stage 1 Amenities
1 : 100



4 DA West Elevation Stage 1 Amenities
1 : 100

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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
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Project
Pacific Brook Christian School

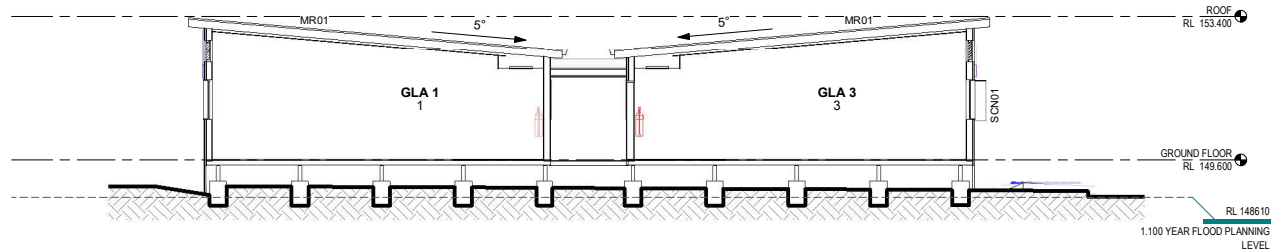
at
Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook
NSW
for
Pacific Brook Christian School Ltd

Drawing Title
STAGE 1 - ELEVATIONS - SHEET 2

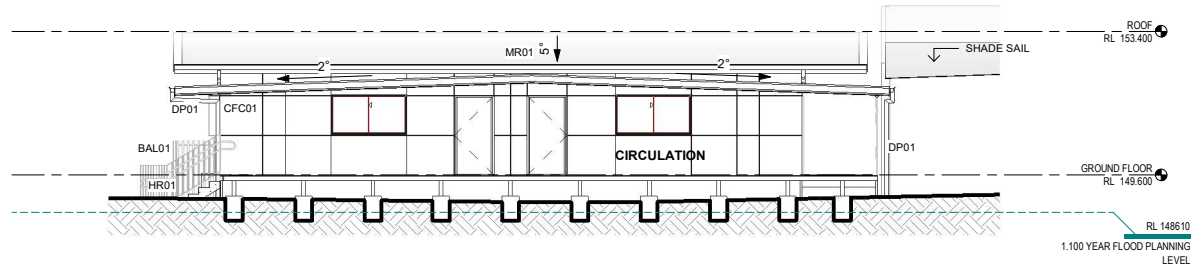
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Drawing Reference Revision
19055-NBRS-DR-A-DA18 3

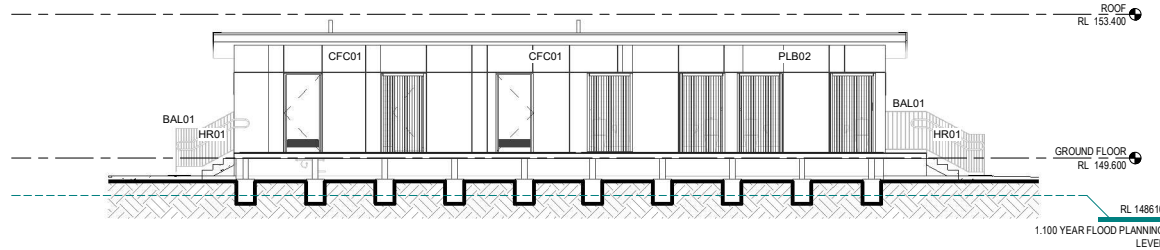
NOT FOR
CONSTRUCTION



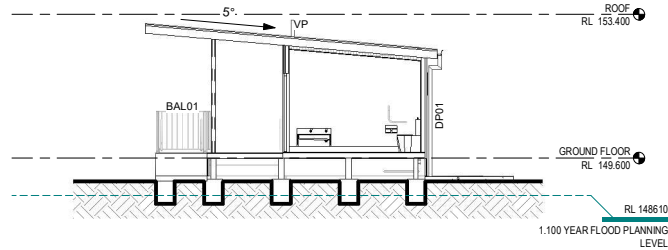
1 BUILDING A - SECTION AA STAGE 1
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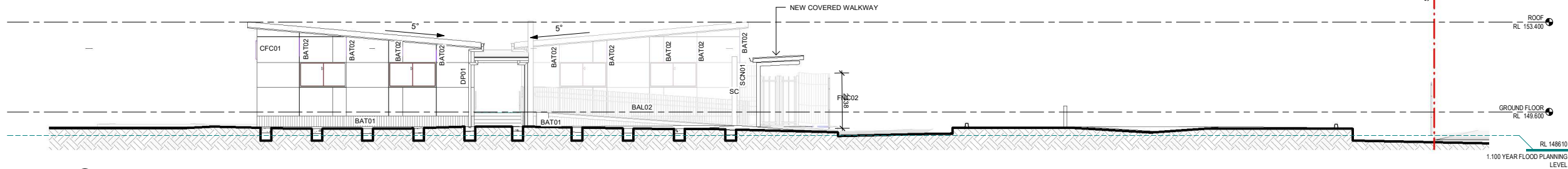
2 BUILDING A - SECTION BB STAGE 1
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3 AMENITIES BLOCK - SECTION CC STAGE 1
1 : 100



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

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Drawing Title
STAGE 1 SECTIONS

Date 21/06/2024 2:40:29 PM
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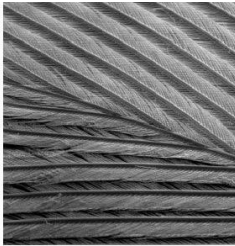
Drawing Reference
19055-NBRS-DR-A-DA19
Revision
3

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MATERIALS & FINISHES CONCEPT PALETTE



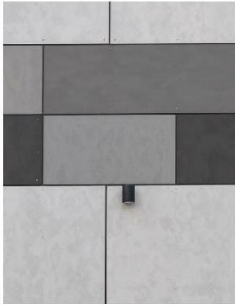
SUNSHADES
BALUSTRADES
LANDSCAPE ELEMENTS



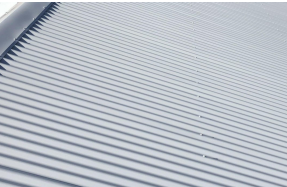
LIGHTWEIGHT CLADDING
GREY TONAL, NATURAL FINISH



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



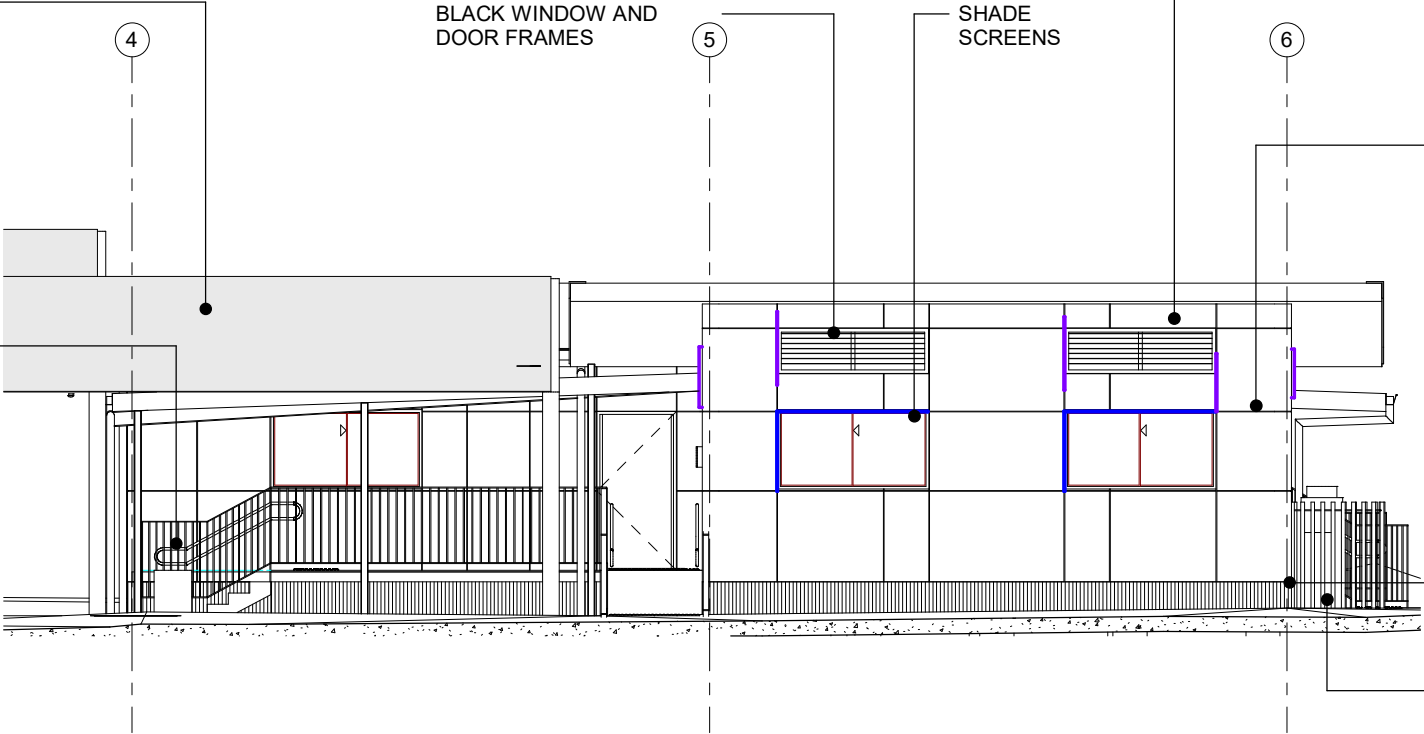
FC01 EXTERNAL FC
CLADDING, GREY



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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Drawing Title
COLOURS / MATERIALS SCHEDULE

Date 21/06/2024 2:40:42 PM
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Drawing Reference
19055-NBRS-DR-A-DA20
Revision
3

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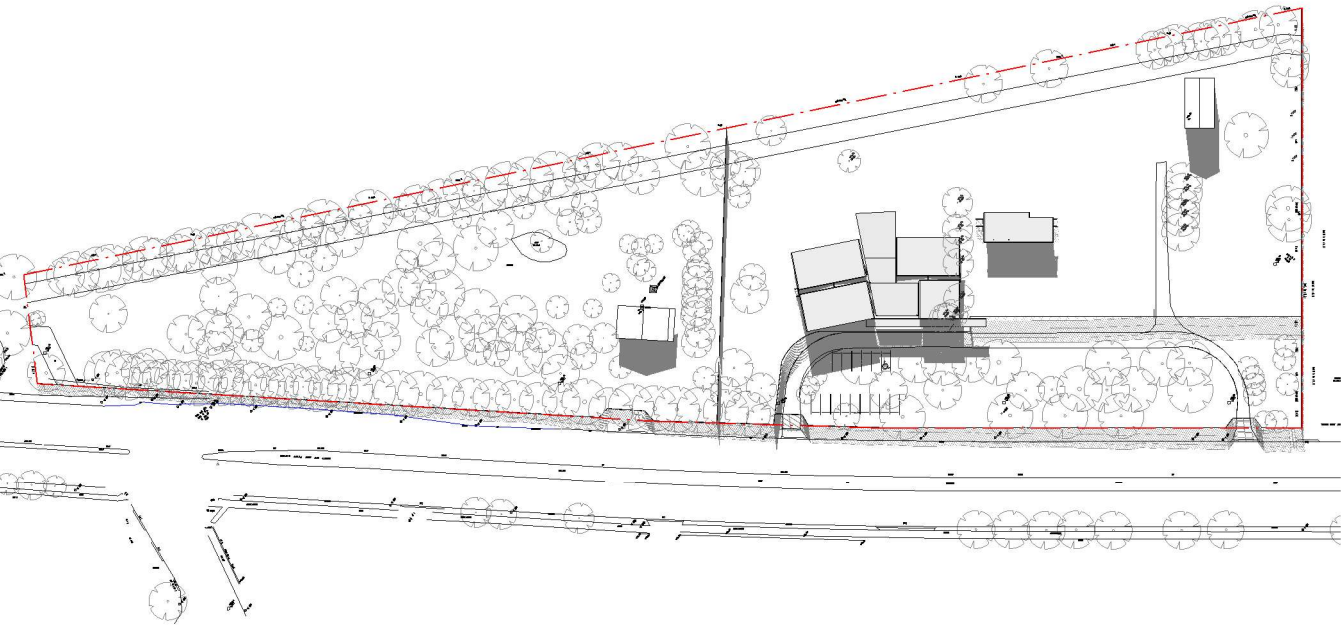
Project
Pacific Brook Christian School
at
Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook NSW
for
Pacific Brook Christian School Ltd

Drawing Title
STAGE 1 - SHADOW DIAGRAMS

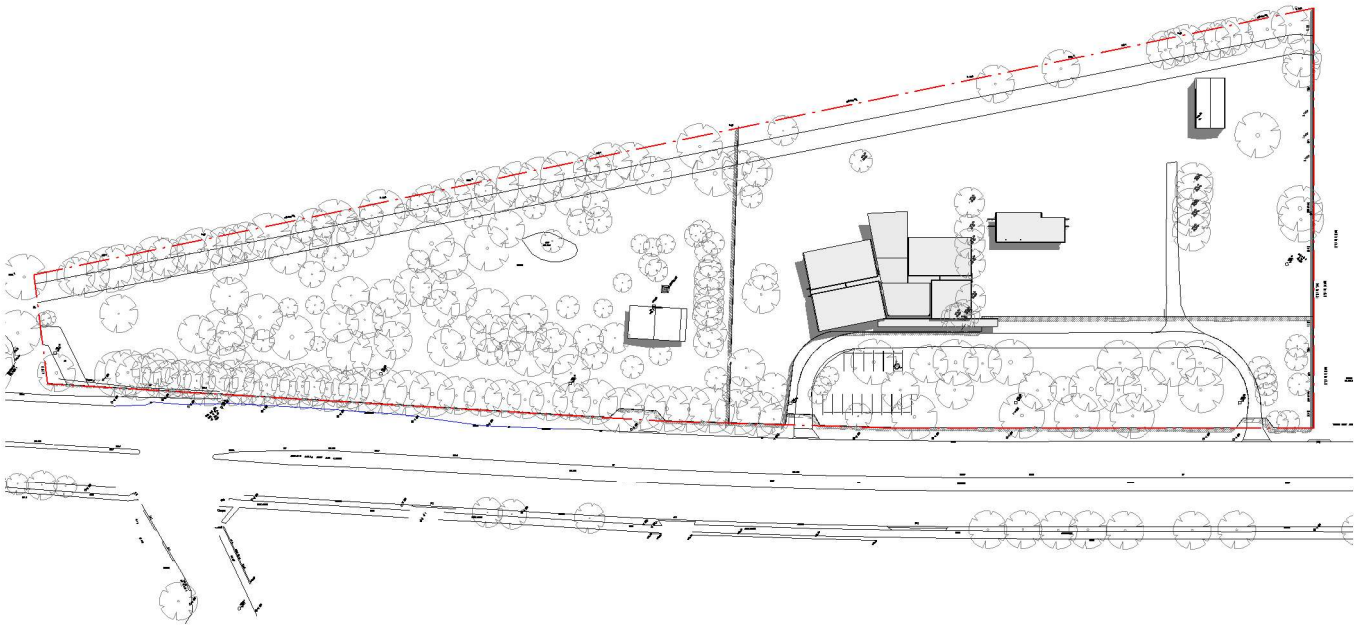
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Drawing Reference
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Revision
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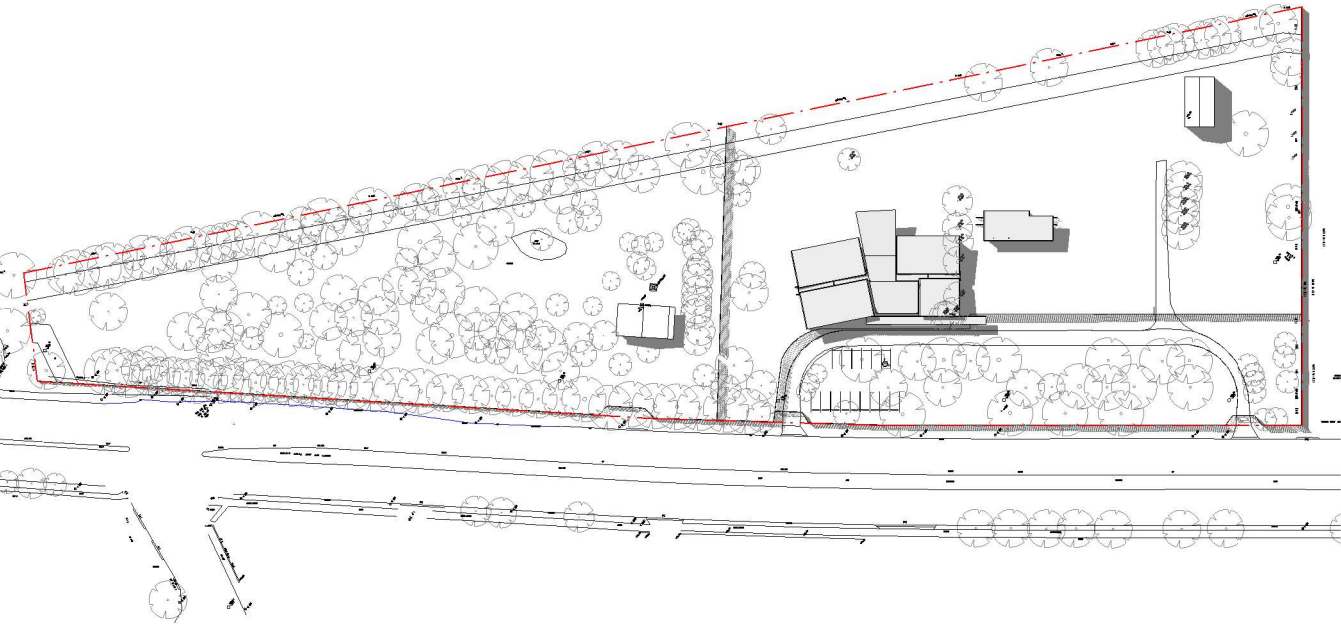
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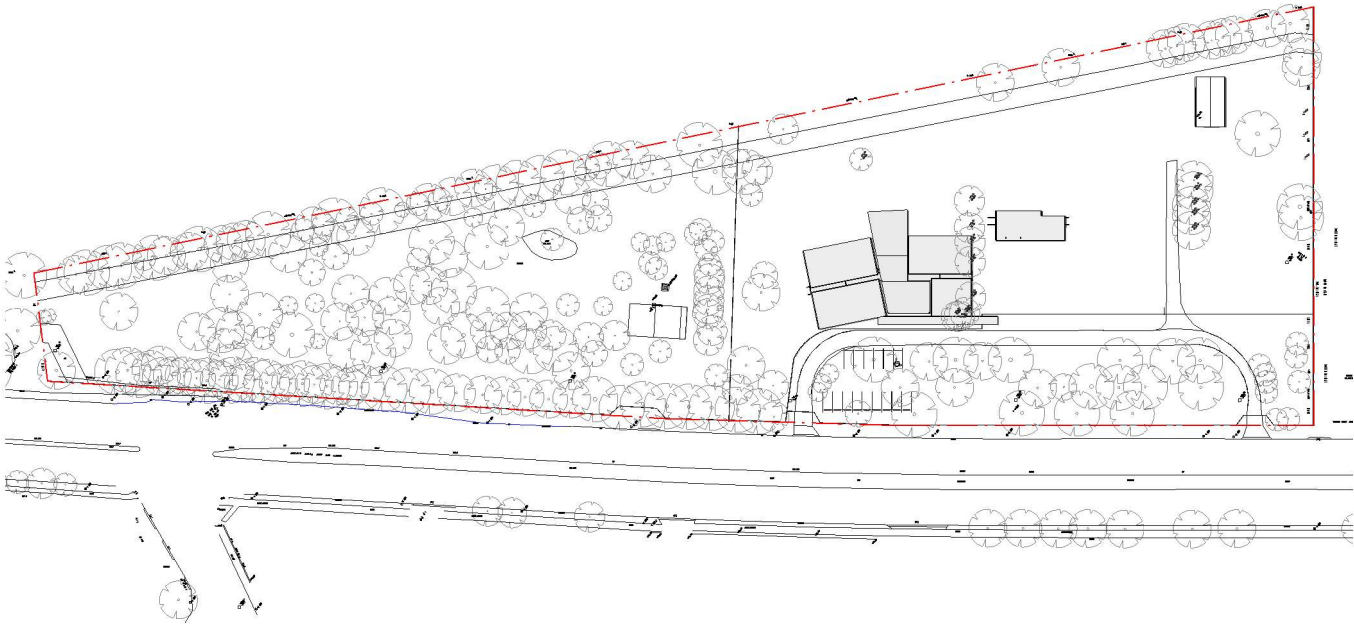
1 WINTER SOLSTICE - JUNE 9AM
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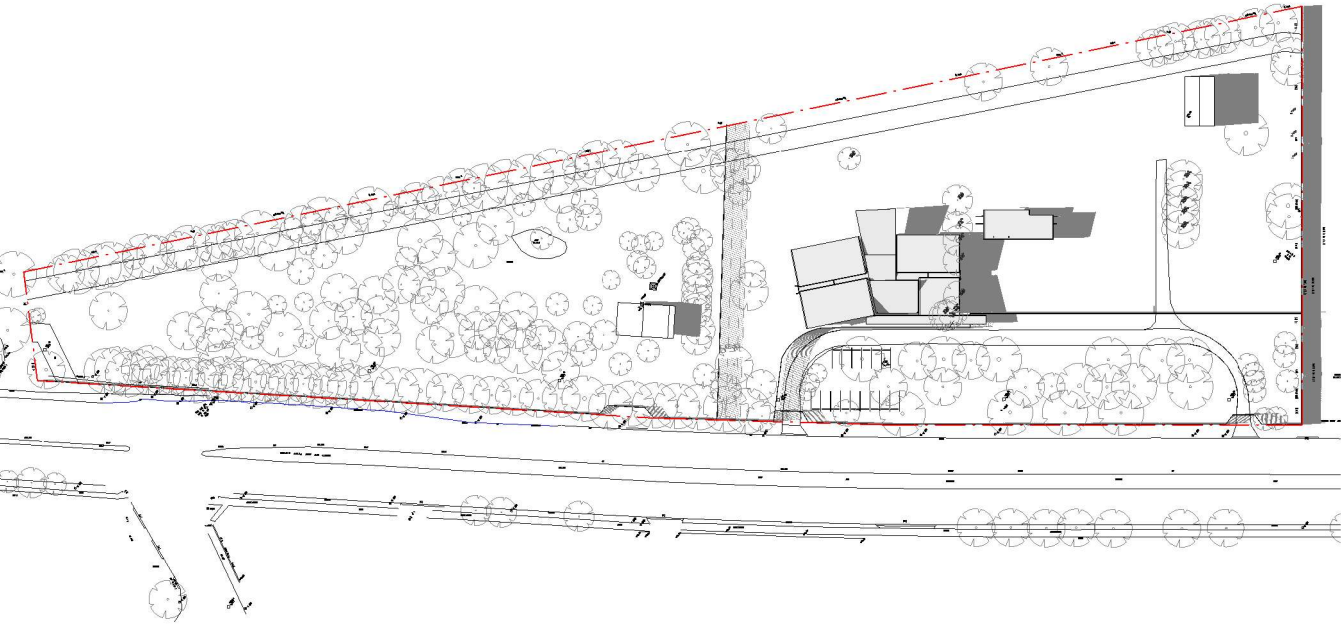
4 SUMMER SOLSTICE - DEC 9AM
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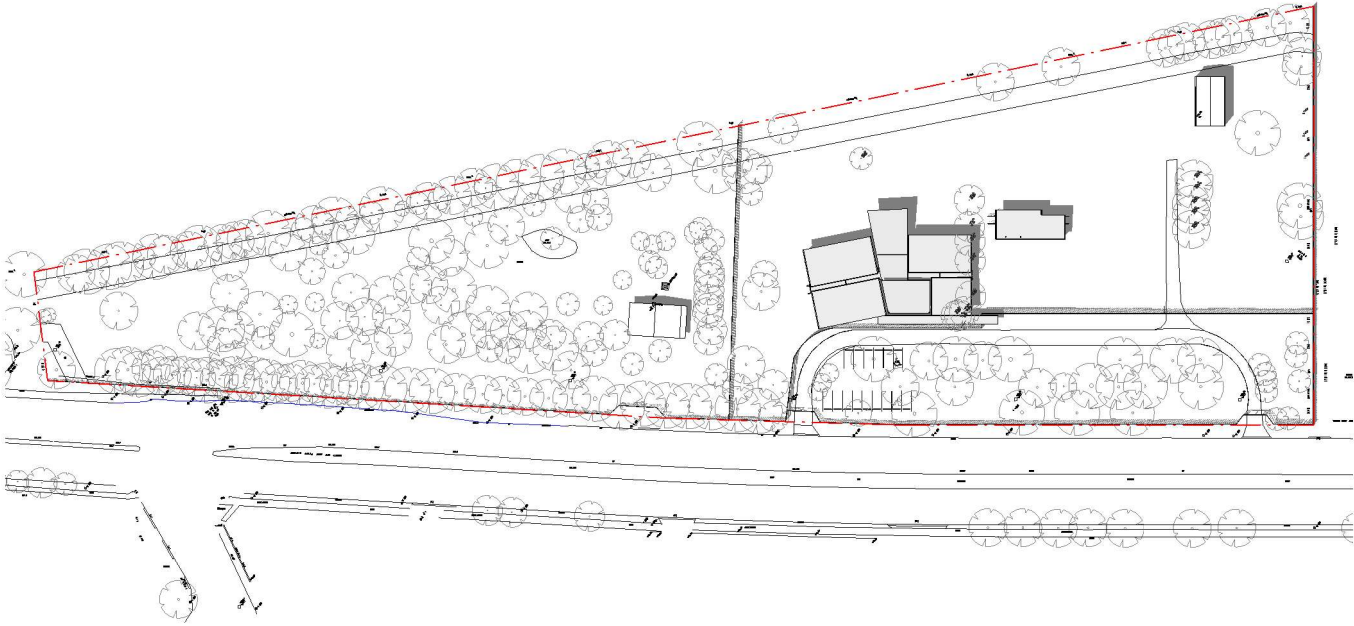
2 WINTER SOLSTICE - JUNE 12PM
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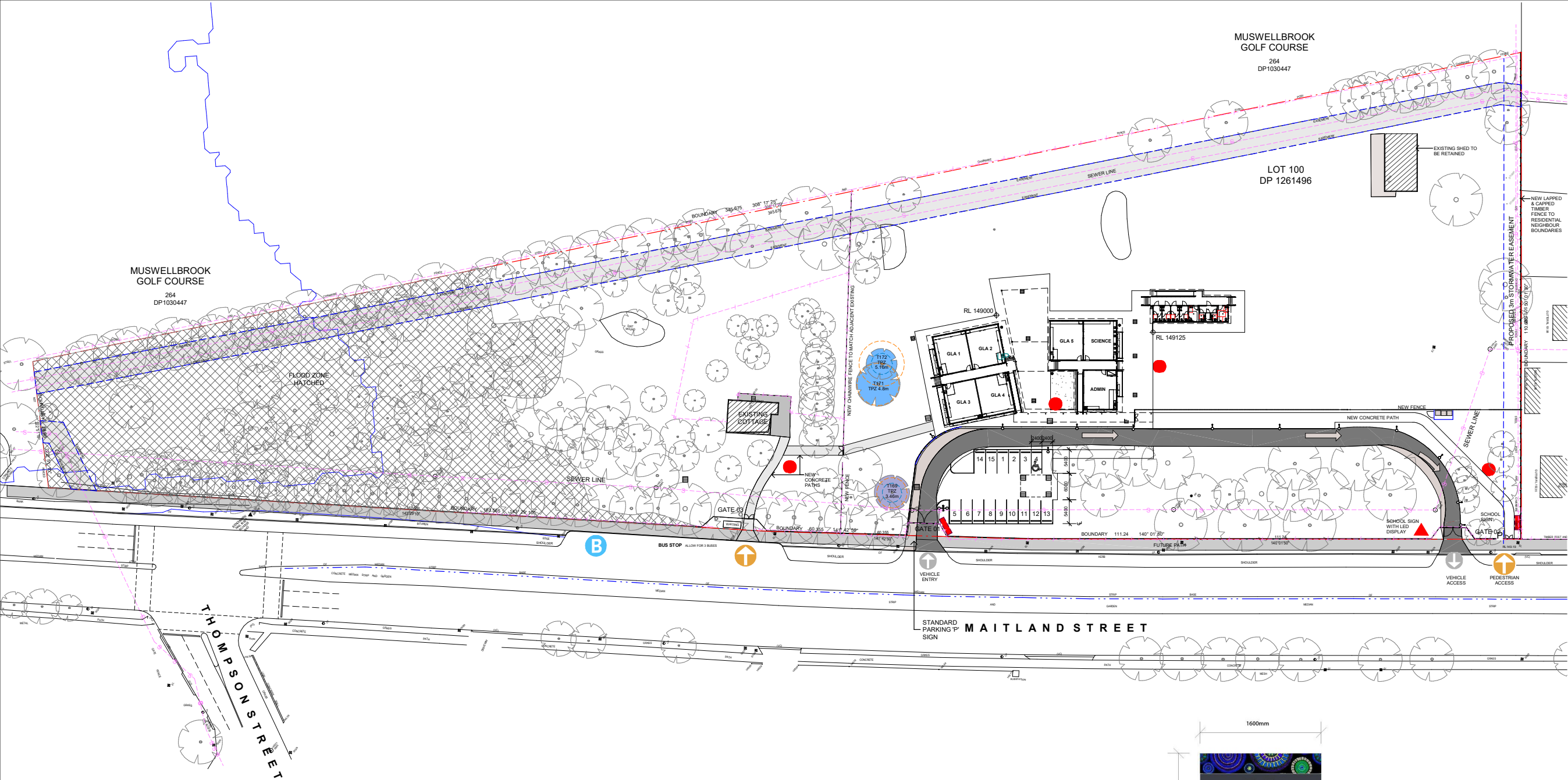
5 SUMMER SOLSTICE - DEC 12PM
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3 WINTER SOLSTICE - JUNE 3PM
1 : 1000



6 SUMMER SOLSTICE - DEC 3PM
1 : 1000



SIGNAGE LEGEND

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

NOTE: DRAWINGS TO BE PRINTED IN COLOUR.

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	14.06.2024	DEVELOPMENT APPLICATION	NBRS
4	21.06.2024	DEVELOPMENT APPLICATION ST 1	NBRS

Sydney
61 2 9922 2344
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ABN 16 002 247 565

Project
Pacific Brook Christian School

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

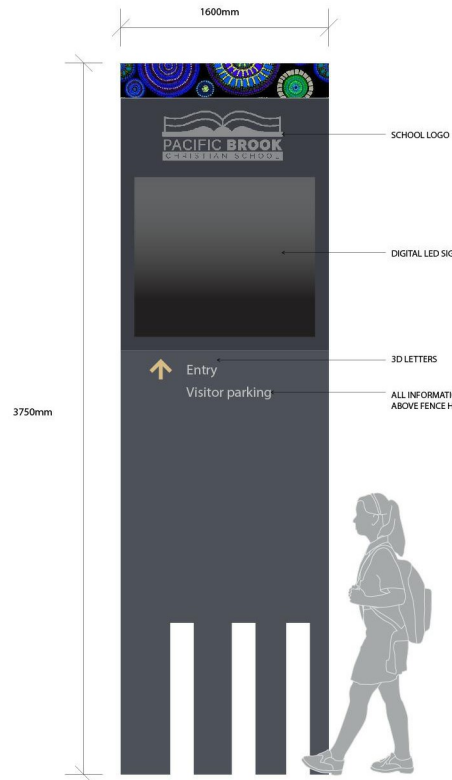
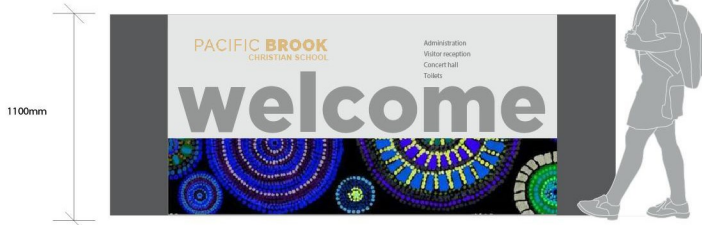
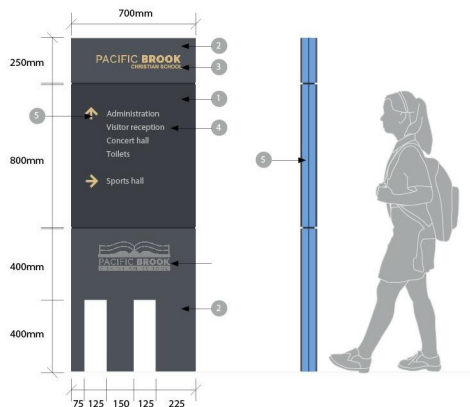
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SIGNAGE PLAN

Date 21/06/2024 2:41:32 PM
Scale As indicated @ A1

Drawing Reference
19055-NBRS-DR-A-DA23
Revision
4

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