

GENERAL SPECIFICATION:
BCA 2016, Volume One**BUILDING CLASSIFICATION:**
Class 9B**ALUMINIUM CONSTRUCTION:**
BCA Clause B1.4(e)
AS/NZS 1664.1-1997
AS/NZE 1664.2-1997**METAL ROOFING:**
BCA Clause B1.4(j) + F1.5
AS/NZS 1562.1-1992**PARTICLEBOARD FLOORING INSULATION:**
BCA Clause B1.4(k)
AS/NZS 1860.2-2006**COMBUSTIBILITY OF WALL + ROOF LININGS + ATTACHMENTS:**
BCA Specification C1.1
BCA Specification C1.10**FIRE RATED SHAFT CONSTRUCTION:**
BCA Specification C1.1**EXTERNAL WALL CONSTRUCTION FOR BUILDINGS OF TYPE A OR B CONSTRUCTION - NON COMBUSTIBLE:**
BCA Specification C1.1**INTERNAL LOADBEARING WALL CONSTRUCTION FOR BUILDINGS OF TYPE A. CONSTRUCTION - NON COMBUSTIBLE:**
BCA Specification C1.1**CONSTRUCTION OF WALLS HAVING AN FRL FOR INTEGRITY OR INSULATION:**
BCA Specification C1.1**LIGHTWEIGHT FIRE RATED CONSTRUCTION:**
BCA Clause 1.8
BCA Specification C1.8**FIRE HAZARD PROPERTIES OF BUILDING MATERIALS:**
BCA Specification C1.10**FIRE DOORSETS TO FIRE WALLS:**
BCA Clause C3.5
BCA Specification C3.4
AS 1905.1-2005**AUTOMATIC CLOSING OF FIRE DOORS:**
BCA Clause C3.5
AS/NZS 1670.1-2004**FIRE DOORSETS TO FIRE EXITS:**
BCA Clause C3.7, C3.8
BCA Specification C3.4
AS/NZS 1905.1-2005**SERVICE PENETRATIONS IN FIRE ISOLATED EXITS :**
BCA Clause C3.9**SERVICE PENETRATIONS IN FIRE ISOLATED LIFT SHAFTS:**
BCA Clause C3.10**FIRE RESISTANCE OF LIFT LANDING DOORS:**
BCA Clause C3.10
AS/NZS 1735.11-1986**FIRE SEALING OF PENETRATIONS:**
BCA Clause C3.12, C3.13
BCA Specification C3.15**FIRE SEALING OF CONSTRUCTION JOINTS:**
BCA Clause C3.16**MAINTENANCE OF WIDTHS IN EXITS AND PATHS OF TRAVEL TO EXITS:**
BCA Clause D1.6**PROTECTION OF OPENINGS ADJACENT TO EXIT DISCHARGE PATHWAYS:**
BCA Clause D1.7**PROTECTION OF OPENINGS ADJACENT TO EXTERNAL EXITS:**
BCA Clause D1.8**PLANT ROOM/LIFT MACHINE ROOM LADDER:**
BCA Clause D1.16
AS 1657-1992**LIFT PIT ACCESS:**
BCA Clause D1.17
AS 1657-1992**MATERIALS USED FOR NON FIRE ISOLATED EXIT CONSTRUCTION:**
BCA Clause D2.3**INSTALLATIONS IN EXITS [ELECTRICAL DISTRIBUTION BOARDS]:**
BCA Clause D2.7**FIRE SEPARATION OF ENCLOSURES BENEATH NON FIRE ISOLATED STAIRWAYS**
BCA Clause D2.8**MAINTENANCE OF STAIRWAY + RAMP WIDTH:**
BCA Clause D2.9**STAIRWAY CONFIGURATION:**
BCA Clause D2.13**SLIP RESISTANCE OF PEDESTRIAN RAMPS + STAIRWAY:**
BCA Clause D2.14
AS 1586-2013
HB198**BALUSTRADES + BARRIERS TO PREVENT FALLS:**
BCA Clause D2.16**HANDRAILS:**
BCA Clause D2.17
AS 1428.1-2009**FIXED PLATFORMS, WALKWAYS, STAIRWAYS + LADDERS:**
BCA Clause D2.18
AS 1657-2003**DOORWAY CONFIGURATION:**
BCA Clause D2.19 + D2.20**DOOR HARDWARE**
BCA Clause D2.21**SIGNS TO FIREDOORS + EXIT DOORS:**
BCA Clause D2.23**GENERAL BUILDING ACCESS REQUIREMENTS:**
BCA Part D3
AS 1428.1-2009**SIGNAGE:**
BCA Clause D3.6
Specification D3.6
AS 1428.1-2009**TACTILE INDICATORS:**
BCA Clause D3.8
AS 1428.1-2009
AS/NZS 1428.4.1-2009**FIRE HYDRANT INSTALLATION:**
BCA Clause E1.3
AS 2419-2005**FIRE HYDRANT + SPRINKLER BOOSTER ASSMBLY:**
AS 2419-2005**DESIGN + CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS****FIRE HYDRANT + SPRINKLER BOOSTER PUMPS + PUMP ROOM:**
AS 2419-2005**FIRE HOSE REELS:**
BCA Clause E1/4
AS 2441-2005**SPRINKLER SYSTEM:**
BCA Clause E1.5
BCA Specification E1.5
AS 2118-2009
AS 2118.4-2012**PORTABLE FIRE EXTINGUISHERS:**
BCA Clause E1.6
AS 2444-2001**AUTOMATIC SMOKE DETECTION + ALARM SYSTEM:**
BCA Specification E2.2a
AS/NZS 1668.1-2015
AS 1670.1-2004**ELECTRIC + ELECTROHYDRAULIC PASSENGER LIFT INSTALLATIONS:**
BCA Specification E3.1**WARNING SIGNS:**
BCA Clause E3.3**LIFT LANDINGS:**
BCA Clause E3.5**LIFT TYPES:**
BCA Table E3.6a**FEATURES FOR PEOPLE WITH DISABILITIES:**
BCA Table E3.6b
AS 1735.12-1999**EMERGENCY LIGHTING:**
BCA Clause E4.2 + E4.4
AS 2293.1-2005**EXIT SIGNS:**
BCA Clause E4.5, E4.6, E4.8
AS 2293.1-2005**STORMWATER DRAINAGE:**
AS/NZS 3500.3-2015**EXTERNAL ABOVE GROUND MEMBRANCES:**
AS 4654.1-2012
AS 4564.2-2012**SARKING:**
BCA Clause F1.6
AS/NZS 4200.1-1994
AS/NZS 4200.2-1994**WATERPROOFING OF WET AREAS:**
BCA Clause F1.7
AS 3740-2010**FLOOR WASTE:**
BCA Clause F1.11**SUBFLOOR VENTILATION:**
BCA Clause F1.12**GLAZED ASSEMBLIES:**
BCA Clause F1.13
AS 2047-1999**MEANS FOR SANITARY TOWEL DISPOSAL:**
BCA Clause F2.3**SANITARY FACILITY FOR PEOPLE WITH DISABILITIES:**
BCA Clause F2.4
AS 1428.1-2009**DOORWAYS TO FULLY ENCLOSED SANITARY COMPARTMENTS:**
BCA Clause F2.5**CEILING HEIGHTS:**
BCA Clause F3.1**PROVISION OF NATURAL LIGHT:**
BCA Clause F4.1, F4.2, F4.3
AS 1680.0-2009**ARTIFICIAL LIGHTING:**
BCA Clause F4.4
AS/NZS 1668.2-2012
AS/NZS 3666.1-2011**SANITARY FACILITY VENTILATION AND PRIVACY**
BCA Clause F4.9**THERMAL CONSTRUCTION:**
BCA Clause J1.2
AS 4859.1-2002**BUILDING SEALING:**
BCA Clause J3**HOT WATER SUPPLY:**
BCA Clause J7.2**ACCESS FOR MAINTENANCE:**
NSW Clause J8.2

GENERAL NOTES

- Consult with ALL relevant authorities prior to commencing works
- DO NOT scale. All dimensions are nominal + should be confirmed on site prior to commencement
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BCA Consultant

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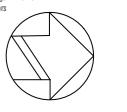
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MCD
Fire Engineer

UMEA
Electrical Engineer

BCG
BCA Consultant

Brenridge Williams
Surveyors



CLIENT

STEVEN ADAMS
THE SCOTS COLLEGE

PROJECT

MAJOR ALTERATIONS + ADDITIONS TO
THE STEVENSON LIBRARY (SSD 8922)

ADDRESS

29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE

LOCATION PLAN

DRAWN BY

JC, CF, JW, ZW

SCALE

NTS

ISSUE

SEARS

REVISION

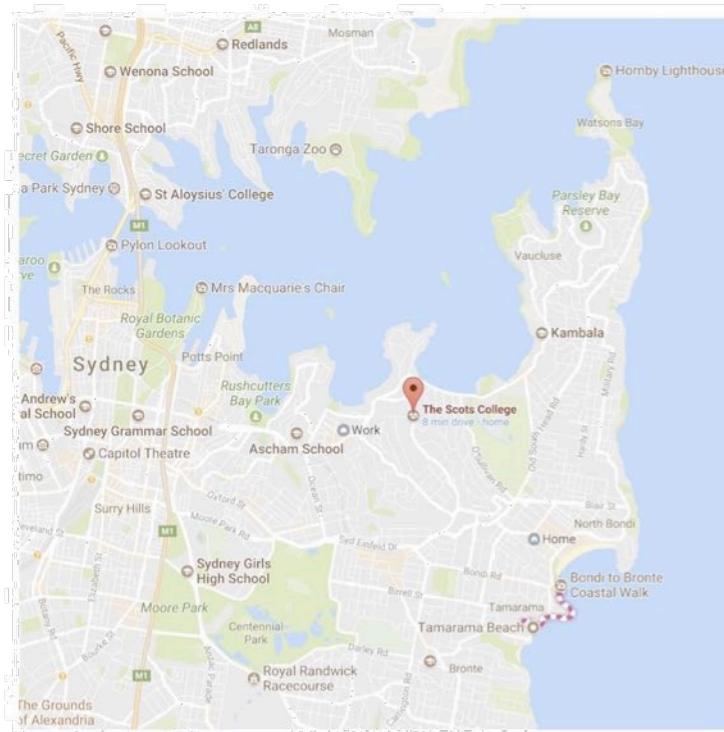
S1

DATE

JUNE 2018

DRAWING NUMBER

SSD1.02/17-001



1 Location Plan
NTS



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Sheet No: 2 of 32

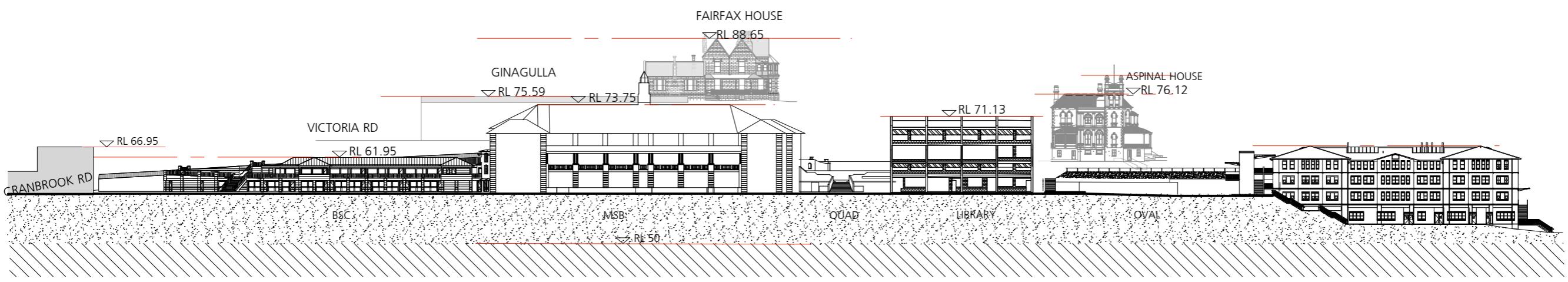
2 Site Area
NTS



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Code Performance Accessibility Consultant
PBE Structural Engineer
BCG BCA Consultant
JCL Hydraulic Engineer
Riley Mac Fire Consultant
MCD Fire Engineer
LMEA Electrical Engineer
BCG BCA Consultant
Brevig Williams Surveyors



1 Existing Oval / East Elevation Context
1:1000



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EXG LONG OVAL ELEVATION

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SCALE
1:1000 @ A3

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SSD1.02/17-007.1

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GROUND LEVEL PLAN EXG

DRAWN BY

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SCALE

1:200 @ A3

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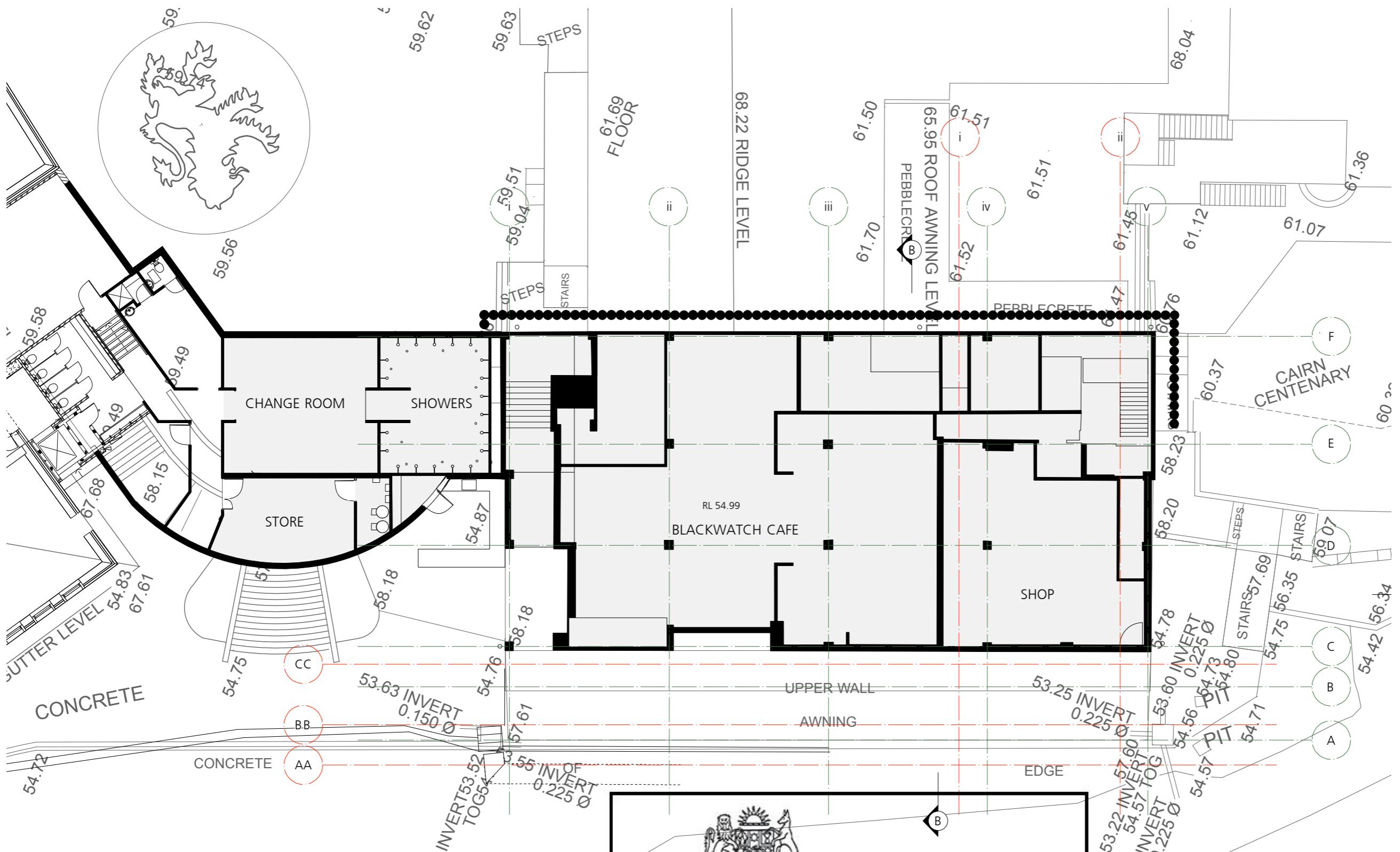
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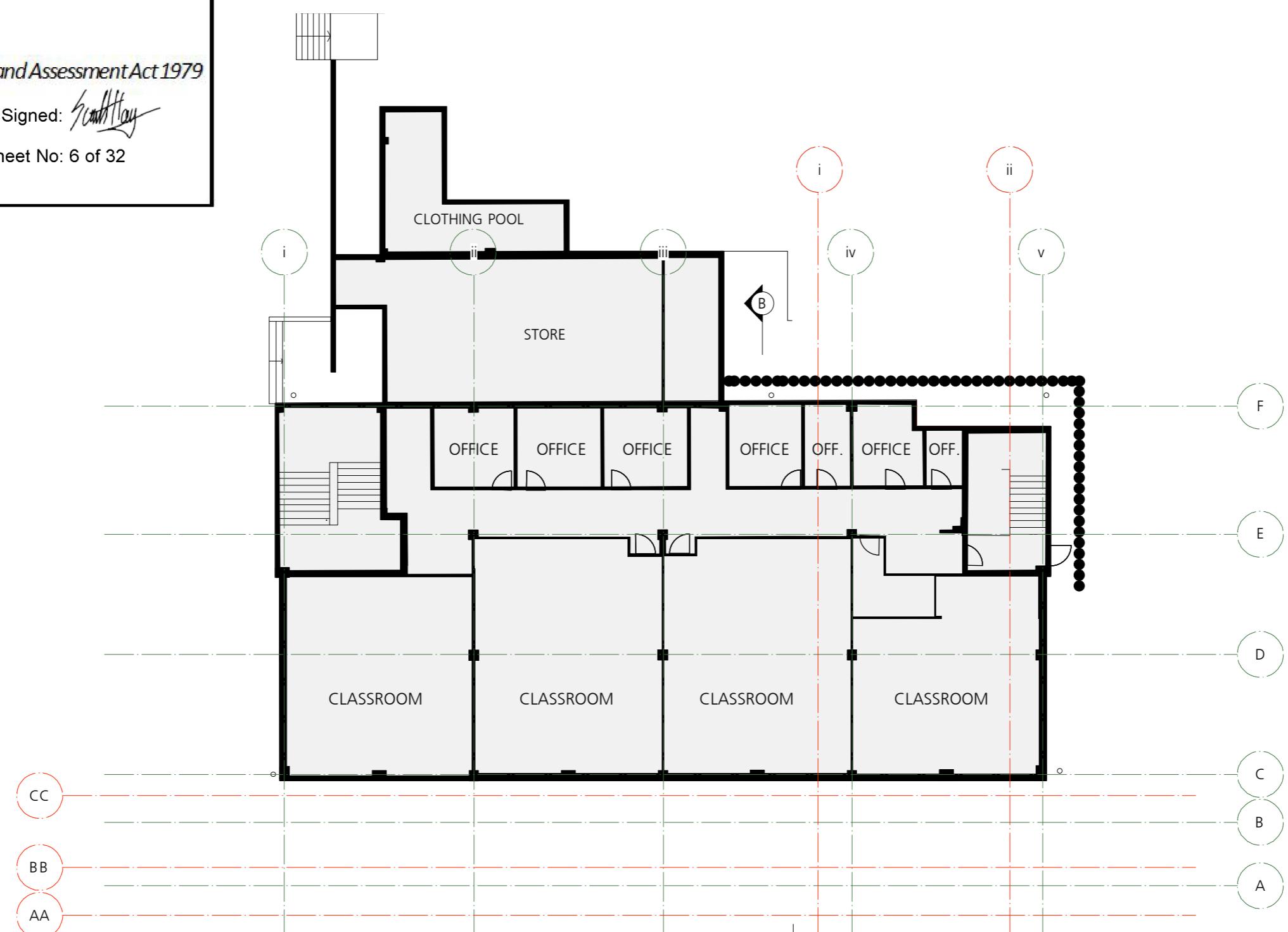
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1 First Floor Plan EXG RL 58.38
Scale: 1:200



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Sheet No: 10 of 3
39.56
QUADRANGLE

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DRAWING TITLE
EXG EASTERN ELEVATION

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SCALE
1:200 @ A3

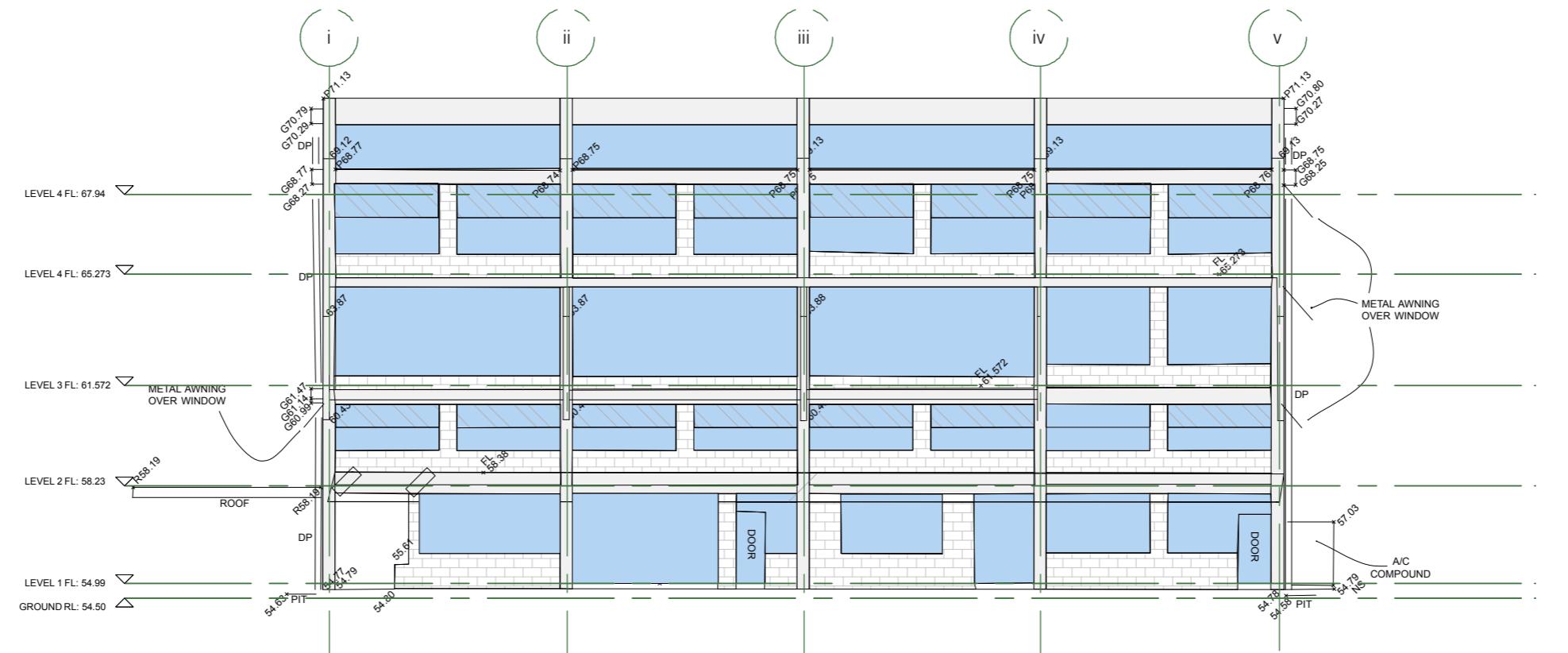
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SSD1.02/17-106

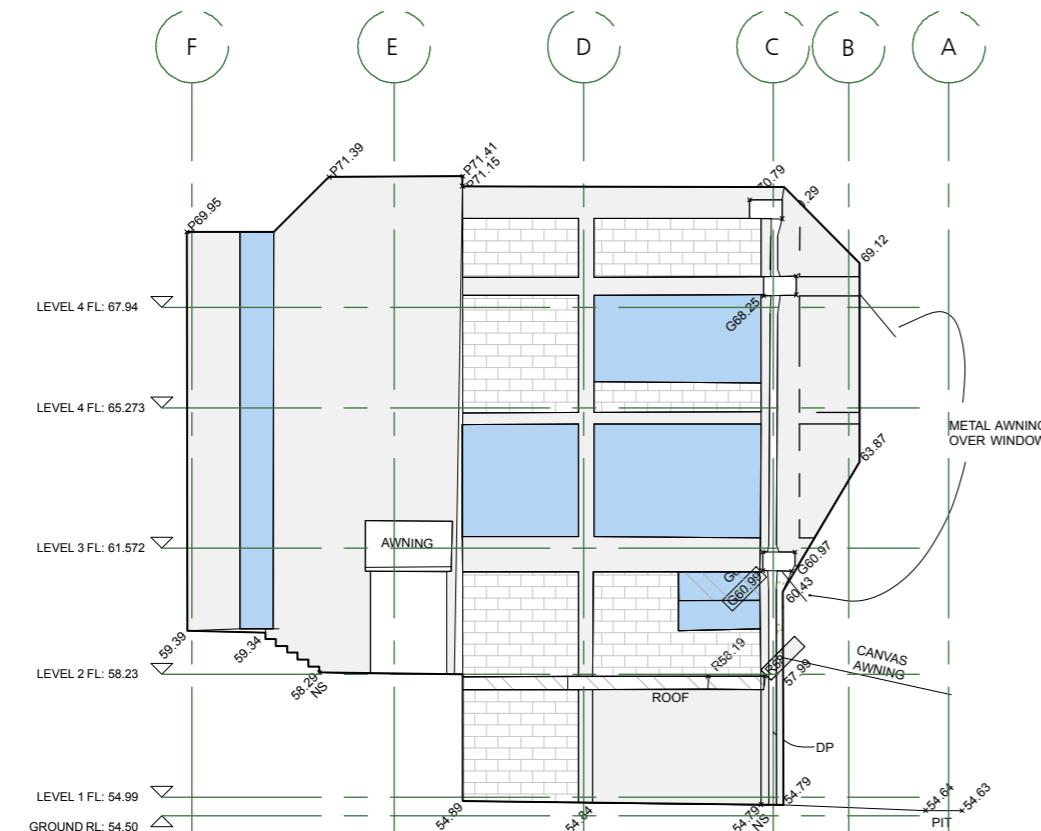


GENERAL NOTES

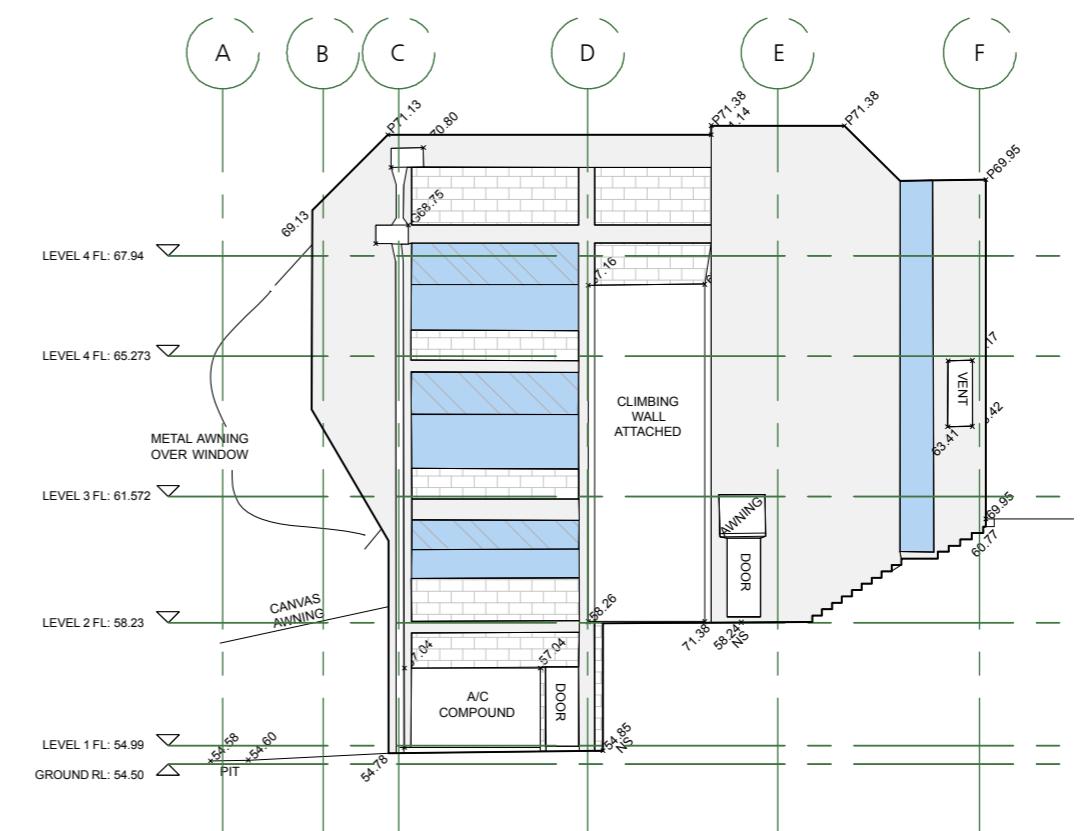
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PBE Structural Engineer
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JCL Hydraulic Engineer
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MCD Fire Engineer
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BCG BCA Consultant
Brennan Williams Surveyors



1 South Elevation
Scale: 1:200



2 North Elevation
Scale: 1:200



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DRAWING TITLE
NORTH + SOUTH
ELEVATIONS EXG

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SCALE
1:200 @ A3

ISSUE
SEARS

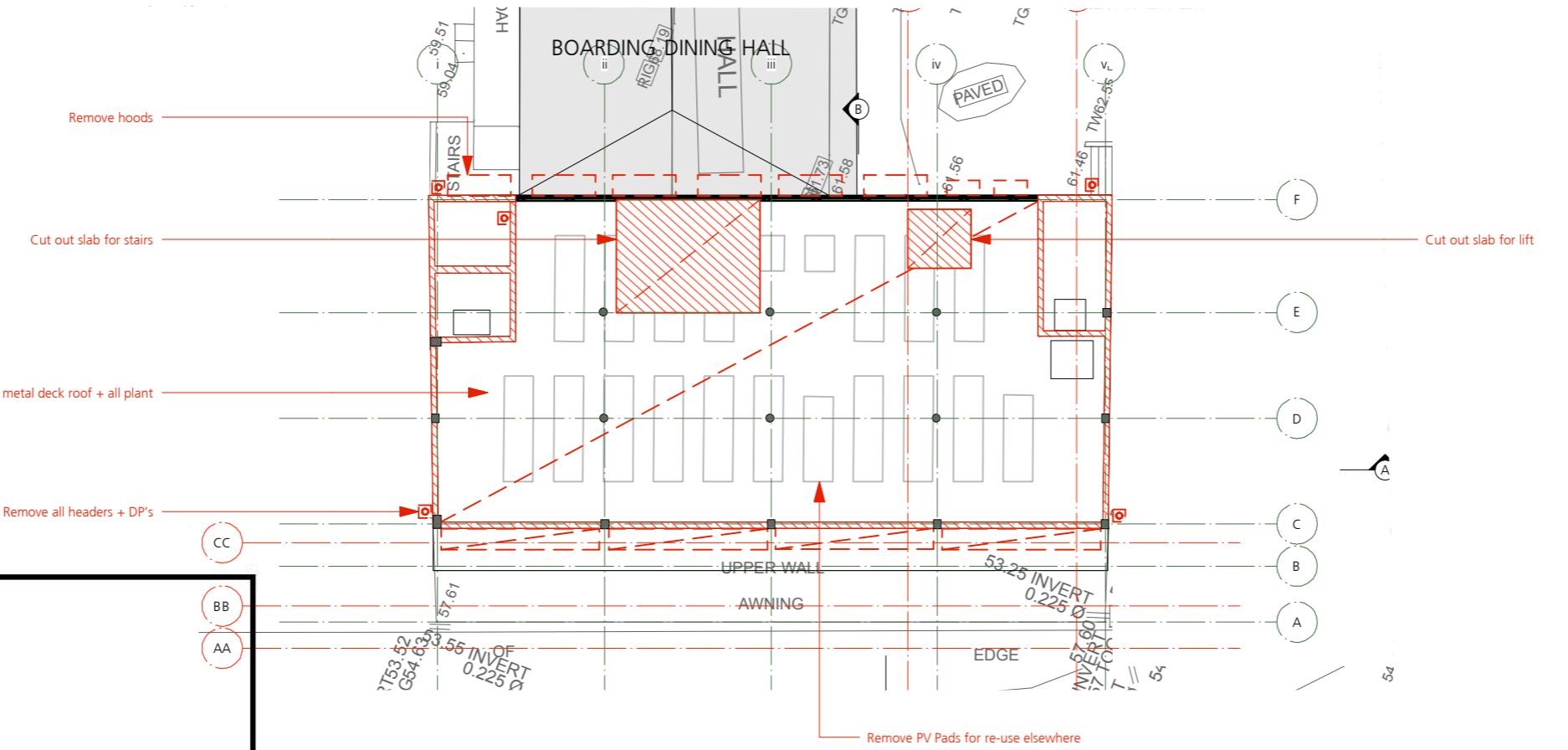
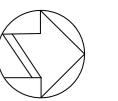
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SSD1.02/17-107

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1 Roof Demolition Plan EXG RL 71.39
Scale: 1:300



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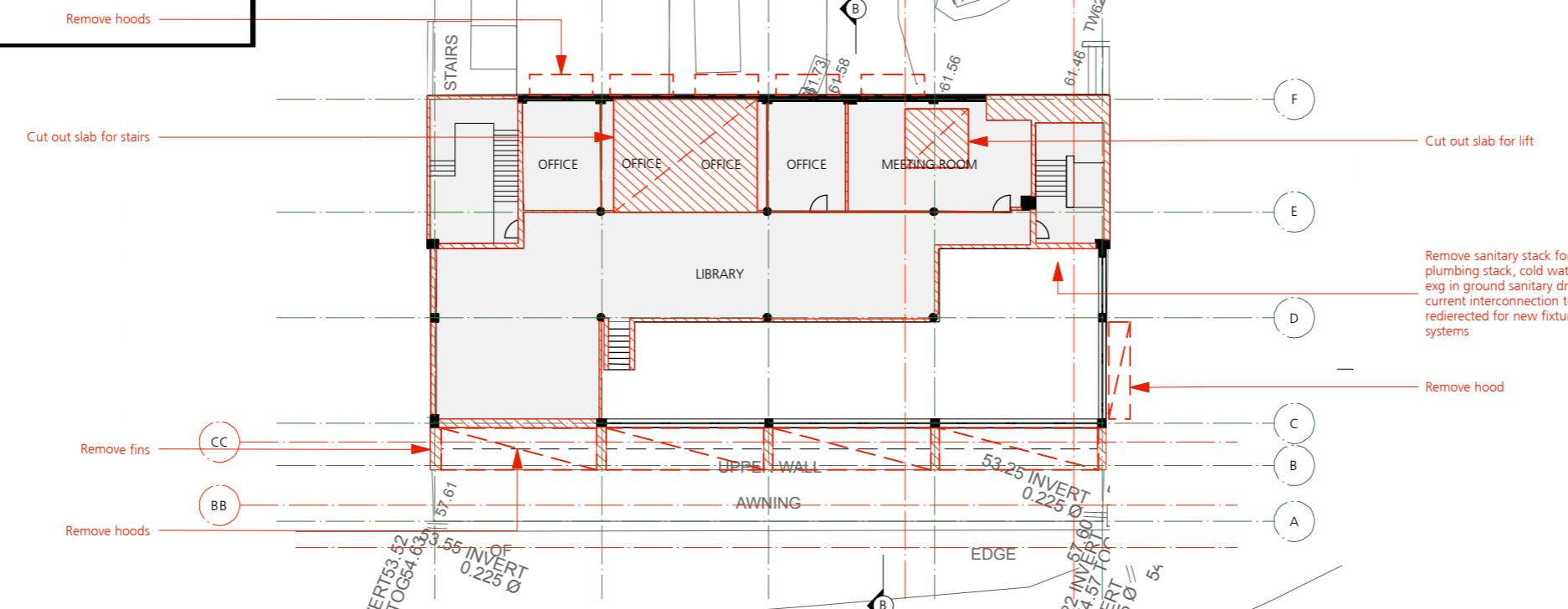
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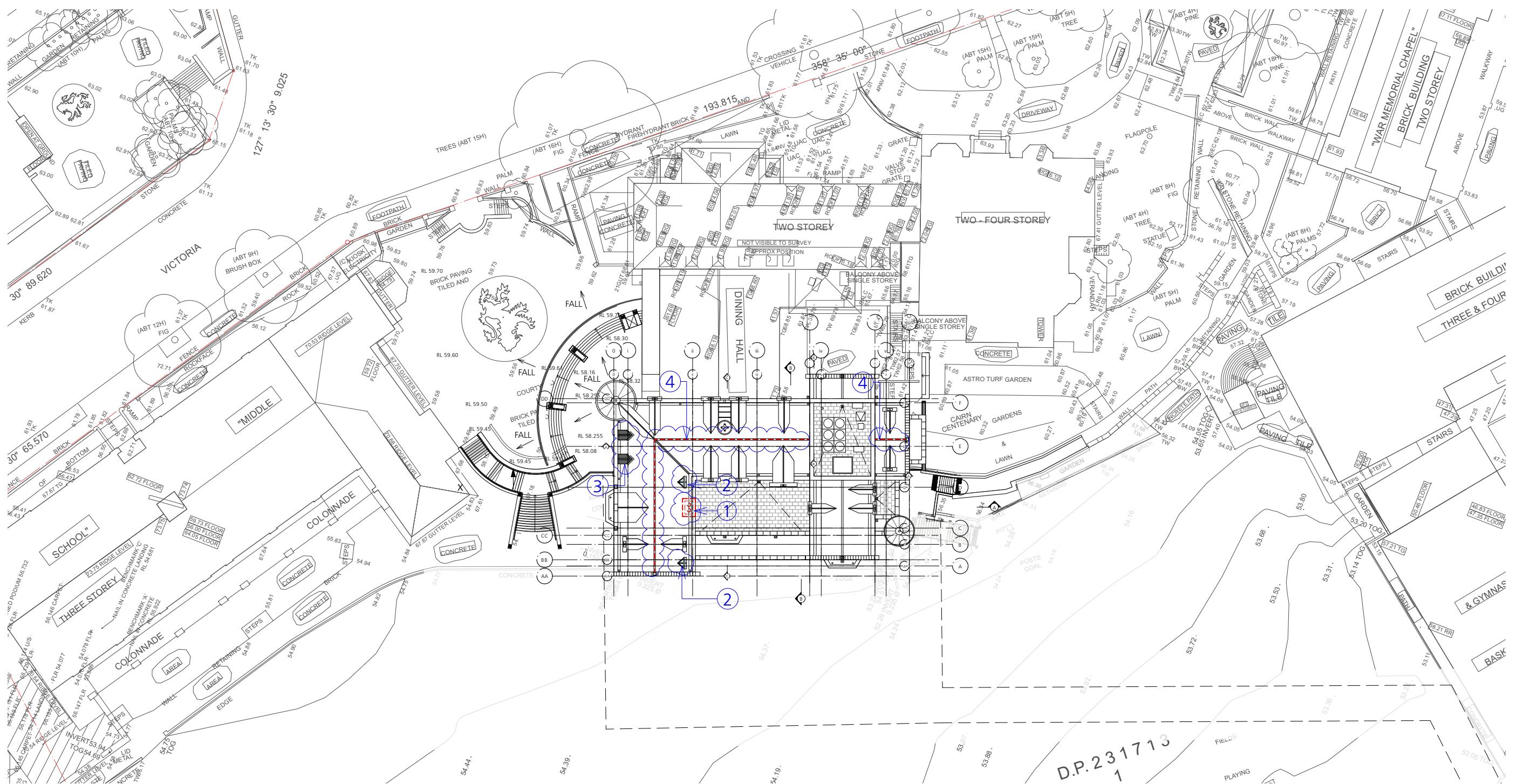
Sheet No: 15 of 32



2 Fourth Floor Demolition Plan EXG RL 67.95
Scale: 1:300

LEGEND:
□ EXISTING □ DEMOLISH
SLAB

SSD1.02/17-152



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Engineer

Don Katskas

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DRAWING TITLE

PROPOSED GROUND

FLOOR PLAN

DRAWN BY

JC, CF, JW, ZW

SCALE

1:200 @ A3

ISSUE

SECTION 4.55

MODIFICATION APPLICATION

REVISION

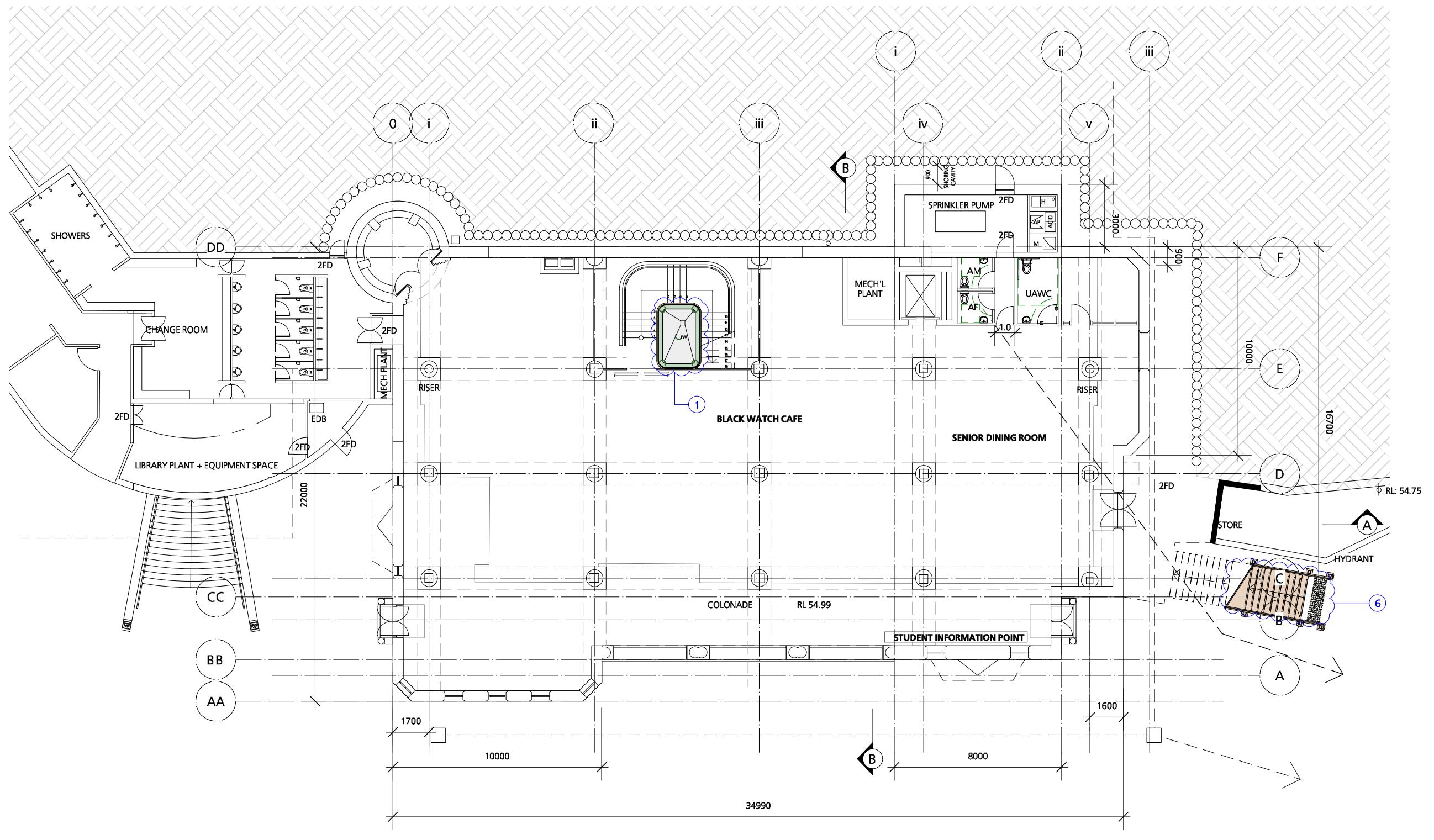
S4.55

DATE

DECEMBER 2020

DRAWING NUMBER

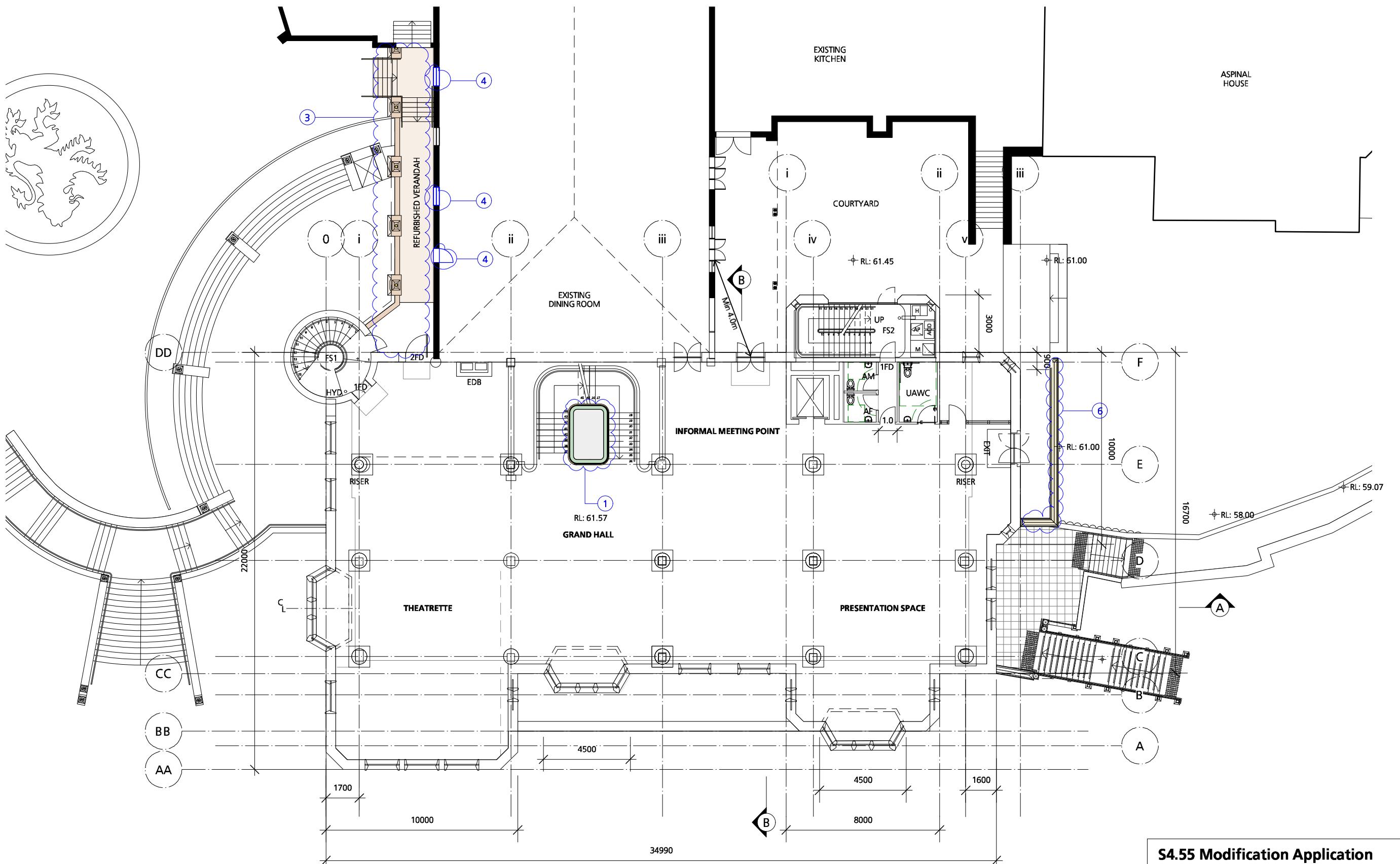
SSD1.02/17-201



1 Proposed Ground Floor Plan RL 54.99
Scale: 1:200

S4.55 Modification Application

1. Fresh air riser added
2. Crow step added to gable
3. First floor colonade added to quadrangle
4. Fenestration to verandah amended
5. Verandah roof replaced
6. External northern stair amended
7. Excavate undercroft



S4.55 Modification Application

1. Fresh air riser added
2. Crow step added to gable
3. First floor colonade added to quadrangle
4. Fenestration to verandah amended
5. Verandah roof replaced
6. External northern stair amended
7. Excavate undercroft



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DRAWING TITLE

PROPOSED THIRD FLOOR

PLAN

DRAWN BY

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SCALE

1:200 @ A3

ISSUE

SECTION 4.55

MODIFICATION APPLICATION

REVISION

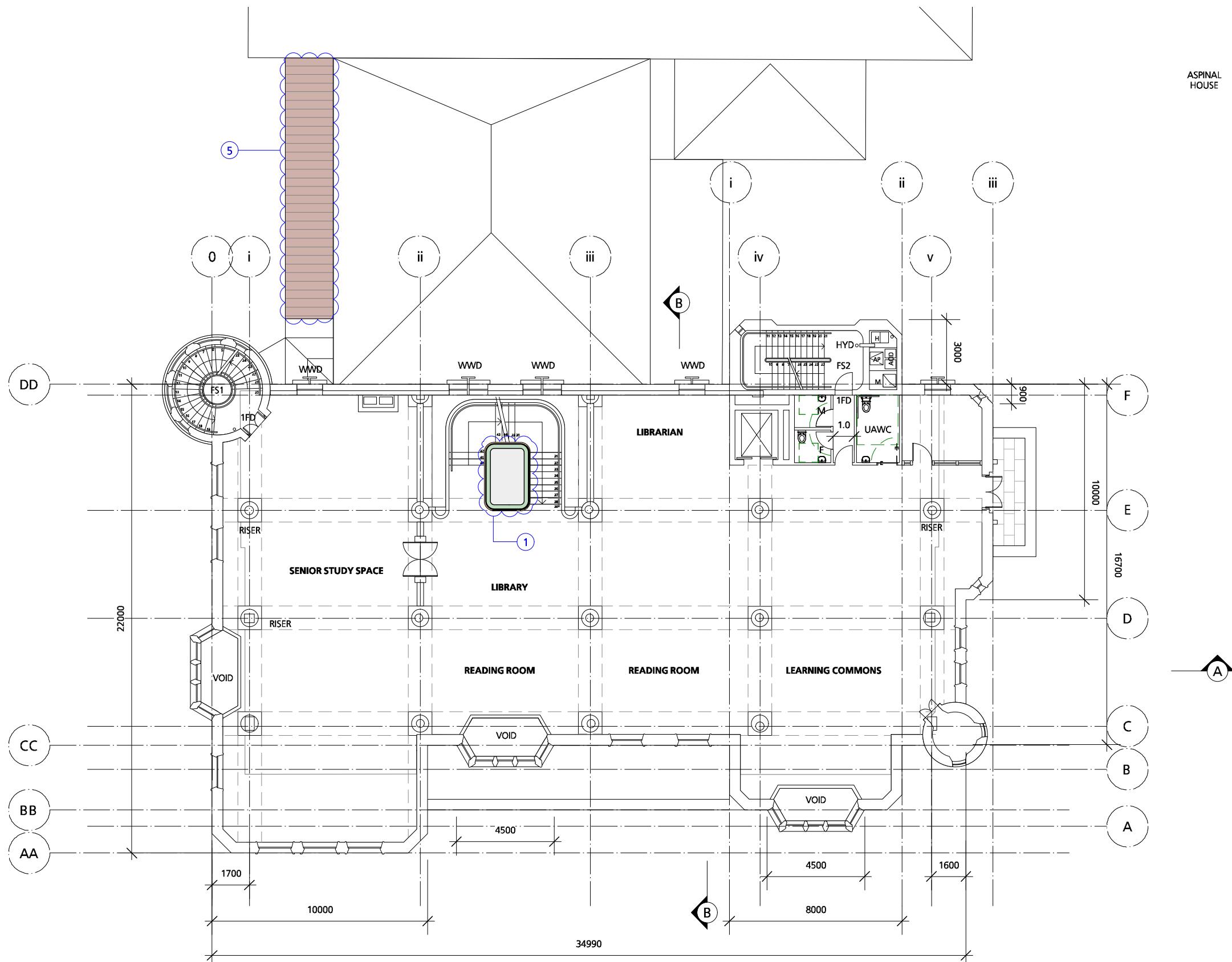
S4.55

DATE

DECEMBER 2020

DRAWING NUMBER

SSD1.02/17-204



1 Proposed Third Floor Plan RL 65.275
Scale: 1:200

S4.55 Modification Application

1. Fresh air riser added
2. Crow step added to gable
3. First floor colonade added to quadrangle
4. Fenestration to verandah amended
5. Verandah roof replaced
6. External northern stair amended
7. Excavate undercroft

SSD1.02/17-204

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Geotechnical

Engineer

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DRAWING TITLE

PROPOSED FOURTH FLOOR PLAN

DRAWN BY
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SCALE
1:200 @ A3

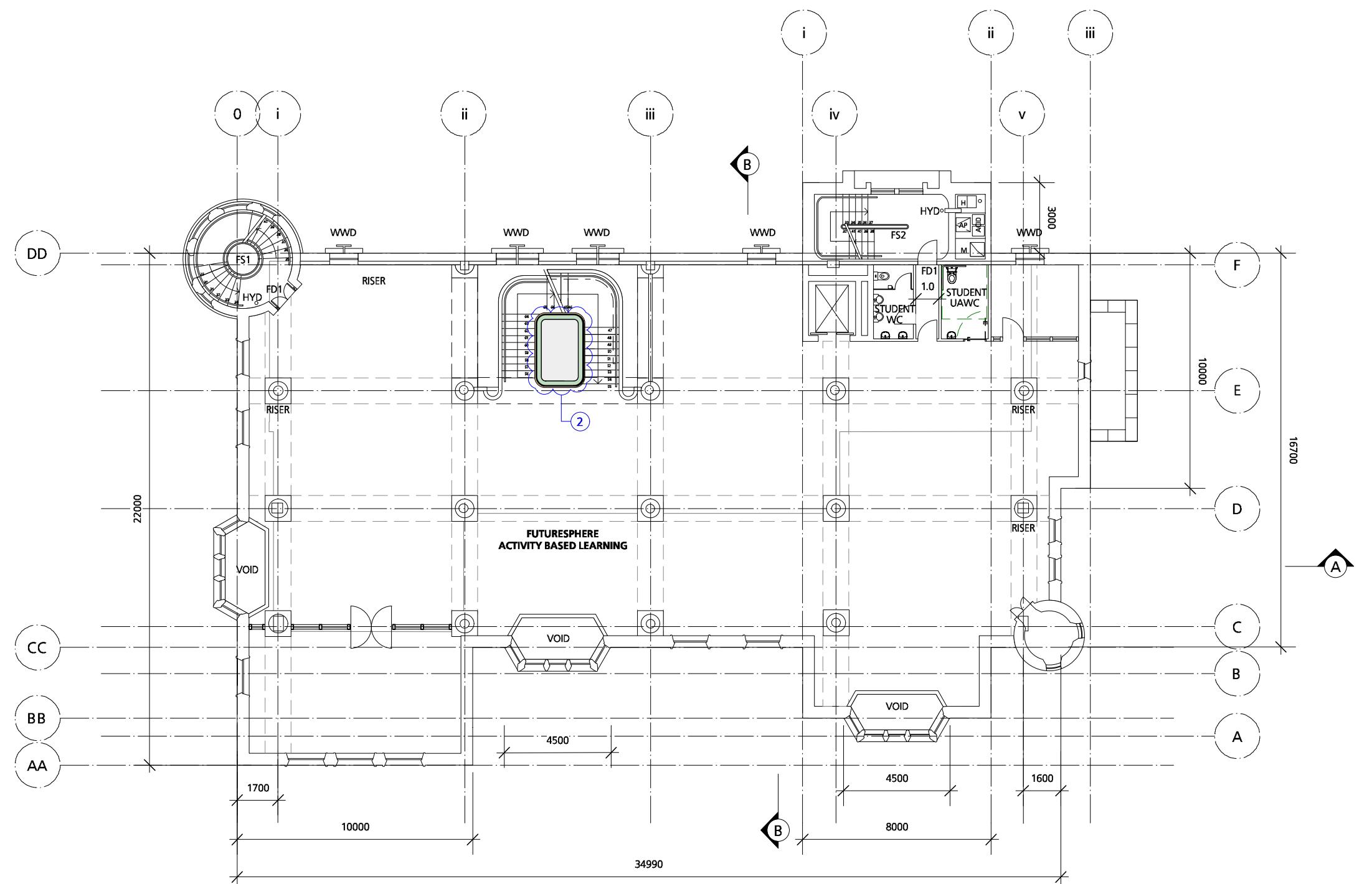
ISSUE
SECTION 4.55
MODIFICATION APPLICATION

REVISION
S4.55

DATE
DECEMBER 2020

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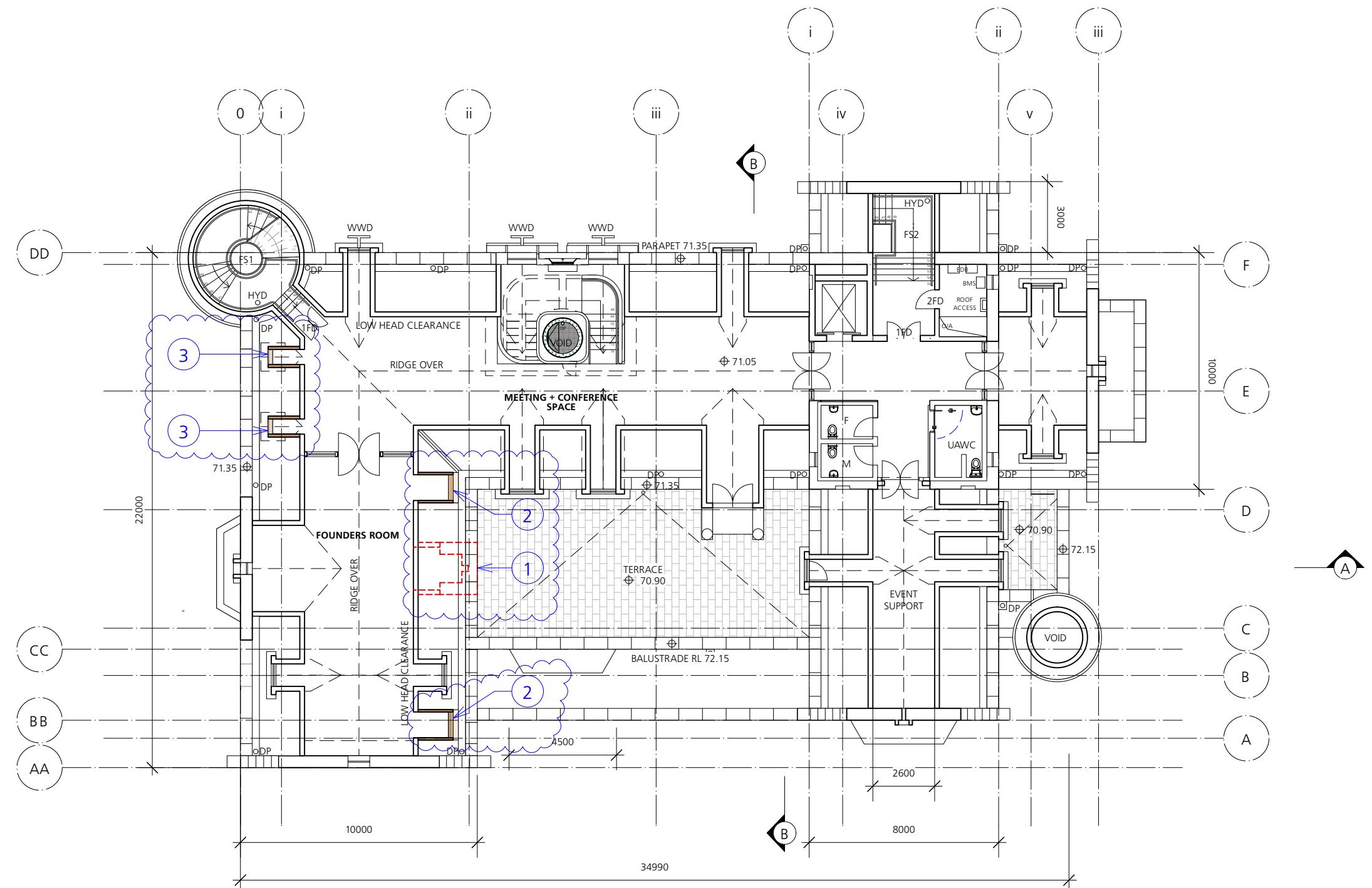
SSD1.02/17-205



1 Proposed Fourth Floor Plan RL 67.95
Scale: 1:200

S4.55 Modification Application

1. Fresh air riser added
2. Crow step added to gable
3. First floor colonade added to quadrangle
4. Fenestration to verandah amended
5. Verandah roof replaced
6. External northern stair amended
7. Excavate undercroft



1 Proposed Fifth Floor Plan RL 71.05
Scale: 1:200

S4.55-2 MODIFICATION APPLICATION

1. CHIMNEY DELETED.
2. TWO FRESH AIR LOUVRES ADDED.
3. REDUCED PROFILE OF TWO DORMERS TO SOUTHERN FACADE
4. RIDGE CREST DELETED.

SSD1.02/17-206

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Surveyors + CBH Beveridge Williams
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DRAWING TITLE
PROPOSED FIFTH FLOOR PLAN

DRAWN BY
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SCALE
1:200 @ A3

ISSUE
SECTION 4.55-2
MODIFICATION APPLICATION

REVISION
S4.55-2

DATE
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UMEA

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Geotechnical

Engineer

Dan Katuskas

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Aargas



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29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE

PROPOSED ROOF PLAN

DRAWN BY

JC, CF, JW, ZW, HS

SCALE

1:200 @ A3

ISSUE

SECTION 4.55.2
MODIFICATION APPLICATION

REVISION

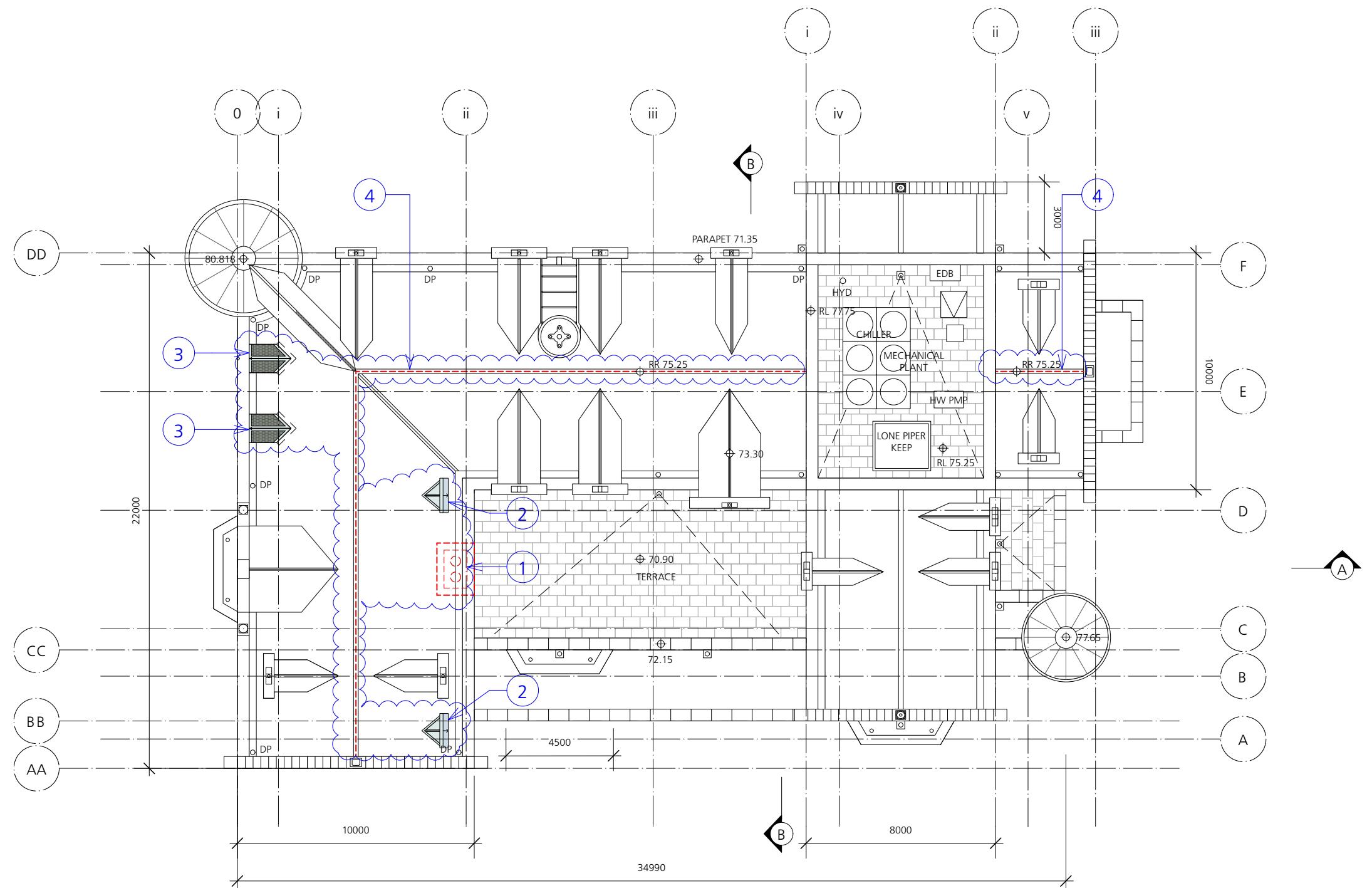
S4.55.2

DATE

SEPTEMBER 2023

DRAWING NUMBER

SSD1.02/17-207



1 Proposed Roof Plan RL 75.25
Scale: 1:200

S4.55.2 MODIFICATION APPLICATION

1. CHIMNEY DELETED.
2. TWO FRESH AIR LOUVRES ADDED.
3. REDUCED PROFILE OF TWO DORMERS TO SOUTHERN FAÇADE
4. RIDGE CREST DELETED.

SSD1.02/17-207

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- This material / work is protected by Copyright

CONSULTANTS

Project Manager



Planning

BBC Planning

Quantity Surveyors

TPGS

Structural Engineer

PBE

Hydraulic Engineer

JCL

Electrical Engineer

UMEA

Surveyors + CBH

Beveridge Williams

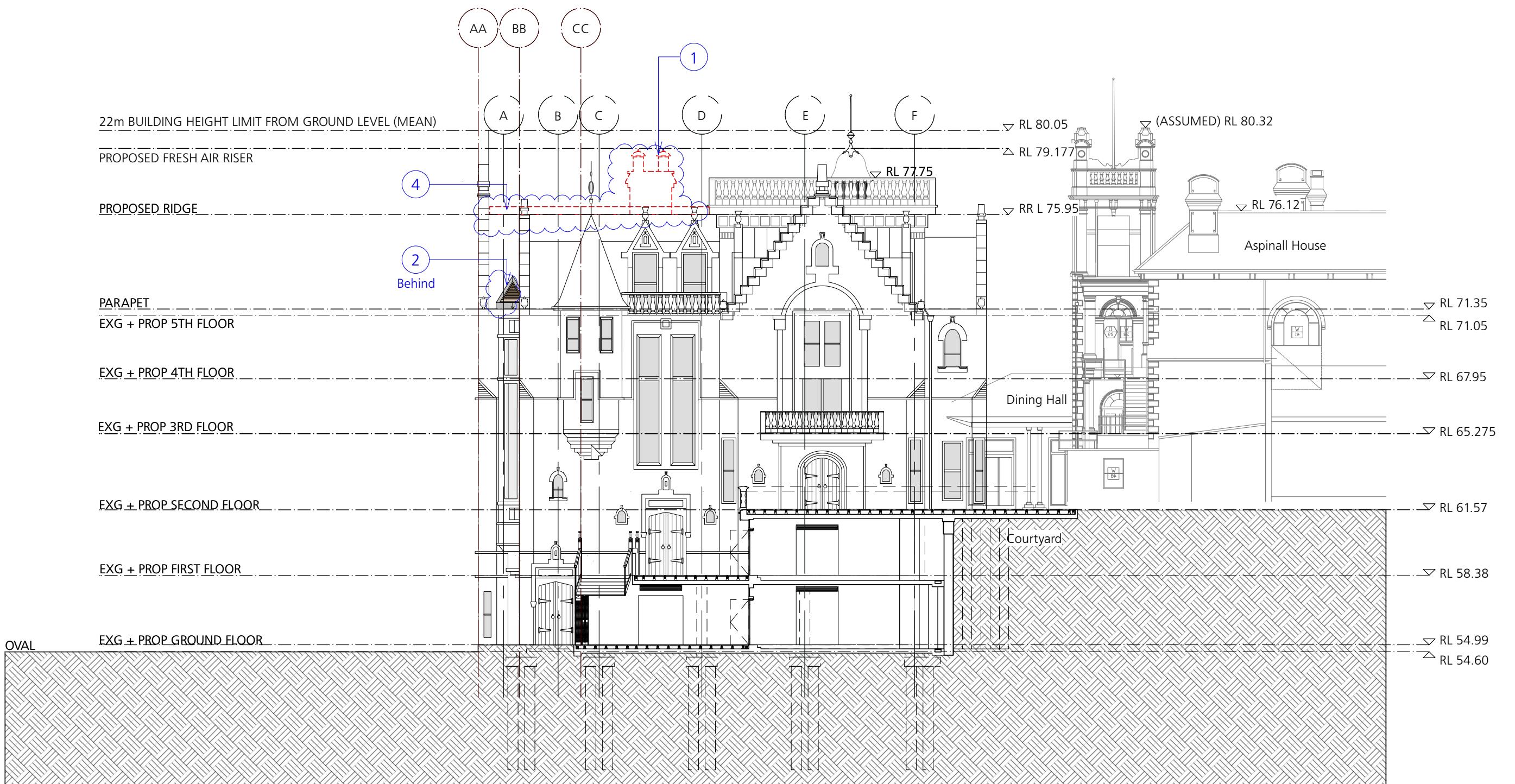
Geotechnical

Engineer

Dor Katsukas

HAZMAT

Argus



1 SSD Proposed Northern Elevation
Scale: 1:200

S4.55-2 MODIFICATION APPLICATION

1. CHIMNEY DELETED.
2. TWO FRESH AIR LOUVRES ADDED.
3. REDUCED PROFILE OF TWO DORMERS TO SOUTHERN FAÇADE
4. RIDGE CREST DELETED.

ISSUE SECTION 4.55-2
MODIFICATION APPLICATION

REVISION S4.55-2

DATE SEPTEMBER 2023

DRAWING NUMBER

SSD1.02/17-210



CLIENT
STEVEN ADAMS
THE SCOTS COLLEGE

PROJECT
MAJOR ALTERATIONS + ADDITIONS TO
THE STEVENSON LIBRARY (SSD 8922)

ADDRESS
29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE
Proposed Northern Elevation

DRAWN BY
JC, CF, JW, HS

SCALE 1:200 @A3

GENERAL NOTES

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PBE

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JCL

Electrical Engineer

UMEA

Surveyors + CBH

Beveridge Williams

Geotechnical

Engineer

Dor Katskas

HAZMAT

Argus



CLIENT

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THE SCOTS COLLEGE

PROJECT

MAJOR ALTERATIONS + ADDITIONS TO
THE STEVENSON LIBRARY (SSD 8922)

ADDRESS

29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE

Proposed Elevation + Context

DRAWN BY

JC, CF, JW, HS

SCALE

1:200 @ A3

ISSUE

SECTION 4.55-2
MODIFICATION APPLICATION

REVISION

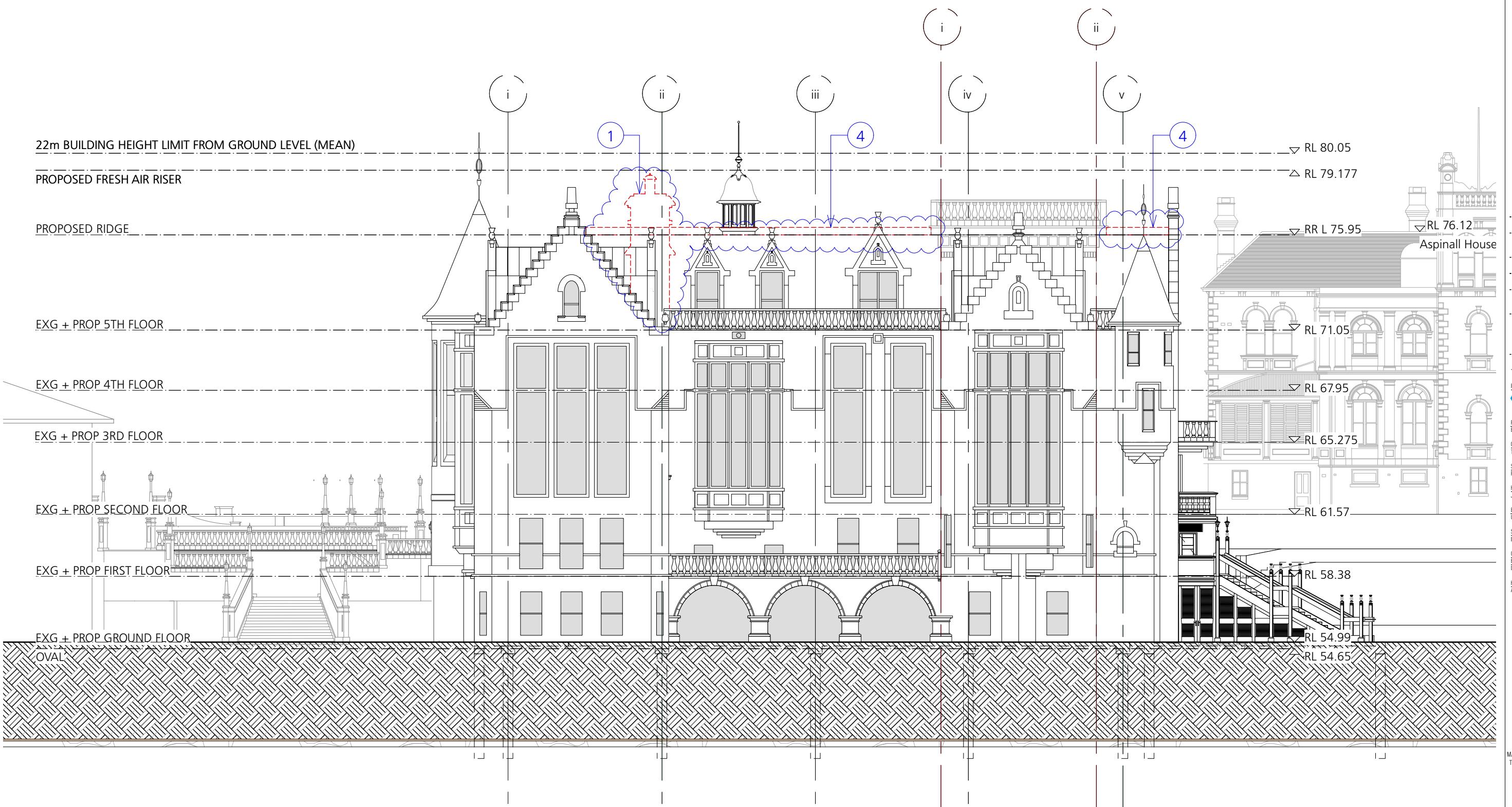
S4.55-2

DATE

SEPTEMBER 2023

DRAWING NUMBER

SSD1.02/17-212



1 Proposed Eastern Elevation + Context
Scale: 1:200

S4.55-2 MODIFICATION APPLICATION

1. CHIMNEY DELETED.
2. TWO FRESH AIR LOUVRES ADDED.
3. REDUCED PROFILE OF TWO DORMERS TO SOUTHERN FAÇADE
4. RIDGE CREST DELETED.

SSD1.02/17-212

PROPOSED FRESH AIR RISER

PROPOSED RIDGE

EXG + PROP 5TH FLOOR

EXG + PROP 4TH FLOOR

EXG + PROP 3RD FLOOR

EXG + PROP SECOND FLOOR

EXG + PROP

EXG + PROP

OVAL

1 Proposed Eastern Elevation: External Materials + Finishes

Scale: 1:200

NOTE:

GROUND FLOOR
Walls: Smooth render
Arches & plinth: dressed sandstone
Stone string course: dressed sandstone
Windows: painted timber with sandstone sill, rybat & lintel
Pedestal to bay window: dressed sandstone

FIRST FLOOR
Walls generally: smooth render
Stone string course: dressed sandstone
Windows: painted timber frame with dressed sandstone surrounds incl sill, rybat & lintel, sandstone mullions & transoms
Tourelle: dressed sandstone
Balustrade: smooth render
Handrail [balustrade cap]: dressed sandstone
Pedestal to bay window: dressed sandstone

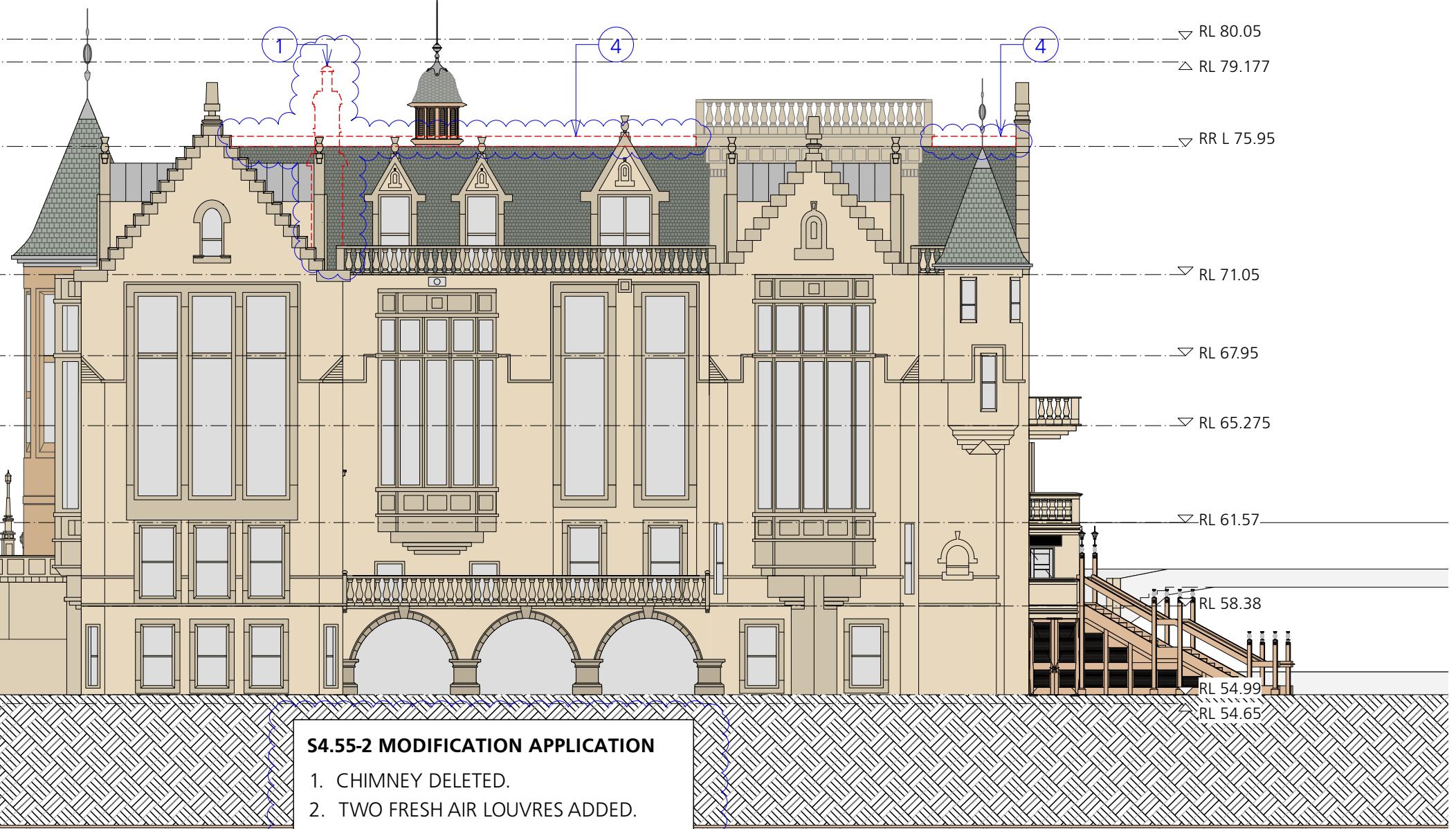
SECOND FLOOR
Walls generally: smooth render, painted
Stone string course: dressed sandstone
Windows: painted timber with sandstone sill, rybat & lintel
Bay windows: painted timber frame with dressed sandstone surrounds incl sill, rybat & lintel, sandstone mullions & transoms
Tourelle: dressed sandstone

THIRD FLOOR
Walls generally: smooth render, painted
Stone string course: dressed sandstone
Windows: painted timber with sandstone sill, rybat & lintel
Bay windows: painted timber frame with dressed sandstone surrounds incl sill, rybat & lintel, sandstone mullions & transoms
Tourelle: dressed sandstone

FOURTH FLOOR
Walls generally: Smooth render
Stone string course: dressed sandstone
Windows: painted timber with sandstone sill, rybat & lintel
Bay windows: painted timber frame with dressed sandstone surrounds incl sill, rybat & lintel, sandstone mullions & transoms
Tourelle: dressed sandstone

ROOF/FIFTH FLOOR
Roof generally Welsh slate
Dormers generally: lead standing seam to roofing
Lead: to bay windows capping, roof ridge capping, tourelle caps & flashings
Parapet Cappings & Dormer Gables: Sandstone [sawn/dressed]
Parapet & Dormer Gable sculptures: Sandstone [sawn/dressed]
Dormer side walls: smooth render
Tower & Tourelle gutters: lead
Balustrade: smooth render
Handrail [balustrade cap]: dressed sandstone
RW Goods: cast iron

*Paint colours: to match Business Studies Centre Neutral palette. Tonally darker than Aspinall House & Middle School Building
All Sandstone: Capricorn 'Heritage Rose'
Link: <http://capricornsandstone.com.au/our-sandstone.html>



S4.55-2 MODIFICATION APPLICATION

1. CHIMNEY DELETED.
2. TWO FRESH AIR LOUVRES ADDED.
3. REDUCED PROFILE OF TWO DORMERS TO SOUTHERN FAÇADE
4. RIDGE CREST DELETED.



Smooth Render



Smooth Render



Smooth Render *Proposed colours to match image



Dressed Sandstone



Dressed Sandstone Mullions



Lead Roofing



Welsh Slate

LEGEND

Smooth render
Dressed sandstone

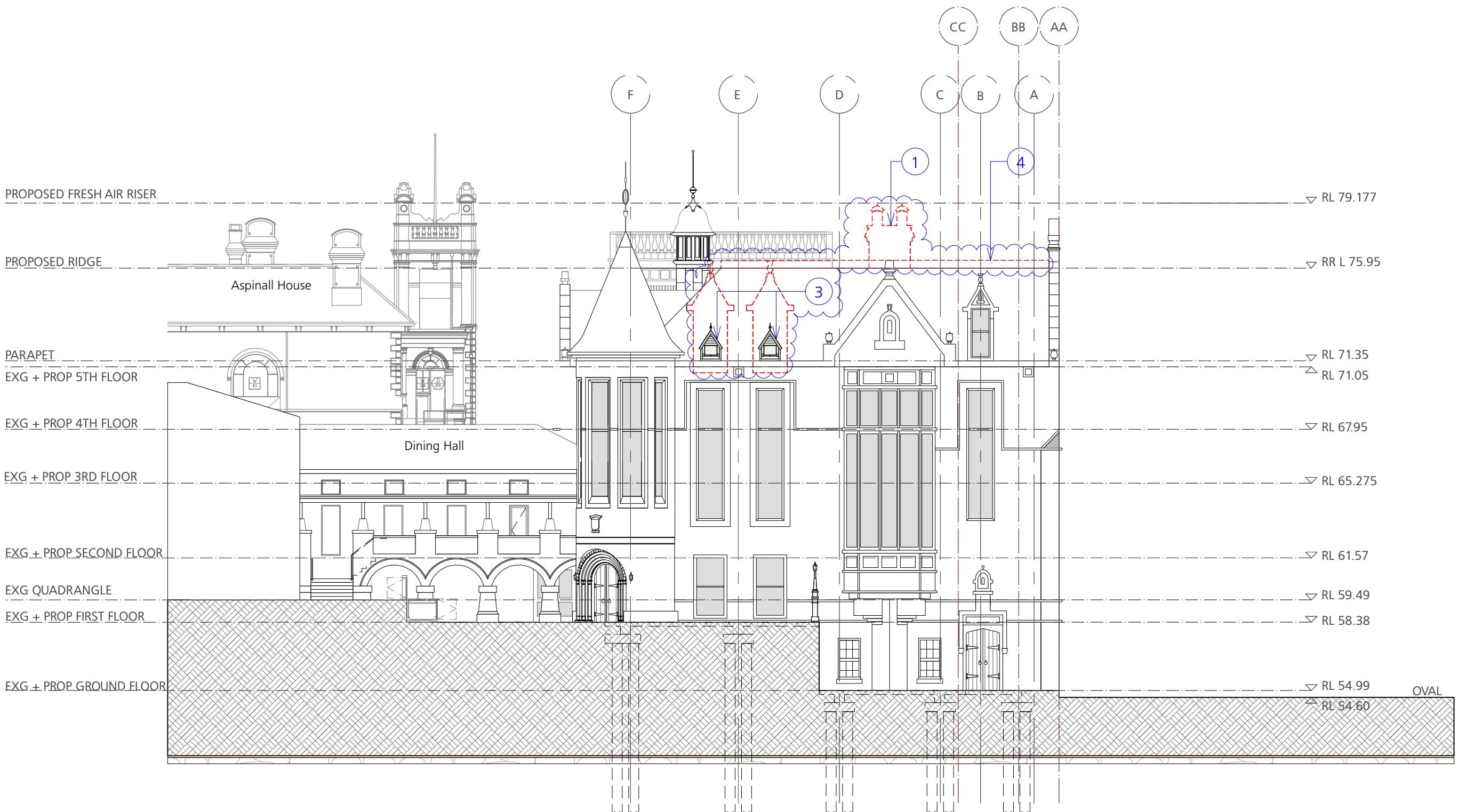
Slate roof tiles
Lead

Uncoursed sandstone blocks

CLIENT
STEVEN ADAMS
THE SCOTS COLLEGEPROJECT
MAJOR ALTERATIONS + ADDITIONS TO
THE STEVENSON LIBRARY (SSD 8922)ADDRESS
29-53 Victoria Rd
Bellevue Hill, NSWDRAWING TITLE
External Materials + FinishesDRAWN BY
JC, CF, JW, ZW, HSSCALE
1:200 @ A3ISSUE
SECTION 4.55-2
MODIFICATION APPLICATIONREVISION
4.55-2DATE
SEPTEMBER 2023

DRAWING NUMBER

SSD1.02/17-212.1



3 Proposed Southern Elevation
Scale: 1:200

S4.55-2 MODIFICATION APPLICATION

1. CHIMNEY DELETED.
2. TWO FRESH AIR LOUVRES ADDED.
3. REDUCED PROFILE OF TWO DORMERS TO SOUTHERN FAÇADE
4. RIDGE CREST DELETED.

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Geotechnical

Engineer

Don Katauskas

HAZMAT

Argus



CLIENT

STEVEN ADAMS
THE SCOTS COLLEGE

PROJECT

MAJOR ALTERATIONS + ADDITIONS TO
THE STEVENSON LIBRARY (SSD 8922)

ADDRESS

29-53 Victoria Rd
Bellevue Hill, NSW

DRAWING TITLE

Proposed Western Elevation

DRAWN BY

JC, CF, JW, ZW, HS

SCALE

1:200 @ A3

ISSUE

SECTION 4.55-2
MODIFICATION APPLICATION

REVISION

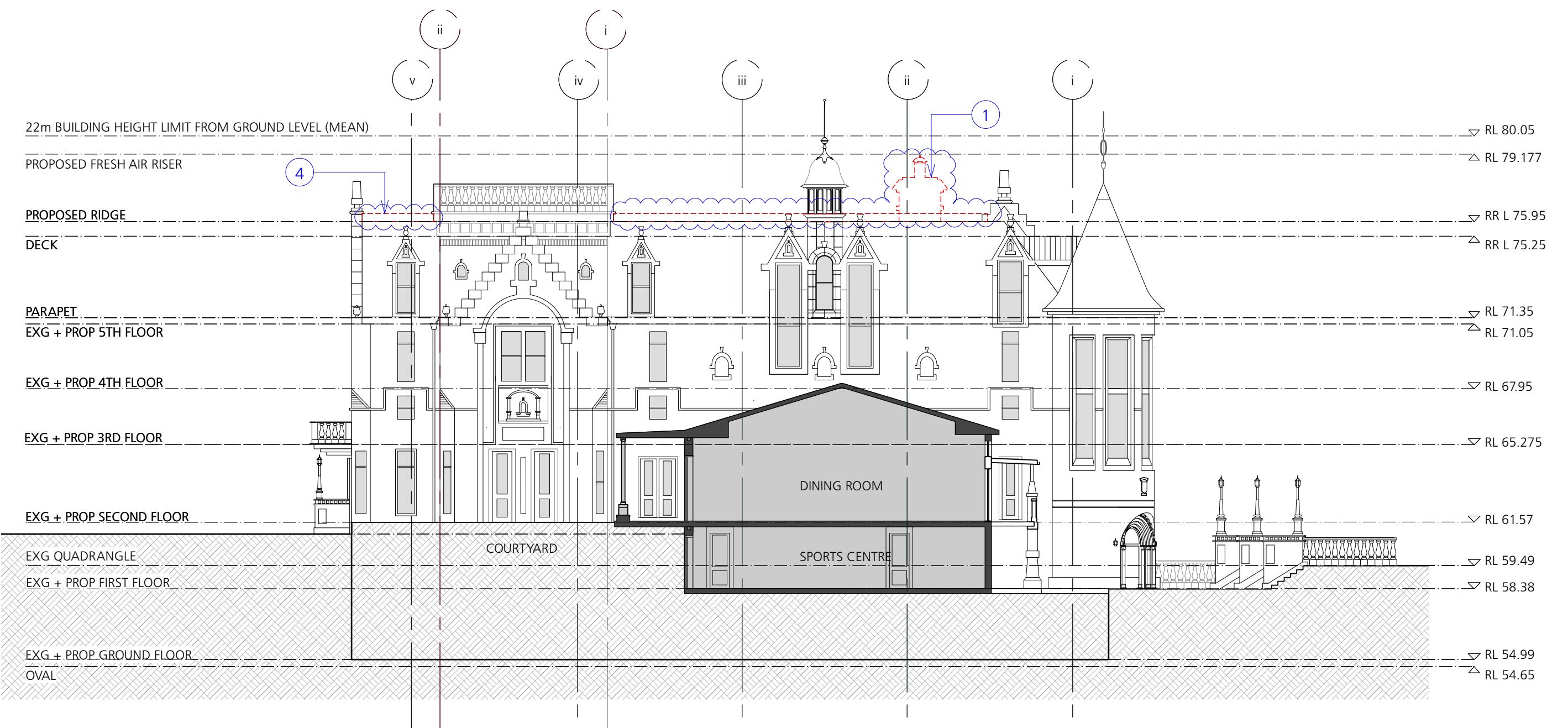
S4.55-2

DATE

SEPTEMBER 2023

DRAWING NUMBER

SSD1.02/17-214

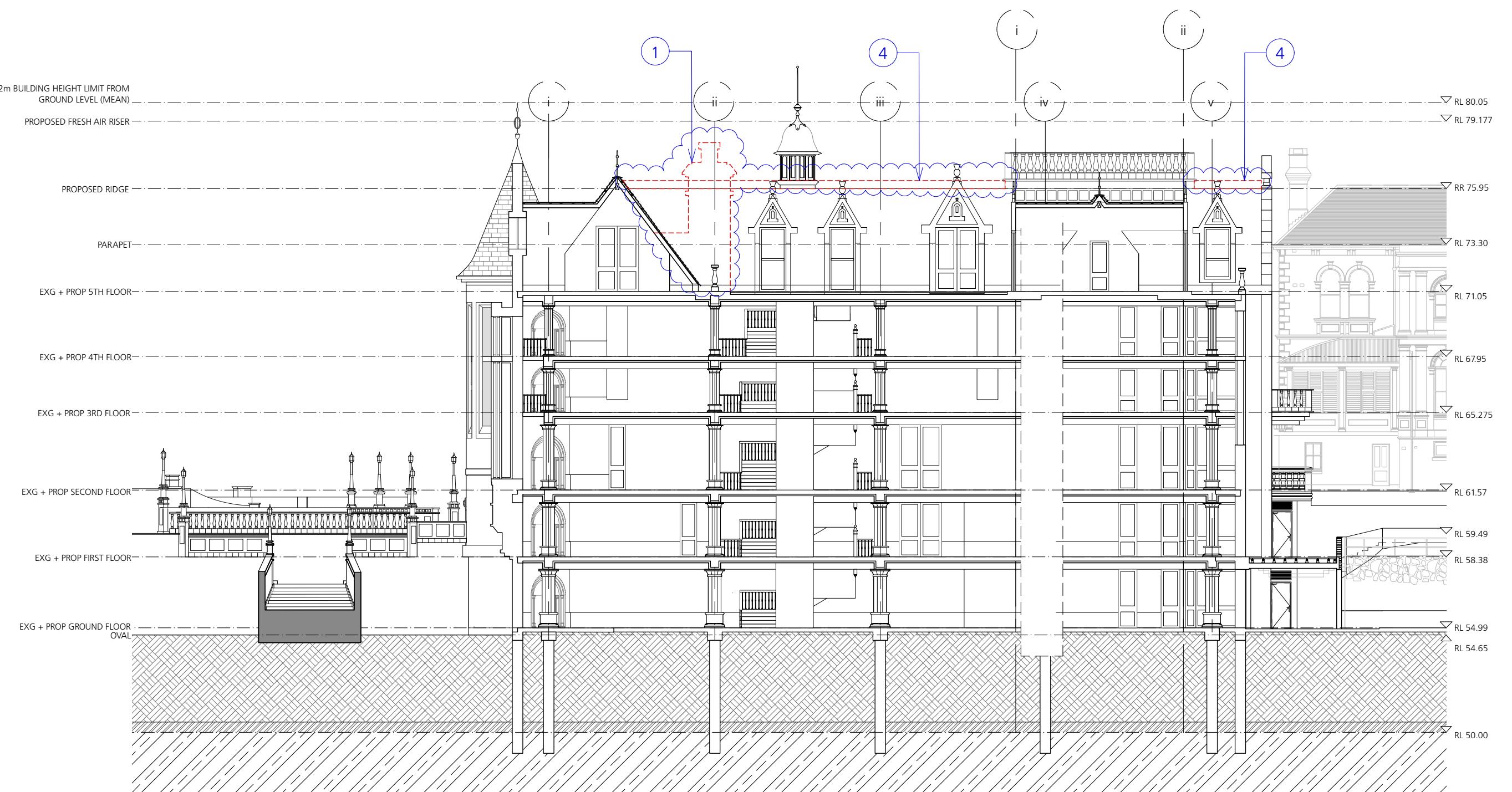


1 Proposed Western Elevation
Scale: 1:200

S4.55-2 MODIFICATION APPLICATION

1. CHIMNEY DELETED.
2. TWO FRESH AIR LOUVRES ADDED.
3. REDUCED PROFILE OF TWO DORMERS TO SOUTHERN FAÇADE
4. RIDGE CREST DELETED.

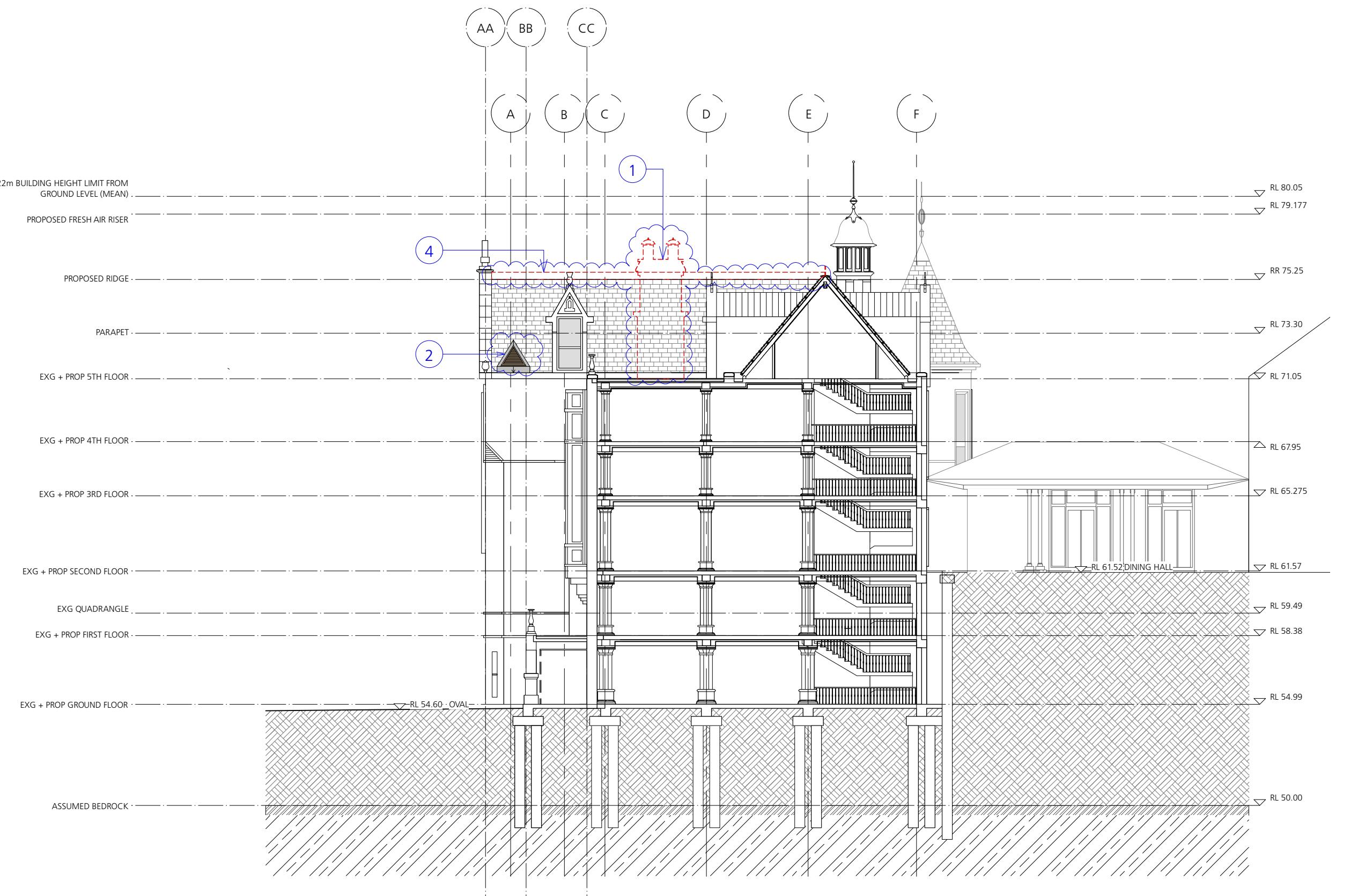
SSD1.02/17-214



1 Proposed Section AA
Scale: 1:200

S4.55-2 MODIFICATION APPLICATION

1. CHIMNEY DELETED.
2. TWO FRESH AIR LOUVRES ADDED.
3. REDUCED PROFILE OF TWO DORMERS TO SOUTHERN FACADE
4. RIDGE CREST DELETED.



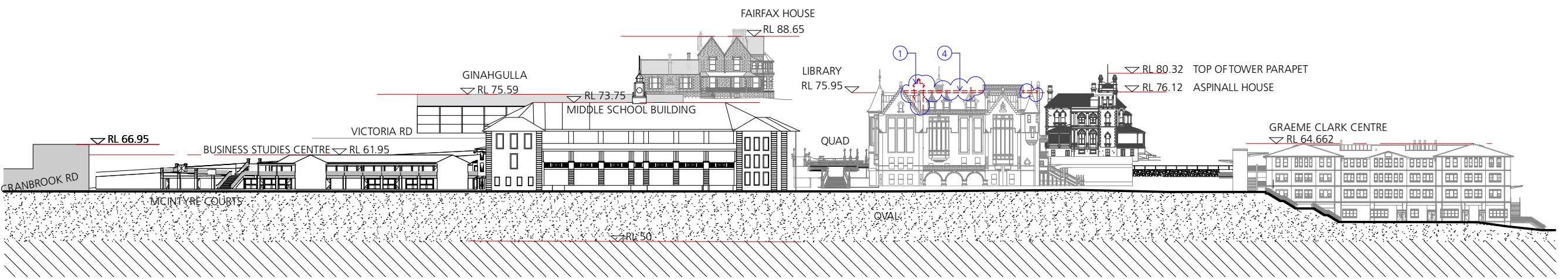
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Proposed Section BB
Scale: 1:200

S4.55-2 MODIFICATION APPLICATION

1. CHIMNEY DELETED.
2. TWO FRESH AIR LOUVRES ADDED.
3. REDUCED PROFILE OF TWO DORMERS TO SOUTHERN FAÇADE
4. RIDGE CREST DELETED.

SSD1.02/17-216



1

Proposed Oval / East Elevation Context
1:1000

S4.55-2 MODIFICATION APPLICATION

1. CHIMNEY DELETED.
2. TWO FRESH AIR LOUVRES ADDED.
3. REDUCED PROFILE OF TWO DORMERS TO SOUTHERN FACADE
4. RIDGE CREST DELETED.

SSD1.02/17-217



New South Wales Government

Independent Planning Commission

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-8922

Signed: *[Signature]*

Granted on the: 27 August 2019

Sheet No: 32 of 32