

View Point 2 View From Formal Dining Across Front Boundary 58 Victoria Road, Bellevue Hill NSW

1



Photo: H. Pilcher - Impact Group Date: 24 May 2018

Memb PO Box 156 Double Bay NSW 1360 Australia architects T 02 9327 6706 E info@jca-ard W jca-architects JCA A Johni GENERAL NOTES 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 - Obtain satting out information from architeet PHIOR to commencement - Bring discrepancies to the immediate attention of the Architect - If unsure of any aspect of the works seek instruction from the Architect before proceeding - All drawings must be read in conjunction with the council consent, specification, schedules, site notes + instructions issued by the Architect - This material / work is protected by Copyright CONSULTANTS TPOS Quantity Surveyors BBC Planning Consultant ACV Mechanical Engineer Code Performance Accessibility Consulta PBE Structural Engineer BCG BCA Consultant JCL Hydraulic Engineer Riley Mac Fire Consultant MCD Fire Engineer UMEA Electrical Engineer BCG BCA Consultant Beveridge Williams Surveyors **CLIENT** STEVEN ADAMS THE SCOTS COLLEGE PROJECT MAJOR ALTERATIONS + ADDITIONS TO THE STEVENSON LIBRARY [SSD 8922] ADDRESS 58 Victoria Road Bellevue Hill, NSW DRAWING TITLE VIEW POINT 2 DRAWN BY JC, CF, JW, ZW SCALE NTS ISSUE SEARS REVISION S2 DATE JUNE 2018 DRAWING NUMBER SSD1.02/17-443

NOTE:

Library not visible



Photo: H. Pilcher - Impact Group Date: 24 May 2018

Memi PO Box 156 D NSW 1360 A ouble Bay ustralia architects T 02 9327 6706 E info@jca-arc W jca-architect John John GENERAL NOTES 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 - Obtain satting out information from architeet PHIOR to commencement - Bring discrepancies to the immediate attention of the Architect - If unsure of any aspect of the works seek instruction from the Architect before proceeding - All drawings must be read in conjunction with the council consent, specification, schedules, site notes + instructions issued by the Architect - This material / work is protected by Copyright CONSULTANTS TPOS Quantity Surveyors BBC Planning Consultant ACV Mechanical Engineer Code Performance Accessibility Consulta PBE Structural Engineer BCG BCA Consultant JCL Hydraulic Engineer Riley Mac Fire Consultant MCD Fire Engineer UMEA Electrical Engineer BCG BCA Consultant Beveridge Williams Surveyors CLIENT STEVEN ADAMS THE SCOTS COLLEGE PROJECT MAJOR ALTERATIONS + ADDITIONS TO THE STEVENSON LIBRARY (SSD 8922) ADDRESS 58 Victoria Road Bellevue Hill, NSW DRAWING TITLE VIEW POINT 3 DRAWN BY JC, CF, JW, ZW SCALE NTS ISSUE SEARS REVISION S2 DATE JUNE 2018 DRAWING NUMBER SSD1.02/17-444

NOTE:

Library not visible





View Point 5 View From Private Terrace Across Side Soundary - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 5 View From Private Terrace Across Side Soundary - AFTER 58 Victoria Road, Bellevue Hill NSW

Photo: H. Pilcher - Impact Group Date: 24 May 2018

## Proposed library profile

787		
Member Australias Instru-		
PO Box 156 Doul NSW 1360 Aust	Ó	5
nservation   Resident ble Bay tralia		arch
Einfo@jca-architect Wijca-architects.con		Itects
ts.com.au No n.au Joh		
A Architects Pty Ltd ABN 53 100 minated Architect m Cockings NSWARB8055 AIA		
53 139 4577		
<ul> <li>architect PI</li> <li>Bring discrution of attention of seek instrubefore processes instrubefore processes and any set of the set of th</li></ul>	s must be readent of the readent of	encment immediate the works Architect d in ucil nedules, issued by
THE PROJEC		.EGE
ST THE PROJEC MAJOR ALTE THE STEVEN ADDRES 58	SCOTS COLL F RATIONS + AI SON LIBRARY S Victoria Roa	EGE DDITIONS 1 (SSD 8922 ad
ST THE PROJEC MAJOR ALTE THE STEVEN ADDRES 58 Bell DRAWIN	SCOTS COLL F BATIONS + AI SON LIBRARY S Victoria Roa evue Hill, NS	EGE DDITIONS T (SSD 8922 ad SW
ST THE PROJEC MAJOR ALTE THE STEVEN ADDRES 58 Bell DRAWIN JC	SCOTS COLL F RATIONS + AI SON LIBRARY S Victoria Roa evue Hill, NS G TITLE VIEW POINT S	EGE DDITIONS 1 (SSD 8922 ad SW
ST THE PROJEC MAJOR ALTE THE STEVEN ADDRES 58 Bell DRAWIN JC SCALE	SCOTS COLL F AATIONS + AI SON LIBRARY S Victoria Roa evue Hill, NS G TITLE VIEW POINT 5 BY	EGE DDITIONS 1 (SSD 8922 ad SW
ST THE PROJEC MAJOR ALTE THE STEVEN ADDRES 58 Bell DRAWIN JC	SCOTS COLL r TATIONS + AI SON LIBRARY S Victoria Roa evue Hill, NS G TITLE VIEW POINT 5 BY CF, JW, ZV NTS SEARS	EGE DDITIONS 1 (SSD 8922 ad SW
ST THE PROJEC MAJORATE THE STEVEN ADDRES 58 Bell DRAWIN JC SCALE ISSUE REVISIOI DATE	SCOTS COLL F TATIONS + AI SON LIBRARY S Victoria Roa evue Hill, NS G TITLE VIEW POINT 5 BY , CF, JW, ZV NTS SEARS V S2	EGE DDITIONS (SSD 892) ad SW
ST THE PROJEC MAJORA LTE THE STEVEN ADDRES 58 Bell DRAWIN JC SCALE ISSUE REVISIO	SCOTS COLL T TATIONS + AI SON LIBRARY S Victoria Roce evue Hill, NS G TITLE VIEW POINT 5 BY , CF, JW, ZV NTS SEARS V	LEGE



View Point 6 From Dining Terrace Across Side Boundary - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 6 From Dining Terrace Across Side Boundary - AFTER 58 Victoria Road, Bellevue Hill NSW

lcher - Impact	Group
/lay 2018	

REAL	
Member Autoritation Institut	$\frown$
PO Bo NSW	
ation   Cor x 156 Doul 1360 Aust	U
iservation de Bay ralia	ല്
n Reside	$\vec{\Box}$
ntial To Ei	life
02.9327.6 nfo@jca i jca-archi	
706 architect tects.com	ۍ ا
au	
JCA Arcl Nominat John Coo	
vitects Ph ed Archite kings NS	
y Lud ABN act WARBOOS	
53 139 457 5 AIA	
GENERAL NO	TES
prior to comm	
	. All dimensions are ould be confirmed on immencement
<ul> <li>Obtain setting architect PRIO</li> </ul>	out information from R to commencment
attention of th	ncies to the immediate le Architect ly aspect of the works
seek instructio before proceer - All drawings n	
conjunction w consent, speci	ith the council fication, schedules,
the Architect	structions issued by work is protected by
Copyright CONSULTAN	
TPDS Quantity Surveyors	10
BBC Planning Consultant	
ACV Mechanical Enginee Code Performance	
Accessibility Consult PBE Structural Engineer	lant
BCG BCA Consultant	
JCL Hydraulic Engineer	
Riley Mac Fire Consultant MCD	
Fire Engineer UMEA Electrical Engineer	
BCG BCA Consultant	
Beveridge Williams Surveyors	
CLIENT	sk.
	EN ADAMS OTS COLLEGE
	TIONS + ADDITIONS TO
ADDRESS	N LIBRARY (SSD 8922)
	ctoria Road ue Hill, NSW
DRAWING	
DRAWN BY	
JC, C Scale	CF, JW, ZW
ISSUE	NTS
	SEARS
REVISION	S2
JU	NE 2018
DRAWING	
SSD1.0	02/17-447



Photo: H. Pil Date: 24 M







1

View Point 7 In Front of Formal Dining Room Across Side Boundary - AFTER 58 Victoria Road, Bellevue Hill NSW

lcher - Impac	t Group
/lay 2018	

## Proposed library profile

Anter
Education   Conservation   Resider POBex 156 Duckle Bay NSW 1000 Australia
Iltects Inda Tozazzenos Eindo@jca audulects.com.au W jca-audulects.com.au
JCA Architects PhyLid Alerks 109457 Normanad Architect John Cockings NEWAURREES AM
7784
GENERAL NOTES - Consult with ALL relevant authorities
prior to commencing works - D0 N0T scale. All dimensions are nominal + should be confirmed on
site prior to commencement - Obtain setting out information from
architect PRIOR to commencment - Bring discrepencies to the immediate
attention of the Architect - If unsure of any aspect of the works seek instruction from the Architect
before proceeding - All drawings must be read in
conjunction with the council consent, specification, schedules,
site notes + instructions issued by the Architect • This material / work is protected by
Copyright CONSULTANTS
TPOS Duantity Surveyors
BBC Planning Consultant
ACV Mechanical Engineer
Code Performance Accessibility Consultant PBE
roc Structural Engineer BCG
BCA Consultant JCL
Hydraulic Engineer Riley Mac Fire Consultant
MCD Fire Engineer
UMEA Electrical Engineer
BCG BCA Consultant
Beveridge Williams Surveyors
20 <b>4 1</b>
CLIENT STEVEN ADAMS THE SCOTS COLLEGE
PROJECT
MAJOR ALTERATIONS + ADDITIONS TO THE STEVENSON LIBRARY [SSD 8922]
ADDRESS 58 Victoria Road
Bellevue Hill, NSW DRAWING TITLE
VIEW POINT 7
DRAWN BY JC, CF, JW, ZW
SCALE
ISSUE
SEARS REVISION
JUNE 2018
DRAWING NUMBER
SSD1.02/17-448



View Point 8 View From Terrace Across Side Boundary - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 8 View From Terrace Across Side Boundary - AFTER 58 Victoria Road, Bellevue Hill NSW

lcher - Impact	Group
/lay 2018	

Member Automatics	
PO Bo NSW	
ation   Cor x 156 Doul 1360 Aust	U
iservatio ble Bay ralia	ല്
n Residi	$\overline{\mathbf{O}}$
ntial T E	h
02.9327.6 info@jca / jca-archi	
1706 -architect frects.com	J.
s.com.au	
JCA Arch Nominat John Coc	
itects Ph ed Archite kings NS	
Ltd ABN Act WARBSOS	
33 139 457 7	
GENERAL NO	
prior to comn	ALL relevant authorities nencing works e. All dimensions are
nominal + sh site prior to c	ould be confirmed on ommencement
architect PRI	) out information from DR to commencment encies to the immediate
attention of t - If unsure of a	he Architect ny aspect of the works
before procee - All drawings i	must be read in
consent, spec	vith the council ification, schedules, instructions issued by
the Architect - This material	/ work is protected by
Copyright CONSULTAN	ITS
TPOS Quantity Surveyors BBC	1
Planning Consultan	
Mechanical Engine Code Performance Accessibility Consu	
PBE Structural Engineer	
BCG BCA Consultant	
JCL Hydraulic Engineer Riley Mac	
Fire Consultant MCD Fire Engineer	
UMEA Electrical Engineer	
BCG BCA Consultant	
Beveridge Williams Surveyors	1
<b>1</b>	
R V	
PALES -	X
	/EN ADAMS
THE SU PROJECT	COTS COLLEGE
	TIONS + ADDITIONS TO ON LIBRARY [SSD 8922]
ADDRESS 58 V	ictoria Road
Bellev	ue Hill, NSW
DRAWING VI	TITLE EW POINT 8
DRAWN B	Y CF, JW, ZW
SCALE	NTS
ISSUE	
REVISION	SEARS
DATE	\$2
JU DRAWING	NUMBER
SSD1.	02/17-449
	_,



View Point 9 View Across Side Boundary From Garden Terrace - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 9 View Across Side Boundary From Garden Terrace - AFTER 58 Victoria Road, Bellevue Hill NSW Photo: H. Pilc Date: March

lche	r - Impact	Group
ch 20	D18 <sup>.</sup>	

INVITED Automatical Automatica	-	
	AR	
	Member Australian Institud of Architecta	
	PO B NSW	
	ation   1 ox 156 [ / 1360 A	
	Conser Jouble B Justralia	0)
Consult with ALL relevant authorities prior to commencing works = Consult with ALL relevant authorities prior to commencing works = 0.0 NOT size. At all dimensions are attention of the Architect being discrepancies to the immediate attention of the Architect being discrepancies to the immediate attention of the Architect being microcompany and the council consent, specification, schedules, site notes – instructions issued by the Architect Plants of any aspect of the works seek instruction from the Architect being microcompany - 1 discrepany aspect of the works seek instruction from the Architect being microcompany - 1 discrepany aspect of the works seek instruction subset of the works seek instruction from the Architect being microcompany - 1 discrepany - 1 discrepa	vation	JLE
	Reside	$\sim$
	ntial	_≓
	T 02 93 E info@ W jca-a	Ø
	27 6706 bjca-arc architec	
	5 thitects	ίΩ.
	u no	
	JCA,A Nomi John (	
	hated A Cocking	
EV     EVENT AL Relevant authorities     prior to commencing works     O DV01 Stack. All dimensions are     remained authorities     prior to commencing works     O DV01 Stack. All dimensions are     remained authorities     of the string out information from     archited PAIDR to commencement     Othan setting out information from     archited PAIDR to commencement     of the Architect     before proceeding     -All drawings must be read in     conjunction with the council     consent, specification, schedules,     site ontes + instruction sussed by     the Architect     before proceeding     -All drawings must be read in     conjunction with the council     consent, specification, schedules,     site ontes + instruction sussed by     the Architect     before proceeding     -All drawings must be read in     conjunction with the council     consent, specification, schedules,     site ontes + instruction sussed by     the Architect     Bot Consult TATS     Panage constant     All     Adv     Mechanicat Explore     All     Advectable Consume     Avi     Mechanicat     Evice     All     Advectable     Consult     All     Advectable     Consult     Avi     Rei     Bot     Rei     Consult     All     Advectable     Avi     Rei     Bot	s Pty Lt nchitect s NSW/	
EV     EVENT AL Relevant authorities     prior to commencing works     O DV01 Stack. All dimensions are     remained authorities     prior to commencing works     O DV01 Stack. All dimensions are     remained authorities     of the string out information from     archited PAIDR to commencement     Othan setting out information from     archited PAIDR to commencement     of the Architect     before proceeding     -All drawings must be read in     conjunction with the council     consent, specification, schedules,     site ontes + instruction sussed by     the Architect     before proceeding     -All drawings must be read in     conjunction with the council     consent, specification, schedules,     site ontes + instruction sussed by     the Architect     before proceeding     -All drawings must be read in     conjunction with the council     consent, specification, schedules,     site ontes + instruction sussed by     the Architect     Bot Consult TATS     Panage constant     All     Adv     Mechanicat Explore     All     Advectable Consume     Avi     Mechanicat     Evice     All     Advectable     Consult     All     Advectable     Consult     Avi     Rei     Bot     Rei     Consult     All     Advectable     Avi     Rei     Bot	d ABN 5 URBBODS5	
Consult with ALL relevant authorities prior to commencing works O NOV 35:eak. All dimensions are normal + should be confirmed on site prior to commencement Ditain setting out information from architect PHIOR to commencement Ding discrepancies to the immediate attention of the Architect before proceeding - All drawings must be read in conjunction with the council consent, specification, schedules, site notes + instructions issue by the Architect before proceeding - All drawings must be read in conjunction with the council consent, specification, schedules, site notes + instructions issue by the Architect before proceeding Consult_TANTS Plans Consult_TANTS Plans Consult_Figures EC BCA Consultent Figures BCA Consultent Figures BCA Consultent Figures BCA Consultent BCA Bry Me Text Consultent Big Me The Engineer BCA BCA Consultent BCA Boy Me Text Consultent BCA Boy Me Text Consultent BCA Boy Me Text Consultent BCA Boy Me Text Consultent BCA Boy Me Text Consultent BCA Boy Me Text Consultent BCA Boy Me Boy Me Text Consultent BOY Boy Me Text Consultent Boy Me Text Consultent Boy Me Boy M		
Consult with ALL relevant authorities prior to commencing works DO NOT scale. All dimensions are nominal + should be confirmed on site prior to commencement Ditain setting out information from archited PNIOR to commencement Ditain setting out information from archited PNIOR to commencement I unsure of any aspect of the works sek instruction from the Architect before proceeding - All drawings must be read in consent, specification, schedules, site notes - instruction susued by the Architect before proceeding - All drawings must be read in consent, specification, schedules, site notes - instructions issued by the Architect Decompiler Consult TANTS Plans Document AV Medvaniat Enginem Rec Recombing Comment Rec Recombing Rec Recombine Rec Rev Me Text Consultent MCD Revealed MCM Recombine Rec Revealed Recombine Rec Rev Me Text Consultent Rec Revealed Recombine Rec Revealed Recombine Rec Revealed Recombine Rec Revealed	784	
0 0 VDT scale. All dimensions are nominal + should be confirmed on site prior to commencement      0 totain acting out information from      architect PRIIO to commencement      bring discrepancies to the immediate      artention of the Architect      before proceeding      - All drawnings must be read in      conjunction with the council      consult, specification, schedules,      site notes + instruction issue by      the Architect      bring discrepancies to the immediate      consult, specification, schedules,      site notes + instruction issue by      the Architect      This material / work is protected by      Copyright      CONSULTANTS      Triss      Datards Sorrayon     BEC      Around Consultant      Around C		
	Obtain setting other and the setting of t	out information from IR to commencent IR to commencent in A to commencent in A to commencent in A to the works on from the Architect ding use the read in the the council fication, schedules, astructions issued by ' work is protected by ' work is protected by TS
SCALE	SUALÉ	NTS
NIO	ISSUE	SEARS
	REVISION	\$2
ISSUE SEARS REVISION	DATE	
ISSUE SEARS REVISION S2		
ISSUE SEARS REVISION S2 DATE	SSD1.0	02/17-450
ISSUE SEARS REVISION S2 DATE JUNE 2018		





View Point 10 From Cabana Across Side Boundary - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 10 From Cabana Across Side Boundary - AFTER 58 Victoria Road, Bellevue Hill NSW

lcher - Impact Group
lay 2018

Alf American
POB
ation   Cc
A la
on Resid
Vipa-arch
S706
nau
JCA Are Nomina John Co
hitects P Intel Architects R
y Ltd AB Hect
153 109 457 15 ANA
료 GENERAL NOTES
<ul> <li>Consult with ALL relevant authorities prior to commencing works</li> </ul>
<ul> <li>D0 N0T scale. All dimensions are nominal + should be confirmed on site prior to commencement</li> </ul>
<ul> <li>Obtain setting out information from architect PRIOR to commencment</li> </ul>
<ul> <li>Bring discrepencies to the immediate attention of the Architect</li> <li>If unsure of any aspect of the works</li> </ul>
seek instruction from the Architect before proceeding
<ul> <li>All drawings must be read in conjunction with the council consent, specification, schedules,</li> </ul>
site notes + instructions issued by the Architect - This material / work is protected by
Consultants
TPDS Quantity Surveyors
BBC Planning Consultant
ACV Mechanical Engineer Code Performance
Accessibility Consultant PBE Structural Engineer
BCG BCA Consultant
JDL Hydraulic Engineer
Riley Mac Fire Consultant MCD
Fire Engineer UMEA Electrical Engineer
Eleculture Engliseer BCG BCA Consultant
Beveridge Williams Surveyors
* 1
CLIENT
STEVEN ADAMS THE SCOTS COLLEGE
PROJECT MAJOR ALTERATIONS + ADDITIONS TO
THE STEVENSON LIBRARY [SSD 8922] ADDRESS
58 Victoria Road Bellevue Hill, NSW
DRAWING TITLE VIEW POINT 10
DRAWN BY
JC, CF, JW, ZW SCALE
NTS ISSUE
SEARS
S2 DATE
JUNE 2018
DRAWING NUMBER
SSD1.02/17-451



 $\left(\begin{array}{c}1\end{array}\right)$ 

View Point 11 Over Side Boundary From Driveway - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 11 Over Side Boundary From Driveway - AFTER 58 Victoria Road, Bellevue Hill NSW Photo: H. Pilc Date: March

lcher - Impact G	roup
ch 2018	

Member
Educat NSW T
tion   Conse 156 Double
Broom Pre
sidential
Einfo@jca-archi
-architects.orm.a
u Jo
JA Architect orninated Ar
s Pty Ltd Af chitect s NSWAR98
3N 53 109 457 065 AIA
걸 General Notes
<ul> <li>Consult with ALL relevant authorities prior to commencing works</li> <li>DO NOT scale. All dimensions are</li> </ul>
nominal + should be confirmed on site prior to commencement - Obtain setting out information from
architect PRIOR to commencment - Bring discrepencies to the immediate attention of the Architect
<ul> <li>If unsure of any aspect of the works seek instruction from the Architect before proceeding</li> </ul>
<ul> <li>All drawings must be read in conjunction with the council consent, specification, schedules,</li> </ul>
site notes + instructions issued by the Architect • This material / work is protected by
Copyright CONSULTANTS
TPOS Quantity Surveyors BBC
Planning Consultant ACV Mechanical Engineer
Code Performance Accessibility Consultant PBE
FBC Structural Engineer BCG BCA Consultant
JCL Hydraulic Engineer
Riley Mac Fire Consultant MCD
Fire Engineer UMEA Electrical Engineer
BCG BCA Consultant
Beveridge Williams Surveyors
* /
CLIENT STEVEN ADAMS
THE SCOTS COLLEGE PROJECT
MAJOR ALTERATIONS + ADDITIONS TO THE STEVENSON LIBRARY (SSD 8922)
ADDRESS 58 Victoria Road Bellevue Hill, NSW
DRAWING TITLE PROPOSED VISUAL ANALYSIS
VIEW 11 DRAWN BY JC, CF, JW, ZW
SCALE
ISSUE SEARS
REVISION S1
DATE JUNE 2018
DRAWING NUMBER
SSD1.02/17-452



Photo: H. Pilo Date: 24 Ma



View Point 12 View Across Side Boundary From Cottage Living Room - AFTER 58 Victoria Road, Bellevue Hill NSW

2

lcher - Impact Group
lay 2018

	T
	Member
	NSV
	cation   C
	and a stralia
	6706 a-architec
	ts.com.au
	JCA Ar John C
	chitects P ated Archi
	ty Ltd Ate tect SWAREEO
	V 53 109 45 55 Ala
	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
	Obtain setting out information from architect PRIOR to commencement
	<ul> <li>Bring discrepencies to the immediate attention of the Architect</li> <li>If unsure of any aspect of the works</li> </ul>
	seek instruction from the Architect before proceeding
	<ul> <li>All drawings must be read in conjunction with the council consent, specification, schedules,</li> </ul>
	site notes + instructions issued by the Architect - This material / work is protected by
	Copyright CONSULTANTS
	TPOS Quantity Surveyors
	BBC Planning Consultant
	ACV Mechanical Engineer Code Performance
	Accessibility Consultant PBE Structural Engineer
	BCG BCA Consultant
	JCL Hydraulic Engineer
	Riley Mac Fire Consultant MCD
	Fire Engineer UMEA Electrical Engineer
	BCG BCA Consultant
	Beveridge Williams Surveyors
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	CLIENT STEVEN ADAMS
	THE SCOTS COLLEGE
	PROJECT MAJOR ALTERATIONS + ADDITIONS TO THE STEVENSON LIBRARY (SSD 8922)
	ADDRESS
	58 Victoria Road Bellevue Hill, NSW
	DRAWING TITLE VIEW POINT 12
	DRAWN BY JC, CF, JW, ZW
	SCALE
	ISSUE
	SEARS REVISION
	DATE
	JUNE 2018 DRAWING NUMBER
	SSD1.02/17-453
- 1	



View Point 13 Across Front Boundary From Side Window of Cottage Living Room 58 Victoria Road, Bellevue Hill NSW

1

Photo: H. Pilcher - Impact Group Date: 24 May 2018

Memb PO Box 156 Double Bay NSW 1360 Australia architects T 02 9327 6706 E info@jca-ard W jca-architect JCA/ John GENERAL NOTES GENERAL NOTES - Consult with ALL relevant authorities prior to commencing works - ON ONT scale. All dimensions are nominal + should be confirmed on site prior to commencement - Ottain setting out information from architeer PRIOR to commencement - Bring discrepancies to the immediate attention of the Architect - If unsure of any aspect of the works seek instruction from the Architect before proceeding - All drawings must be read in conjunction with the counal consent, specification, schedules, site notes - instructions issued by the Architect - This material/ work is protected by Capyright CONSULTANTS TPOS Quantity Surveyors BBC Planning Consultant ACV Mechanical Engineer Code Performance Accessibility Consulta PBE Structural Engineer BCG BCA Consultant JCL Hydraulic Engineer Riley Mac Fire Consultant MCD Fire Engineer UMEA Electrical Engineer BCG BCA Consultant Beveridge Williams Surveyors **CLIENT** STEVEN ADAMS THE SCOTS COLLEGE PROJECT MAJOR ALTERATIONS + ADDITIONS TO THE STEVENSON LIBRARY [SSD 8922] ADDRESS 58 Victoria Road Bellevue Hill, NSW DRAWING TITLE VIEW POINT 13 DRAWN BY JC, CF, JW, ZW SCALE NTS ISSUE SEARS REVISION S2 DATE JUNE 2018 DRAWING NUMBER SSD1.02/17-454

NOTE:

Library not visible





View Point 14 Over Side Boundary From Cottage Living Room Balcony - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 14 Over Side Boundary From Cottage Living Room Balcony - AFTER 58 Victoria Road, Bellevue Hill NSW

lcher - Impact	Group
/lay 2018	

RĀR	
Member Autobas institut	$\frown$
POB	
cation   Co cox 156 Do V 1360 Au	$\mathbf{O}$
onservati uble Bay stralia	<u> </u>
on Resi	
dential	는
T 02 9327 E info@jo W jca-arc	Ő
16706 ca-archite hitects.co	C C C
cts.com.ar om.au	07
u Nomi John	
vichitects hated And Cockings	
Pty Ltd A hitect NSWARD	
EN 53 139 8055 AIA	
457784	
	ALL relevant authorities
	encing works . All dimensions are ould be confirmed on
site prior to co - Obtain setting	ommencement out information from
	IR to commencment encies to the immediate
<ul> <li>If unsure of an seek instruction</li> </ul>	ny aspect of the works on from the Architect
<ul> <li>before procee</li> <li>All drawings n conjunction w</li> </ul>	nust be read in
consent, speci site notes + i	ification, schedules, nstructions issued by
the Architect This material Copyright	work is protected by
CONSULTAN	TS
Duantity Surveyors	
Planning Consultant ACV Mechanical Enginee	
Code Performance Accessibility Consul	
PBE Structural Engineer	
BCG BCA Consultant	
JCL Hydraulic Engineer Riley Mac	
Fire Consultant MCD Fire Engineer	
UMEA Electrical Engineer	
BCG BCA Consultant	
Beveridge Williams Surveyors	
	🥐 🧶 🏎
	1
CLIENT	A
	EN ADAMS OTS COLLEGE
	TIONS + ADDITIONS TO
ADDRESS	IN LIBRARY (SSD 8922)
	ctoria Road ue Hill, NSW
DRAWING	
DRAWN B	W POINT 14 
	CF, JW, ZW
	NTS
ISSUE	SEARS
REVISION	\$2
DATE	NE 2018
DRAWING	NUMBER
SSD1.	02/17-455



View Point 15 From Cottage Master Bedroom Across Side Boundary - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 15 From Cottage Master Bedroom Across Side Boundary - AFTER 58 Victoria Road, Bellevue Hill NSW

lcher - Impact Group
lay 2018

Anther Autoritation
Feduce
ation   Co xx 156 Dou Aus
And the Bay traila
n  Reside
NILE W
C C C
S S S S S S S S S S S S S S S S S S S
u contau
CA Archite CA Archite Iominated
rts Pty Ltc Architect Architect
S ABN 53 13 RB8055 AIA
19 457 784
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 • Obtain setting out information from
<ul> <li>architect PRIOR to commencement</li> <li>Bring discrepencies to the immediate attention of the Architect</li> </ul>
<ul> <li>If unsure of any aspect of the works seek instruction from the Architect</li> </ul>
before proceeding - All drawings must be read in conjunction with the council
consent, specification, schedules, site notes + instructions issued by
the Architect - This material / work is protected by Copyright
CONSULTANTS TPOS
Quantity Surveyors BBC Planning Consultant
ACV Mechanical Engineer
Code Performance Accessibility Consultant
PBE Structural Engineer BCG
BCA Consultant
Hydraulic Engineer Riley Mac Fire Consultant
MCD Fire Engineer
UMEA Electrical Engineer
BCG BCA Consultant Beveridge Williams
Surveyors
CLIENT STEVEN ADAMS
THE SCOTS COLLEGE PROJECT
MAJOR ALTERATIONS + ADDITIONS TO THE STEVENSON LIBRARY [SSD 8922]
58 Victoria Road
Bellevue Hill, NSW DRAWING TITLE
VIEW POINT 15
JC, CF, JW, ZW
NTS
SEARS REVISION
S2 DATE
JUNE 2018
DRAWING NUMBER
JU2/17-400





View Point 16 Across Side Boundary From Master Bedroom Suite Balcony - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 16 Across Side Boundary From Master Bedroom Suite Balcony - AFTER 58 Victoria Road, Bellevue Hill NSW Photo: Paul Hogan Date: 25 May 2018

周围		
Member Autralian Institut	$\square$	•
Educati PO Box 1 NSW 13	ò	
on   Conse 156 Double 160 Austral	U	
ervation) 9.Bay lía	DLe	
Residenti	$\square$	•
al T029 Einfo Wjca	ل ل ل	1
0327 6706 ©jca-ard -architect	Ċ	
intects.com s.com.au	S	
JCA Joh		
Architect ninated An n Cockings		
s Pty Ltd <i>i</i> chitect ; NSWARE		
NBN 53 1394 8055 AIA		
457784		
GENERAL NO - Consult with A prior to comme	LL relevant authorities	s
<ul> <li>DO NOT scale.</li> <li>nominal + sho</li> </ul>	All dimensions are uld be confirmed on	
architect PRIO	out information from R to commencment	
attention of the	ncies to the immediate e Architect y aspect of the works	
seek instruction before proceed - All drawings m	n from the Architect ling wst he read in	
conjunction wir consent, specif	th the council fication, schedules, istructions issued by	
the Architect - This material /	work is protected by	
Copyright CONSULTAN	TS	
TPOS Quantity Surveyors BBC		
Planning Consultant ACV Mechanical Engineer		
Code Performance Accessibility Consulta	ant	
PBE Structural Engineer BCG		
BCA Consultant		
Hydraulic Engineer Riley Mac Fire Consultant		
MCD Fire Engineer		
Electrical Engineer BCG		
BCA Consultant Beveridge Williams Surveyors		
	()) ())	
CLIENT	EN ADAMS	
	OTS COLLEGE	
AJOR ALTERAT	'IONS + ADDITIONS 1 N LIBRARY (SSD 8922	
ADDRESS 58 Vir	ctoria Road	
	ie Hill, NSW	
	V POINT 16	
	F, JW, ZW	
SCALE	NTS	
ISSUE	SEARS	
REVISION	S2	
DATE	NE 2018	
DRAWING I		
SSD1.0	)2/17-457	





View Point 17 Across Side Boundary From Master Bedroom Suite - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 17 Across Side Boundary From Master Bedroom Suite - AFTER 58 Victoria Road, Bellevue Hill NSW

Photo: Paul Hogan Date: 25 May 2018

AL	
Member Autralian Institut	
Educatio PO Box 15 NSW 136	
1   Conser 6 Double B	\$
av ation   R	ř
esidentia	Ś
T 02 93 Einfo@ Wjca-	5
27 6706 Bjca-ardni	<u>ר</u>
Litects.com	)
JCA John	
Architect innated Ar 1 Cockings	
s Pty Ltd <i>J</i> chitect	
NBN 53 1394 98055 AIA	
457784	
GENERAL NOTES - Consult with ALL relevant author prior to commencing works	rities
- DO NOT scale. All dimensions an nominal + should be confirmed	
<ul> <li>site prior to commencement</li> <li>Obtain setting out information fr architect PRIOR to commencement</li> </ul>	
<ul> <li>Bring discrepencies to the immediatention of the Architect</li> <li>If unsure of any aspect of the work</li> </ul>	
seek instruction from the Archite before proceeding	
<ul> <li>All drawings must be read in conjunction with the council consent, specification, schedules</li> </ul>	
site notes + instructions issued the Architect - This material / work is protected	by
Copyright	
TPDS Quantity Surveyors	
BBC Planning Consultant ACV	
Mechanical Engineer Code Performance	
Accessibility Consultant PBE Structural Engineer	
BCG BCA Consultant	
JCL Hydraulic Engineer	
Riley Mac Fire Consultant MCD	
Fire Engineer UMEA Electrical Engineer	
BCG BCA Consultant	
Beveridge Williams Surveyors	
	_
<b>*</b> /	
CLIENT STEVEN ADAMS	
THE SCOTS COLLEGE PROJECT	—
MAJOR ALTERATIONS + ADDITIO THE STEVENSON LIBRARY [SSD 8	
ADDRESS 58 Victoria Road	
Bellevue Hill, NSW DRAWING TITLE	_
VIEW POINT 17	_
DRAWN BY JC, CF, JW, ZW SCALE	
NTS	
ISSUE SEARS	
REVISION S2	_
DATE JUNE 2018	
DRAWING NUMBER	_
SSD1.02/17-458	}



Photo: Paul I Date: 25 M



View Point 18 Across Side Boundary From Master Bedroom Suite Balcony - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 18 Across Side Boundary From Master Bedroom Suite Balcony - AFTER 58 Victoria Road, Bellevue Hill NSW

Ho	gan
Лау	2018

Member	7
N P E	
Box 156 W 1360	$(\mathbf{n})$
Conser Double B Australia	
vation	JJE
Residen	$\rightarrow$
Ein TO	lt.
2.9327.6 Mo@jca jca-archi	Ő
706 -architec tects.cor	С С
n.au	0.
u JCA John	
Architect inated Ar Cockings	
ts Pty Ltd rchitect s NSWA	
1 ABN 531	
139457784 JA	
GENERAL NO	
prior to comm	
	All dimensions are ould be confirmed on mmencement
<ul> <li>Obtain setting architect PRIO</li> </ul>	out information from R to commencment
attention of th	ncies to the immediate e Architect ly aspect of the works
	n from the Architect
<ul> <li>All drawings m conjunction with consont, specifier</li> </ul>	th the council
	fication, schedules, istructions issued by
	work is protected by
CONSULTAN TPOS	TS
Quantity Surveyors	
Planning Consultant ACV Mechanical Engineer	r
Code Performance Accessibility Consult	
PBE Structural Engineer	
BCG BCA Consultant	
JCL Hydraulic Engineer	
Riley Mac Fire Consultant MCD	
Fire Engineer	
Electrical Engineer	
BCA Consultant Beveridge Williams Surveyors	
our operations	
-	
8	
CLIENT	
	EN ADAMS OTS COLLEGE
	TIONS + ADDITIONS TO
ADDRESS	N LIBRARY (SSD 8922)
	ctoria Road Je Hill, NSW
DRAWING	
	W POINT 18
	, F, JW, ZW
SCALE	NTS
ISSUE	
REVISION	SEARS
DATE	S2
JUI	NE 2018
DRAWING	NUMBER
SSD1.0	02/17-459





View Point 19 Across Side Boundary From Master Bedroom Ensuite Balcony - BEFORE 58 Victoria Road, Bellevue Hill NSW





View Point 19 Across Side Boundary From Master Bedroom Ensuite Balcony - AFTER 58 Victoria Road, Bellevue Hill NSW

Photo: Paul Hogan Date: 25 May 2018

Member	
N P E	
ucation   1 Box 156 D W 1360 A	$\mathbf{O}$
Conserva Iouble Bay Lustralia	С U
tion Re	5
sidential	$\square$
T 02 93 E info@ W jca-	ਰਿ
927 6706 Djca-ardi ardhitects	C C
itects.cor	S
Jo No	
A Archite minated / m Cockin	
cts Pty Lt Architect gs NSW/	
d ABN 53 JREECESS A	
09457784 A	
GENERAL NO	
prior to comm	LL relevant authorities encing works . All dimensions are
nominal + sho site prior to co	ould be confirmed on Immencement
architect PRIO	out information from R to commencment ncies to the immediate
attention of th - If unsure of an	iy aspect of the works
before proceed - All drawings m	
	ith the council fication, schedules, 1structions issued by
the Architect - This material /	work is protected by
Copyright CONSULTAN	TS
TPOS Quantity Surveyors	
BBC Planning Consultant ACV	
Mechanical Engineer Code Performance Accessibility Consult	
PBE Structural Engineer	latin,
BCG BCA Consultant	
JCL Hydraulic Engineer Riley Mac	
Fire Consultant MCD	
Fire Engineer UMEA Electrical Engineer	
BCG BCA Consultant	
Beveridge Williams Surveyors	
CLIENT STEV	EN ADAMS
	OTS COLLEGE
MAJOR ALTERAT	TIONS + ADDITIONS TO N LIBRARY (SSD 8922)
ADDRESS	
	ctoria Road ue Hill, NSW
DRAWING	TITLE W POINT 19
DRAWN BY	1
SCALE	NTS
ISSUE	NTS
	SEARS
DATE	S2
	NE 2018
	D2/17-460
1.1000	J2/1/ 400



View Point 20 Panoramic View East - BEFORE 58 Victoria Road, Bellevue Hill NSW





2

1

Photo: JCA Architects Date: 24 May 2018





- <u>_</u>	View Impact Assessment Table R	ev B	June 2018.
View Point	View Point Description	View Point Significance	Value of the View
1	View over side BDY from Entry Portico	5	2
2	View from Formal Dining Room across Front BDY	1	2
3	View from Formal Dining Room Across Side BDY	1	2
4	View from Kitchen, Dining, Family Room to Private Outdoor Space Photo from Viewpoint 4 from Kitchen/Dining Room/Family Room to Private Open Space not included in EIS for privacy reasons. The proposed building is not visible in this view. Available on request to the Department of Planning and Environment	1	5
5	View from Private Terrace across Side BDY	2	3
6	View From Dining Terrace across Side BDY	2	2
7	View From Terrace across Side BDY	2	3
8	View From Terrace across Side BDY	2	2
9	View across Side BDY from Garden Terrace	3	3
10	View from Cabana across Side BDY	3	3
11	View over Side BDY from Driveway	3	1
12	View across Side BDY from Cottage Living Room	1	3
13	View across front BDY from window of Cottage Living Room	1	3
14	View over side BDY from Cottage Living Room Balcony	1	1
15	View from Cottage Master Bedroom across Side BDY	3	1
16	View across Side BDY from Master Bedroom Suite Balcony	3	1
17	View across Side BDY from Master Bedroom Suite	3	2
18	View across Side BDY from Master Bedroom Suite Balcony	3	1
19	View Across Side BDY from Master Bedroom Ensuite Balcony	3	2
20	Panorama from Pool. Looking North over Side BDY	4	1
Rating		View Point Significance	View Value

1	Major Significance	Main Living Space	North Head
2		Kitchen / Dining / Primary Outdoor Space / Verandahs	Middle Harbour
3		Bedroom / Balconies / Garden Terrace	Land Water Interface
4		Service / Bathroom	Water View
5		Internal / External Circulation	Land Views
6	No Significance		

## Impact of the View

3	
6	
6	
6	
5	
4	
6	
3	
3	
3	
4	
5	
6	
5	
4	
4	
4	
4	
4	
5	

## View Impact

Devastating Severe Moderate Minor Negligible None

Member
Efucation Conservation Res Models Res NSW 1980 Actualia
hitects sidential T029276706 E intr@jca-architects.com.au W jca-architects.com.au
JCA Architects Pty Ltd ARWSS 15845798 Norminated Architect John Cookings NSN/ARBERSS MA
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     Obtain extring auti-information form
<ul> <li>Obtain setting out information from architect PRIOR to commencment</li> <li>Bring discrepencies to the immediate</li> </ul>
attention of the Architect - If unsure of any aspect of the works seek instruction from the Architect
before proceeding - All drawings must be read in conjunction with the council
consent, specification, schedules, site notes + instructions issued by
the Architect - This material / work is protected by Copyright
CONSULTANTS
TPOS Quantity Surveyors BBC
Planning Consultant
Mechanical Engineer Code Performance Accessibility Consultant
PBE Structural Engineer
BCG BCA Consultant
JCL Hydraulic Engineer Bilow Moo
Riley Mac Fire Consultant MCD
UMEA Electrical Engineer
BCG BCA Consultant
CLIENT STEVEN ADAMS THE SCOTS COLLEGE PROJECT MAJOR ALTERATIONS + ADDITIONS TO THE STEVENSON LIBRARY (ISSD 6922) ADDRESS
ADDRESS 58 Victoria Road
Bellevue Hill, NSW DRAWING TITLE VIEW IMPACT ASSESSMENT TABLE
DRAWN BY JC, CF , JW, ZW SCALE
NTS
ISSUE SEAR'S REVISION
S2 DATE
MAY 2018 DRAWING NUMBER
SSD1.02/17-463
0001.02/17-403