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C	100% DA Architectural Documentation	15/12/2022	AL
B	90% DA Architectural Documentation	9/12/2022	AL
A	50% DA issued to Consultants	6/12/2022	AL

SITE PLAN -LEGENDS AND SYMBOLS

- AREA OF CONSOLIDATED LOT
- SITE BOUNDARY (AFTER CONSOLIDATION)
- CONSOLIDATED SITE BOUNDARY
- EXISTING BUILDING ONSITE
- NEIGHBOURING BUILDINGS
- PEDESTRIAN ENTRY
- VEHICLE ENTRY
- SERVICE/UTILITY ENTRY
- BUILDING ENTRY/ACCESS

NOTE
SUBJECT FOR DA APPROVAL THE CONSOLIDATION OF RESIDENTIAL & EDUCATIONAL LOT.

RESIDENTIAL LOT
48 EUROBIN : DP 14521
50 EUROBIN : SP 12627

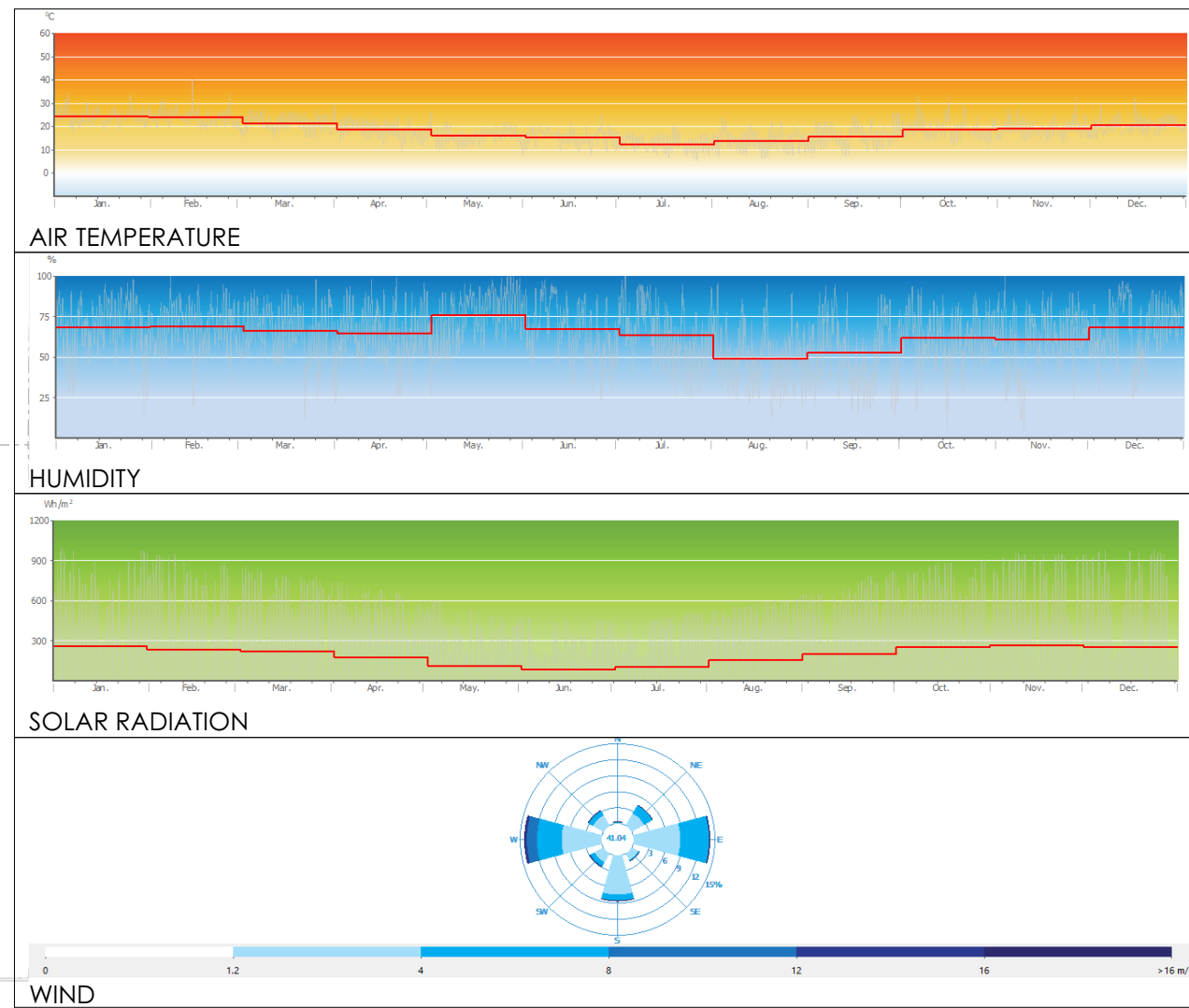
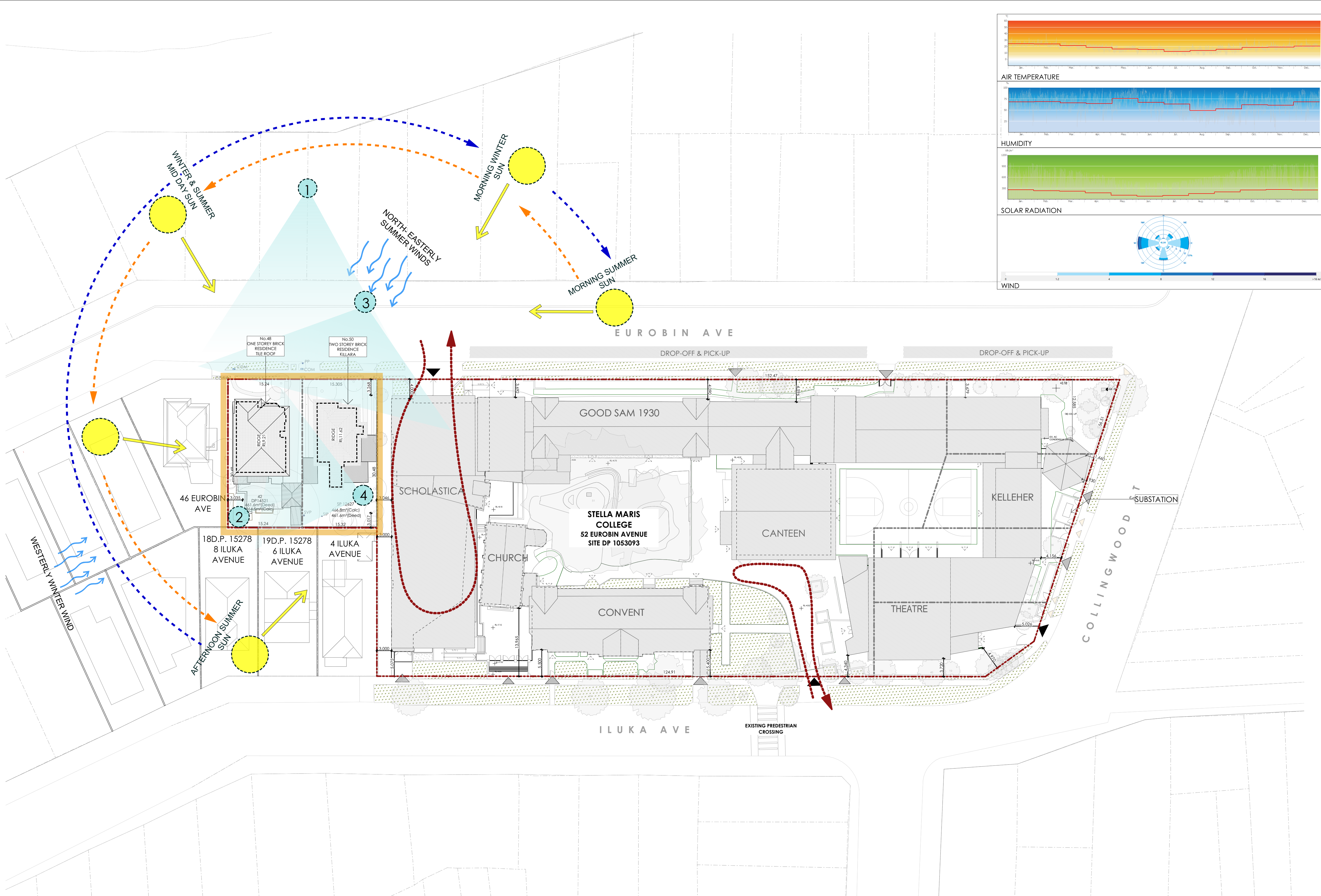
EDUCATIONAL LOT
52 EUROBIN : DP 1053093
6 : DP 9906
5 : DP 9906
4 : DP 9906
1 : DP 1053093

JDA ARCHITECTS
Suite 301/249 Pitt Street
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Telephone: 02 9281 8697
www.jdaarchitects.com.au

PROJECT:
STELLA MARIS COLLEGE
CLIENT:
STELLA MARIS COLLEGE
ADDRESS:
48-50 EUROBIN AVENUE,
MANLY NSW 2095 AUS

DRAWING:
LOT CONSOLIDATION PLAN

ISSUE DATE: 19/12/2022	SCALE: 1:300 @A1	DESIGNED/DRAWN: AL/AL	CHECKED: JH	SHEET SIZE: A1
JOB NO: 1235	SHEET NO: DA_001	REVISION: D		



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SYMBOLS AND LEGEND

	MORNING SUN(SUMMER)
	MORNING SUN(WINTER)
	WIND DIRECTION
	VEHICLE PATHS
	PROJECT SITE LOCATION

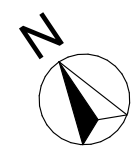


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PROJECT:
STELLA MARIS COLLEGE
CLIENT:
STELLA MARIS COLLEGE
ADDRESS:
48-50 EUROBIN AVENUE,
MANLY NSW 2095 AUS

DRAWING:
EXISTING SITE ANALYSIS PLAN

ISSUE DATE:	SCALE:	DESIGNED/DRAWN:	CHECKED:	SHEET SIZE:
19/12/2022	1:400 @A1	AL/AL	JH	A1
JOB NO:	SHEET NO:	REVISION:		
1235	DA_002	C		





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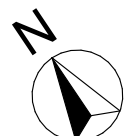
- PROPOSED TEMPORARY BUILDING
- EXISTING NEIGHBOURING BUILDING
- ELEMENTS TO BE DEMOLISHED
- EXISTING GROUND
- SITE BOUNDARY
- CONSOLIDATED SITE BOUNDARY
- PEDESTRIAN ENTRY
- VEHICLE ENTRY
- SERVICE/UTILITY ENTRY
- BUILDING ENTRY/ACCESS
- EXISTING RL
- PROPOSED RL
- TREE- EXISTING
- TREE TO BE REMOVED (EXEMPT SPECIES)

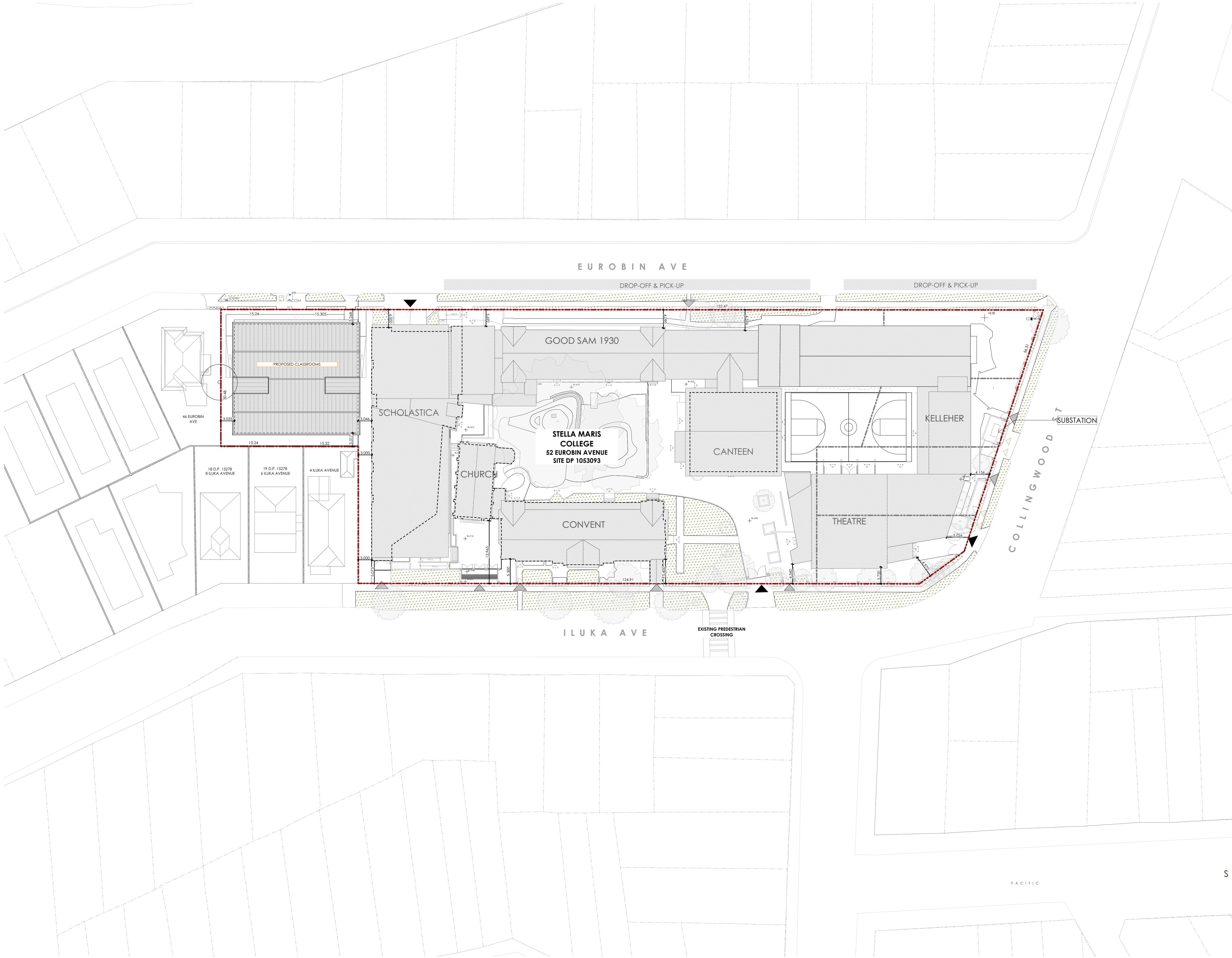
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Sydney NSW 2000
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PROJECT:
STELLA MARIS COLLEGE
CLIENT:
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ADDRESS:
48-50 EUROBIN AVENUE,
MANLY NSW 2095 AUS

DRAWING:
EXISTING & DEMOLITION SITE PLAN

ISSUE DATE:	SCALE:	DESIGNED/DRAWN:	CHECKED:	SHEET SIZE:
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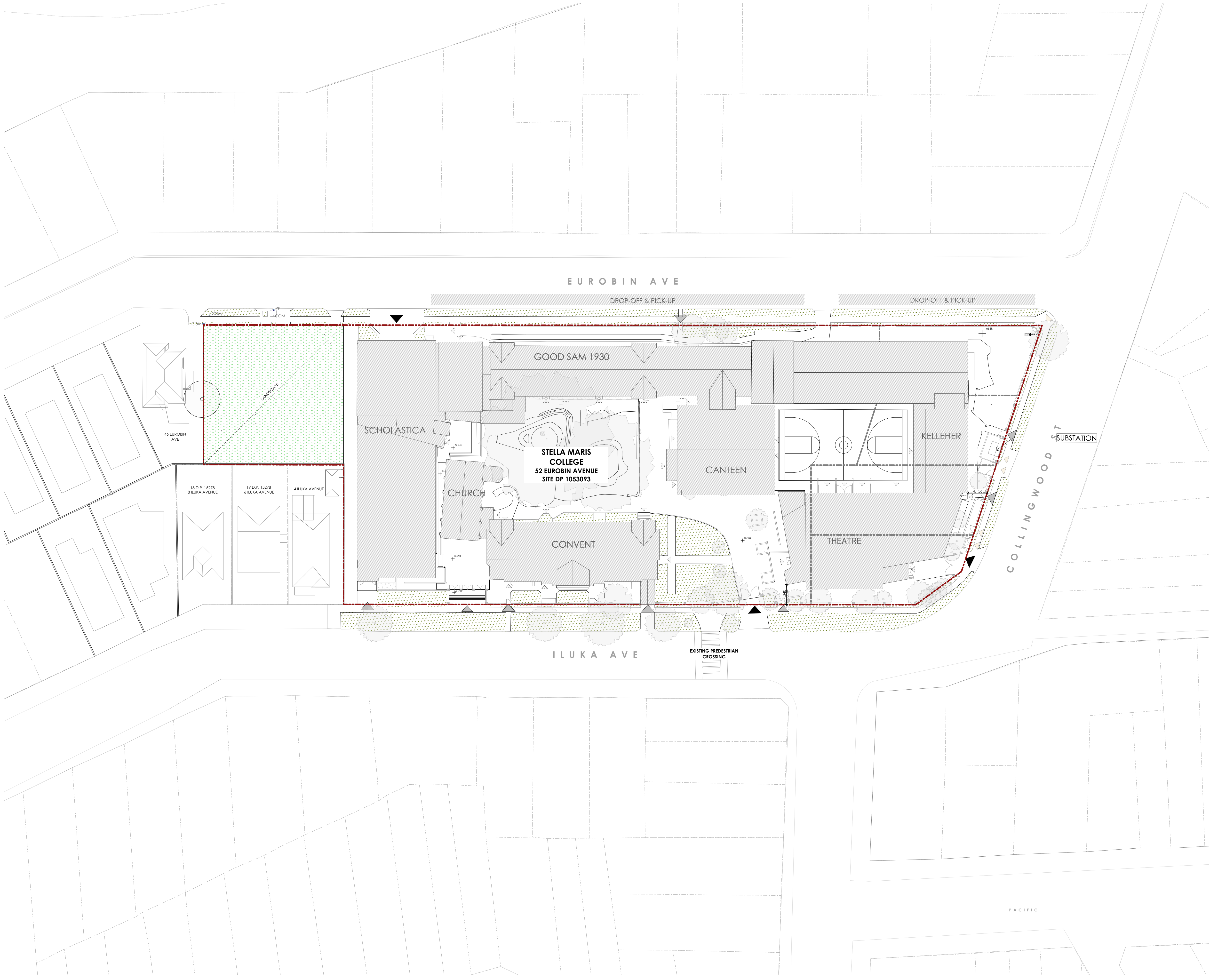
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- EXISTING NEIGHBOURING BUILDING
- EXISTING GROUND
- PROPOSED LANDSCAPE
- SITE BOUNDARY
- CONSOLIDATED SITE BOUNDARY
- PEDESTRIAN ENTRY
- VEHICLE ENTRY
- SERVICE/UTILITY ENTRY
- BUILDING ENTRY/ACCESS
- EXISTING RL
- PROPOSED RL
- TREE- EXISTING
- TREE TO BE REMOVED (EXEMPT SPECIES)

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PROJECT:
STELLA MARIS COLLEGE
CLIENT:
STELLA MARIS COLLEGE
ADDRESS:
48-50 EUROBIN AVENUE,
MANLY NSW 2095 AUS

DRAWING:
PROPOSED SITE PLAN


ISSUE DATE: 19/12/2022	SCALE: 1:400 @A1	DESIGNED/DRAWN: AL/AL	CHECKED: JH	SHEET SIZE: A1
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- SITE BOUNDARY
- CONSOLIDATED SITE BOUNDARY
- ▲ PEDESTRIAN ENTRY
- ▲ VEHICLE ENTRY
- ▲ SERVICE/UTILITY ENTRY
- ▲ BUILDING ENTRY/ACCESS
- XXXX EXISTING RL
- XXXX PROPOSED RL
- TREE - EXISTING
- TREE TO BE REMOVED (EXEMPT SPECIES)



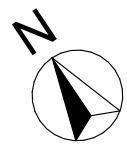
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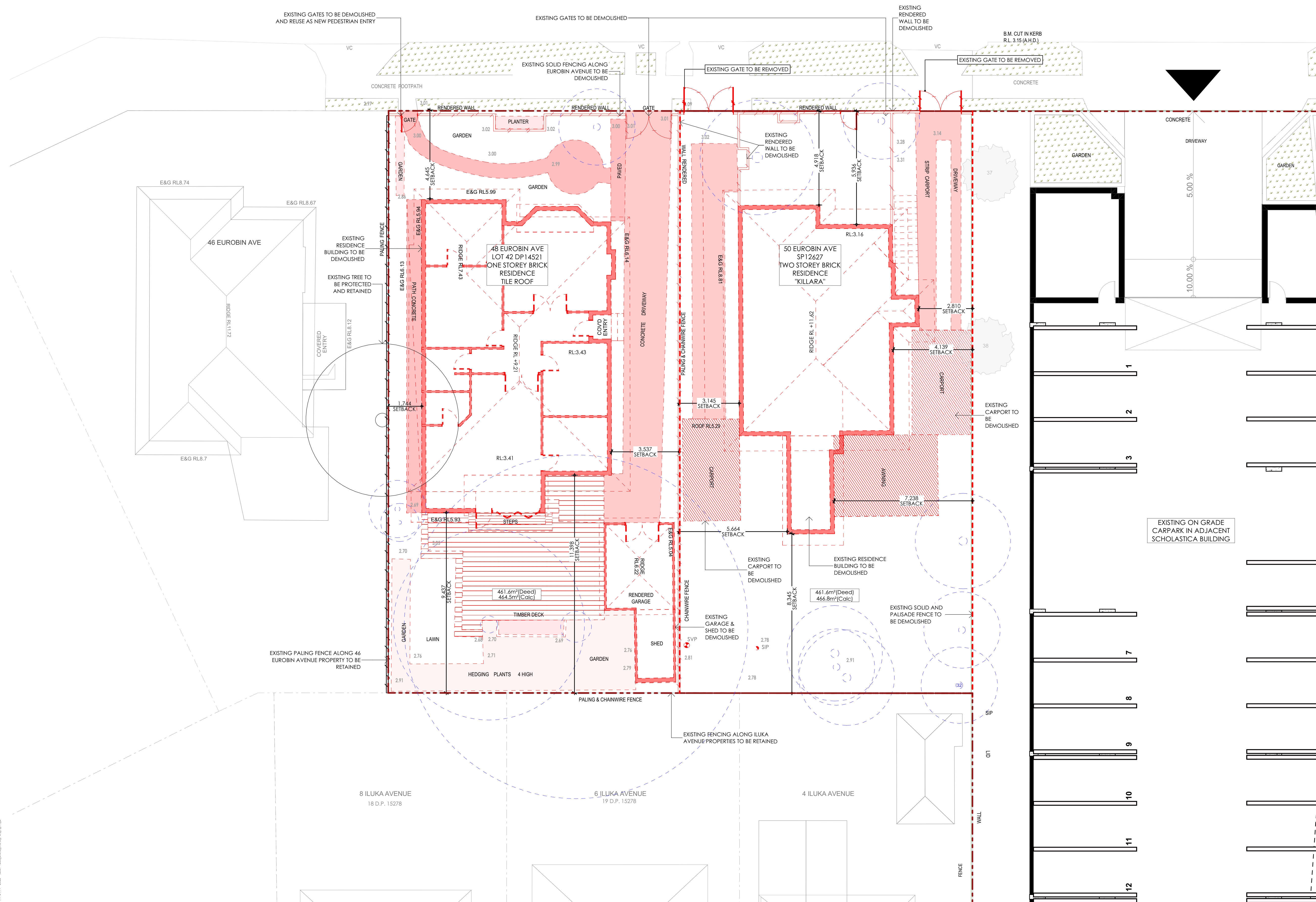
PROJECT:
STELLA MARIS COLLEGE
CLIENT:
STELLA MARIS COLLEGE
ADDRESS:
48-50 EUROBIN AVENUE,
MANLY NSW 2095 AUS

DRAWING:
**PROPOSED SITE PLAN AFTER DEMOLITION
OF TEMPORARY STRUCTURE**

ISSUE DATE: 19/12/2022	SCALE: 1:400 @A1	DESIGNED/DRAWN: AL/AL	CHECKED: JH	SHEET SIZE: A1
JOB NO: 1235	SHEET NO: DA_005	REVISION: C		



EUROBIN AVENUE

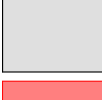


















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A	50% DA Issued to Consultants	6/12/2022	AL



SYMBOLS AND LEGEND

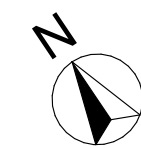
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|---|--|
|  | PROPOSED TEMPORARY BUILDING |
|  | EXISTING NEIGHBOURING BUILDING |
|  | ELEMENTS TO BE DEMOLISHED |
|  | |
|  | EXISTING GROUND |
|  | SITE BOUNDARY |
|  | CONSOLIDATED SITE BOUNDARY |
|  | PEDESTRIAN ENTRY |
|  | VEHICLE ENTRY |
|  | SERVICE/UTILITY ENTRY |
|  | BUILDING ENTRY/ACCESS |
|  | |
|  | |
|  | EXISTING RL |
|  | PROPOSED RL |
|  | TREE- EXISTING |
|  | TREE TO BE REMOVED
(EXEMPT SPECIES) |

NOTE: EXISTING TREE REMOVAL
ARE **NOT** PART OF THIS
APPLICATION

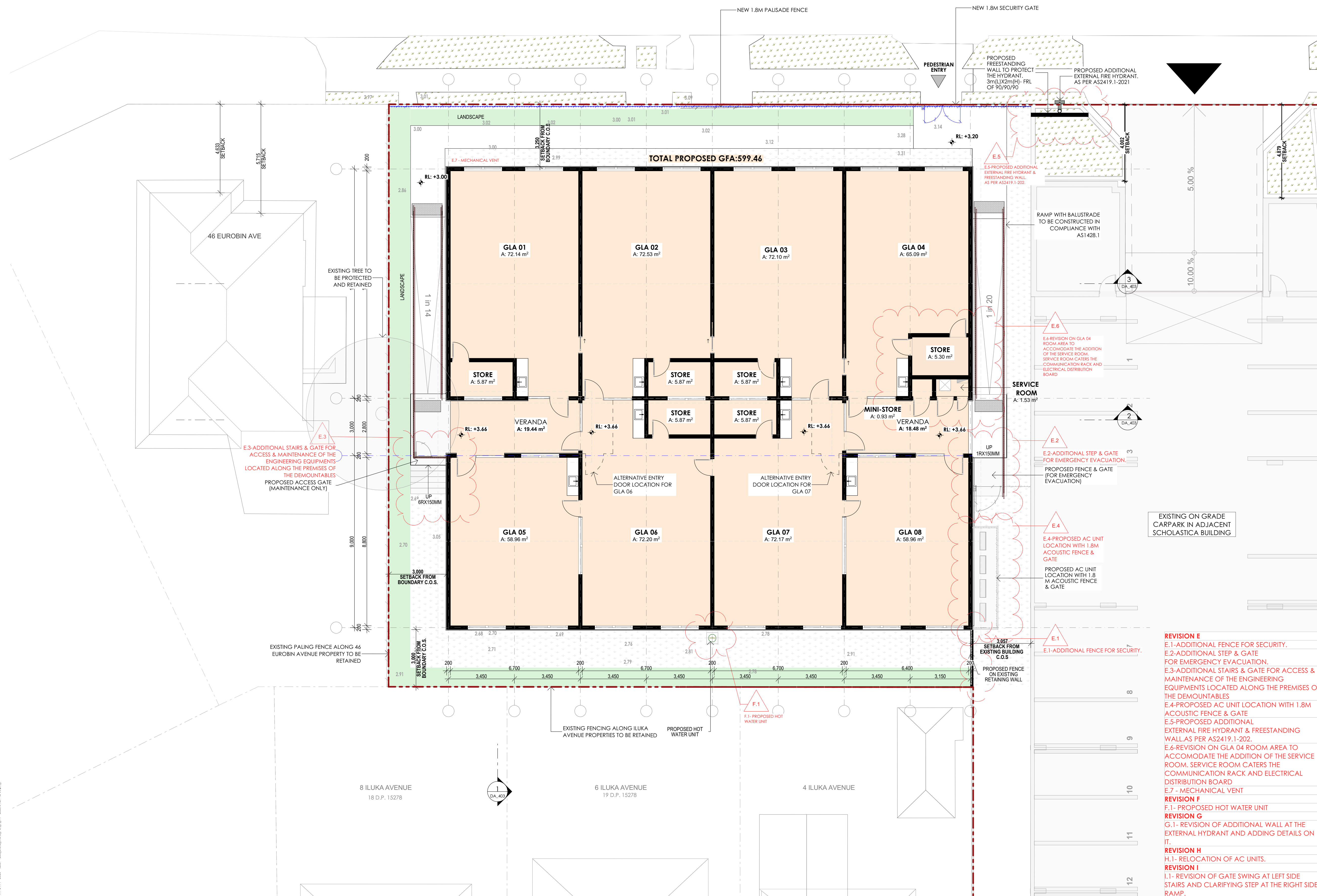


DRAWING:
EXISTING & DEMOLITION PLAN

					
ISSUE DATE: 19/12/2022	SCALE: 1:100 @A1	DESIGNED/DRAWN: AL/AL	CHECKED: JH	SHEET SIZE: A1	
JOB NO: 1235		SHEET NO: DA 101		REVISION: D	

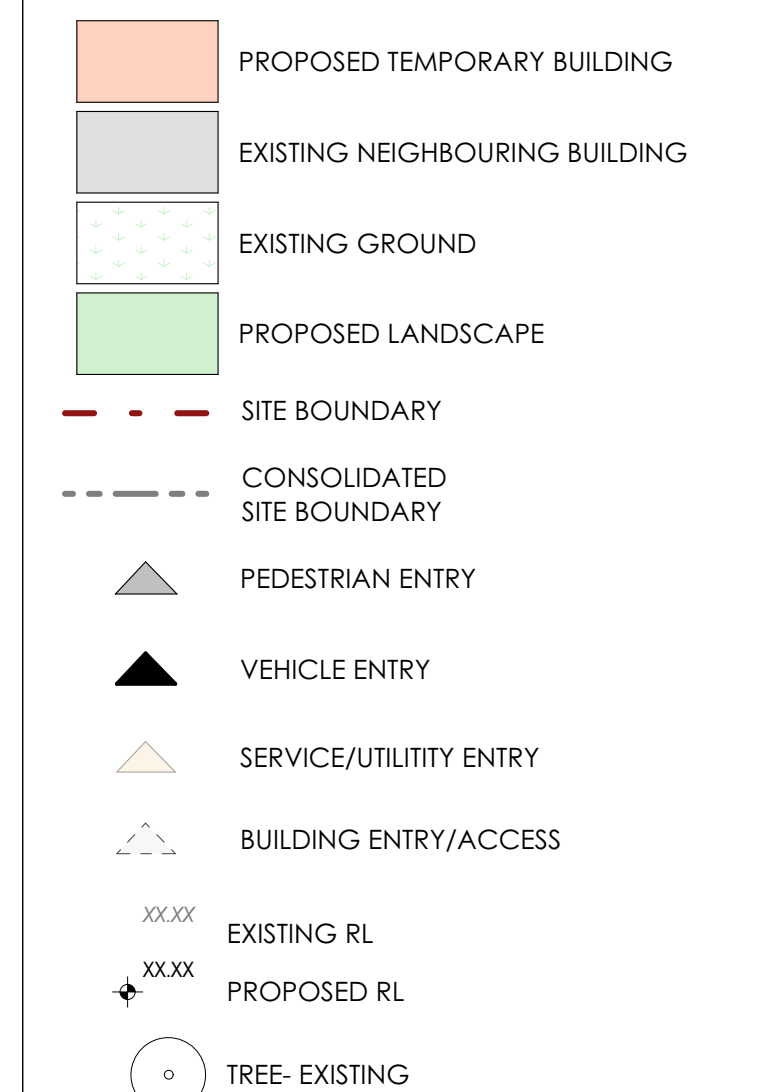


EUROBIN AVENUE



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H	Issued for DA RFI	20/04/2023	JG
G	Issued for DA RFI	19/04/2023	JG
F	Issued for DA RFI	18/04/2023	JG
E	Issued for DA RFI	14/04/2023	JG
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C	100% DA Architectural Documentation	15/12/2022	AL
B	90% DA Architectural Documentation	9/12/2022	AL
A	50% DA Issued to Consultants	6/12/2022	AL



NOTES: ADDITIONAL EXTERNAL FIRE HYDRANT

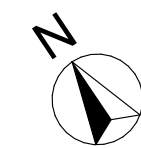
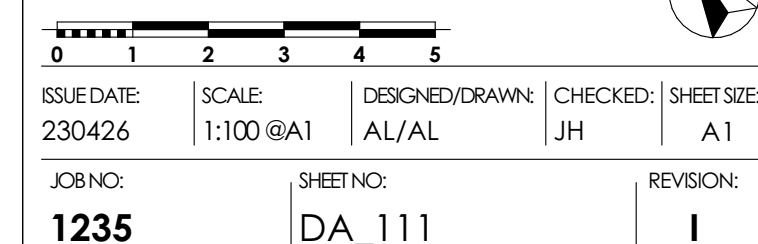
1) AS PER AS2419.1-2021, WALL IS TO EXTEND FOR HEIGHT OF NOT LESS THAN 2M ABOVE GROUND LEVEL.

2) CLEARANCE OF 1M TO BE MAINTAINED IN FRONT OF THE HYDRANT OUTLETS, FOR FIRE BRIGADE ACCESS.

3) HYDRANT OUTLET HEIGHT TO BE NO MORE THAN 1.2 M FROM THE GROUND. NO LESS THAN 750 MM FROM THE GROUND.

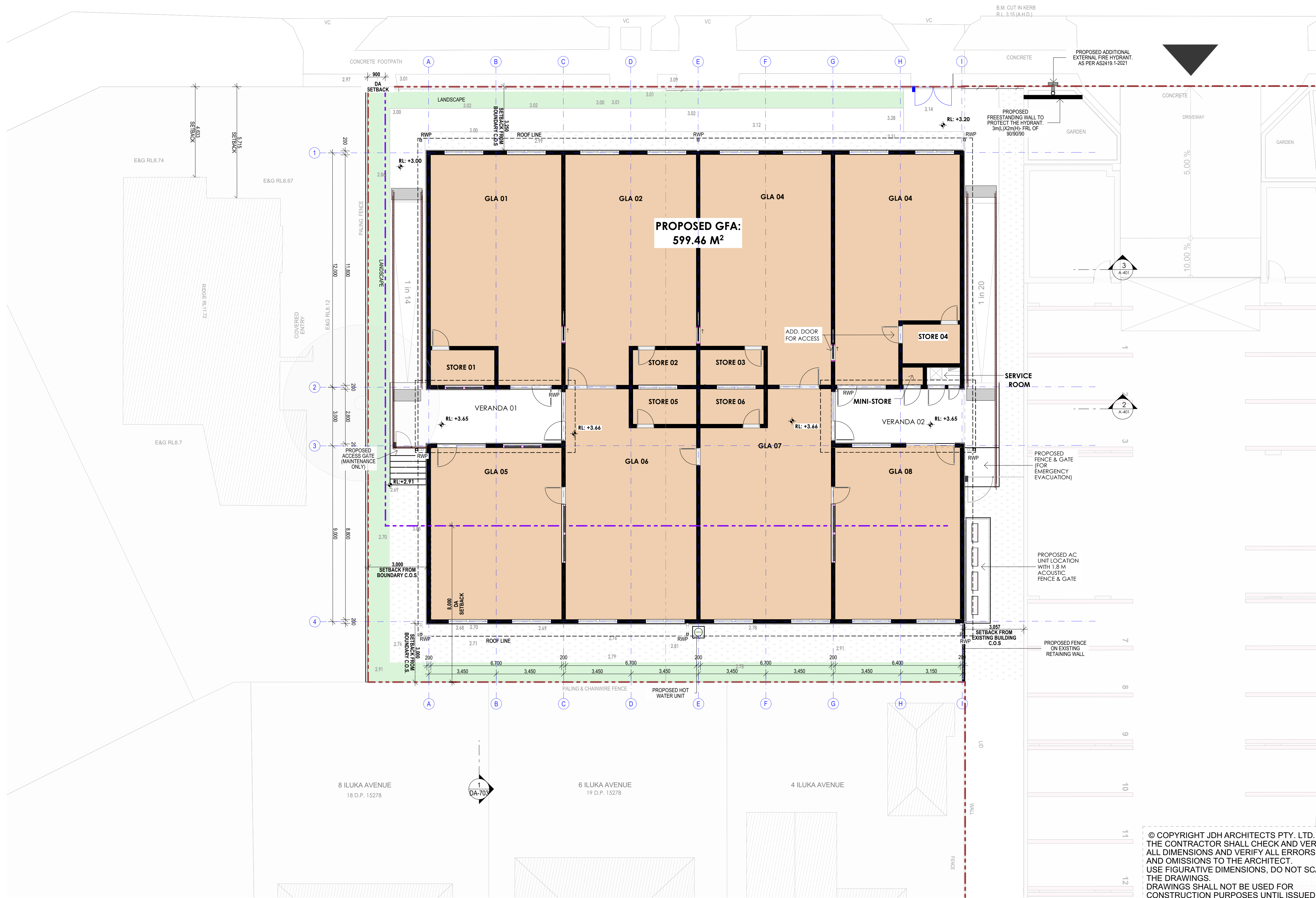


DRAWING:
PROPOSED FLOOR PLAN



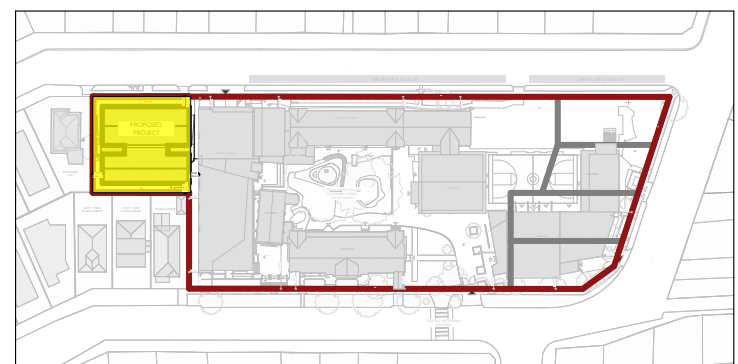
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DA-703

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D	Issued for DA RFI	24/04/2023	JG
C	Issued for DA RFI	21/04/2023	JG
B	Issued for DA RFI	14/04/2023	TH/JG
A	Issue for Consultant Coordination	12/04/2023	JG



Site Area
-931.30M²
Proposed GFA
-599.46 M² (GLA & STORE ONLY)
-644.77 M² (Verandah & Service room included)
Proposed FSR
-0.64:1 (GLA & STORE ONLY)
-0.69:1 (Verandah & Service room included)

JDH ARC
HI
TEC
TS.

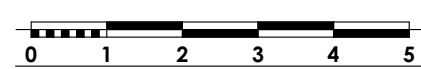
Suite 301/249 Pitt Street
Sydney NSW 2000
Telephone: 02 9281 8697
www.jdharchitects.com.au



PROJECT:
STELLA MARIS COLLEGE
CLIENT:
STELLA MARIS COLLEGE
ADDRESS:
**48-50 EUROBIN AVENUE,
MANLY NSW 2095 AUS**

DRAWING:
PROPOSED FLOOR PLAN - GFA

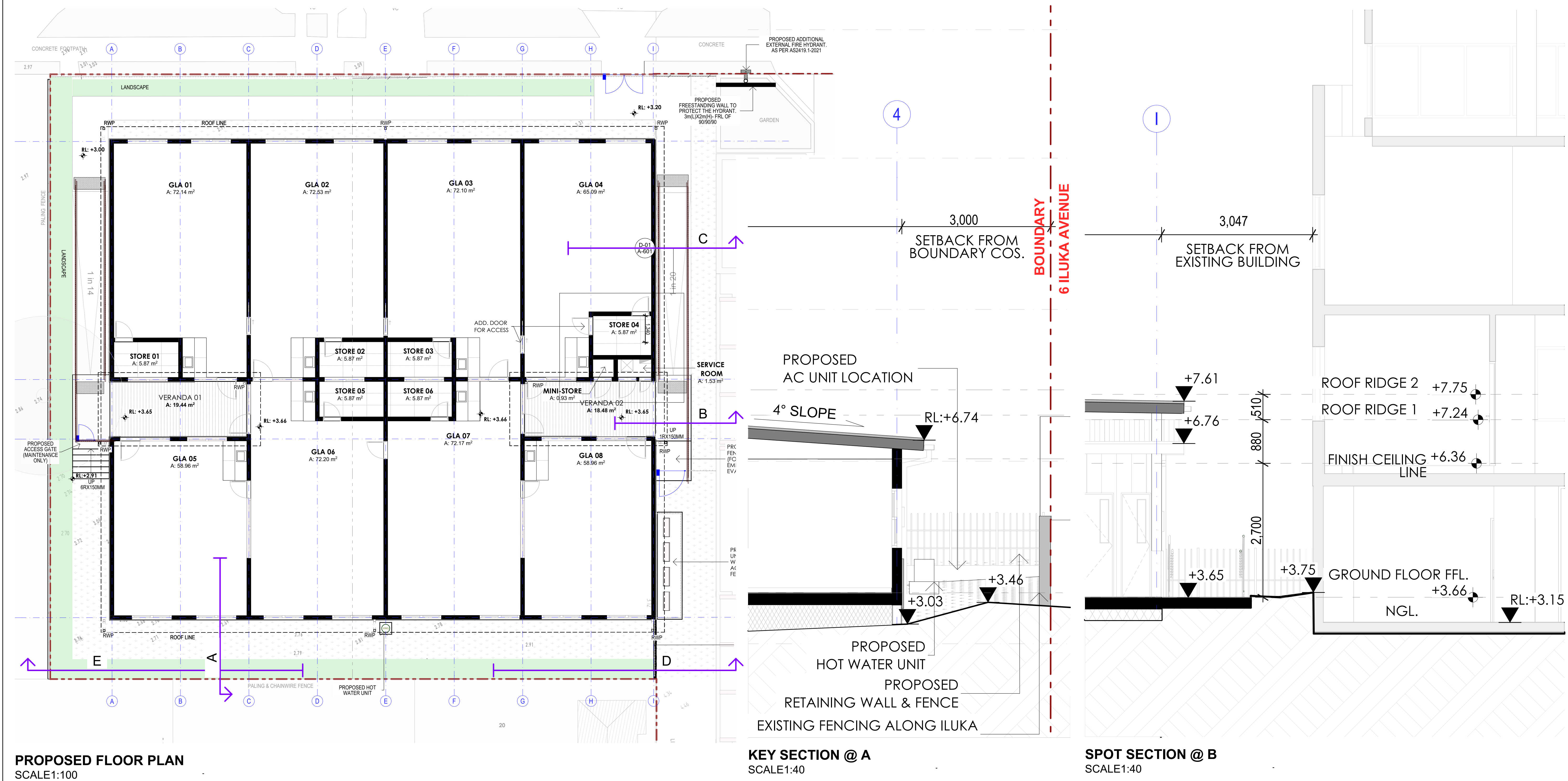
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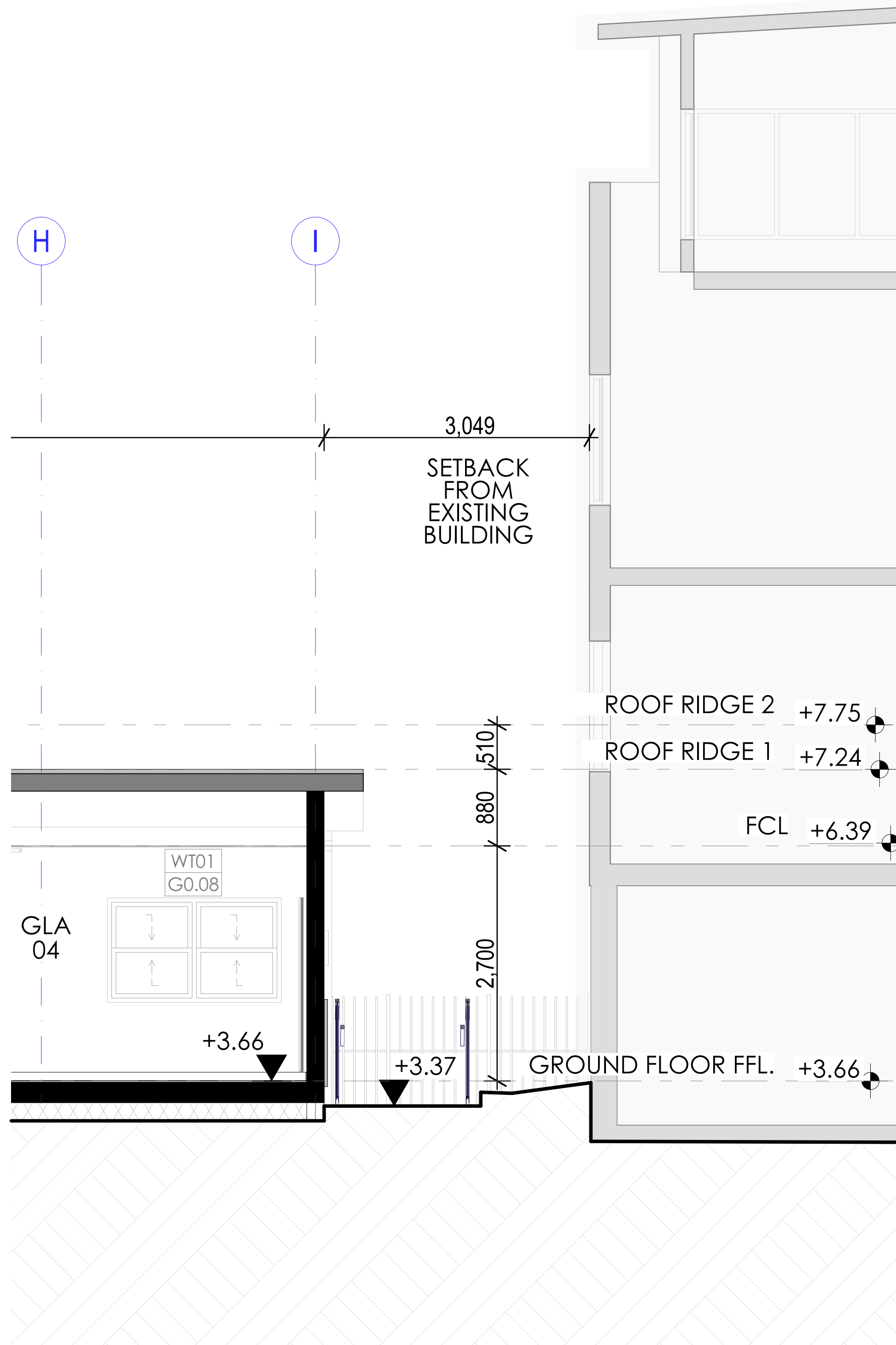


ISSUE DATE	SCALE	DESIGNED/DRAWN	CHECKED	SHEET SIZE
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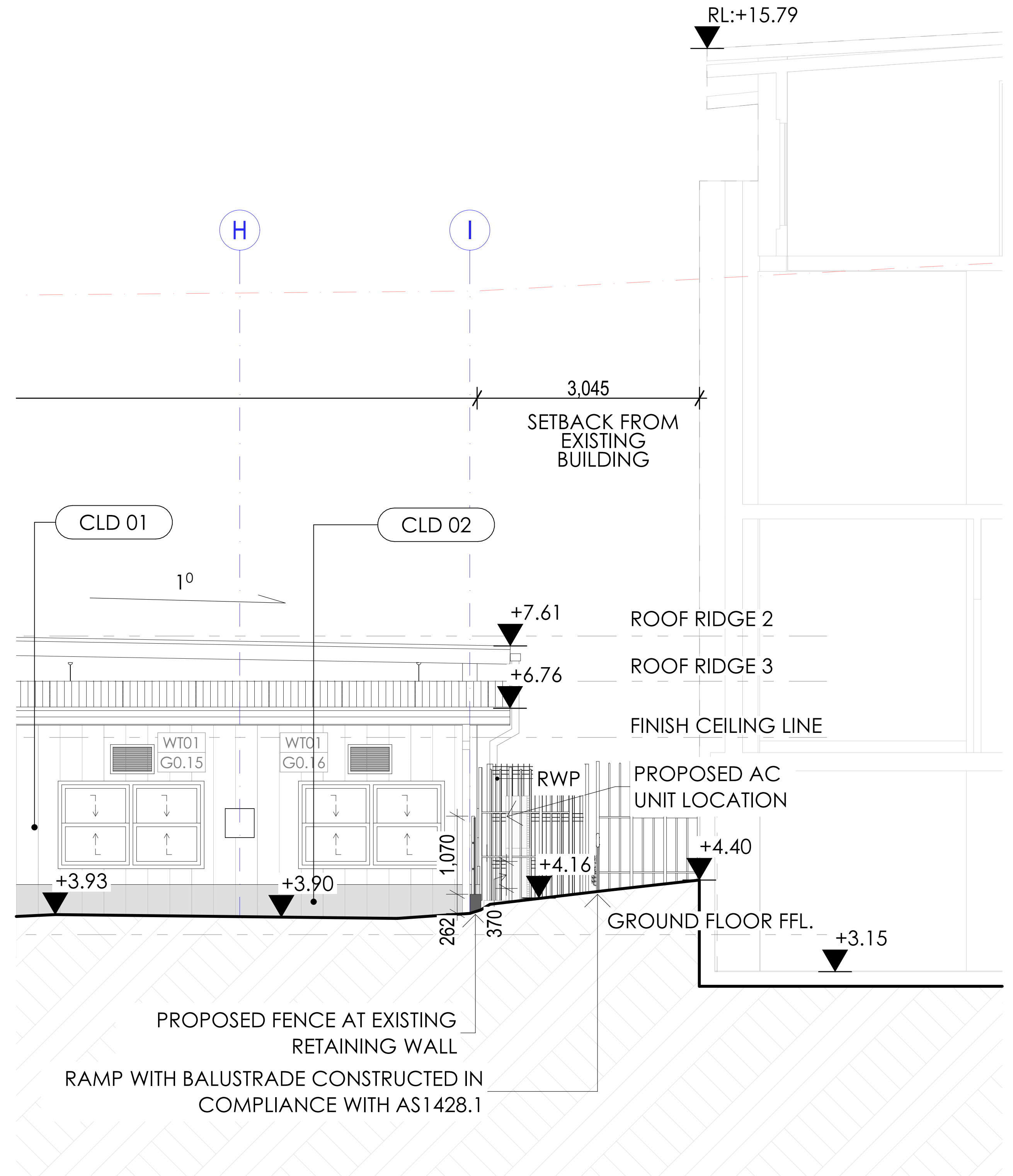
JOB NO:	SHEET NO:	REVISION:
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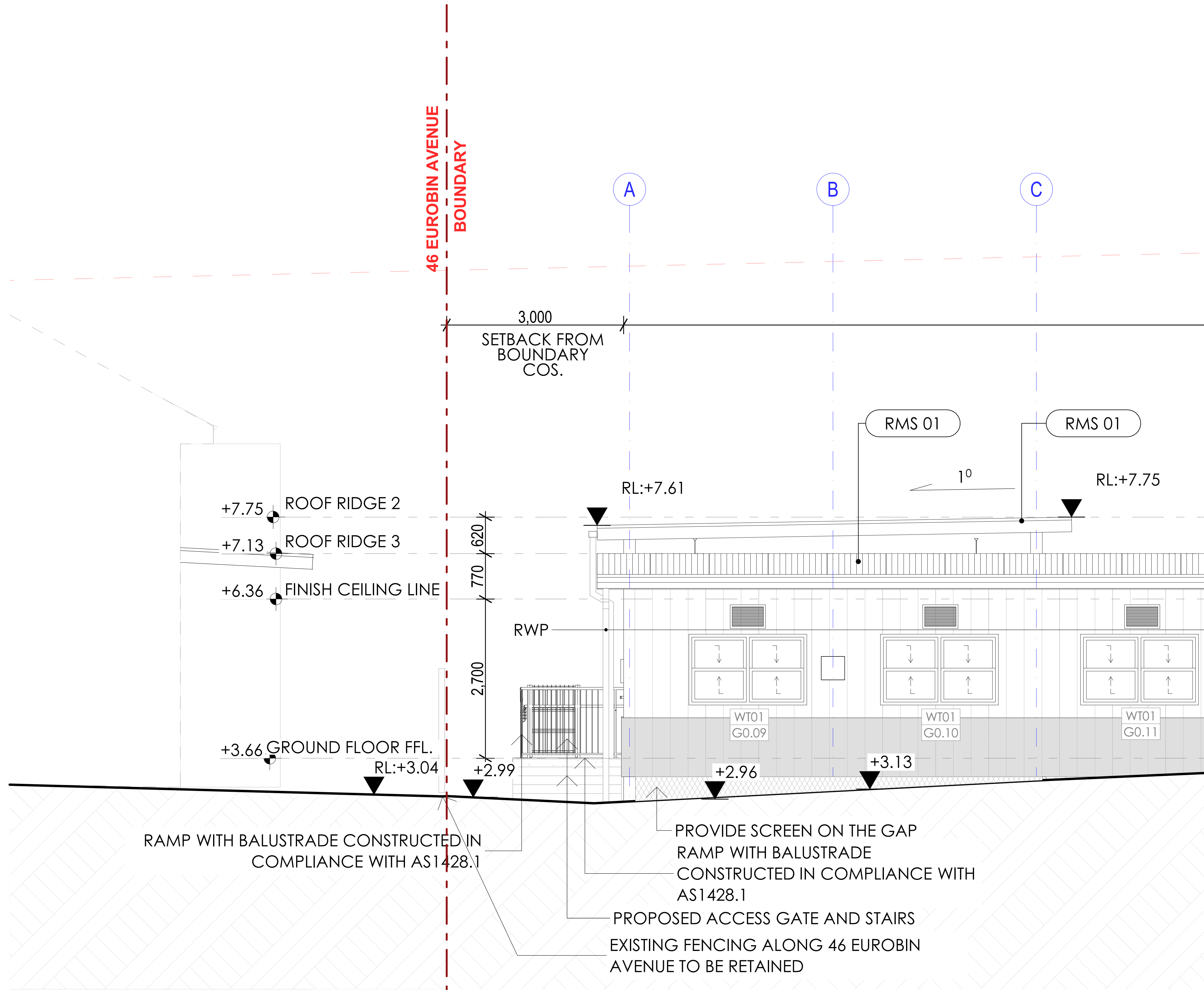




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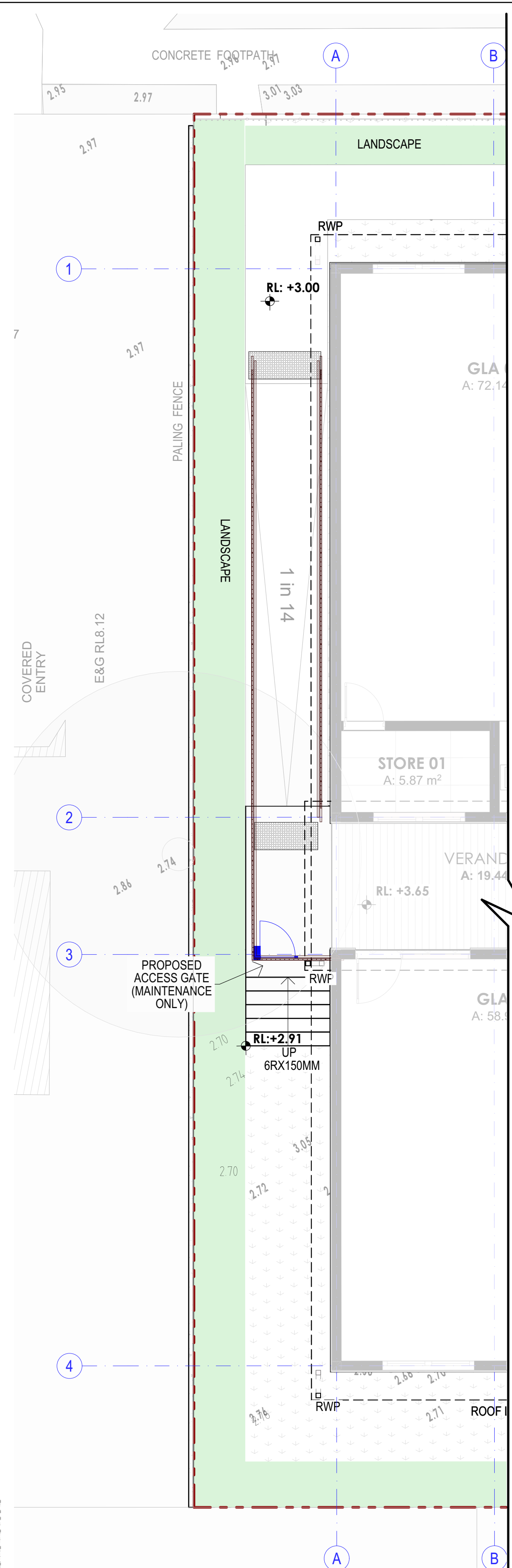


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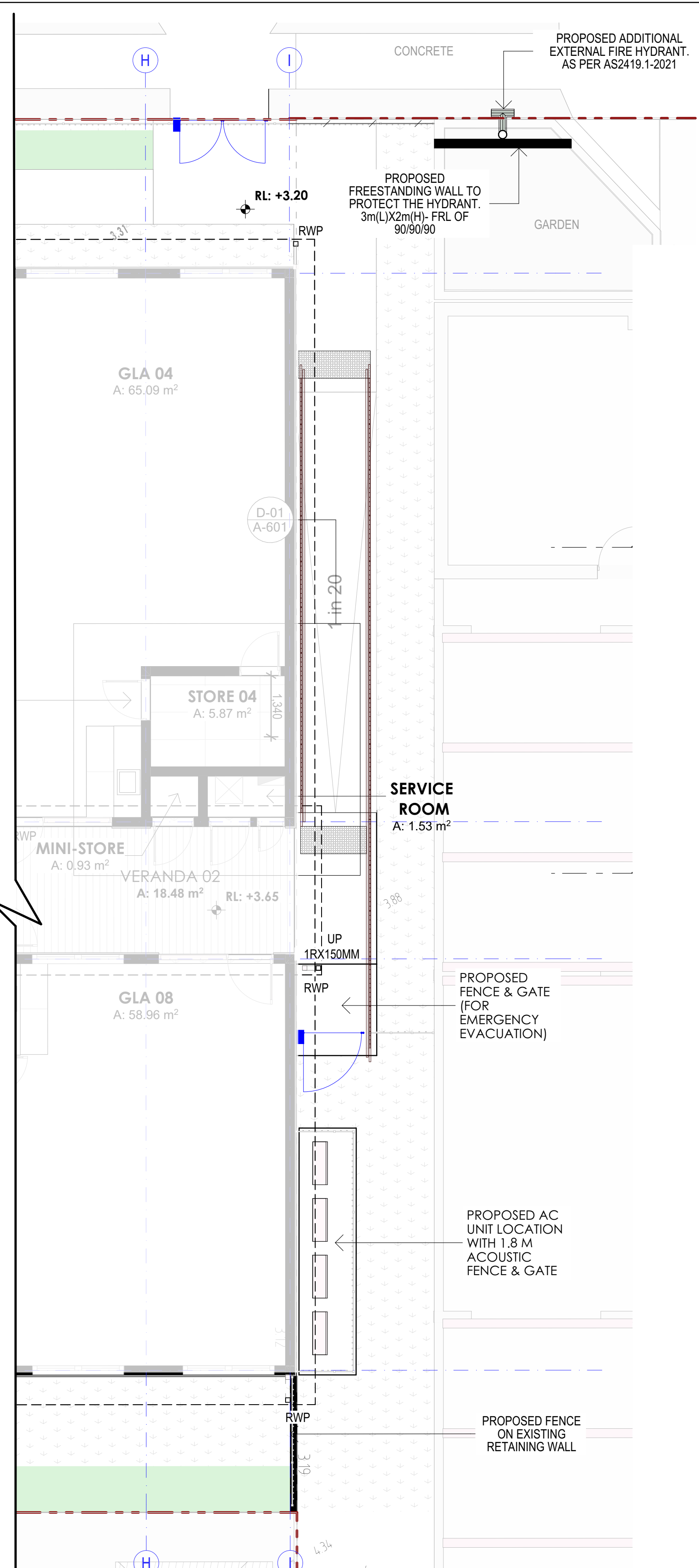


SPOT SECTION @ E
SCALE:1:40

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ACCESS RAMP AND MAINTENANCE STAIRS
ADJACENT TO 45 EUROBIN AVE. I BLOW OUT PLAN
SCALE : 1:50



ACCESS RAMP AND STEP ALONG
SCHOLASTICA BUILDING I BLOW OUT PLAN
SCALE : 1:50



PROPOSED FLOOR PLAN
SCALE : 1:130



PROJECT:
STELLA MARIS COLLEGE

CLIENT: STELLA MARIS COLLEGE

SITE: 48-50 EUROBIN AVENUE, MANLY NSW 2095 AUS

DRAWING TITLE :
ACCESS RAMP & STEPS KEY PLAN

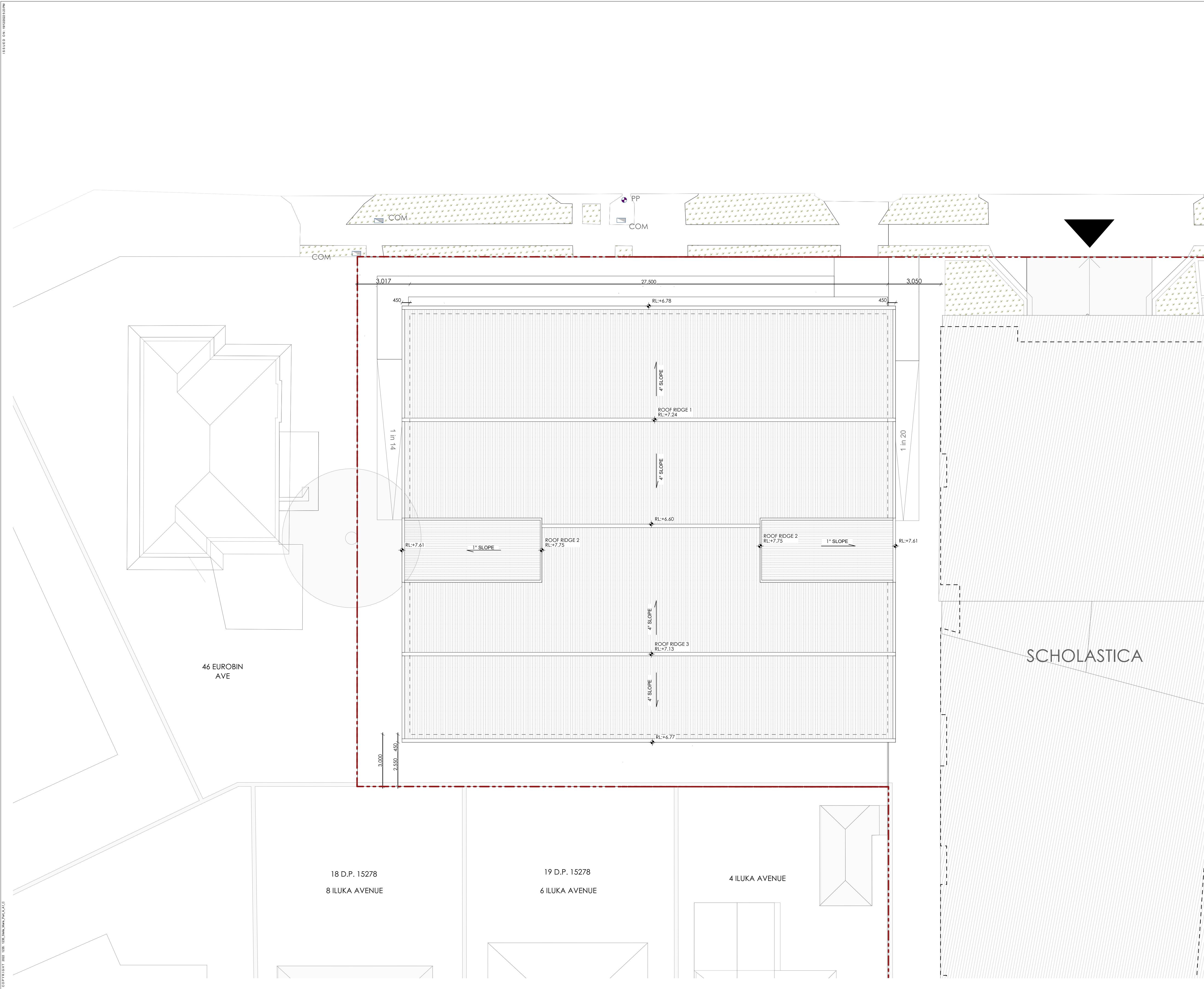
DESIGNED/DRAWN TH/JG
CHECKED BY TH

SCALE AS SHOWN
PROJECT NO. 1235

DRAWING NO.
DA-702

REVISION NO.
F

REV	DESCRIPTION	DATE	INT
F	Issued for DA RFI	26/04/2023	TH/JG
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D	Issued for DA RFI	19/04/2023	TH/JG
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SYMBOLS AND LEGEND

- PROPOSED TEMPORARY BUILDING
- EXISTING NEIGHBOURING BUILDING
- EXISTING GROUND
- PROPOSED LANDSCAPE
- SITE BOUNDARY
- CONSOLIDATED SITE BOUNDARY
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JDA ARCHITECTS.
Suite 301/249 Pitt Street
Sydney NSW 2000
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www.jdaharchitects.com.au

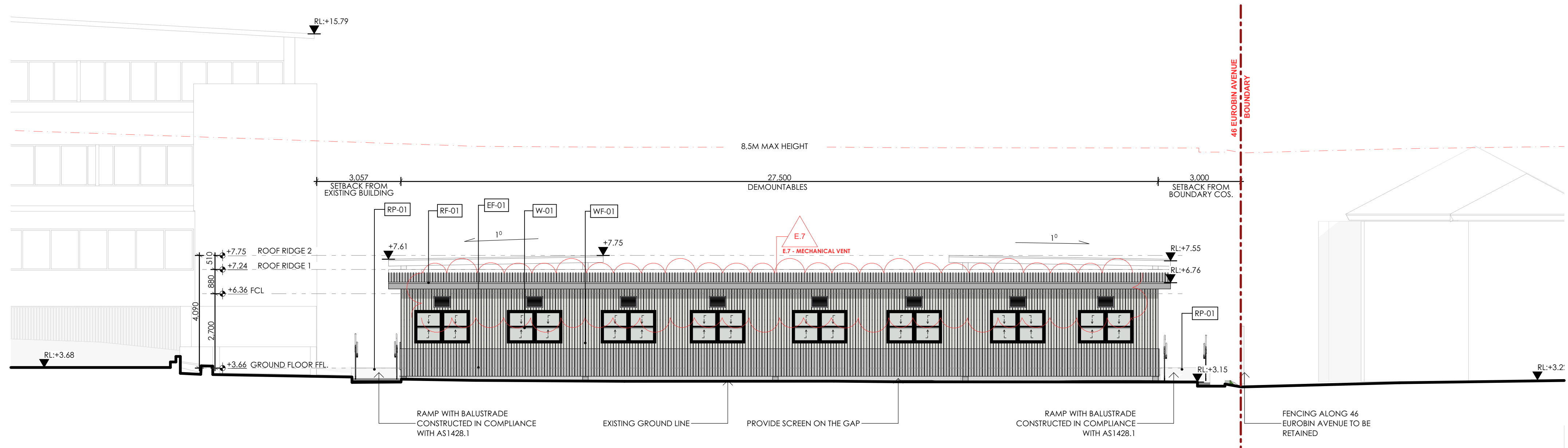
PROJECT:
STELLA MARIS COLLEGE
CLIENT:
STELLA MARIS COLLEGE
ADDRESS:
**48-50 EUROBIN AVENUE,
MANLY NSW 2095 AUS**

DRAWING:
PROPOSED ROOF PLAN

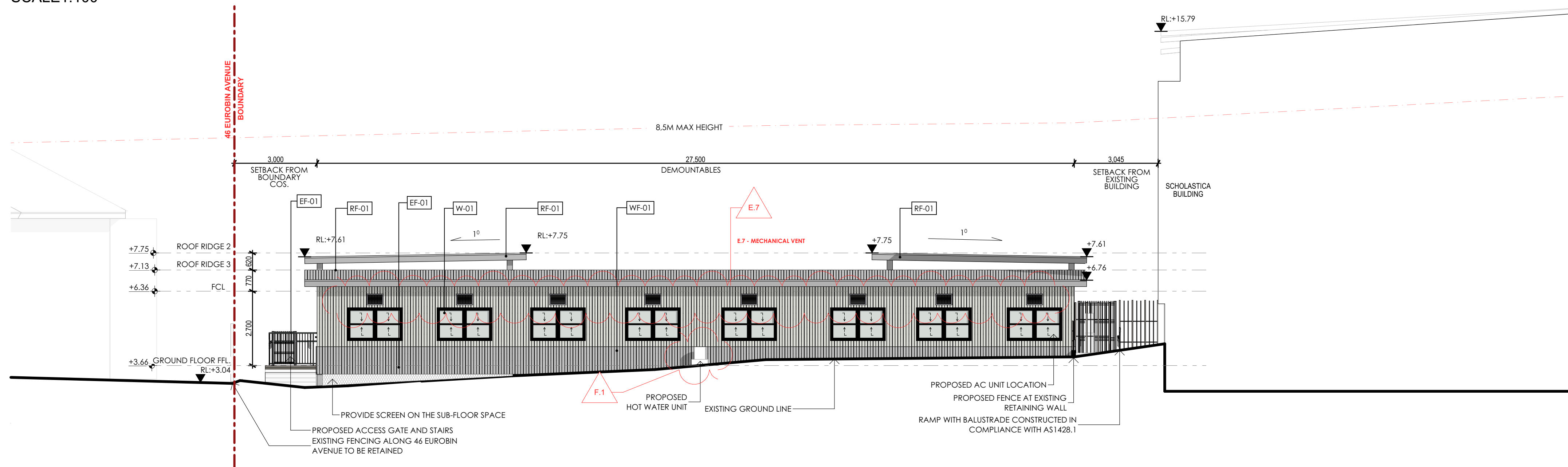
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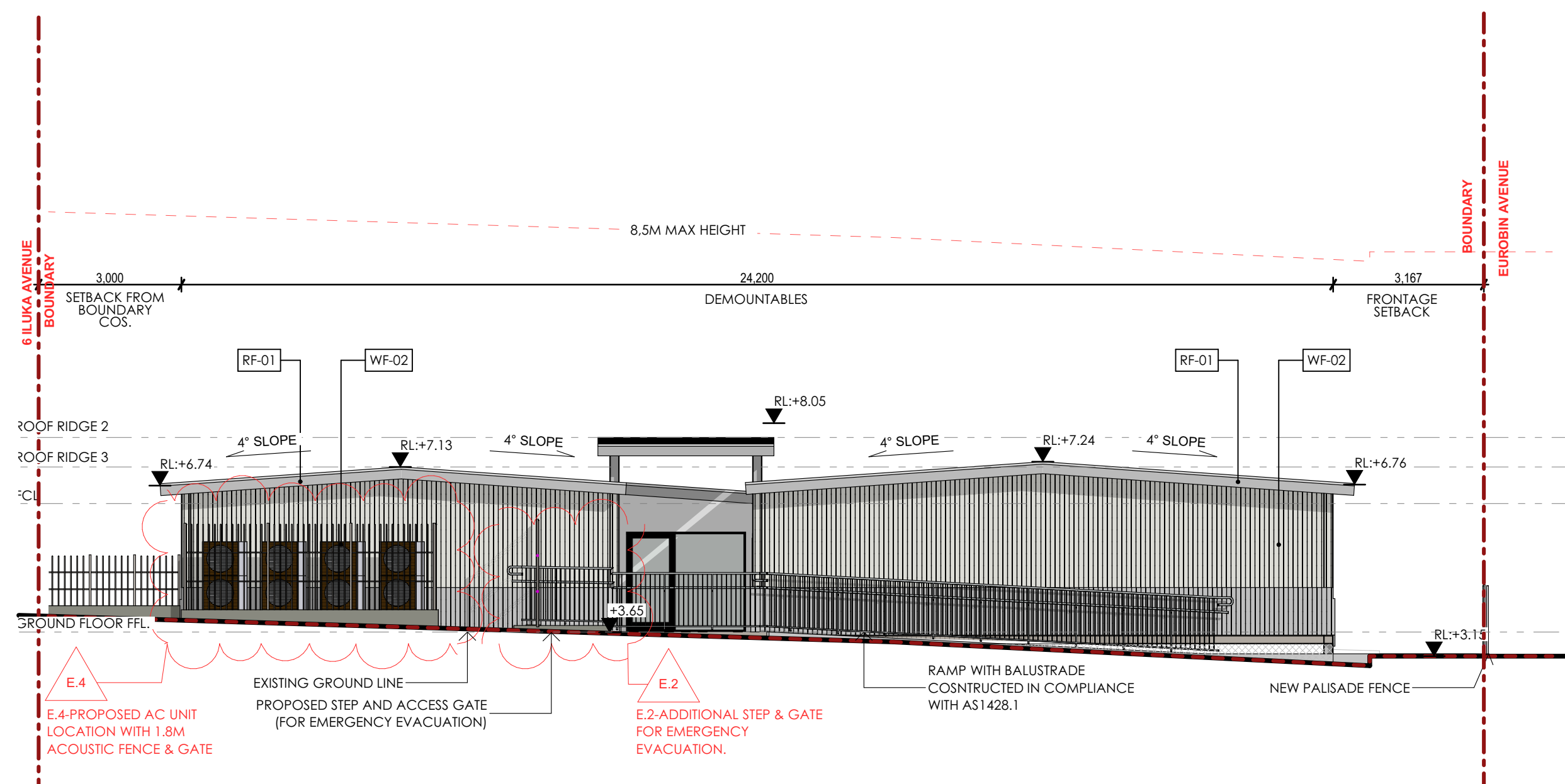
JOB NO: 1235 | SHEET NO: DA_112 | REVISION: C



1 NORTH ELEVATION
SCALE 1:100



2 SOUTH ELEVATION
SCALE 1:100



4 EAST ELEVATION
SCALE 1:100

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WF-01	WALL FINISH 1 METAL CLADDING - SURFMIST COLOUR
WF-02	WALL FINISH 2 METAL CLADDING - BLUE GUM COLOUR
EF-01	EXTERIOR FINISH EXTERNAL CLADDING EXTEND ON DOWN THE GROUND TO COVER SUBFLOOR SPACE
RF-01	ROOF FINISH TRIMDEK ROOF SHEETING - SURFMIST COLOUR
W-01	WINDOW DOUBLE GLAZING WINDOW W/ ALUMINUM FRAME
RP-01	RAMP LIGHTWEIGHT METAL RAMP WITH BALUSTRADE & HANDRAIL
	EXISTING NEIGHBOURING BUILDING
- - -	SITE BOUNDARY

JDH ARC
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TS.

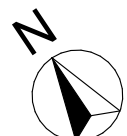
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DRAWING:
ELEVATIONS

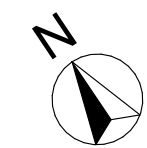
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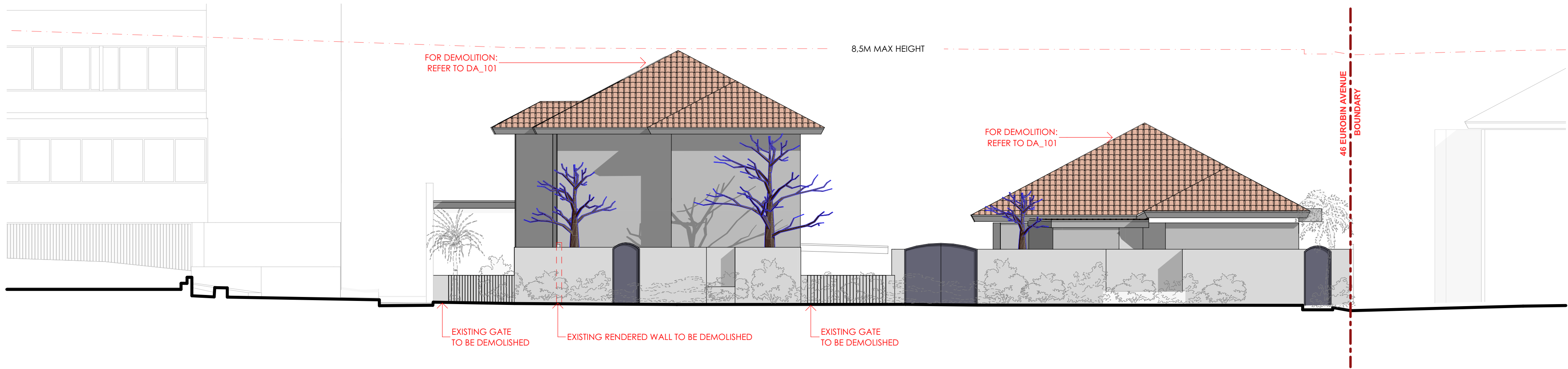


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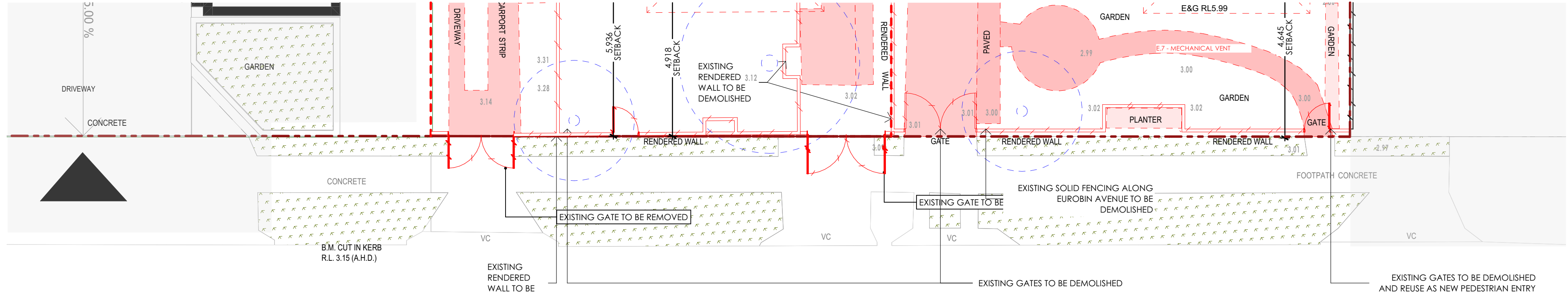
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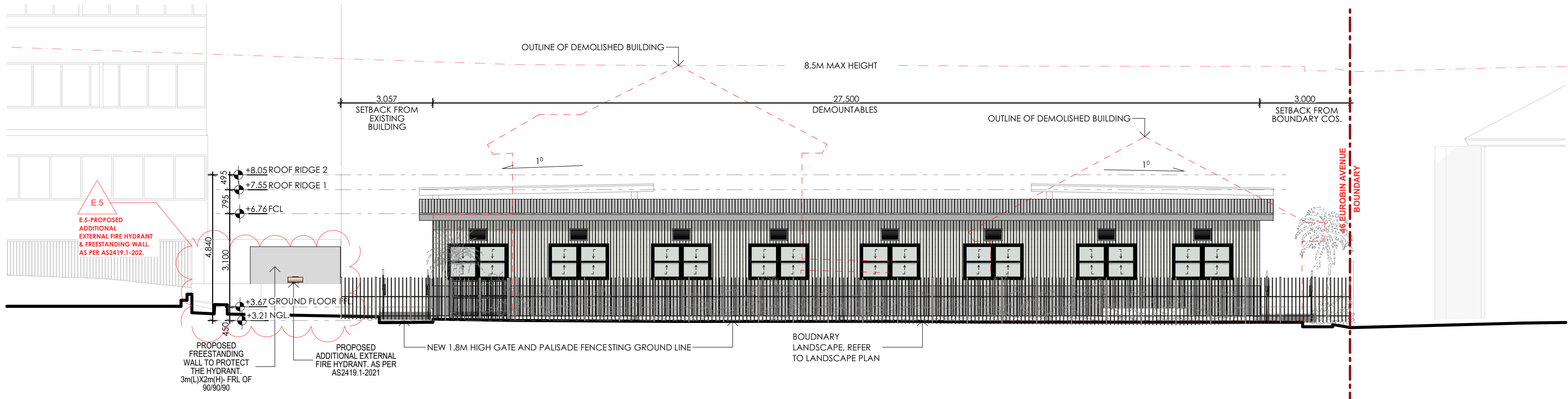
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JOB NO: 1235		SHEET NO: DA_403		REVISION: H



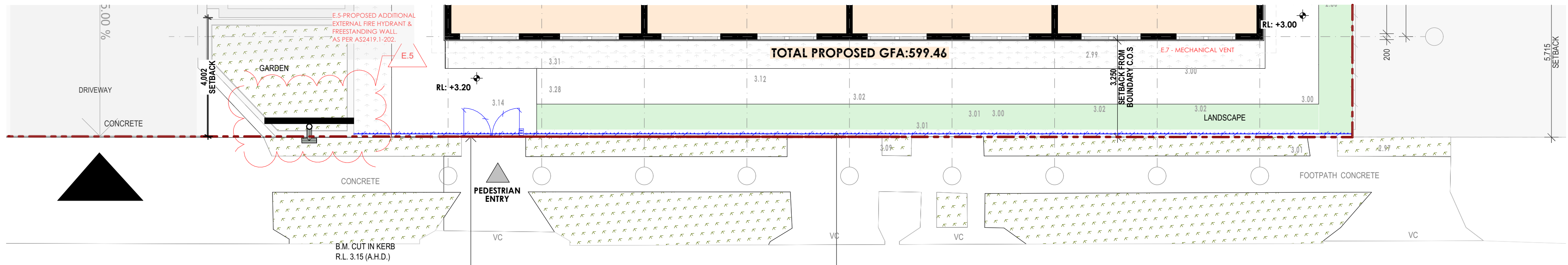
EUROBIN AVENUE STREETSCAPE ELEVATION - EXISTING AND DEMOLITION
SCALE 1:100



GROUND FLOOR PLAN | BOUNDARY WALL RETENTION & DEMOLITION
SCALE 1:100



EUROBIN AVENUE STREETSCAPE ELEVATION - PROPOSED
SCALE 1:100



GROUND FLOOR PLAN | BOUNDARY WALL FENCE & GATE
SCALE 1:100

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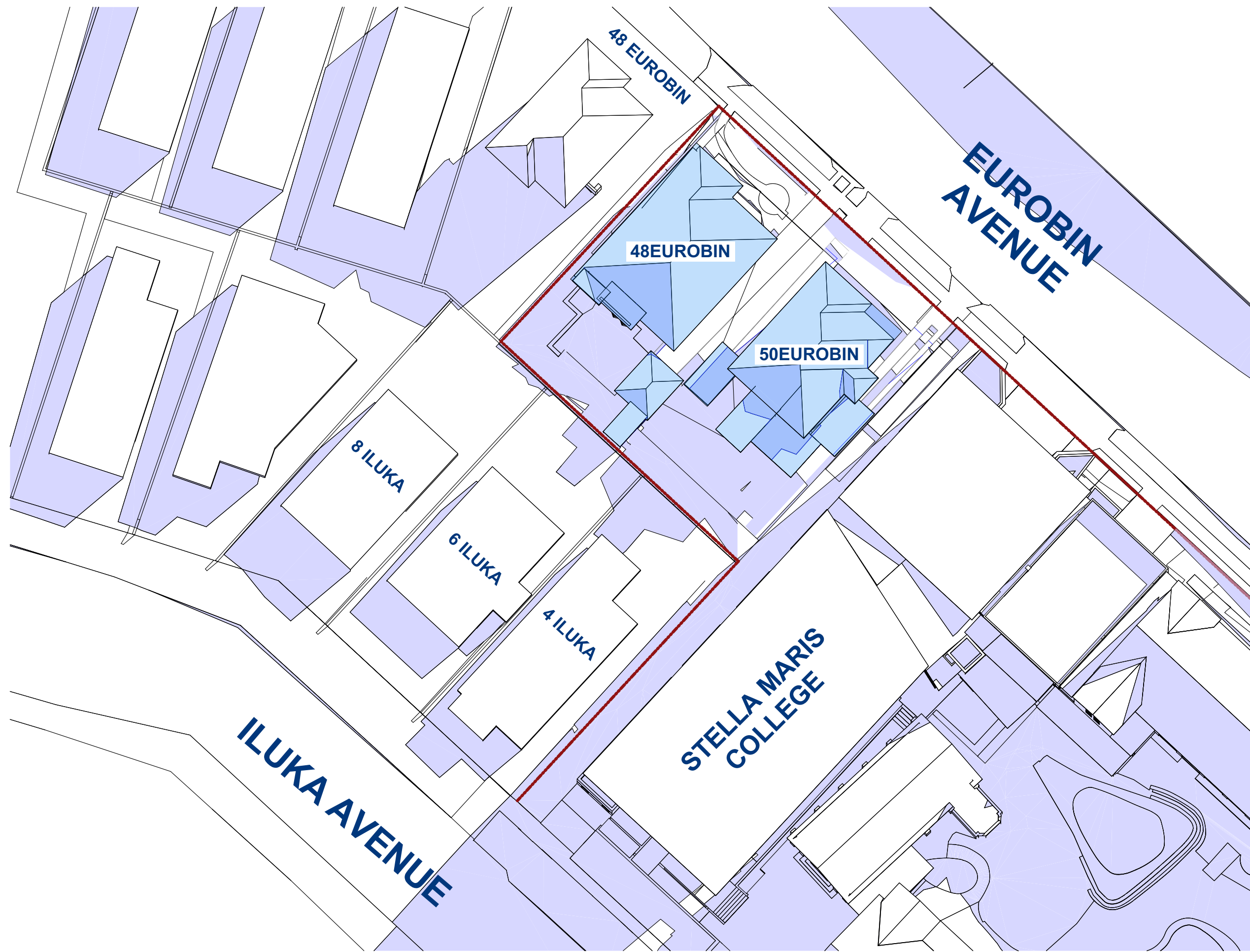
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FENCE DETAILS

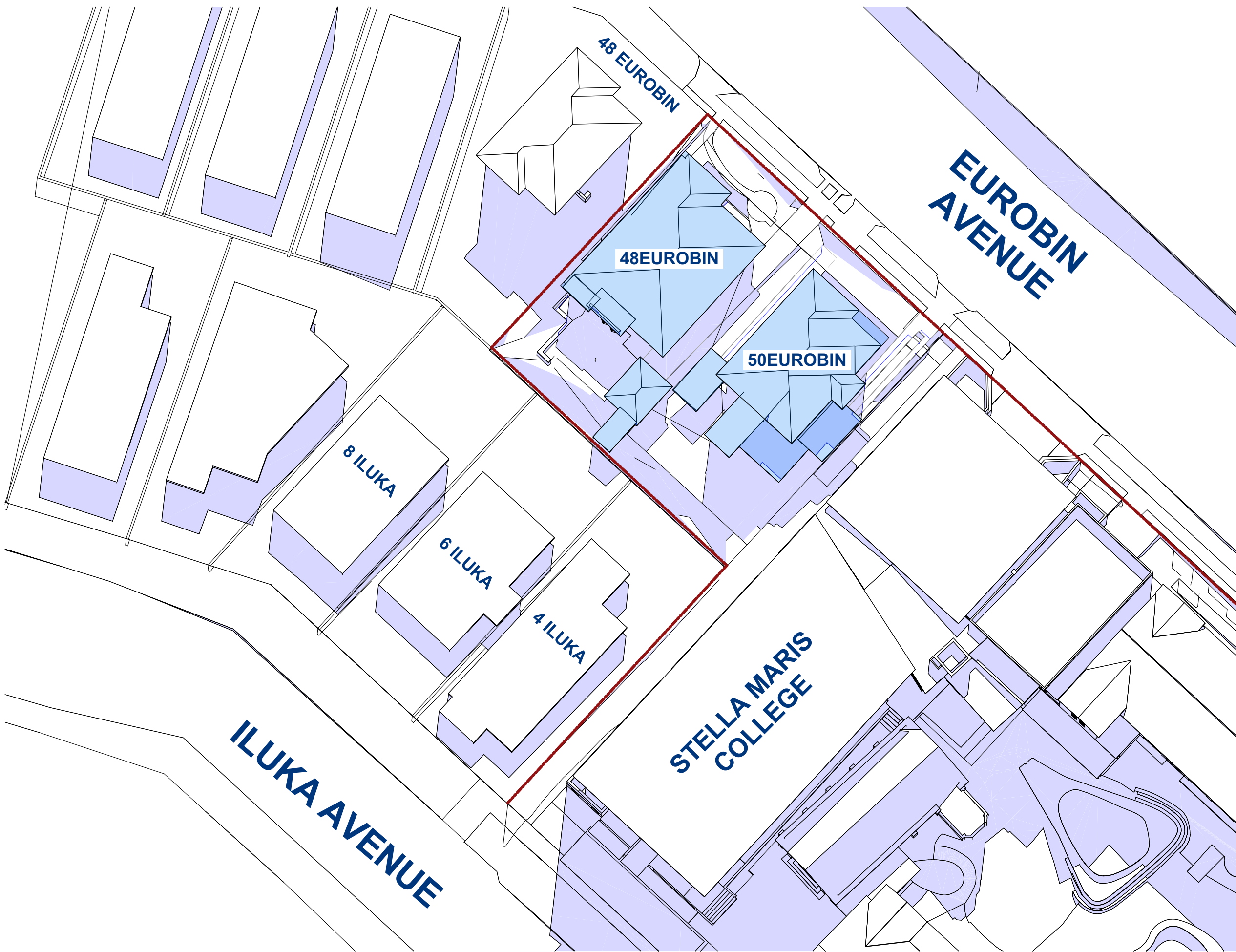
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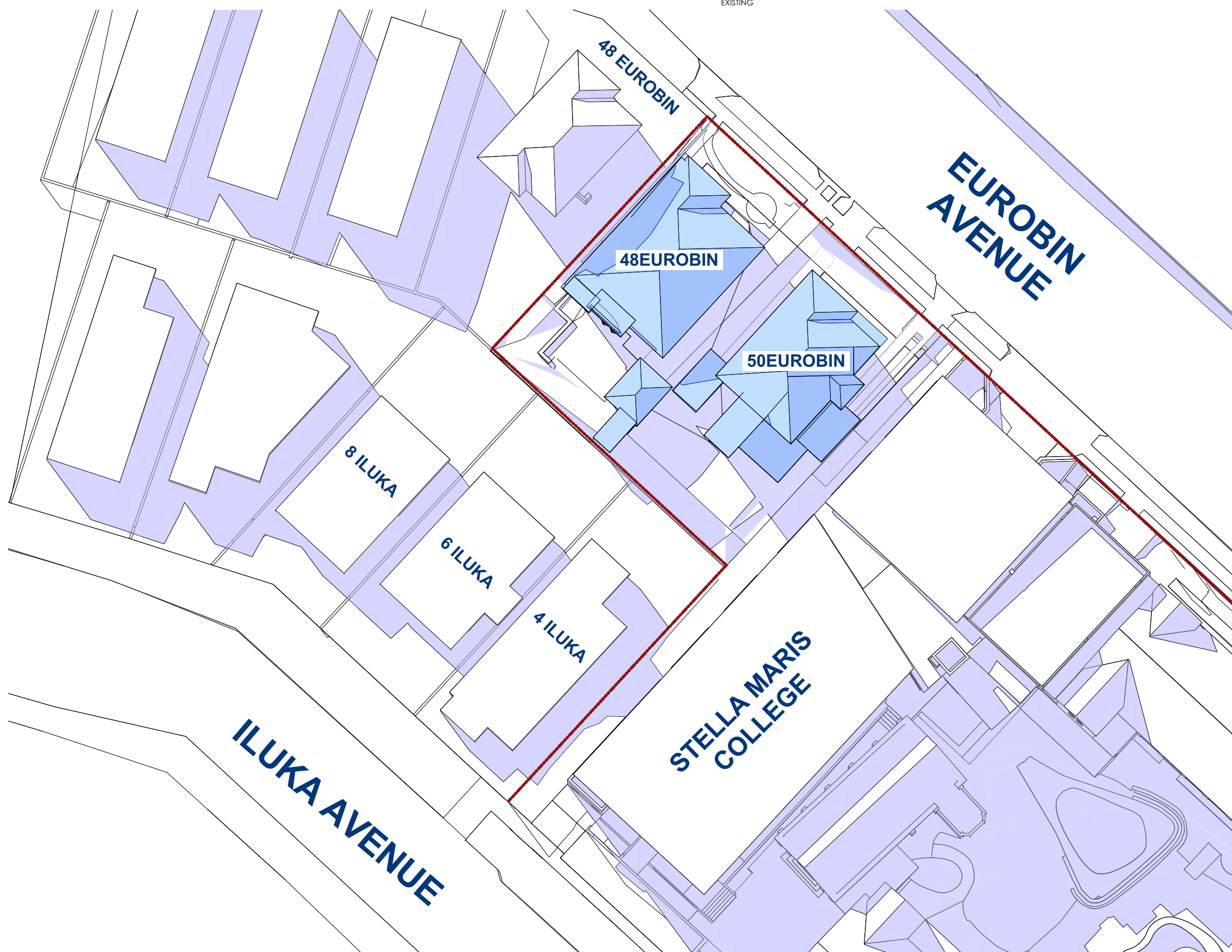
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JOB NO: 1235	SHEET NO: DA_410	REVISION: E		



EXISTING SHADOW DIAGRAM (JUNE 21ST 9:00 AM)



EXISTING SHADOW DIAGRAM (JUNE 21ST 12:00PM)



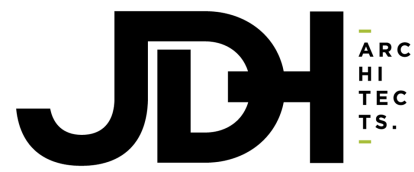
EXISTING SHADOW DIAGRAM (JUNE 21ST 3:00PM)

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SYMBOLS AND LEGEND

- PROPOSED TEMPORARY BUILDING
- SHADOW OF PROPOSED BUILDING
- SHADOW OF EXISTING BUILDINGS
- EXISTING BUILDING ONSITE

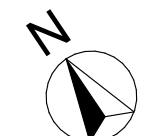


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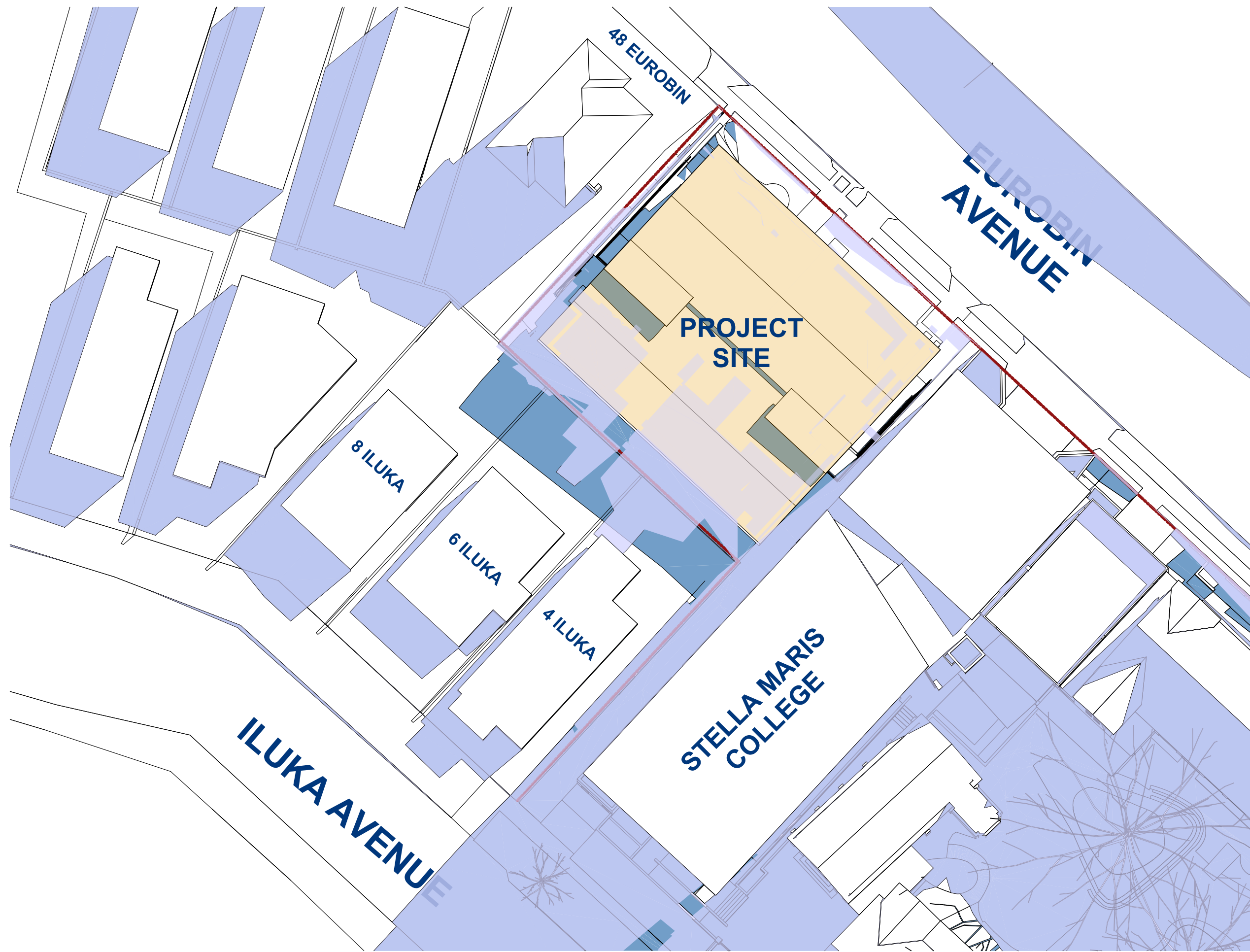


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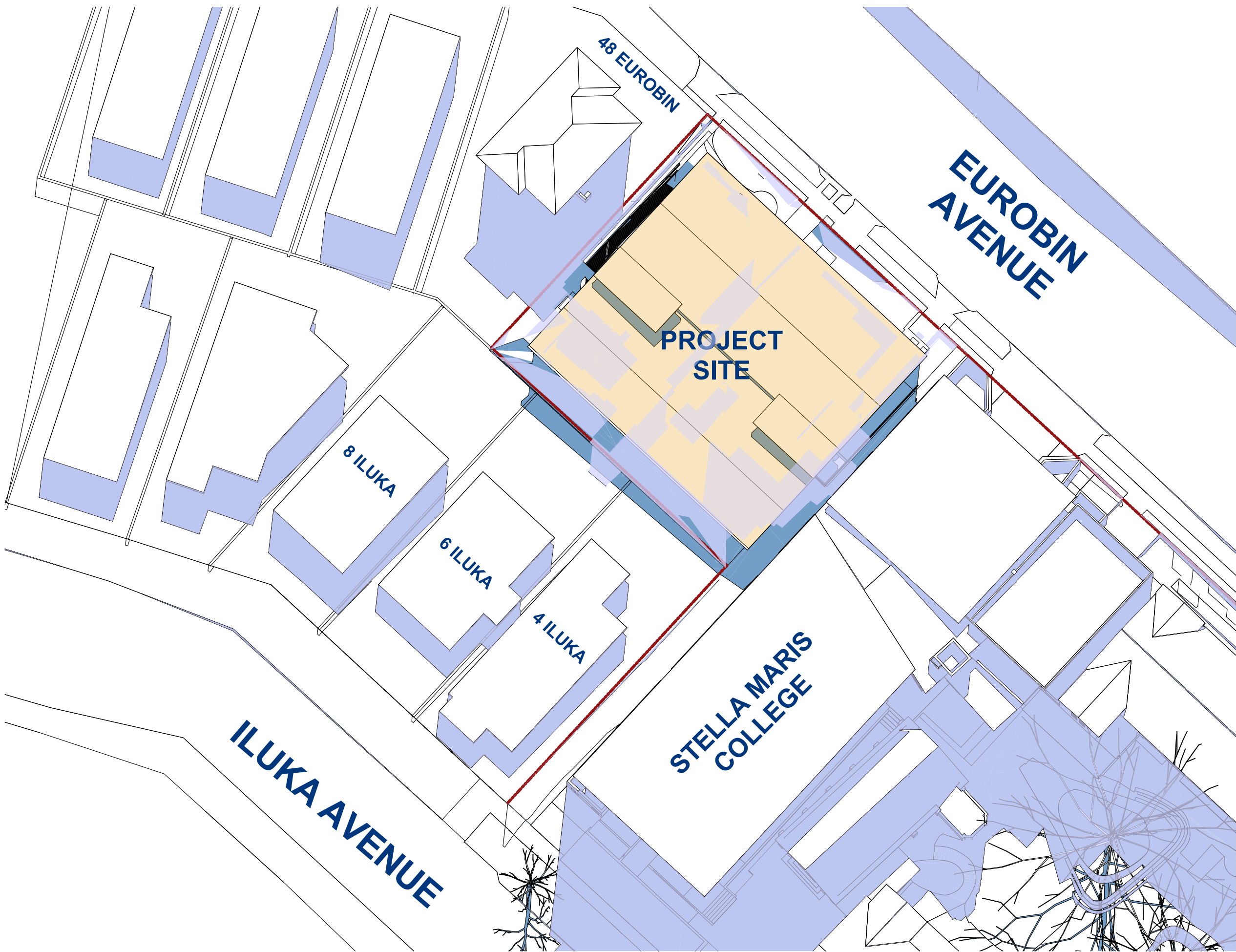
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EXISTING SHADOW DIAGRAM



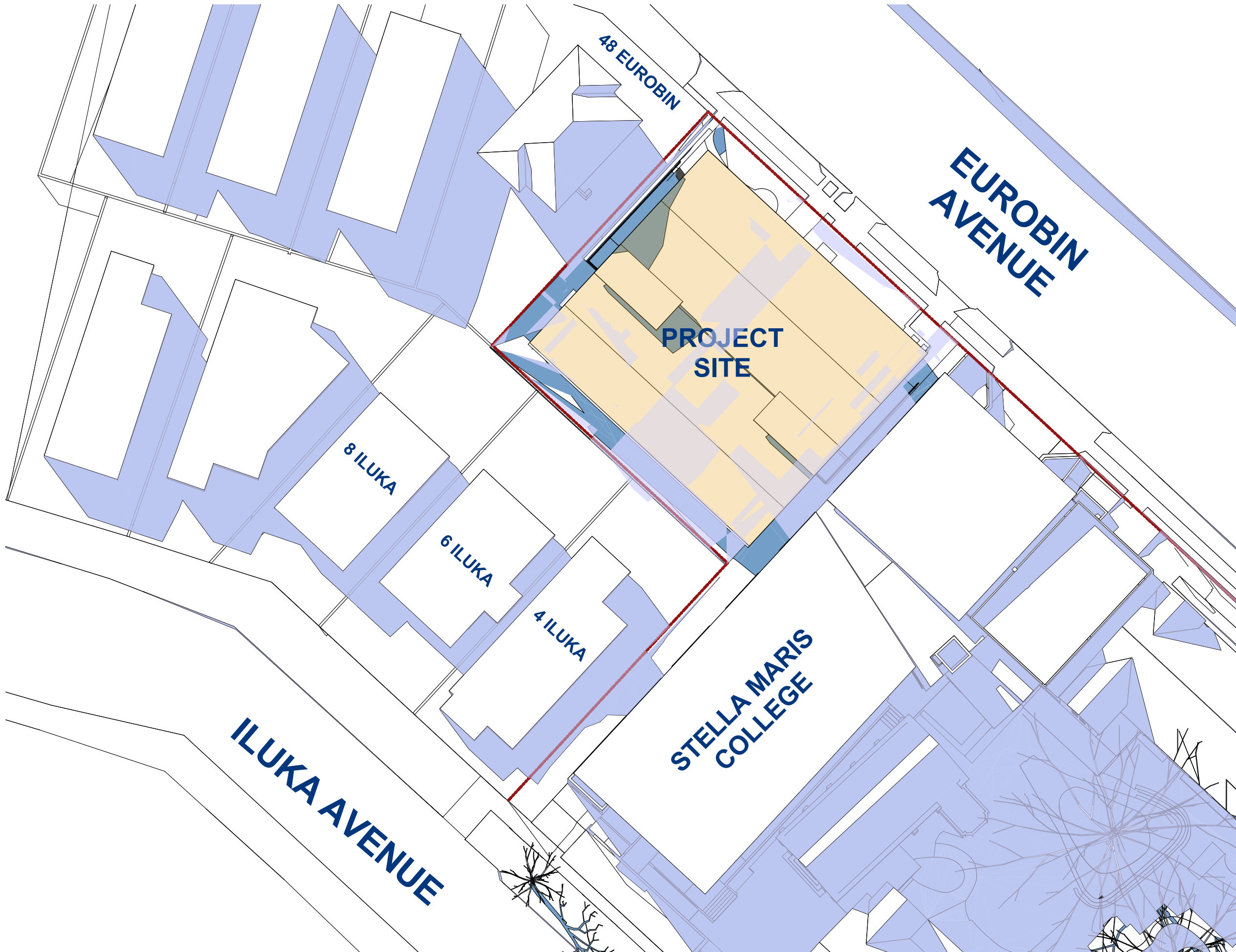
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JOB NO: 1235		SHEET NO: DA_501		REVISION: D



PROPOSED SHADOW DIAGRAM (JUNE 21ST 9:00 AM)



PROPOSED SHADOW DIAGRAM (JUNE 21ST 12:00 PM)



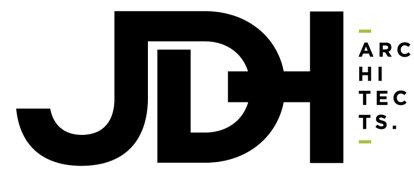
PROPOSED SHADOW DIAGRAM (JUNE 21ST 3:00 PM)

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A	50% DA Issued to Consultants	6/12/2022	AL

SYMBOLS AND LEGEND

- PROPOSED TEMPORARY BUILDING
- SHADOW OF PROPOSED BUILDING
- SHADOW OF EXISTING BUILDINGS
- EXISTING BUILDING ONSITE

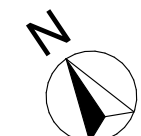


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DRAWING:
PROPOSED SHADOW DIAGRAM

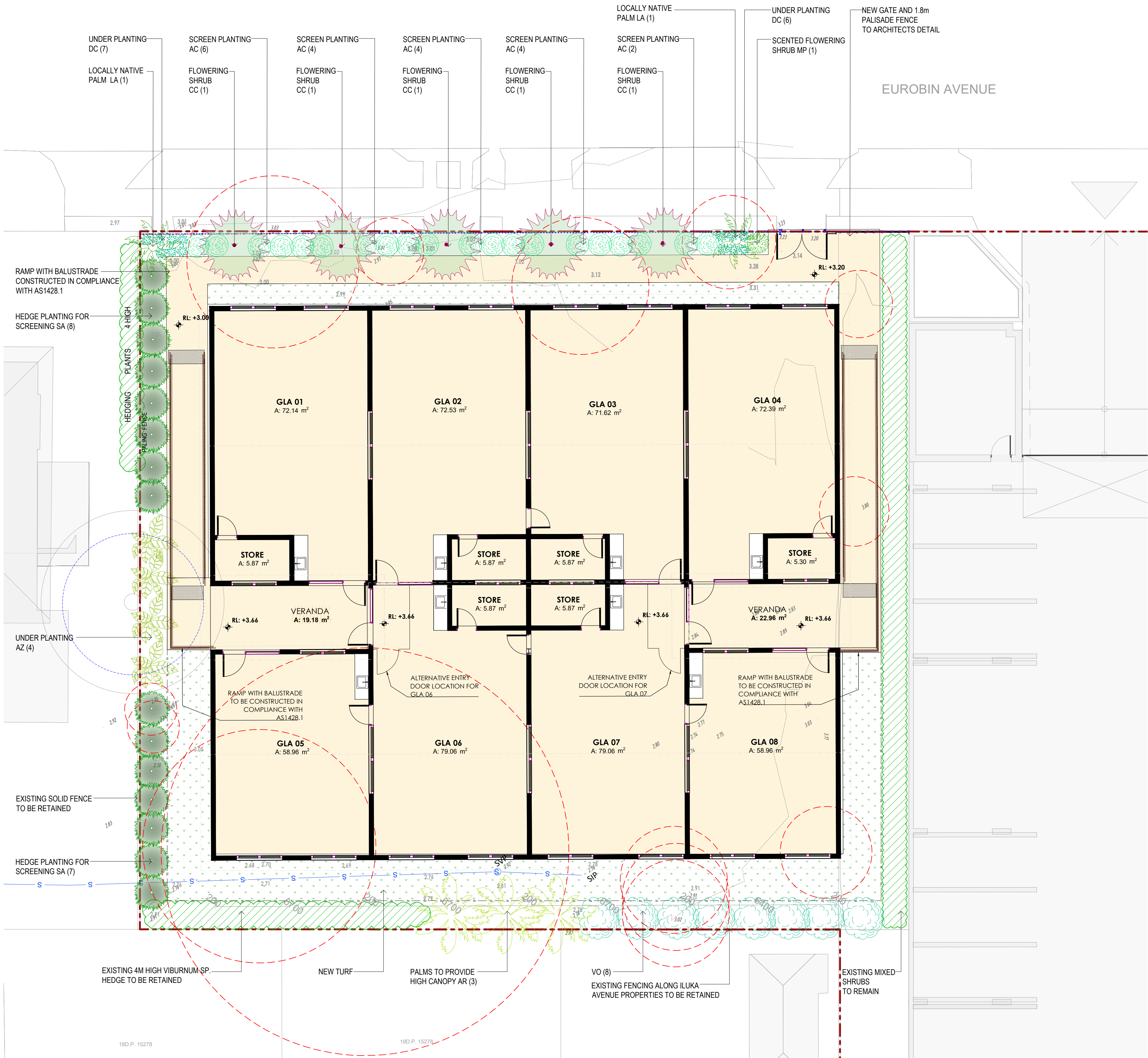
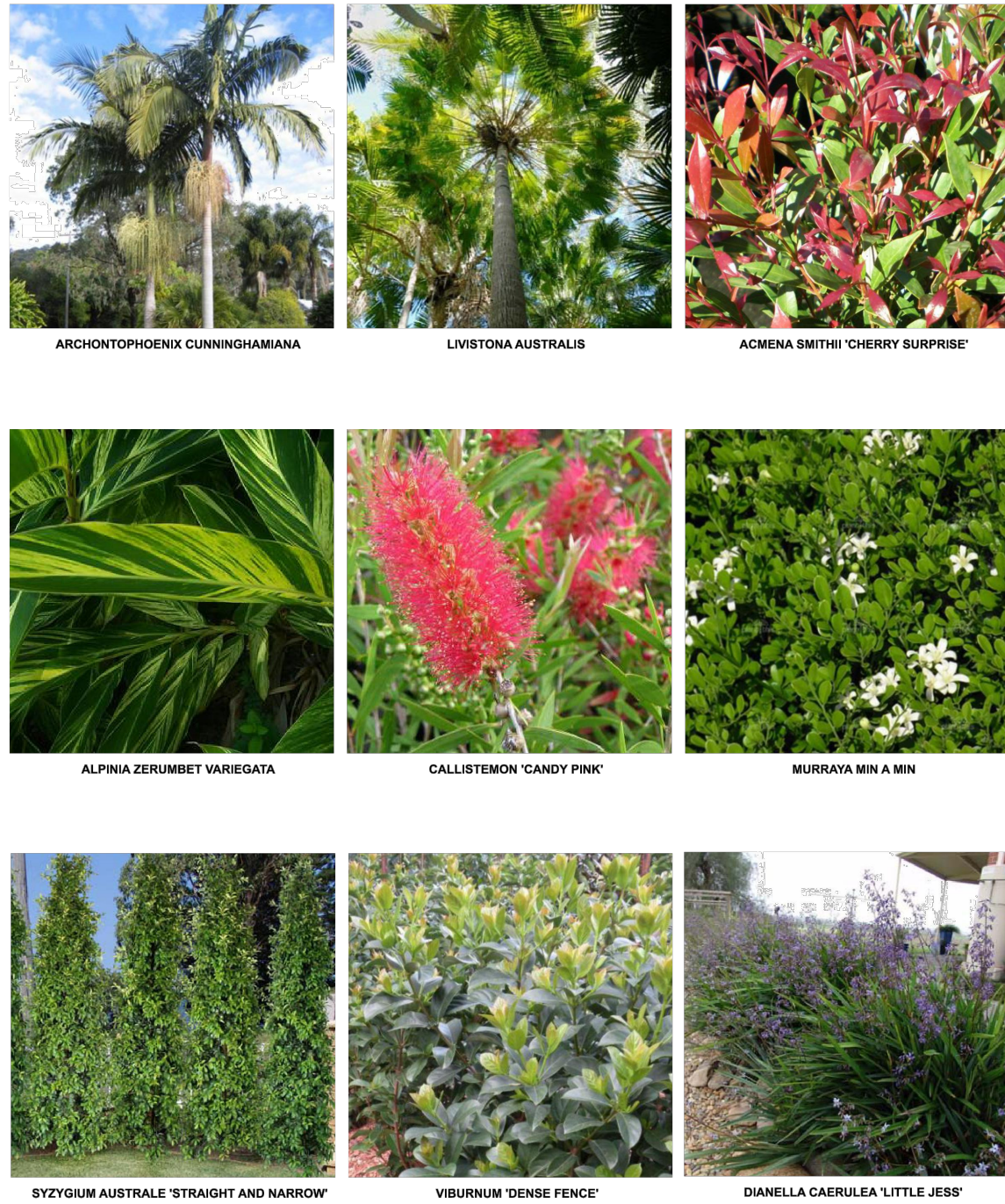


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JOB NO: 1235		SHEET NO: DA_502		REVISION: D

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
AR LA	PALMS				
	ARCHONTOPHOENIX CUNNINGHAMIANA LIVISTONA AUSTRALIS	BANGALOW PALM CABBAGE TREE PALM	3 2	8m 10m	25Ltr 45Ltr
AC AZ CC MP SA VO	SHRUBS				
	ACMENA SMITHII MINOR 'CHERRY SURPRISE'	CHERRY SURPRISE	20	2.5m	25Ltr
	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	4	2.5m	200mm
	CALLISTEMON 'CANDY PINK'	PINK BOTTLEBRUSH	5	4m	25Ltr
	MURRAYA PANICULATA 'MIN A MIN'	DWARF ORANGE JESSAMINE	1	1m	200mm
	SYZYGIUM AUSTRALE 'STRAIGHT AND NARROW'	NARROW LILLY PILLY	15	5m	25Ltr
VO	VIBURNUM ODORATISSIMUM 'DENSE FENCE'	DENSE FENCE	8	2.5m	200mm
DC	GRASSES / GROUND COVERS				
	DIANELLA CAERULEA 'LITTLE JESS'	LITTLE JESS	13	0.4m	140mm

NOTE: All plants selected and specified are appropriate, non-toxic and non-hazardous.
No poisonous or high allergy risk plant species have been selected. Native species have been used where appropriate.

PLANTING PALETTE



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- BOUNDARY
- SEWER
- EXISTING CONTOURS
- TIMBER EDGE
- PROPOSED FENCE
- PROPOSED RL
- EXISTING PLANTING
- TURF
- TPZ
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED EXEMPT SPECIES REFER TO ARBORIST REPORT

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DRAWING:
LANDSCAPE PLAN

ISSUE DATE: 19/12/2022

SCALE: @A1

DESIGNED/DRAWN: AL/AL

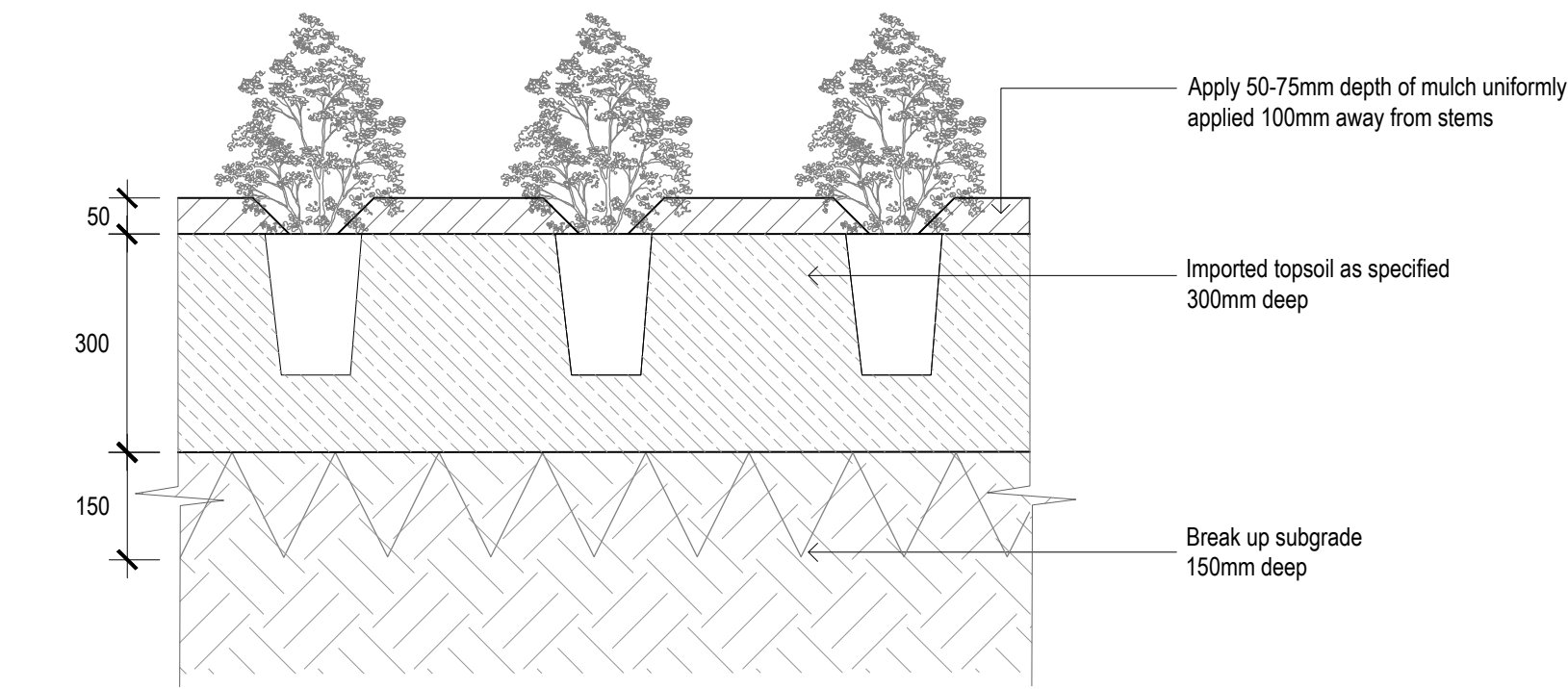
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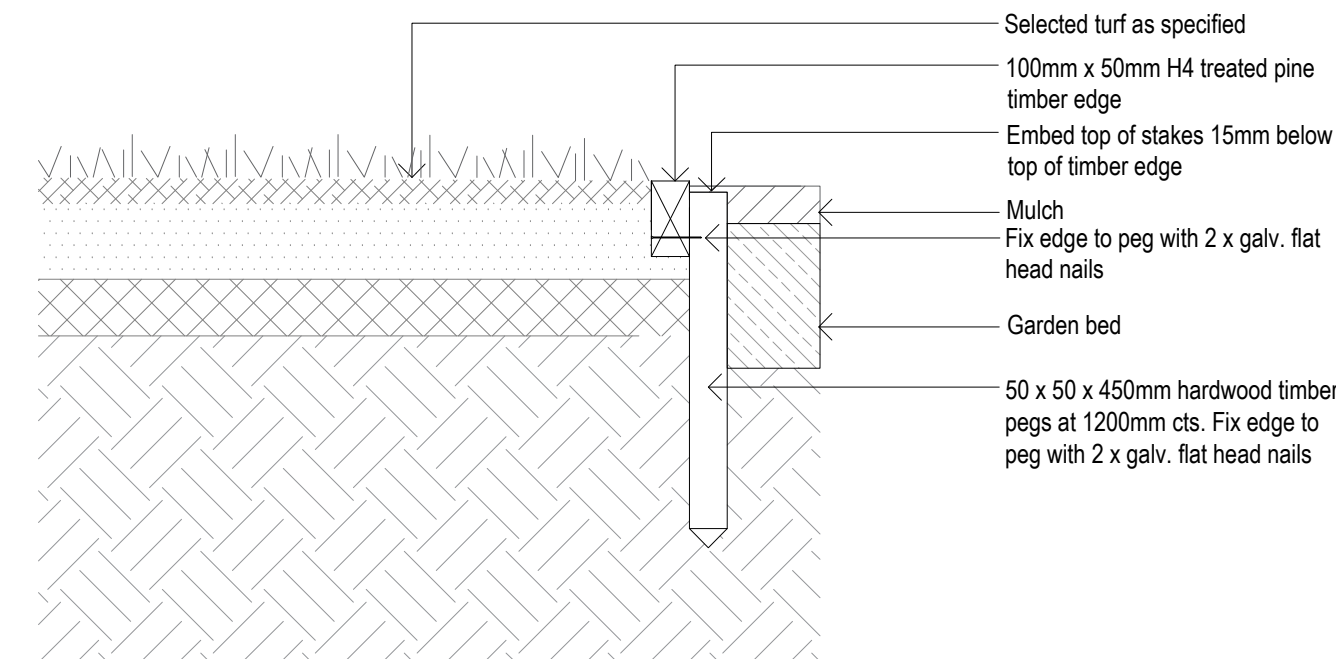
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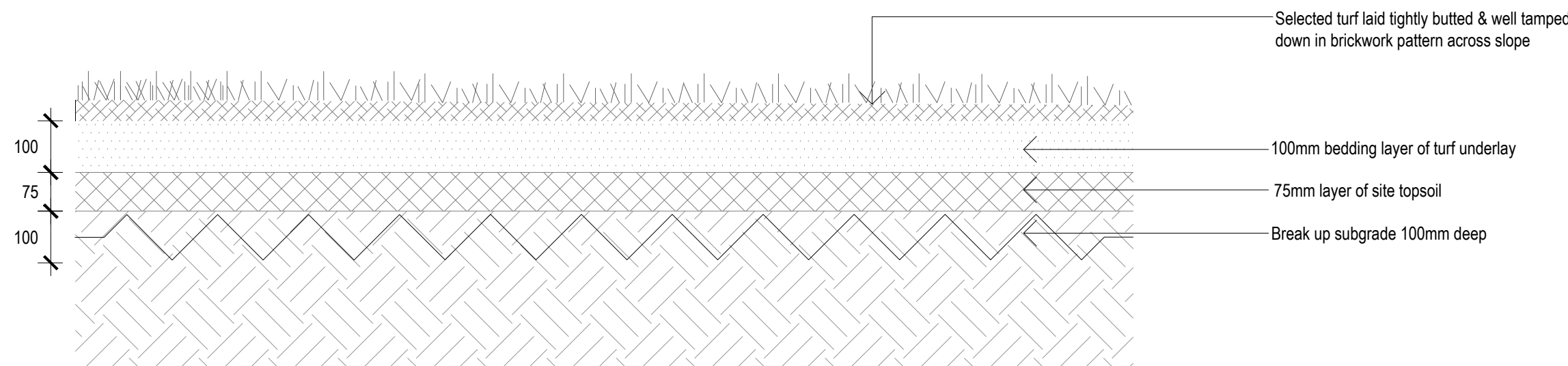
REVISION: C



TYPICAL GARDEN BED DETAIL
SCALE 1:10



TYPICAL TIMBER EDGE DETAIL
SCALE 1:10



TYPICAL TURF DETAIL
SCALE 1:10

LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION

Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

WORKMANSHIP AND MATERIAL QUALITY

Materials and workmanship are to conform to the current applicable Australian Standard Specifications and Codes. Where works are adjacent to existing works, make proper junctions between new and existing works and make good any damage caused to adjoining existing and retained works.

REMOVAL OF EXISTING TREES

All trees to be removed shall be carried out by a qualified arborist and work shall conform to the provisions of AS4373-2007 Australian Standards for The Pruning of Amenity Trees.

ELIMINATE WEEDS

Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

EXCAVATION & SUB SOIL PREPARATION

Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

SUB SOIL DRAINAGE

Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding. Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to SW system. In areas isolated from stormwater system excavate & backfill an appropriate water dispersion pit.

REUSE EXISTING TOPSOIL

Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL

All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Turf Areas: 'Turf Underlay', Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative. Spread the topsoil on the prepared subsoil and grade evenly, making allowances, if appropriate, for the following:

- Required finished levels and contours after light compaction.
- Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:
- Finished to design levels, smooth and free from stones or lumps of soil. Graded to drain freely, without ponding, to catchment points. Grade evenly into adjoining ground surfaces ready for planting.

PLANTING AREA

Remove weeds, rubbish, mulch and other debris. Do not disturb tree roots or services and if necessary cultivate these areas by hand. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowance to permit the required finished levels and contours after a light compaction. Spread topsoil to the typical depth of 300mm. Feather edges into adjoining undisturbed ground.

PLANT STOCK

Plant stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use.

Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

TIMBER GARDEN EDGING

Supply and install Timber Edge 50 x 100mm (38 x 100mm for curves) as per Landscape Plan. Compact and level the base in the required area as indicated on Landscape Plan. Set edgings flush with adjoining surfaces. Check position of edge is correct before hammering pegs firmly into ground. Drive pegs into the ground at 1200 mm centres on the planting side of the edging and on both sides of joints between boards, with peg tops 15 mm below top of edging. Fix the pegs with galvanized nails, two per fixing.

Curving: Space the pegs to hold edging to a uniform curve. Reduce edging thickness to 15 mm if required for bending.

MULCHING

All landscaping must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planting areas to receive 50-75mm of garden Mulch, Droughtmaster, ANL p: 02 9450 1444 or approved alternative. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

TURFING

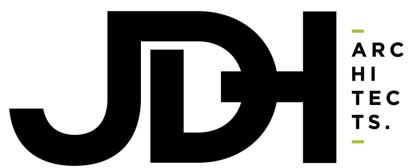
New turf- Sapphire Leafed Buffalo. Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

WATERING

Water in immediately after plant installation & allow for soil settlement. Watering program: Minimum 3 complete waterings, soaking to a depth of 150 mm at fortnightly intervals for the first 6 weeks of plant establishment irrespective of natural rainfall. Manually water all lawn and planting areas in absence of an irrigation system or until the proposed irrigation system is fully operational. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings.

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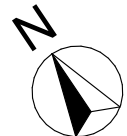


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DRAWING:
**LANDSCAPE DETAILS AND
SPECIFICATION**



ISSUE DATE: 19/12/2022	SCALE: @A1	DESIGNED/DRAWN: AL/AL	CHECKED: JH	SHEET SIZE: A1
JOB NO: 1235	SHEET NO: DA_602	REVISION: C		