EMMANUEL COLLEGE
EDMUND RICE - YEAR 9 CENTRE
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280
TOWN PLANNING - FOR ENDORSEMENT
21.12.23

DEVELOPMENT SUMMARY	
LOWER GROUND FECA	1580 m2
UPPER GROUND FECA	1698 m2
TOTAL FECA	3278 m2

UNDERCOVER AREA	245 m2
GROSS FLOOR AREA	3523 m2
EXTERNAL WORKS	5475 m2

Number	Name	Revision
00	COVER PAGE	D
01	SITE ANALYSIS PLAN	B
02	SITE AERIAL VIEW	A
03	EXISTING/ DEMOLITION PLAN	B
04	EXISTING/ DEMOLITION PLAN	D
05	FUTURE CARPARK DEMO	A
06	SITE PLAN	C
07	SITE PLAN	D
08	SITE PLAN	B
09	FUTURE CAR PARK LAYOUT	B
10	FLOOR PLAN- LOWER GROUND	E
11	FLOOR PLAN- GROUND	D
12	ROOF PLAN	D
13	ELEVATIONS	E
14	ELEVATIONS	E
15	SECTIONS	D
16	SECTION & STREET ELEVATION	E
17	MATERIAL SCHEDULE	C
18	SHADOW DIAGRAMS	C
19	3D VIEWS	D

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	TP	TP / ZJC
	DATE	SCALE @ A1
	21.12.23	
PROJECT NO.	DRAWING NO.	REVISION
20210078	00	D

BALDASSO CORTESE
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1 / 13 SITE ANALYSIS PLAN

SCALE - 1 : 500

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Revision	Description	Date
A	TOWN PLANNING SUBMISSION	29.09.22
B	REVISED TP SET - RFI REPONSES	01.12.22

TOWN PLANNING
NOT FOR CONSTRUCTION

CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
SITE ANALYSIS PLAN

NORTH

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20210078	01	B

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1 / 13 SITE AERIAL VIEW

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A	TOWN PLANNING SUBMISSION	29.09.22

TOWN PLANNING

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PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
SITE AERIAL VIEW

NORTH

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29.09.22	1 : 1000
PROJECT NO.	DRAWING NO.	REVISION
20210078	02	A

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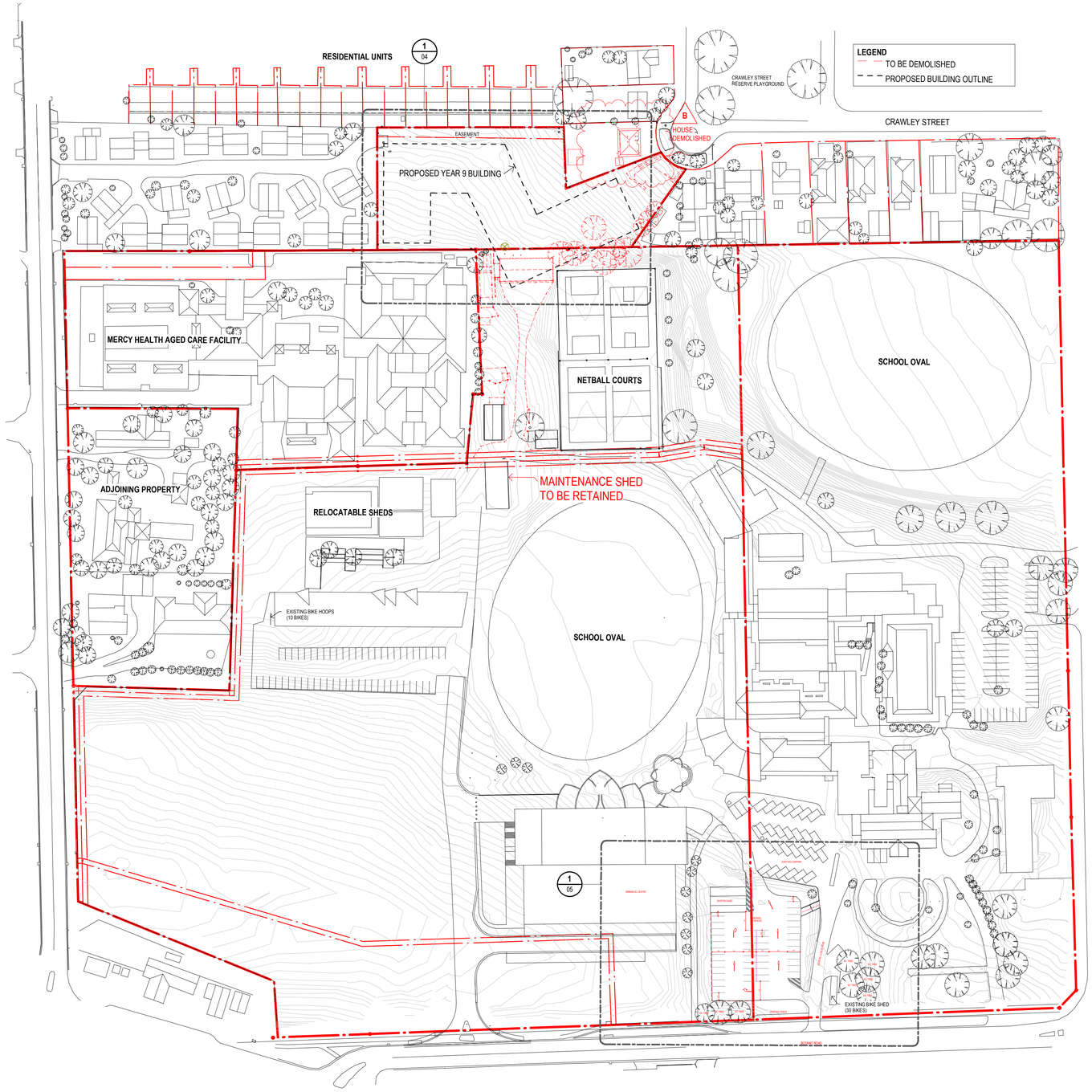

1 / 13 EXISTING / DEMOLITION PLAN

SCALE - 1 : 1000

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Revision	Description	Date
A	TOWN PLANNING SUBMISSION	29.09.22
B	SECONDARY CONSENT ISSUE	15.05.24

TOWN PLANNING

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PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
EXISTING/ DEMOLITION PLAN

NORTH

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DATE: 15.05.24
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PROJECT NO.: 20210078
DRAWING NO.: 03
REVISION: B

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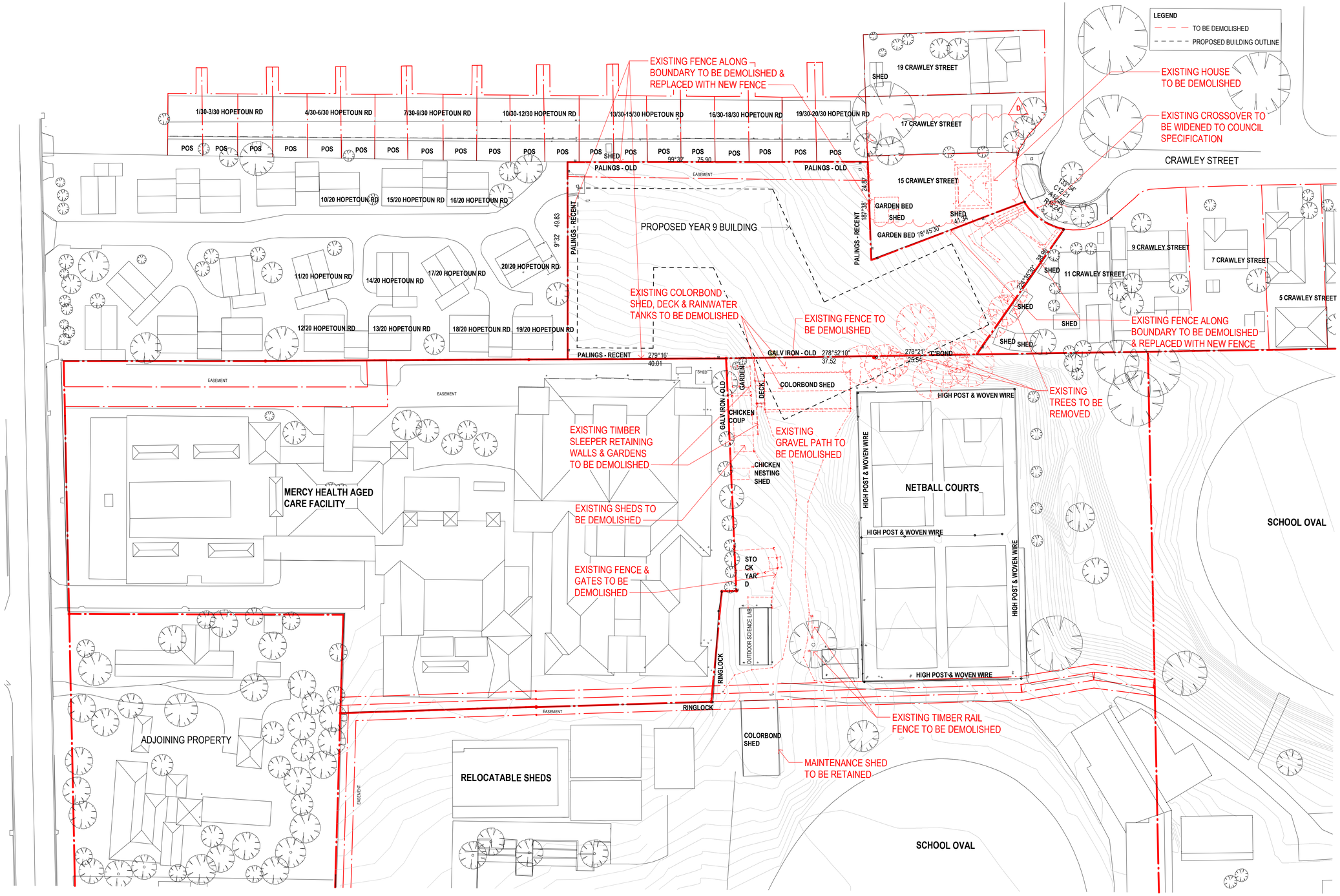

1 / 03 EXISTING/ DEMOLITION PLAN

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A	TOWN PLANNING SUBMISSION	29.09.22
B	REVISED TP SET - RFI REPONSES	01.12.22
C	REVISED TP SET - FOR ENDORSEMENT	02.05.23
D	SECONDARY CONSENT ISSUE	15.05.24

TOWN PLANNING
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PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

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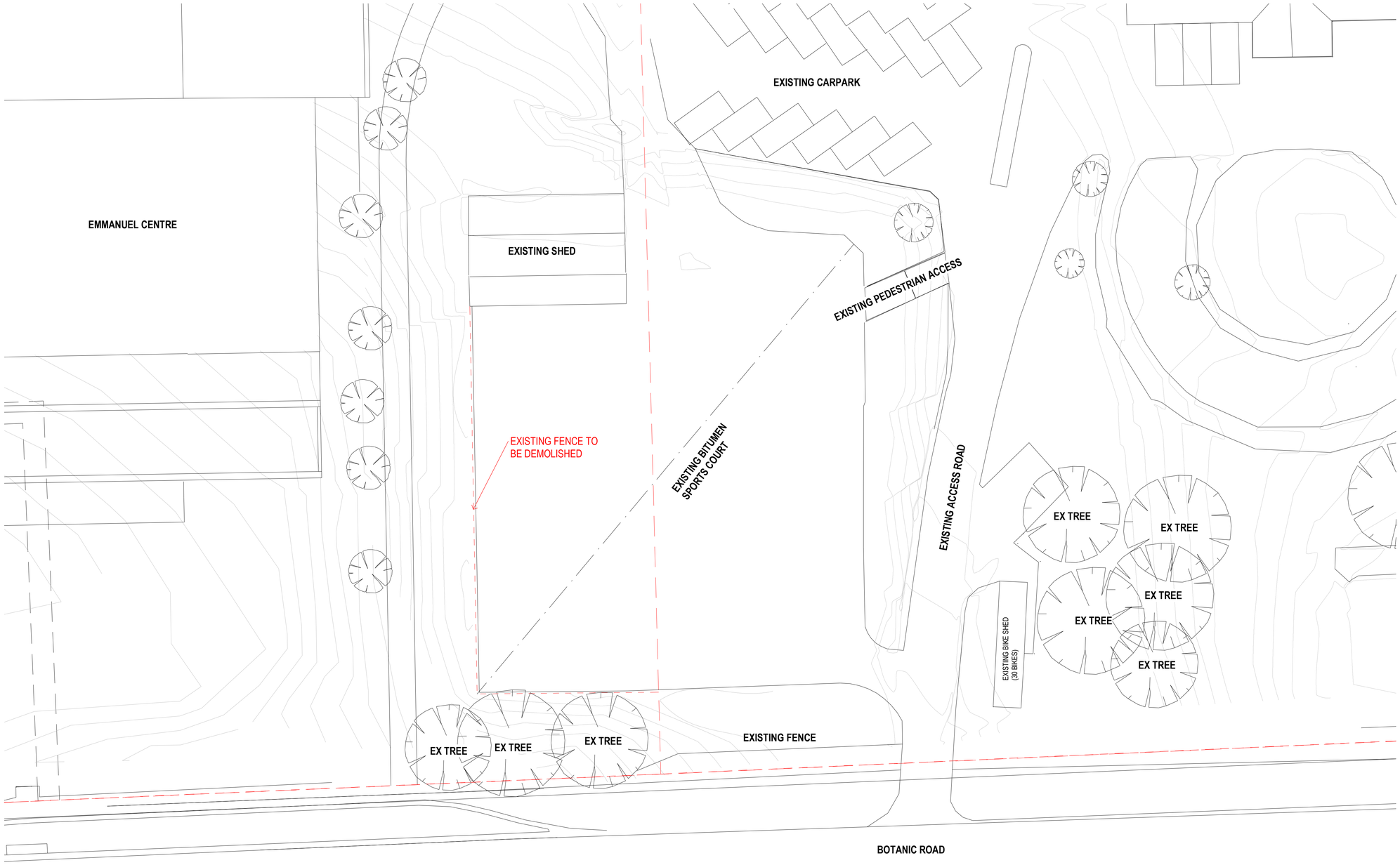

1 / 03 FUTURE CARPARK DEMO

SCALE - 1 : 200

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PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

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DRAWING TITLE
FUTURE CARPARK DEMO

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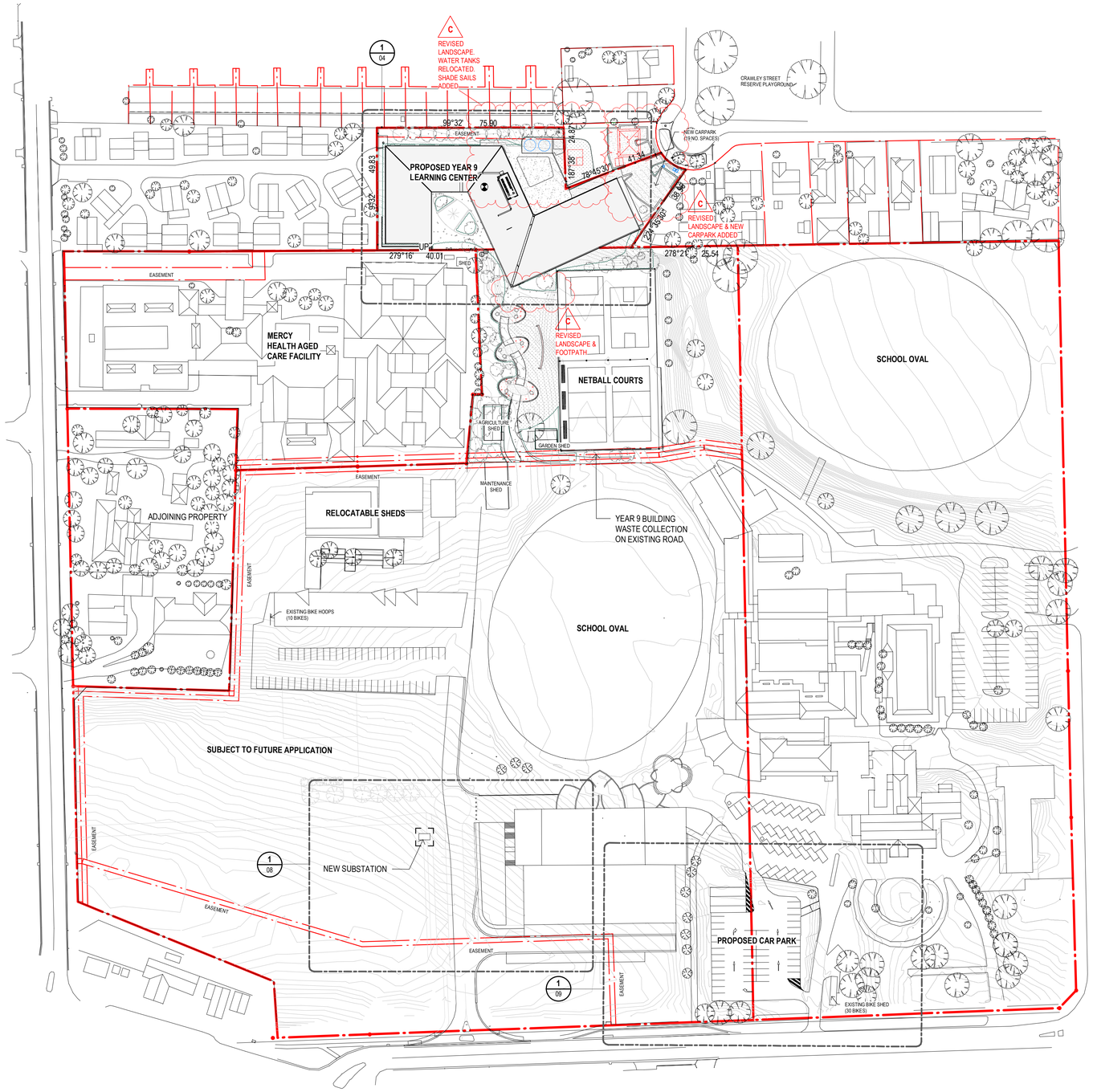

1 SITE PLAN

SCALE - 1 : 1000

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Revision	Description	Date
A	TOWN PLANNING SUBMISSION	29.09.22
B	REVISED TP SET - RFI REPONSES	01.12.22
C	SECONDARY CONSENT ISSUE	21.12.23

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PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
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DRAWING TITLE
SITE PLAN

NORTH	CHECKED	DRAWN
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	DATE 21.12.23	SCALE @ A1 1 : 1000
PROJECT NO. 20210078	DRAWING NO. 06	REVISION C

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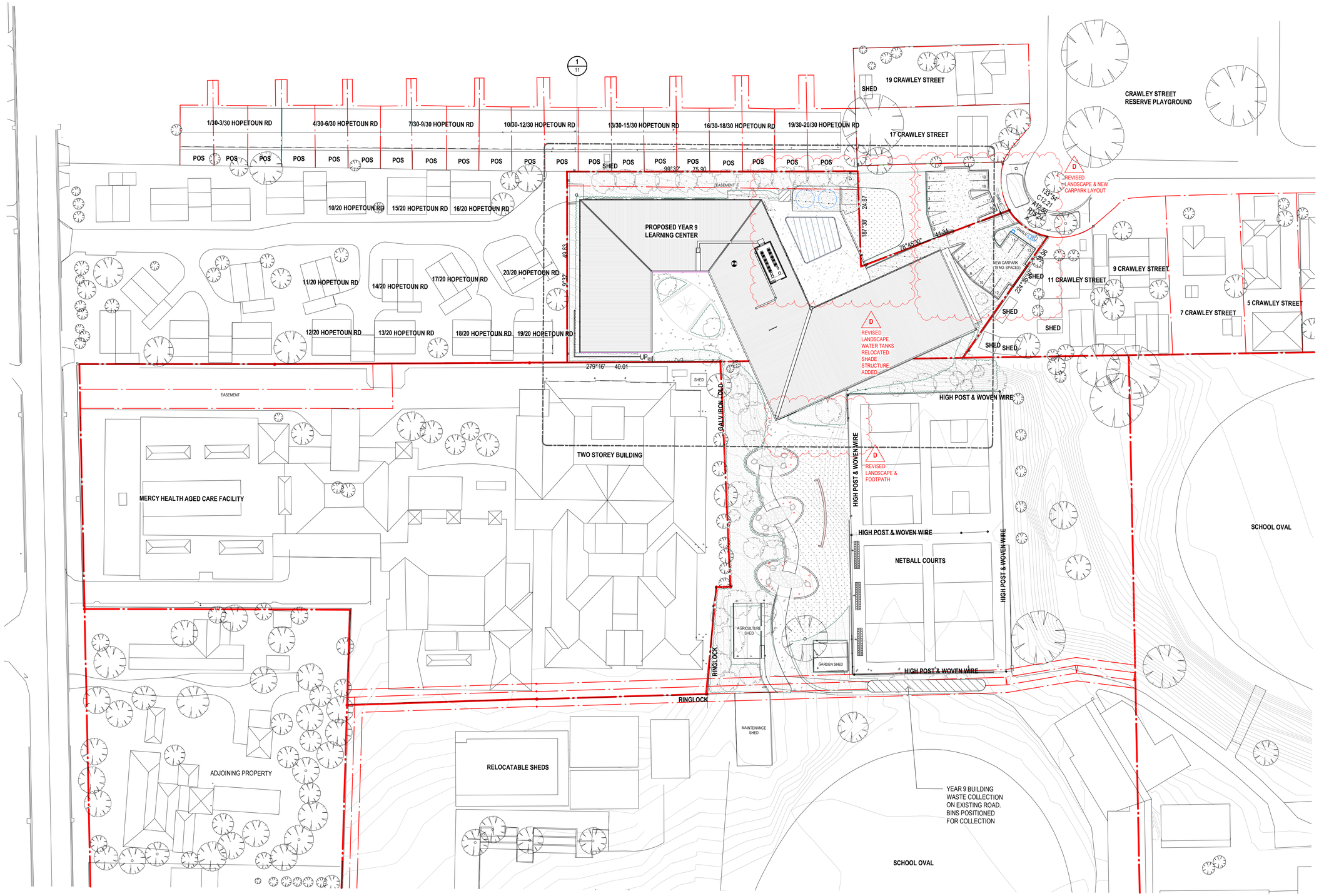

1 SITE PLAN

SCALE - 1 : 500

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A	TOWN PLANNING SUBMISSION	29.09.22
B	REVISED TP SET - RFI REPONSES	01.12.22
C	REVISED TP SET - FOR ENDORSEMENT	02.05.23
D	SECONDARY CONSENT ISSUE	21.12.23

DRAFT ISSUE
TOWN PLANNING
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PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

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SITE PLAN

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21.12.23	1 : 500
PROJECT NO.	DRAWING NO.	REVISION
20210078	07	D

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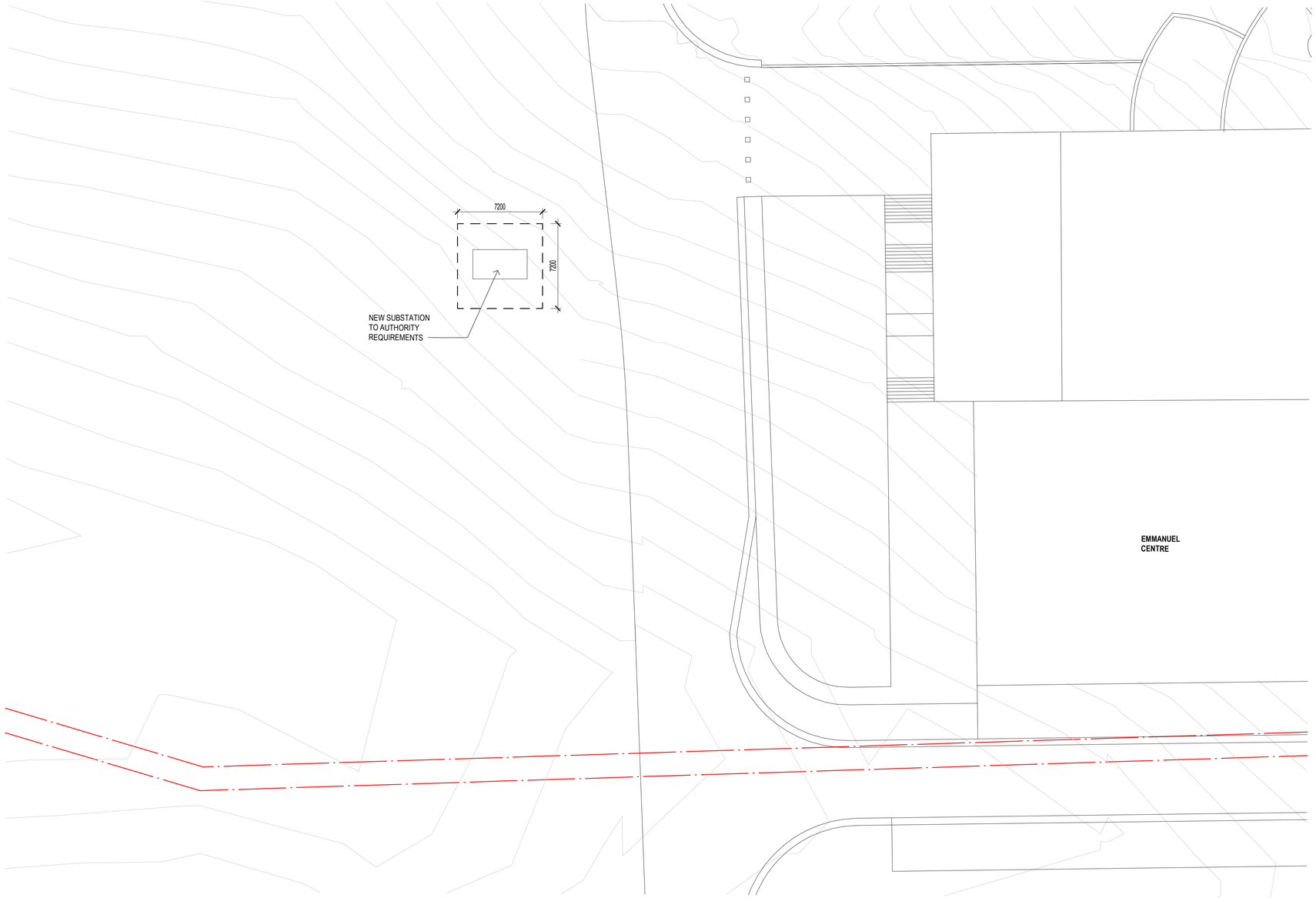

1 / 06 SITE PLAN

SCALE - 1 : 200

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Revision	Description	Date
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B	REVISED TP SET - FOR ENDORSEMENT	02.05.23

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EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
SITE PLAN

NORTH

CHECKED: TP
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DATE: 02.05.23
SCALE @ A1: 1 : 200
PROJECT NO.: 20210078
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REVISION: B

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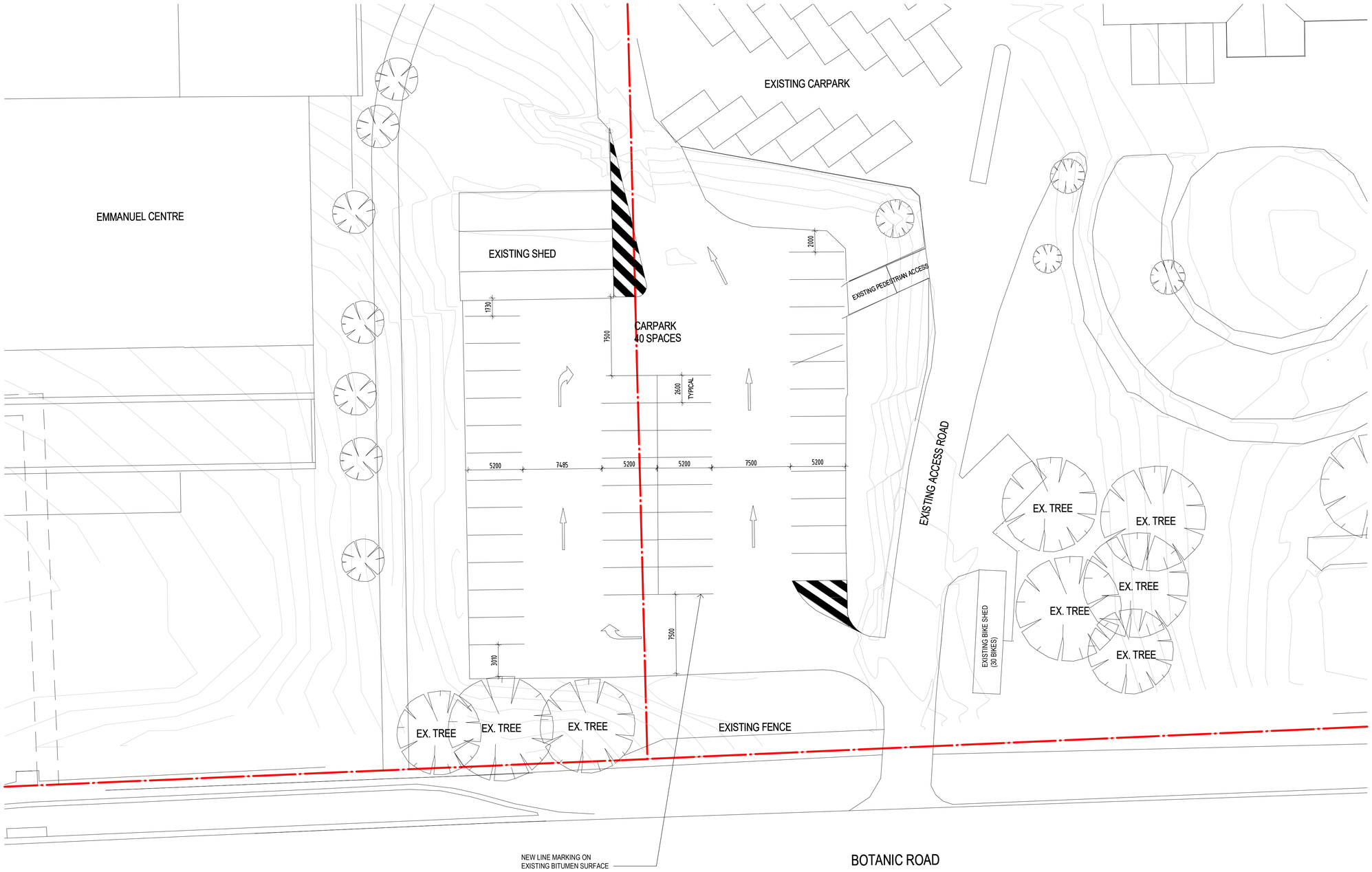

1 / 06 FUTURE CARPARK LAYOUT

SCALE - 1 : 200

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A	TOWN PLANNING SUBMISSION	29.09.22
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TOWN PLANNING
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CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
FUTURE CAR PARK LAYOUT

NORTH

CHECKED: TP
DRAWN: TP / ZJC
DATE: 01.12.22
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PROJECT NO.: 20210078
DRAWING NO.: 09
REVISION: B

BALDASSO CORTESE
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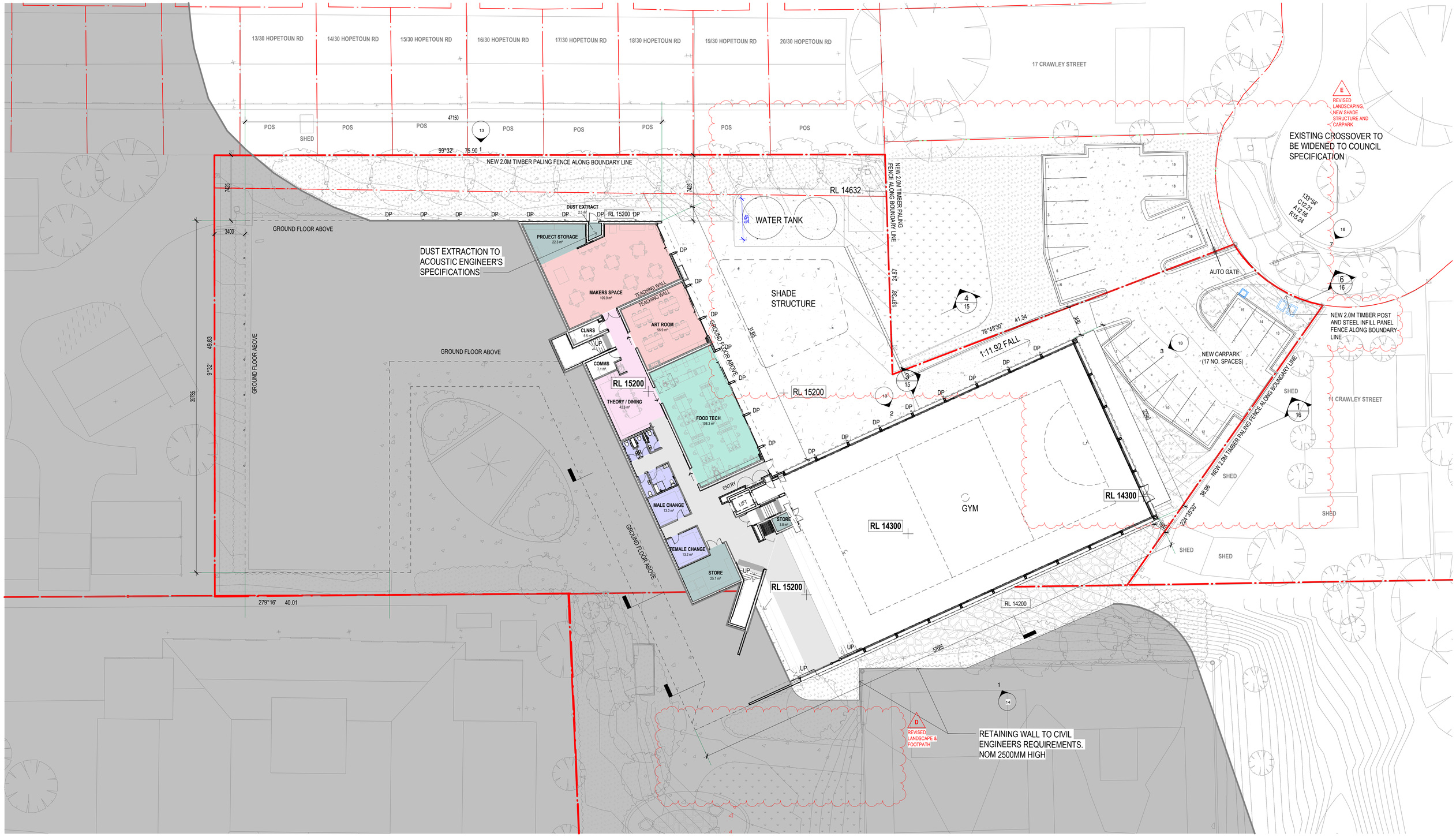

1 LOWER GROUND

SCALE - 1 : 200

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D	SECONDARY CONSENT ISSUE	21.12.23
E	SECONDARY CONSENT ISSUE	15.05.24

DRAFT ISSUE
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NOT FOR CONSTRUCTION

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EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
FLOOR PLAN- LOWER GROUND

NORTH

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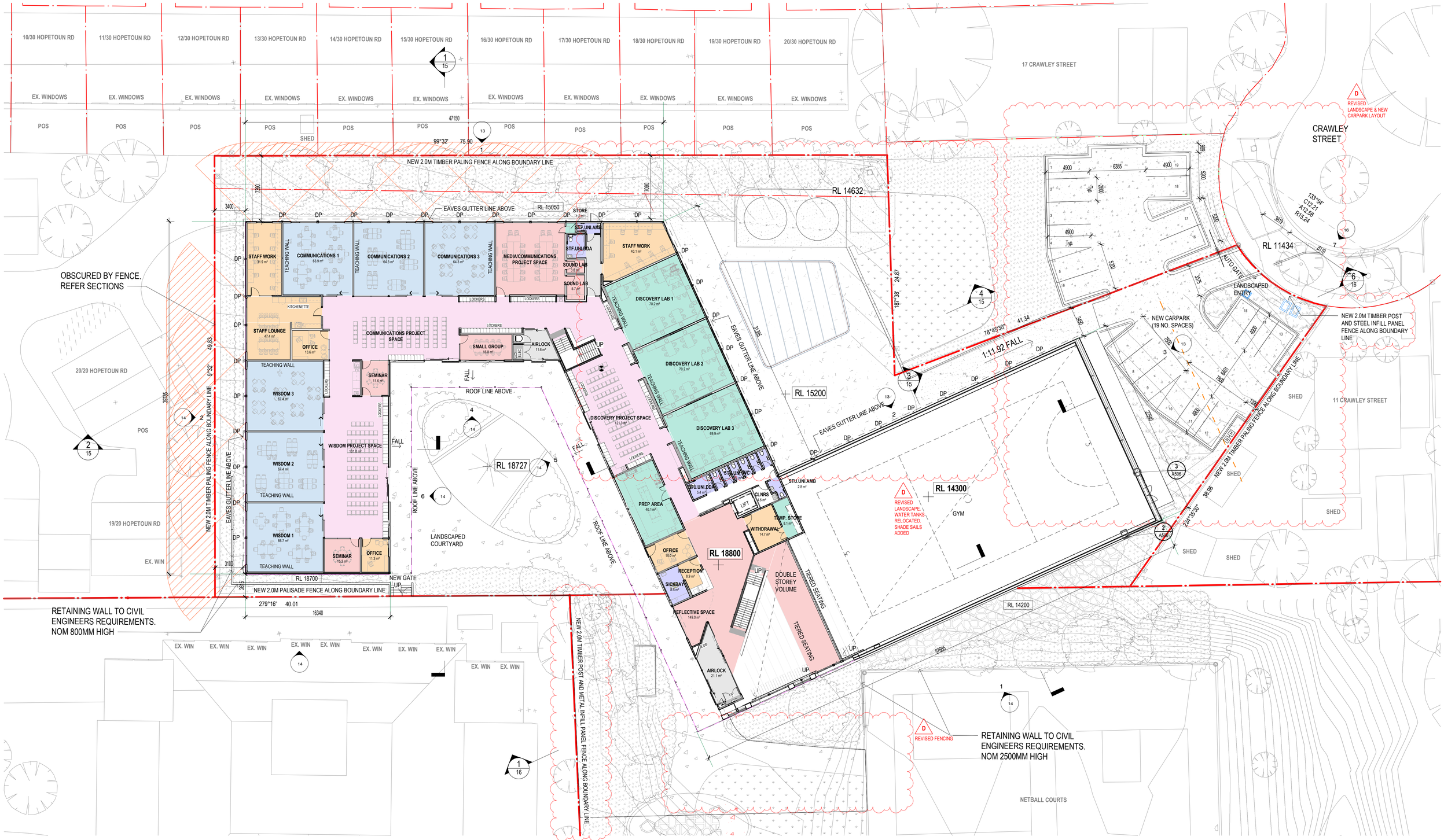

1 GROUND FLOOR

SCALE - 1 : 200

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Revision	Description	Date
A	TOWN PLANNING SUBMISSION	29.09.22
B	REVISED TP SET - RFI RPONSES	01.12.22
C	REVISED TP SET - FOR ENDORSEMENT	02.05.23
D	SECONDARY CONSENT ISSUE	21.12.23

DRAFT ISSUE
TOWN PLANNING
NOT FOR CONSTRUCTION

CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
FLOOR PLAN- GROUND

NORTH

CHECKED	DRAWN
TP	TP / ZJC
DATE	SCALE @ A1
21.12.23	1 : 200
PROJECT NO.	DRAWING NO.	REVISION
20210078	11	D

BALDASSO CORTESE
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ARCHITECTURE | INTERIOR DESIGN | MASTERPLANNING
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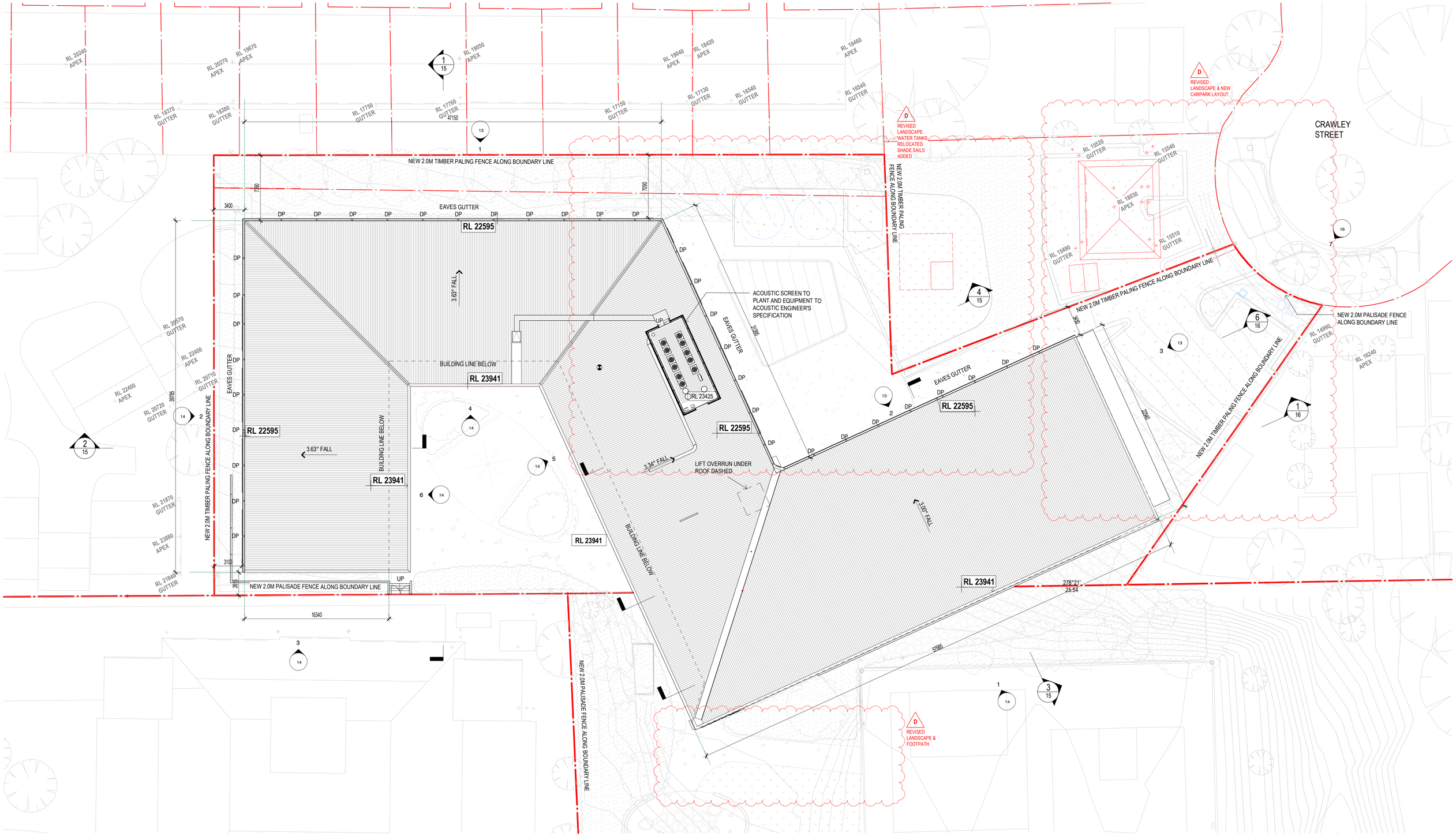
(T) +61 3 9417 7555 www.bcarch.net admin@bcarch.net
ABN: 71 445 953 215



1 ROOF PLAN

SCALE - 1 : 200

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TOWN PLANNING

NOT FOR CONSTRUCTION

CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
ROOF PLAN

NORTH

CHECKED: TP

DRAWN: TP / ZJC

DATE: 21.12.23

SCALE @ A1: 1 : 200

PROJECT NO.: 20210078

DRAWING NO.: 12

REVISION: D

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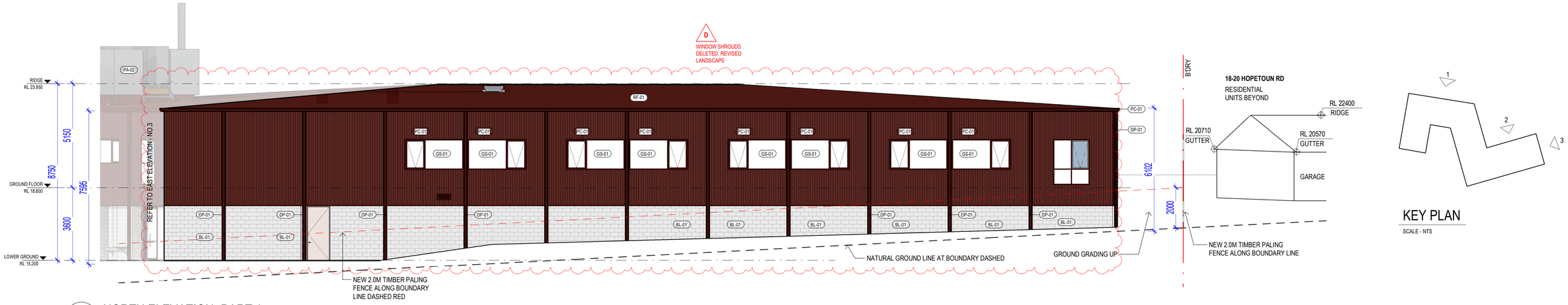
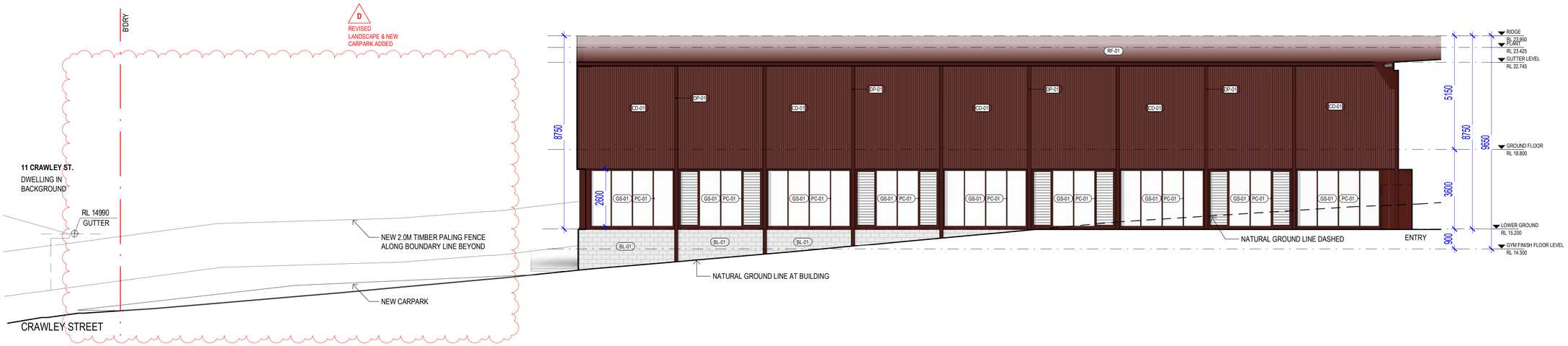


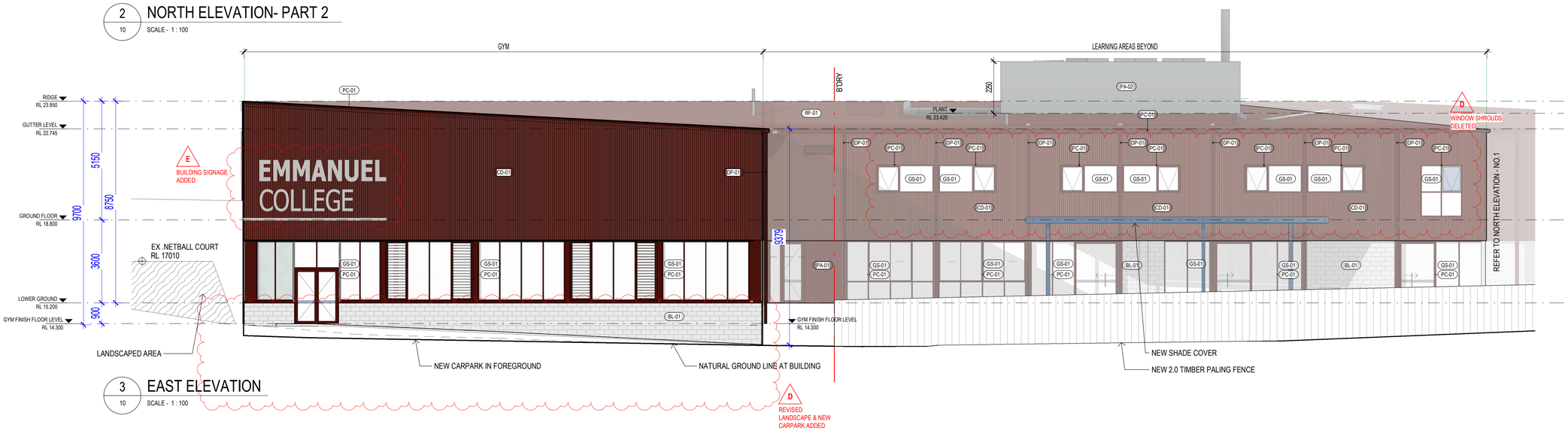
1 / 10 NORTH ELEVATION- PART 1

SCALE - 1 : 100



2 / 10 NORTH ELEVATION- PART 2

SCALE - 1 : 100



3 / 10 EAST ELEVATION

SCALE - 1 : 100

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TOWN PLANNING

NOT FOR CONSTRUCTION

CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
ELEVATIONS

NORTH	CHECKED	DRAWN
	TP	TP / ZJC
	DATE	SCALE @ A1
	15.05.24	1 : 100
PROJECT NO.	DRAWING NO.	REVISION
20210078	13	E

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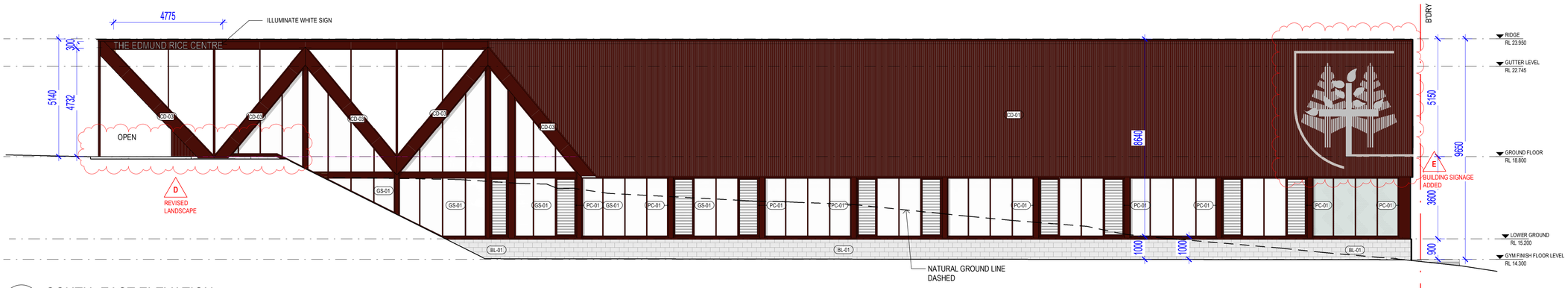
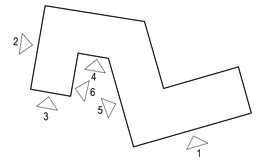
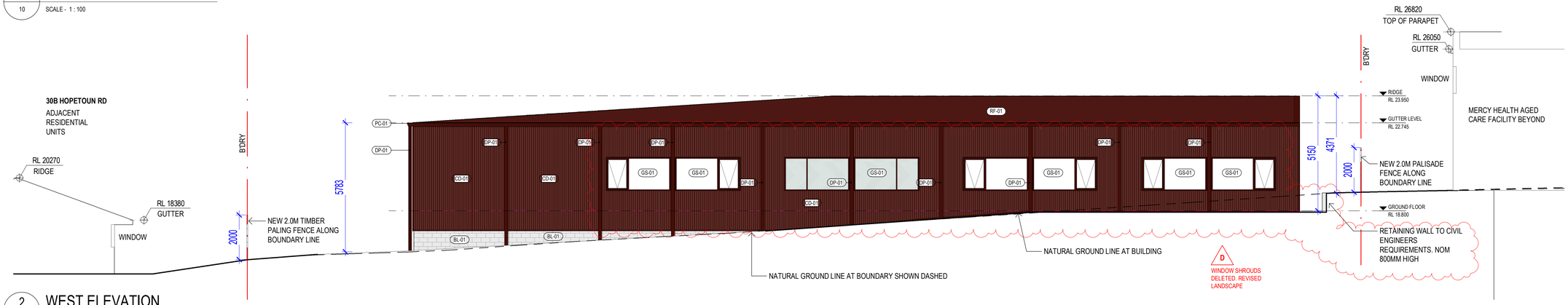
(T) +61 3 9417 7555 www.bcarch.net admin@bcarch.net
ABN: 71 445 953 215



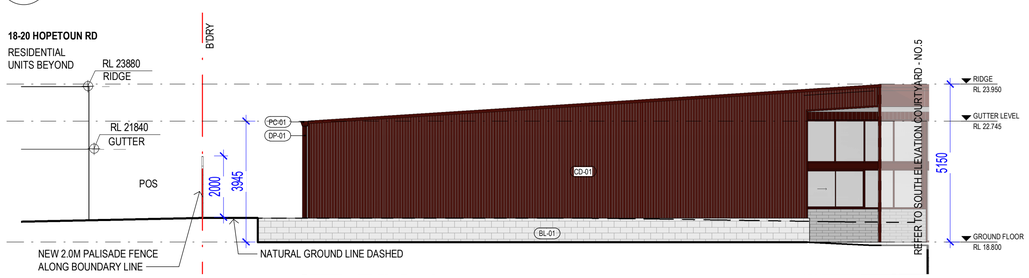
1 / 10 SOUTH- EAST ELEVATION
SCALE - 1 : 100



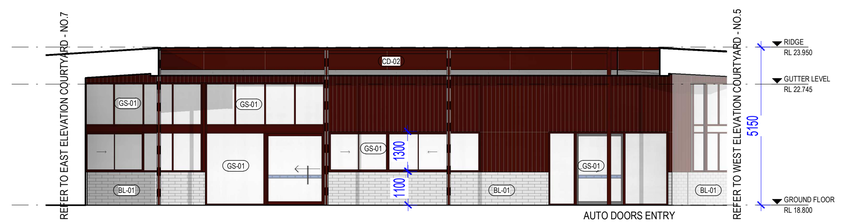
KEY PLAN
SCALE - NTS



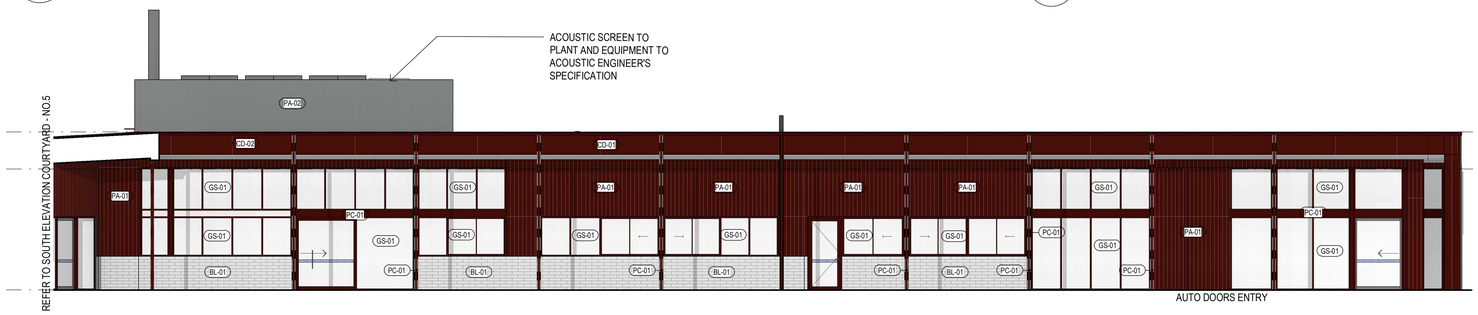
2 / 11 WEST ELEVATION
SCALE - 1 : 100



3 / 11 SOUTH ELEVATION
SCALE - 1 : 100



4 / 11 SOUTH ELEVATION- COURTYARD
SCALE - 1 : 100



5 / 11 WEST ELEVATION - COURTYARD
SCALE - 1 : 100

6 / 11 EAST ELEVATION - COURTYARD
SCALE - 1 : 100

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TOWN PLANNING
NOT FOR CONSTRUCTION

CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
ELEVATIONS

NORTH

CHECKED: TP
DRAWN: TP / ZJC
DATE: 15.05.24
SCALE @ A1: 1 : 100
PROJECT NO.: 20210078
DRAWING NO.: 14
REVISION: E

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INCORPORATING DOIG ARCHITECTURE
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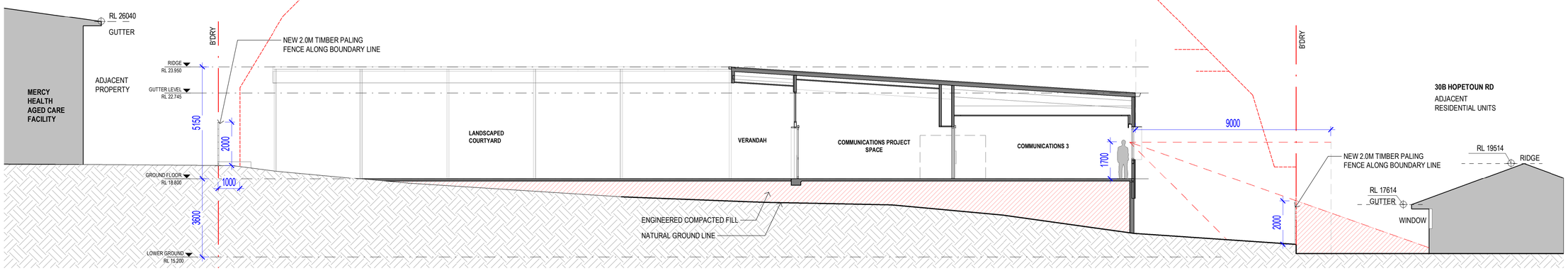
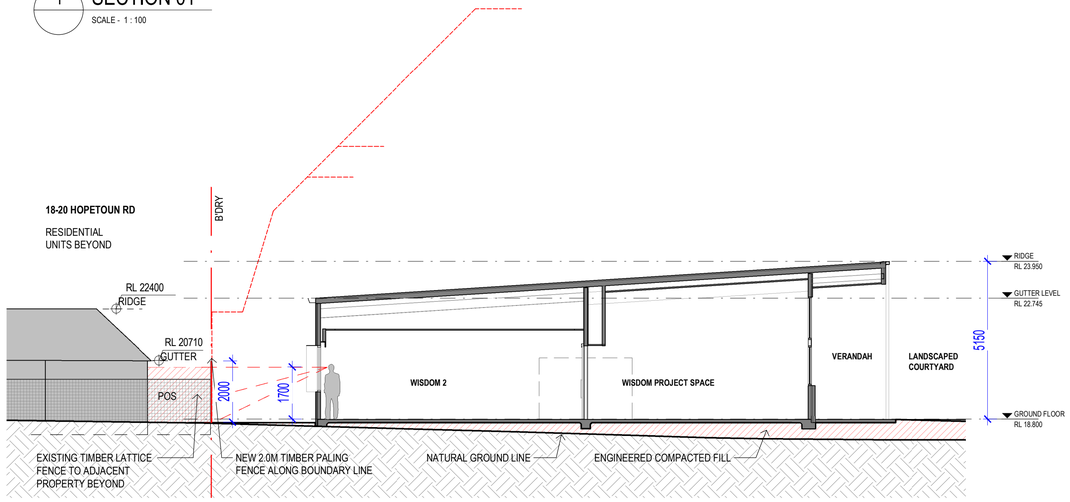
(T) +61 3 9417 7555 www.bcarch.net admin@bcarch.net
ABN: 71 445 953 215



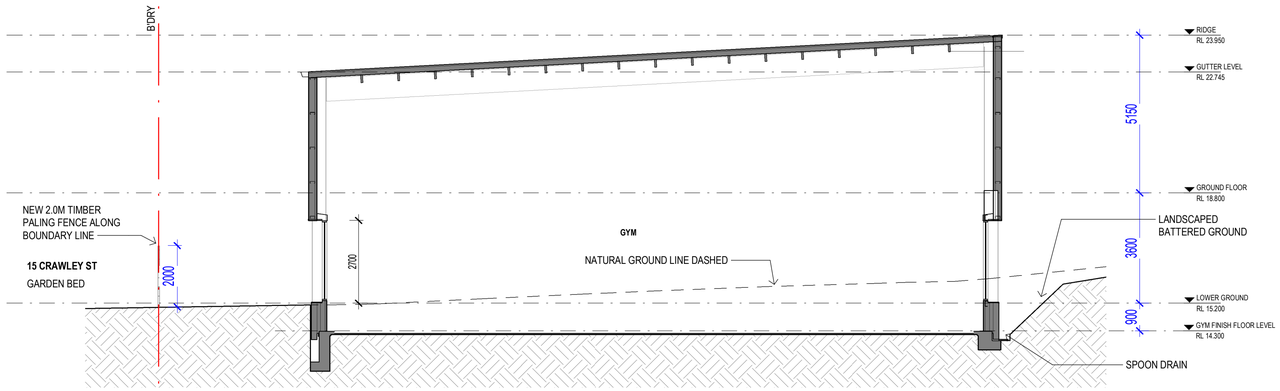
1 SECTION 01

SCALE - 1 : 100



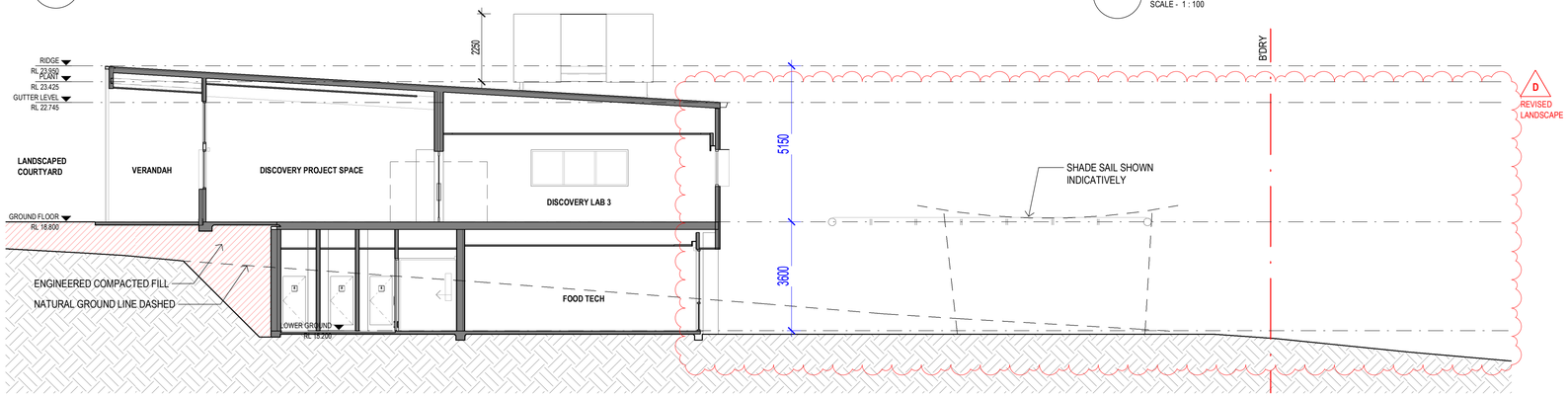
2 SECTION 02

SCALE - 1 : 100



3 SECTION 03

SCALE - 1 : 100



4 SECTION 04

SCALE - 1 : 100

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TOWN PLANNING

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CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
SECTIONS

NORTH

CHECKED: TP

DRAWN: TP / ZJC

DATE: 21.12.23

SCALE @ A1: 1 : 100

PROJECT NO.: 20210078

DRAWING NO.: 15

REVISION: D

BALDASSO CORTESE
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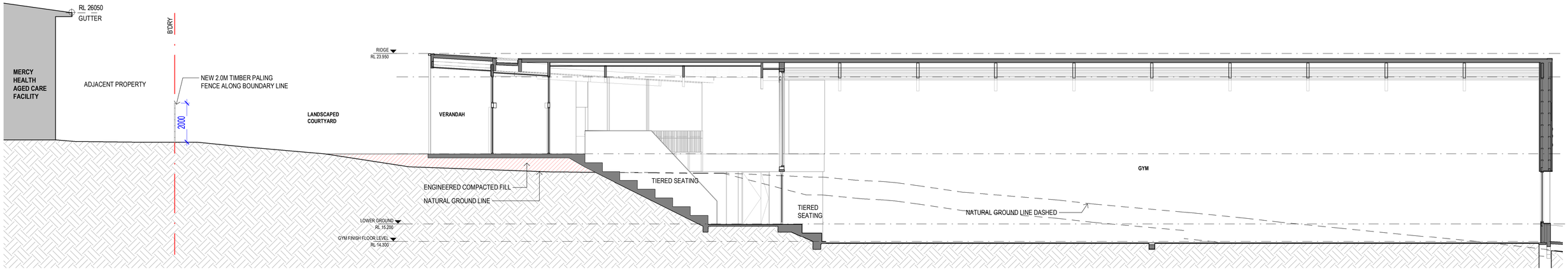
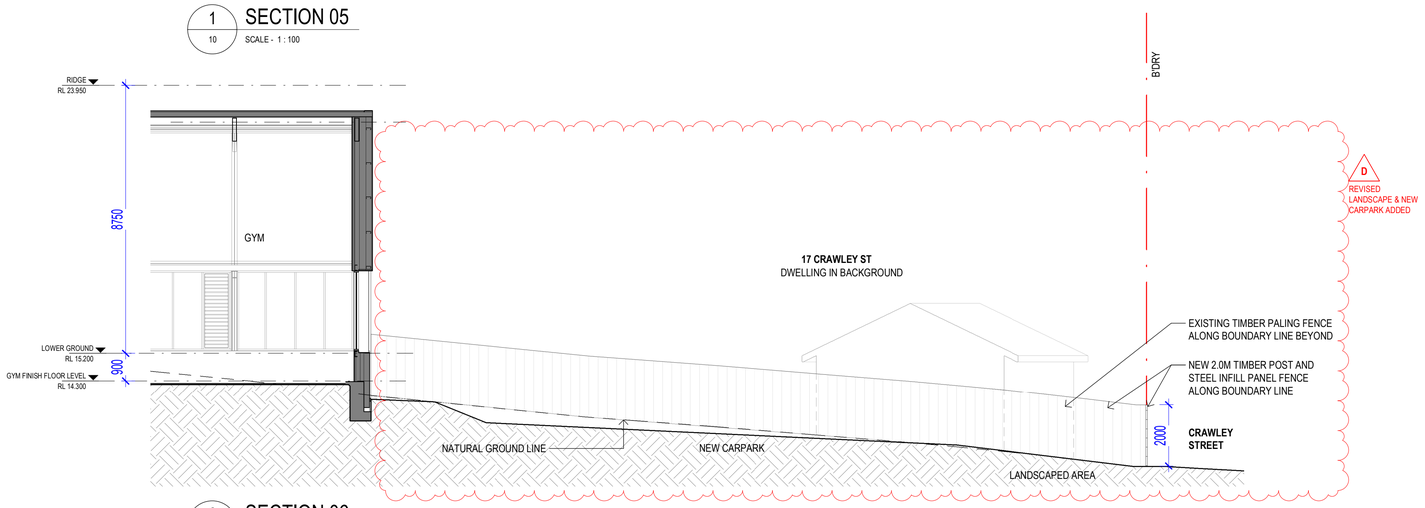


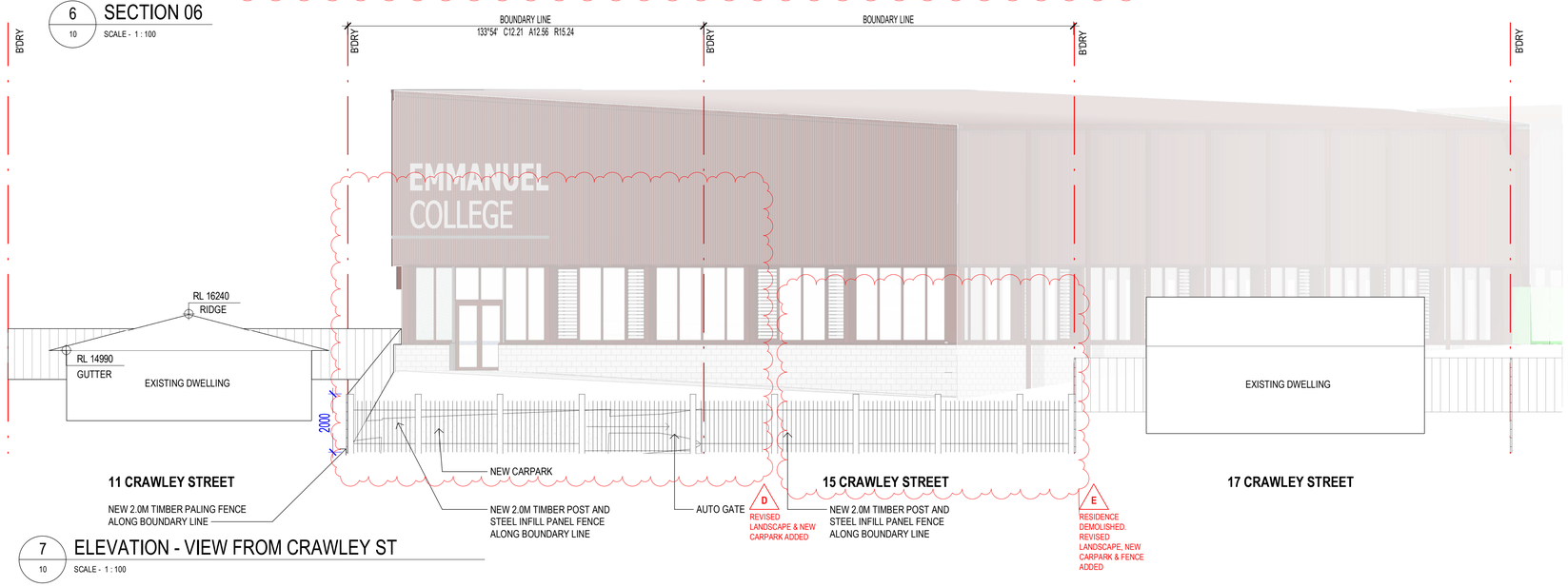
1 / 10 SECTION 05

SCALE - 1 : 100



6 / 10 SECTION 06

SCALE - 1 : 100



7 / 10 ELEVATION - VIEW FROM CRAWLEY ST

SCALE - 1 : 100

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TOWN PLANNING

NOT FOR CONSTRUCTION

CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
SECTION & STREET ELEVATION

NORTH	CHECKED	DRAWN
	TP	ZJC
	DATE 15.05.24	SCALE @ A1 1 : 100
PROJECT NO. 20210078	DRAWING NO. 16	REVISION E

BALDASSO CORTESE
INCORPORATING DOIG ARCHITECTURE
BAADE HARBOUR GEELONG
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LEVEL 1, 103 OXFORD STREET, COLLINGWOOD VIC 3066
(T) +61 3 9417 7555 www.bcarch.net admin@bcarch.net
ABN: 71 445 953 215

	CODE	LEGEND	COLOUR
	CD-01	COLOURBOND PROFILED WALL CLADDING	RED
	PA-01	PAINT FINISH	RED
	PC-01	METAL DOOR & WINDOW FRAMES/ EXTERNAL DOOR PANEL AND FRAMES ROOF PARAPET CAPPING & GUTTERS EXTERNAL EXPOSED STEEL COLUMNS	RED
	SC-01	POWDERCOATED WINDOW SHROUDS	RED
	RF-01	COLOURBOND ROOF SHEET	RED
	DP-01	DOWNPIPES	RED
	GS-01	DOUBLE GLAZING	MID GREY
	PA-02	PAINT FINISH	MID GREY
	BL-01	BLOCKWORK WALL HONE FINISH	NATURAL
	LV-01	POWDERCOATED LOUVRE	RED

COLORBOND
COLOUR: WINWARD RED

BLOCKWORK WITH HONE FINISH
SUPPLIER: NATIONAL MASONRY
COLOUR: ALABASTER

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CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
MATERIAL SCHEDULE

NORTH

CHECKED: TP
DRAWN: TP / ZJC
DATE: 02.05.23
SCALE @ A1

PROJECT NO.: 20210078
DRAWING NO.: 17
REVISION: C

BALDASSO CORTESE
INCORPORATING DOIG ARCHITECTURE
BAADE HARBOUR GEELONG
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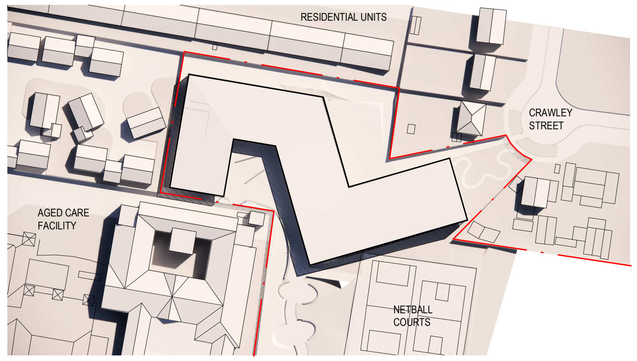
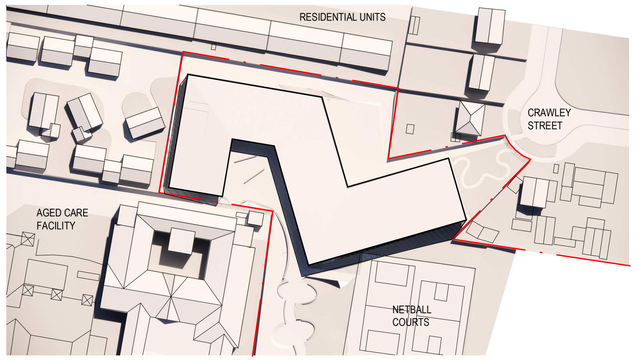
LEVEL 1, 103 OXFORD STREET, COLLINGWOOD VIC 3066
(T) +61 3 9417 7555 www.bcarch.net admin@bcarch.net
ABN: 71 445 953 215

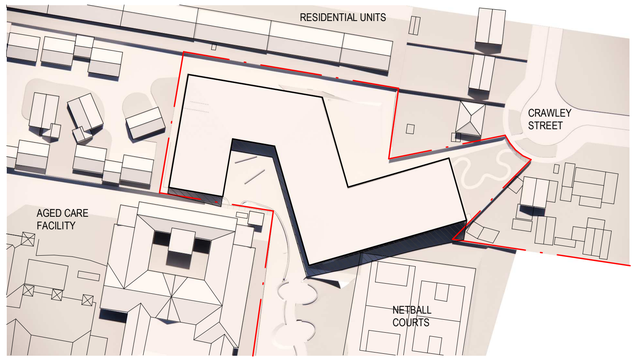
SEPT 22- 9AM



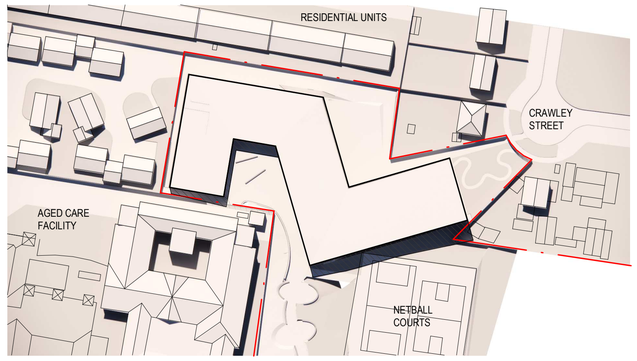
SEPT 22 - 10AM



SEPT 22 - 11AM



SEPT 22 - 12 NOON



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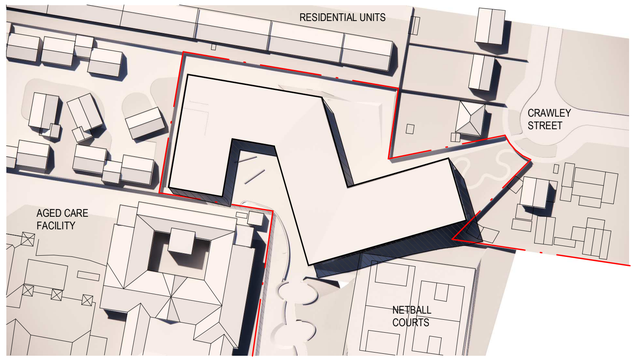

SEPT 22 - 2PM

SEPT 22 - 3PM

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Revision	Description	Date
A	TOWN PLANNING SUBMISSION	29.09.22
B	REVISED TP SET - RFI REPONSES	01.12.22
C	REVISED TP SET - FOR ENDORSEMENT	02.05.23

TOWN PLANNING
NOT FOR CONSTRUCTION

CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
SHADOW DIAGRAMS

NORTH	CHECKED	DRAWN
	TP	TP / ZJC
	DATE	SCALE @ A1
	02.05.23	NTS
PROJECT NO.	DRAWING NO.	REVISION
20210078	18	C

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INCORPORATING DOIG ARCHITECTURE
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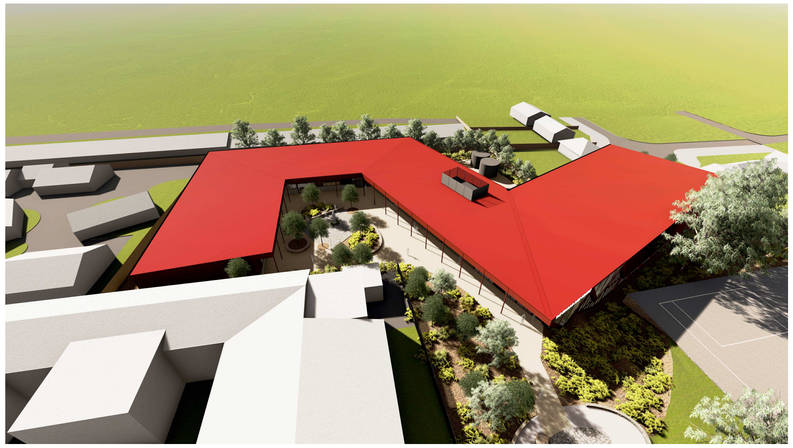
LEVEL 1, 103 OXFORD STREET, COLLINGWOOD VIC 3066
(T) +61 3 9417 7555 www.bcarch.net admin@bcarch.net
ABN: 71 445 953 215

VIEW OF ENTRY FROM BRIDGING LANDSCAPE

OVERVIEW FROM NORTH



OVERVIEW FROM SOUTH

VIEW FROM LANDSCAPE

VIEW FROM CRAWLEY ST.

VIEW FROM CRAWLEY ST.

VIEW FROM LOWER COURTYARD

VIEW FROM 30B HOPETOUN RD

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Revision	Description	Date
A	TOWN PLANNING SUBMISSION	29.09.22
B	REVISED TP SET - RFI REPONSES	01.12.22
C	REVISED TP SET - FOR ENDORSEMENT	02.05.23
D	SECONDARY CONSENT ISSUE	21.12.23

TOWN PLANNING
NOT FOR CONSTRUCTION

CLIENT
EMMANUEL COLLEGE

PROJECT TITLE
EDMUND RICE - YEAR 9 CENTRE

ADDRESS
140 BOTANIC ROAD, WARRNAMBOOL, VICTORIA 3280

DRAWING TITLE
3D VIEWS

NORTH

CHECKED	DRAWN
TP	TP / ZJC
DATE	SCALE @ A1
21.12.23	NTS
PROJECT NO.	DRAWING NO.	REVISION
20210078	19	D

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