



DM Planning

Review of Environmental Factors

Minor Works to Building H and Building J



681 Pacific Highway, Gordon

Report prepared for
Ravenswood School for Girls

December 2022



Table of Contents

1	Certification	3
2	Introduction	4
3	The site, setting and background	5
3.1	The Site	5
3.2	Past Approvals	9
4	The Proposal	10
5	The Proponent	14
6	Justification	14
7	Class of Activity	14
8	LEGISLATIVE FRAMEWORK	15
8.1	Environmental Planning and Assessment Act 1979	15
8.2	State Environmental Planning Policy (Transport and Infrastructure) 2021	15
8.3	NSW Code of Practice for Part 5 Activities	19
8.4	State Environmental Planning Policy (Resilience and Hazards) 2021	20
8.6	Local Centres Development Control Plan	22
9	Consultation	23
10	Environmental Impact Assessment	24
10.1	Clause 171 Consideration	24
11	Summary of Impacts	26
12	Mitigating measures, modifications or adaptations	28
13	Conclusion	30

List of Appendices


Appendix 1	Architectural Plans - Building H green wall
Appendix 2	Architectural Plans - Building H external door and level ramp
Appendix 3	Architectural Plans - Building H IT room and new entry to classroom GLA H.3.47
Appendix 4	Architectural Plans - Building J Science labs - new entry
Appendix 5	BCA Advice and Design Verification Statements
Appendix 6	Waste Management Plan

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1 Certification

This Review of Environmental Factors, prepared on behalf of the Ravenswood School for Girls, provides a true and fair review of the proposal concerning its potential effects on the environment. It addresses to the fullest extent possible, all matters affecting or likely to affect the environment as a result of the proposal. To the best of my knowledge, the information contained in this Review of Environmental Factors is neither false nor misleading.

Name of the person(s) and who prepared the REF:	Danielle Deegan
Position and Qualifications of the person(s) who prepared the REF:	Director -D.M. Planning Pty Ltd Bachelor of Economics Grad Dip Planning
Signature:	 2 December 2022



2 Introduction

This Review of Environmental Factors (REF) has been prepared by D.M. Planning Pty Ltd on behalf of Ravenswood School for Girls (Ravenswood), for four (4) x minor works projects, at 681 Pacific Highway, Gordon. The REF has been prepared in accordance with the *NSW Code of Practice for Part 5 Activities, for registered non-government schools* (the Code).

The purpose of this REF is to assess the nature, scale and extent of the proposed activity on the environment. This report will:

- Describe the existing site context;
- Identify and evaluate all matters affecting or likely to affect the environment by reason of the activity;
- Assess the likely impacts of the proposed activity in accordance with Section 5.5 of the *Environmental Planning and Assessment Act* (EP&A Act) and Clause 171 of the *Environmental Planning and Assessment Regulation* (EP&A Regulation);
- Recommend mitigation measures, if required.

The proposed activities which involve minor alterations to two existing buildings (Building H and Building J), are 'development permitted without consent' under the *State Environmental Planning Policy – Transport and Infrastructure 2021* (the T&I SEPP).

Given the likely minimal environmental impact, the minor alterations are classified as 'minor school development works' according to section 3.2 of the Code.

The proposals are satisfactory when assessed against the relevant requirements. They will improve the amenity of the school for staff and students and make a positive contribution to the community. The minor works are visually sympathetic to their setting and will not have any detrimental environmental or amenity impacts.



3 The site, setting and background

3.1 The Site

The larger Ravenswood campus (the school site) provides education for girls from pre-school to year 12. The school site comprises of seven lots and is bounded by Pacific Highway to the west, Cecil Street to the south, Henry Street to the east and Ravenswood Ave to the north, as shown in Figure 1.

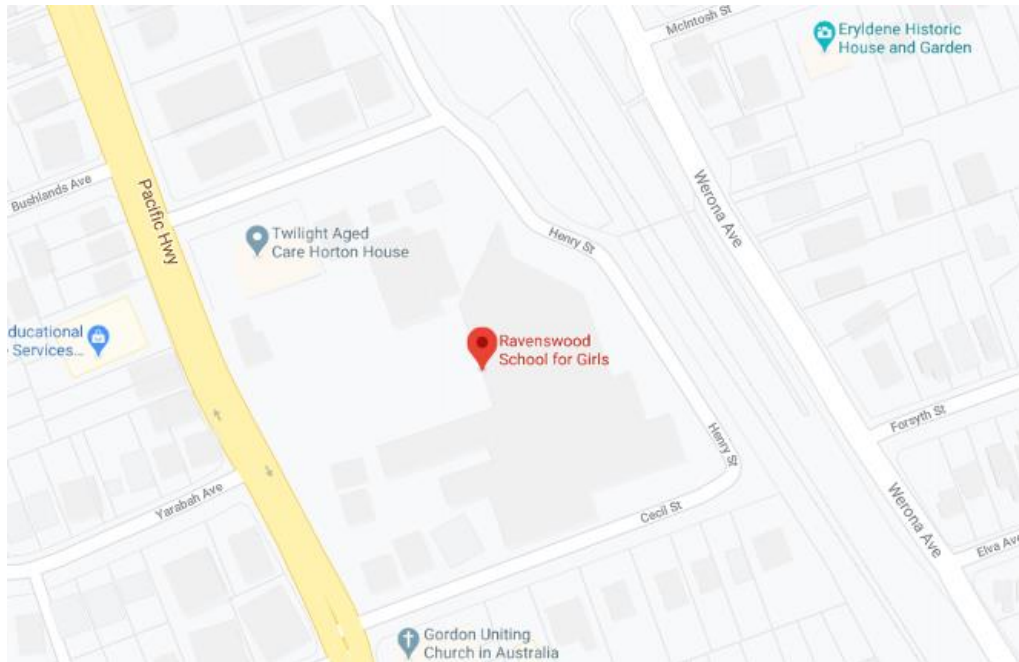


Figure 1. Ravenswood School local context (Source: Google Maps)

The land which is the subject of this REF is legally described as Lot 100, DP 776508 and Lot 3 and 4, DP 3352. All proposed works are centrally located within the school site as shown in Figure 2.

Vehicular access to the school is currently provided via several separate entries from all four street frontages. The proposals do not alter the existing vehicular access arrangements to the site and will not create a demand for additional parking.

The school site contains extensive grass fields and trees of varying heights throughout the site and along the Pacific Highway elevation.

The school site comprises of numerous buildings of various ages and architectural styles including a heritage-listed building ('Iolanthe' cottage) and the recently completed 4-storey Student Learning Centre (SLC), both fronting Pacific Highway. Other school facilities include grass sporting fields and tennis courts.



Figure 2. Aerial view of the site and its immediate surround with existing demountable building shown by the sail of red flag (Source: SIX Maps)

Building H and Building J are identified in the campus map shown in Figure 3.

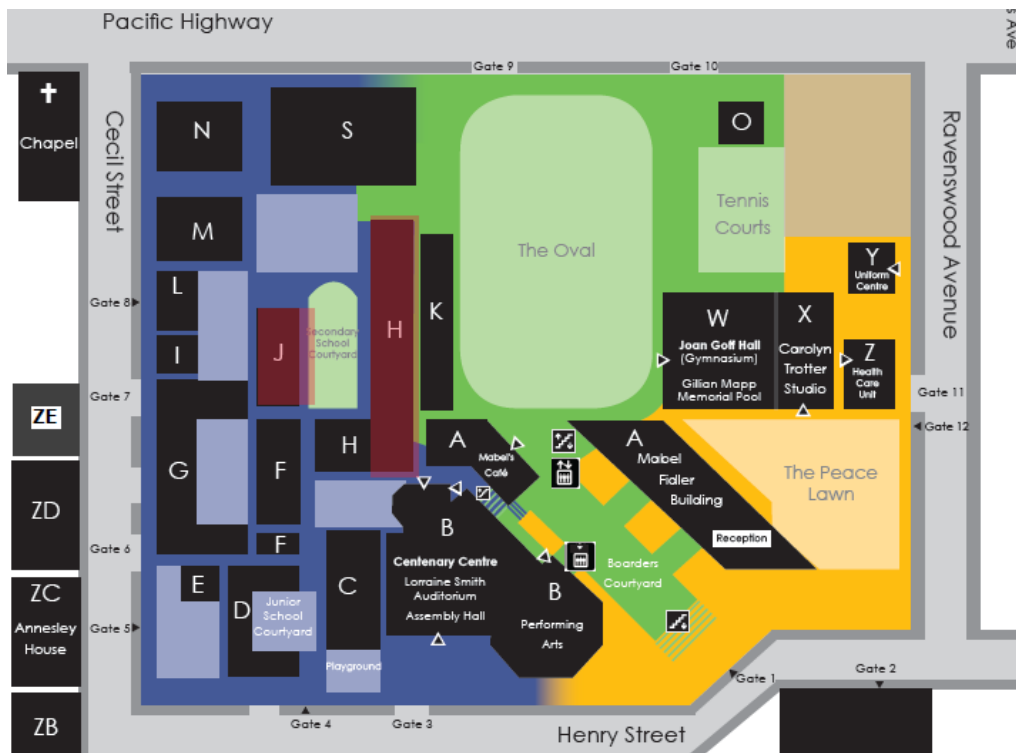


Figure 3. Ravenswood campus map with Building H and J shown coloured maroon



Photographs of the existing Building H and Building J are shown below in Figures 4-7.



Figure 4. Northern elevation of Building H with demountable building in the foreground

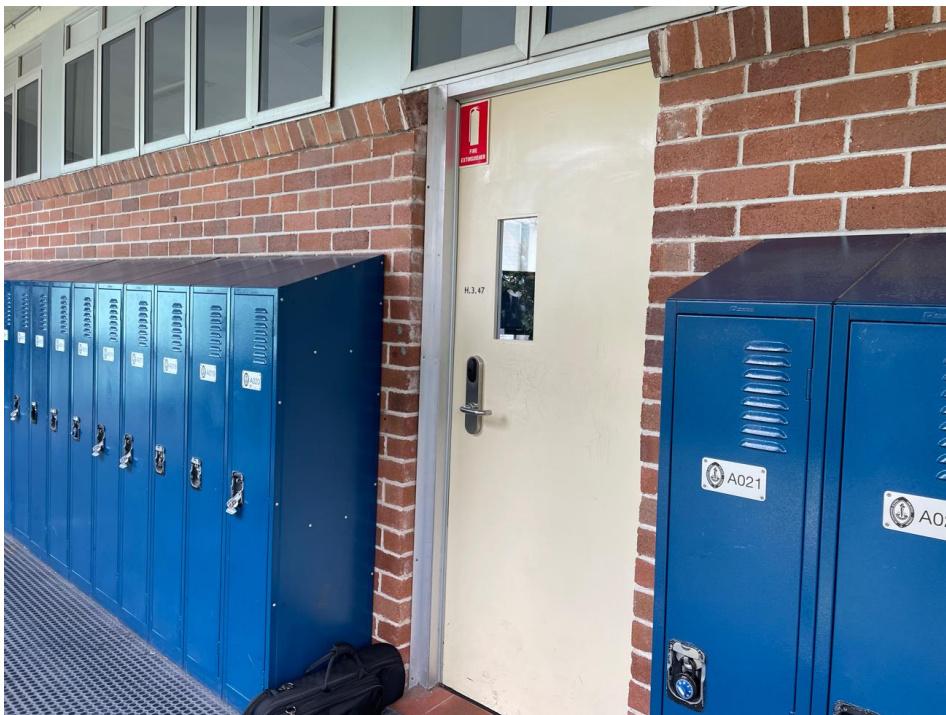


Figure 5. IT Staff Room Building H, level 3

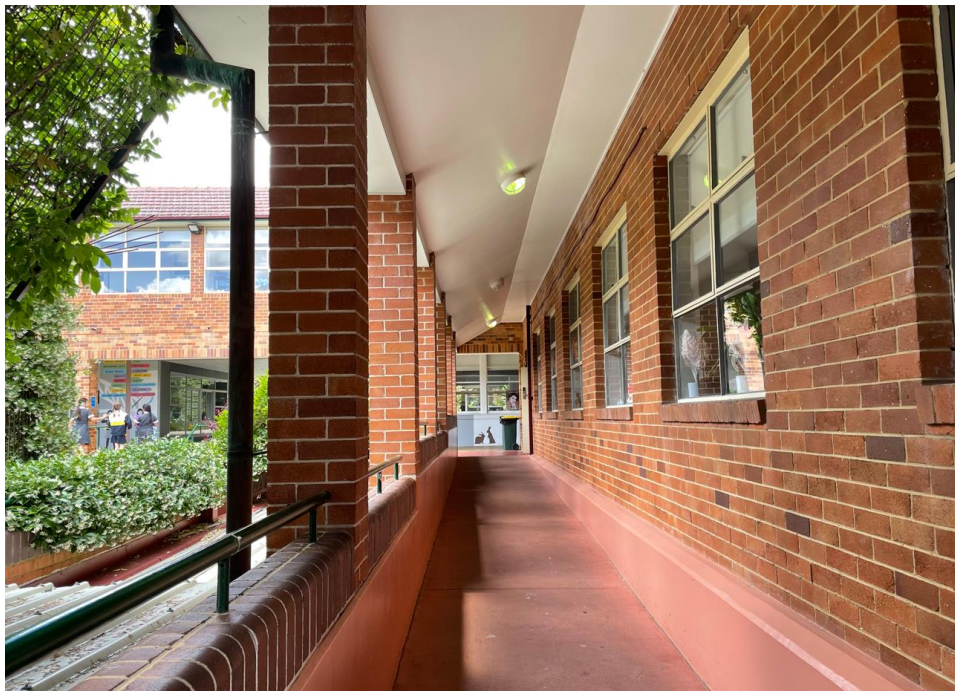


Figure 6. View of Building H walkway looking south from the northern end



Figure 7. View of northern elevation, Building J (Level 2 - Science Labs)

The surrounding locality generally comprises of residential properties, school and church grounds, aged care facilities/accommodation, and the commercial and retail facilities concentrated around the Gordon shopping precinct.

The school is located adjacent to the Pacific Highway which is a busy road corridor connecting the northern Sydney/NSW areas to the Sydney City.



3.2 Past Approvals

Ku-ring-gai Council website lists the following recent applications at 681 Pacific Highway:

- On 4 December 2019, Complying Development Certificate CDC No J180510 for the demolition of two single-storey buildings was issued by a private certifier.
- On 22 March 2019, Complying Development Certificate CDC No J190033 for two classrooms over two levels was issued by a private certifier. This CDC was subsequently modified on 25 October 2019.
- On 15 March 2019, Complying Development Certificate CDC No J180527 for the construction of a four-storey learning centre was issued by a private certifier. This CDC was subsequently amended on 20 April 2020.
- On 15 July 2014, Development Application DA0206/14 for Signage was approved by Council.
- On 19 July 2013, Development Application DA0104/13 for the subdivision of 'Iolanthe' cottage from main school site - heritage item, was refused by Council.
- On 13 July 2013, Development Application DA0645/11 for signage was approved by Council.
- On 11 January 2008, Development Application DA1113/07 for the relocation of the school's existing art department and minor internal alterations and additions was approved by Council.

The most recent development consent issued by Ku-ring-gai Council (other than a complying development certificate) that applies to any part of the school is Development Application DA0206/14 for Signage.

The proposed minor works projects do not contravene any existing condition of the development consent currently operating relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

The Notices of Determination for the above approvals, are available on the Ku-ring-gai Council's website.



4 The Proposal

The proposal involves minor works to Building H and Building J as follows;

1. Building H - Green Wall
2. Building H - New door and changes to external ramp
3. Building H - Enlargement of IT staff room and new entry to classroom GLA H.3.47
4. Building J Science labs – reconfigure rooms and create a new entry

The scope of works are;

1. Vertical garden on the northern façade of Building H

The proposed works are shown in the plans prepared by Space Landscape Designs contained in Appendix 1 with an extract of the northern elevation shown in Figure 9 below.



Figure 8. Proposed northern elevation Building H (source: JP&A Architects)

The proposal is to install a gabion wall bound planter bed at ground level, with a series of elevated beds to Levels 1 and 2 along the northern façade of the three storey Class 9b education building known as Building H .

The width of the planter will not obstruct the egress path or extend past the existing steel structure on the building façade. Thus height, width and length of the internal thoroughfare will be maintained for ambulance passageway.

A vertical garden will grow on stainless-steel wire rope spaced at 400mm centres in the locations shown in the plans. The height of the stainless-steel wire rope is concealed in the top edge of the level 2 concrete slab. The plantings in the vertical garden will be deciduous (and will include a growing season in summer and will allow for more light to enter the building in winter).



2. New classroom entry and changes to covered walkway, ground level Building H

The location of the walkway is shown in Figure 9 below:

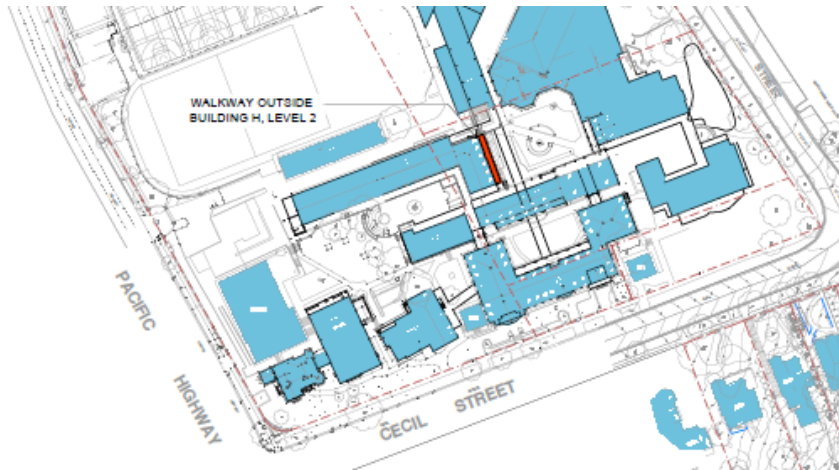


Figure 9. Location of covered walkway

- Create a new entry to room H.2.32 (as shown in Figure 10 below)
- Raise the level of the existing ramp to provide level entry to classroom
- New stairs to connect the new and existing ramp levels
- Raise the external brick walkway wall (include reinstated feature brick capping and handrails) to provide compliant balustrade height
- Relocate existing handrail to top of raised wall

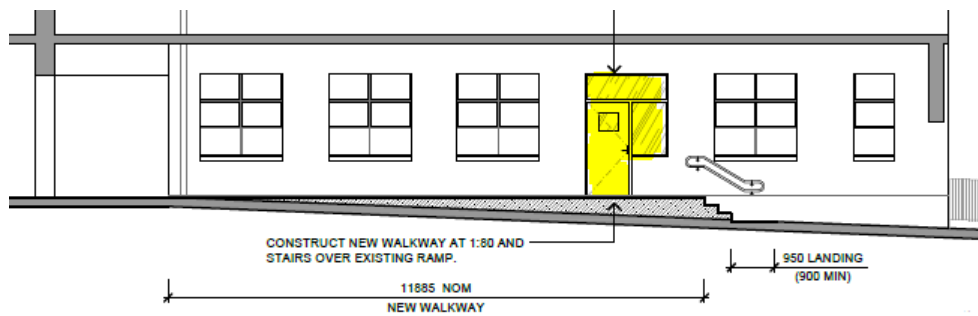


Figure 10. Proposed elevation Building H walkway



- **Building H new entry to classroom GLA H.3.47**

It is proposed to enlarge the existing IT staff room (H3.46) on level 3, Building H. The location of the IT room is shown in Figure 11 below.

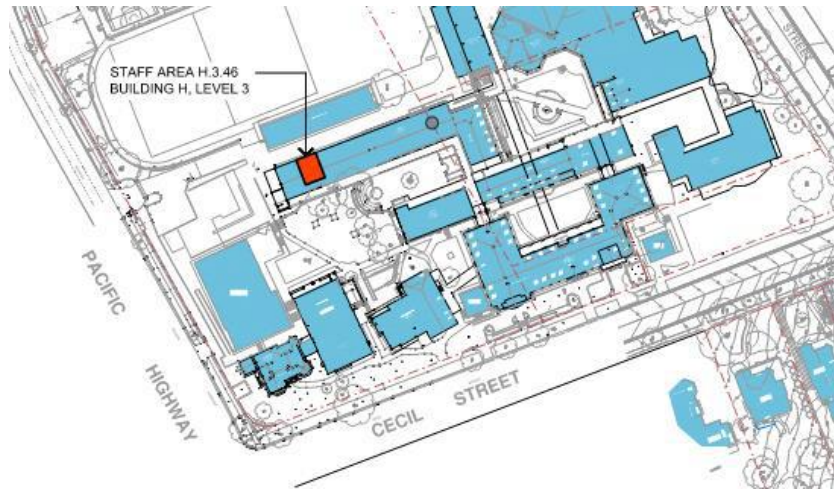


Figure 11. Location of IT Staff room H3.46

As a result of the enlargement of the IT room, a new entry door is required to provide access to the adjoining classroom H.3.47, as shown in Figure 12 below.

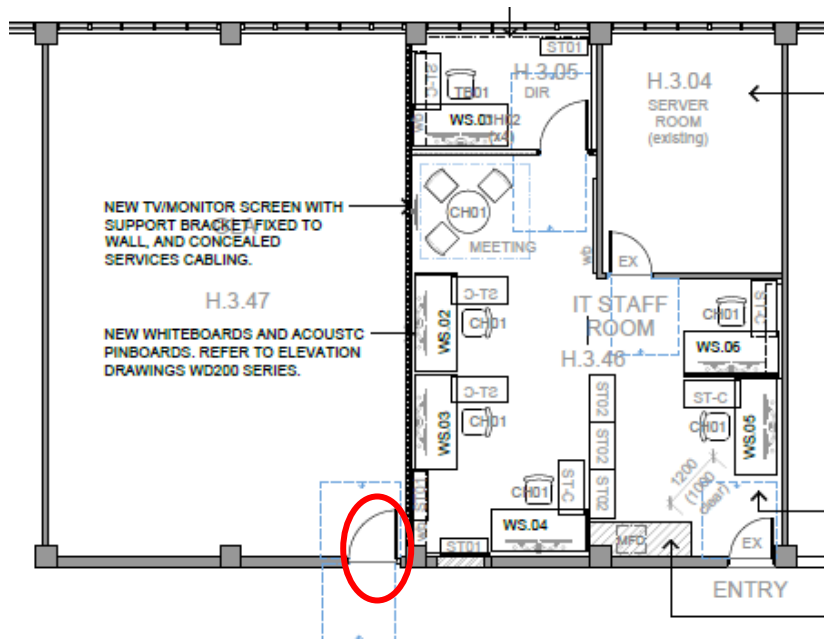


Figure 12. IT staff room with new door circled red



5 The Proponent

The Proponent details are as follows:

Name: Ravenswood School
Address: 681 Pacific Highway, Gordon
Contact: Emmett Hope
Position: Director of Operational Services

No other approvals are required.

6 Justification

The minor works projects are required to facilitate the aesthetic upgrade (Building H wall) and functional upgrades to existing buildings.

An alternative is to do nothing. This would result in a visually displeasing, institutional building and less efficient Building layouts. Such an outcome would be inconsistent with the objective to provide quality amenities to the student and staff population.

7 Class of Activity

Under the *NSW Code of Practice for Part 5 Activities* (the Code), the proposed minor works are classified as Class 1 – Minor School Development Works. These are described in the Code as follows:

Minor School works include minor alterations to school buildings and structures; internal works; fitouts; accessibility works; restoration, replacement and repair works; and security measures such as fencing. These works still require an REF, however, require a less detailed assessment given the likely minimal environmental impact. Due to their minor nature, these works will not require the same level of consultation than other school development works.

Minor Class 1 works require RNSs to make the proposal and relevant parts of the assessment publicly available by placing the REF on their website.



8 LEGISLATIVE FRAMEWORK

8.1 Environmental Planning and Assessment Act 1979

The proposal is consistent with the objects of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as it will promote the orderly and economic use and development of land without resulting in an adverse impact on the environment.

This Review of Environmental Factors (REF) considers the requirements of Clause 171 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and Section 5.5 of the EP&A Act 1979.

Section 5.5 of the EP&A Act 1979 states:

5.5 Duty to consider environmental impact (cf previous s 111)

- (1) *For the purpose of attaining the objects of this Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of this Act or the provisions of any other Act or of any instrument made under this or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.*

Comment: This REF will examine and take into account, to the fullest extent possible, all matters affecting or likely to affect the environment. The REF concludes that the proposal will have no adverse impacts.

- (2) *(Repealed)*

- (3) *Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the Wilderness Act 1987) in the locality in which the activity is intended to be carried on.*

Comment: The site of the proposal is within a modified environment being a developed area associated with an existing school. The land is not wilderness.

8.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (the T&I SEPP) simplifies planning approvals for schools by outlining exempt and complying development provisions, development without consent for facilities with specific categories of development within the boundaries of existing schools.



Certain small-scale developments are permitted without a development consent from a consent authority, provided an environmental assessment of the likely impacts of the proposed activity in accordance with Part 5 of the EP&A Act is undertaken.

The proposed minor façade upgrade is consistent with the development types that are permitted to be carried out without consent within the boundaries of existing schools.

Clause 3.37 of the T&I SEPP outlines the requirements for development that may be undertaken without consent.

Clause 3.37 of the T&I SEPP states:

3.37 Schools—development permitted without consent

(1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school—

(a) construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of—

(i) a library or an administration building that is not more than 2 storeys high, or

(ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 2 storeys high, or

(iii) a permanent classroom that is not more than 2 storeys high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or

(iv) a kiosk or shop selling school-related goods to students and staff, such as books, stationery or school uniforms, that is not more than 2 storeys high, or

(v) a cafeteria or canteen that is not more than 2 storeys high and carried out in accordance with AS 4674—2004, Design, construction and fit-out of food premises, published by Standards Australia on 11 February 2004, or

(vi) a car park that is not more than 1 storey high,

(b) minor alterations or additions, such as—

(i) internal fitouts, or

(ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability, or

(iii) alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),

(c) restoration, replacement or repair of damaged buildings or structures,

(d) security measures, including fencing, lighting and security cameras,

(e) demolition of structures or buildings (unless a State heritage item or local heritage item).

(2) Subsection (1) applies only if the development does not require an alteration of traffic arrangements, for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school.



(3) Subsection (1)(a) applies only if the development does not result in a prohibited increase in student or staff numbers.

(4) Nothing in this section authorises the carrying out of development in contravention of any existing condition of the development consent currently operating (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

(5) A reference in this section to development for a purpose referred to in subsection (1)(a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subsection (1)(a), (b) or (c).

(6) This section does not apply to development for the purposes of campus student accommodation.

(7) In this section—

prohibited increase in student or staff numbers means—

(a) an increase in the number of students that the school can accommodate that is more than the greater of 10% or 30 students, compared with the average number of students for the 12 months immediately before the commencement of the development, or

(b) an increase in the number of staff employed at the school that is more than 10%, compared with the average number of staff for the 12 months immediately before the commencement of the development.

Note—

Section 100B(3) of the [Rural Fires Act 1997](#) requires a person to obtain a bush fire safety authority under that Act before developing bush fire prone land for a special fire protection purpose such as a school.

The proposed works are consistent with the requirements of Clause 3.37 as follows:

T&I SEPP requirement	Compliance / comment	Consistent
It must be within the boundaries of the existing school	The proposed minor works are located within the boundaries of the existing school	Yes
It must be carried out by or on behalf of a public authority	Ravenswood is considered a 'public authority'. This is discussed further below.	Yes
It must fall within a category or categories of development identified in clause 3.37(1)	The proposal consists of minor alterations and therefore meets identified purposes as listed in clause 3.37(1)(b)	Yes
It must not result in an alteration of existing traffic arrangements	The proposal will not result in any alteration to the existing traffic arrangements.	Yes
It must not result in a prohibited increase in	The proposal will not result in any increase in student or staff numbers.	Yes



T&I SEPP requirement	Compliance / comment	Consistent
student or staff numbers.		
It must not contravene certain existing conditions of the most recent development consent that applies to any part of the school	The proposed minor works projects do not contravene any existing condition of the development consent currently operating applying to any part of the school relating to the matters listed in clause 3.37(4), i.e., hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.	Yes

Table 1. compliance with clause 3.37 of the T&I SEPP

For the purposes of clause 3.37, Ravenswood is a ‘public authority’. ‘Public authority’ is defined in the EP&A Act to include a person prescribed by the regulations for the purposes of this definition. The EP&A Regulation includes a definition of ‘public authority’. Under Schedule 1 of the EP&A Regulation, a registered non-government school (RNS) is prescribed as a public authority so that the school can be treated as a public authority for the purposes of clause 3.37 on land that is a prescribed zone within the meaning of clause 3.34 of the T&I SEPP.

Clause 5 of Schedule 1 of the EP&A Regulation includes non-government schools as public authorities as follows:

5 Non-government schools

(1) *The proprietor of a registered non-government school, but only for the following purposes—*

(a) *to be a public authority in relation to development at the school that is exempt development under [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#), section 3.16,*

(b) *to be a determining authority for development that is permitted without consent under that Policy, section 3.35 on land in a prescribed zone within the meaning of that Policy, Part 3.4.’*

Clause 3.34 of the T&I SEPP lists several different zones as ‘prescribed zones’ including:

(s) *Zone SP2 Infrastructure*

The school site is zoned SP2 Infrastructure under the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (KLEP).

Clause 3.3(6) of the T&I SEPP states:

(6) *A reference in this Policy to a lot or to land in a named land use zone is a reference—*



(a) to land that, under an environmental planning instrument made as provided by section 3.20(2) of the Act, is in a land use zone specified in the Standard Instrument, and

(b) to land that, under an environmental planning instrument that is not made as provided by section 3.20(2) of the Act, is in a land use zone in which equivalent land uses are permitted to those permitted in the named land use zone.

Consequently, Ravenswood is a determining authority for the purposes of clause 3.37 of the T&I SEPP and the proposal can be carried out as development without consent under the T&I SEPP.

8.3 NSW Code of Practice for Part 5 Activities

The NSW Code of Practice for Part 5 Activities, for registered non-government schools (the Code) has been developed to regulate how registered non-government schools (RNSs) carry out the environmental assessment and determination of activities permitted without consent by the T&I SEPP. RNSs are required (like other public authorities) to undertake an environmental assessment under Part 5 of the EP&A Act before carrying out the activity.

This REF has been prepared in accordance with the requirements of the Code.

RNSs must follow the assessment process outlined in Section 3 of the Code before carrying out school development proposals that are identified as 'development permitted without consent' in the T&I SEPP.

The Code provides a five-stage assessment process for RNSs:

- **Stage 1 – Classification**

Comment: As noted in section 7, the proposal is classified as Class 1: Minor school development works.

- **Stage 2 – Assessment**

Comment: A detailed assessment of the proposal has been undertaken. Consultation is not required.

- **Stage 3 – Documentation**

Comment: This REF represents Stage 3 – Documentation.

- **Stage 4 – Determination**

Comment: Determination will be undertaken by a person authorised by the Ravenswood, to discharge their duty, as an RNS, to comply with the Code. A Decision Statement to document the determination will be produced.



- **Stage 5 – Implementation**

Comment: Implementation includes building certification and preparing management plans.

8.4 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP (R&H)) does not technically apply to ‘development permitted without consent’, applying only to Development Applications.

However, for the sake of completeness, the proposal has been assessed against the requirements of SEPP (R&H) and consideration has been given as to whether the land is contaminated.

The site has been used for residential and education purposes, and there is no history to suggest that the site is contaminated. The application does not require further consideration under the SEPP (R&H).

8.5 Ku-ring-gai Local Environmental Plan (Local Centres) 2012

Ku-ring-gai Local Environmental Plan (Local Centres) 2012 (the LEP) is the principal environmental planning instrument that applies to the land. An assessment under the applicable sections of the LEP is provided below:

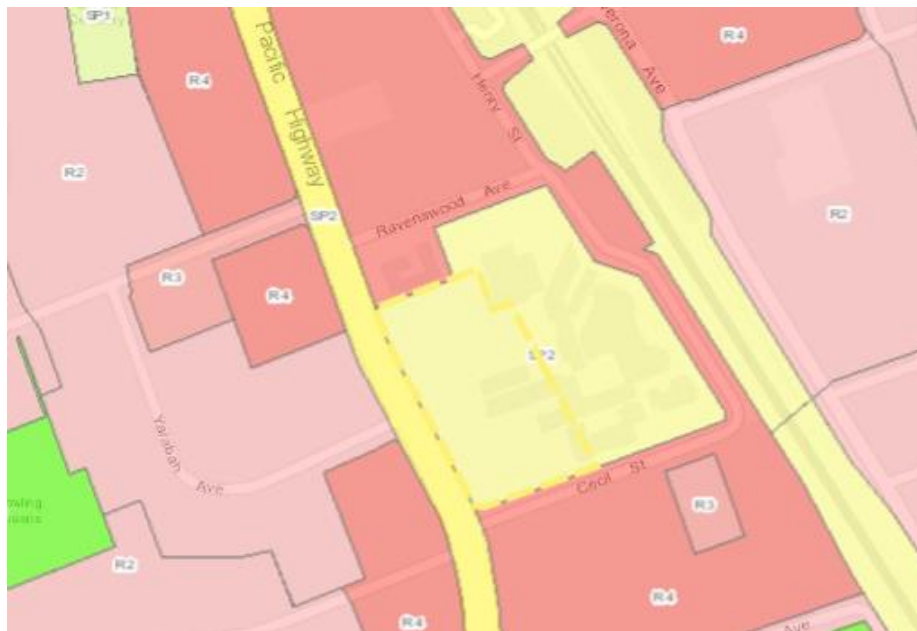


Figure 15. KLEP 2012 zoning map extract (source: NSW Planning Portal)

The subject site is zoned SP2 Infrastructure.

The objectives of the SP2 Infrastructure zone are:

- *To provide for infrastructure and related uses.*



- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

Clause 5.10 – Heritage Conservation

The heritage-listed building on the school site, known as the ‘Iolanthe’ cottage is identified as a heritage item of State significance in Schedule 5 of the KLEP. This building is also listed on the State Heritage Register. It is located towards the western corner of the site adjacent to Pacific Highway to the west of the tennis courts. The works proposed under this REF will have no impact on the significance of this heritage item.



Figure 16. KLEP heritage map extract (source: NSW Planning Portal)



Figure 17. KLEP 2012 State heritage curtilage

The proposed minor works will not affect the heritage significance of the item primarily because of the distance from the item and the minor nature of the works involved.

Buildings J and H are spatially separate, being more than 120m to the south-east of the heritage-listed item.

The Building H façade upgrade is the only project that will be visible. The other works will not be visible from the heritage item.

All existing significant views to the heritage item will be retained and the curtilage will be unaffected by the proposal.

The proposed minor works are consistent with the heritage objectives of the Ku-ring-gai LEP. There are no concerns regarding the impact of the proposal on the heritage item located on the school site.

Accordingly, the proposal is satisfactory having regard to Clause 5.10 of KLEP with respect to heritage conservation.

8.6 Local Centres Development Control Plan

Local Centres Development Control Plan 2013 (the DCP) contains objectives and controls for development within the Ku-ring-gai Local Government Area. There are no provisions of the DCP that are relevant to the proposal.



9 Consultation

Given that the proposal is classified as class 1 'minor school development works', according to the provisions of the Code, mandatory consultation is not required.

The school is required to place this REF on its website so that the proposal and relevant parts of the assessment, are publicly available.



10 Environmental Impact Assessment

The proposal is within the school site and comprises of minor external changes that will have negligible impact on the environment.

10.1 Clause 171 Consideration

Clause 171(2) of the EP&A Regulation details factors which must be taken into account when assessing the impact of an activity on the environment.

Table 4 below lists the factors requiring consideration under Clause 171. A summary of potential environmental impacts is contained in section 11 and mitigation measures are contained in section 12 of this REF.

Factors for consideration	Response
(a) Any environmental impact on a community	Given that the proposal is for minor works only and not visible from neighbouring properties, the minor works projects will have a negligible effect on the amenity of the neighbourhood or the function of the school.
(b) Any transformation of a locality	The proposed minor works to established school buildings are within the school grounds. The proposal will have no impact on the character of the locality.
(c) Any environmental impact on the ecosystem of the locality	Nil
(d) Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality	The locality does not possess any scientific or environmental quality that will be reduced given the existing level of disturbance and current site conditions and improvements.
(e) Any effect on a locality, place or building having aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	The proposal will have no impact on the significance of the heritage item located on the site or the heritage conservation area. The proposal will contribute positively to the function of the established facility as a school.
(f) Any impact on the habitat of protected fauna ¹	There will be no impact on the habitat of protected fauna.
(g) Any endangering of any species of animal, plant or other form of life, whether living on land or in water or in the air ²	The proposal will not have any significant impact on any flora or fauna habitat. The location is currently developed with a school building and is devoid of locally indigenous vegetation.
(h) any long-term effects on the environment	The proposed minor works will not have any long-term effects on the environment.

¹ Refer to section 7.3 of the *Biodiversity Conservation Act 2016* - Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats

² See above.



Factors for consideration	Response
(i) any degradation of the quality of the environment	The proposed minor works will not result in the degradation of the quality of the environment.
(j) any risk to the safety of the environment	A BCA report (Appendix 5) has been prepared to certify that, subject to the recommendations in the report, the works satisfy the requirements of the Building Code of Australia and the relevant Australian Standards.
(k) any reduction in the range of beneficial uses of the environment	There will be no reduction in beneficial uses of the environment caused by the proposed works.
(l) any pollution of the environment	Pollution risks are addressed in the Waste Management Plan (Appendix 6).
(m) any environmental problems associated with the disposal of waste	Waste disposal is addressed in the Waste Management Plan (Appendix 6).
(n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	There will be no increase in demand on resources as a result of the proposed works.
(o) any cumulative environmental effect with other existing or likely future activities	No adverse impact with other existing or future activities is likely. The proposal will be beneficial in terms of improving the amenity for users of the established school.
(p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions	Not applicable.
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1.	None
(r) other relevant environmental factors.	None

Table 2. Factors for consideration under Clause 171 of the EP&A Regulation 2021

It is concluded that the factors for consideration in Clause 171 of the EP&A Regulation are satisfactorily addressed.



11 Summary of Impacts

The proposed minor works projects described in this REF are all within the Ravenswood site and include minor changes to the Building H and Building J.

The proposal will have negligible impacts on the environment.

Potential issues considered in this REF are:

- Heritage impacts
- Visual impacts
- BCA compliance

Heritage impacts

Heritage impacts have been addressed in section 8.5 and found to be satisfactory.

Visual impacts

The facade upgrade to Building H will provide additional landscaping on the site and will result in an improved visual aesthetic to the northern elevation of the building.

The other minor works will not be visible from outside the school site and therefore there will be no amenity impacts on adjoining neighbours.

The proposed minor external building works have been designed to be consistent with the design of the host buildings in terms of materials and dimensions of openings.

Building Code of Australia (BCA)

Advice with regard to compliance with the Building Code of Australia (BCA) has been prepared by Philip Chun Consulting and is contained at Appendix 5. Design Verification Certificates have been issued for the minor works projects associated with the IT Room, the Science Lab and the covered walkway.

The following advice has been given for the green wall project:

The plant material on the trellises is contrary to Clause C1.9 as it is an attachment to an external wall in a building of Type A construction. The vegetated trellis is not listed as a permissible ancillary element under Clause C1.14 in which case a performance solution would be needed to address BCA Performance Clause CP2.

A Performance Based Design Brief (PBDB) has been prepared by Scientific Fire Services Ref No. 294822 Issue 2.0 dated 21/11/22. It addresses the following:

- a) The planter boxes associated with the vegetation and the external wall must be non-combustible in accordance*
- b) with Type A Construction; and*
- c) The cables serving as the path for the creepers to grow shall be non-combustible; and*
- d) The irrigation system that is adopted must be of non-combustible materials.*



The PBDB will need to be advanced to a Fire Engineering Report which a certifier may use to issue a BCA Design Verification Statement.

A structural engineer needs to provide structural plans and a design certificate stating the existing building will be able to withstand the proposed loads.

The requirements for a Fire Engineering Report and a Structural Design Certificate will form conditions of determination.

Condition 1 of determination will require that the works be constructed in accordance with the accompanying architectural plans (Appendix 1).

In conclusion, there will be no unreasonable or detrimental impacts resulting from the minor works proposed in this REF.



12 Mitigating measures, modifications or adaptations

To ensure that no environmental impacts result from the proposal the following condition of determination is recommended:

CONDITIONS

Approved Plans

1. The development shall take place in accordance with the following plans and documents:

Building H - Green Wall

Drawing Number	Date	Prepared By
L-01 Site Plan/Ground floor plan	23.08.2022	Space Landscape Design
L-02 Elevation Plan	23.08.2022	Space Landscape Design
L-03 Planting Plan	23.08.2022	Space Landscape Design
L-04 Details and Specifications	23.08.2022	Space Landscape Design

Document Title	Date	Prepared by
Waste Management Plan	2.12.2022	EPM Projects
BCA Advice	28.11.2022	Philip Chun Consulting

Building H – New door to H.2.32 and changes to external walkway

Drawing Number	Date	Prepared By
2117-10 WD100 Site plan	31.3.2022	JPA &D Architecture
2117-10 WD110 Building H ramp	31.3.2022	JPA &D Architecture
2117-10 WD120 Building H ramp (east)	31.3.2022	JPA &D Architecture
2117-10 WD201 Building H walkway east facade	31.3.2022	JPA &D Architecture
2117-10 WD202 Building H (low wall) elevations	31.3.2022	JPA &D Architecture
Structural Drawings TTW STR-01(A), STR-02(A)	7.3.2022	Taylor Thomson Whitting

Document Title	Date	Prepared by
Design Verification Statement	2 May 2022	Philip Chun Consulting

Building H - Enlargement of IT staff room and new entry to room H.3.47

Drawing Number	Date	Prepared By
2117-IT / WD 100 Site Plan	13.4.2022	JPA &D Architecture
2117-IT / WD140 Plan Set out	02.12.2022	JPA &D Architecture

Document Title	Date	Prepared by
Design Verification Statement	28 November 2022	Philip Chun Consulting

Building J – New door to Science Labs

Drawing Number	Date	Prepared By
2117-Sci WD100	14.10.2022	JPA &D Architecture
2177-Sci WD120	14.10.2022	JPA &D Architecture

Document Title	Date	Prepared by
Design Verification Statement	28.11.2022	Philip Chun Consulting

Conditions to be satisfied prior to construction

2. A Performance Based Design Brief (PBDB) is required to be prepared for the Green Wall project to address the following:
 - a) The planter boxes associated with the vegetation and the external wall must be non-combustible in accordance with Type A Construction; and
 - c) The cables serving as the path for the creepers to grow shall be non-combustible; and
 - d) The irrigation system that is adopted must be of non-combustible materials.

The PBDB will need to be advanced to a Fire Engineering Report before a BCA Design Verification Statement can be issued.
3. Structural plans and a design certificate, prepared by a Structural Engineer, are required to certify that the existing building will be able to withstand the proposed loads.

13 Conclusion

The assessment documented in this REF finds that the proposed minor works projects will not have any impacts on the environment, threatened species, populations, ecological communities or their habitats. Consequently, neither an Environmental Impact Statement (EIS) nor a Species Impact Statement (SIS) is required.

These conclusions are based on the impact assessment documented in the body of this REF and accompanying reports.

The proposal is satisfactory when assessed against the requirements of Clause 171 of the EP&A Regulation and Section 5.5 of the EP&A Act. The minor internal changes will improve the amenity of the school for students and make a positive contribution to the school campus. The changes are sympathetic to the design of the existing buildings and its school setting. The proposal will not result in any adverse environmental or amenity impacts.

The determining authority can be satisfied that this REF has been prepared in accordance with the Code. The authorised person determining the assessment may discharge the Ravenswood of their duty to comply with the requirements of the Code.

I, Danielle Deegan, (an agent of Ravenswood), certify that I have prepared the contents of this REF and, to the best of my knowledge, it is in accordance with the Code approved under clause 244N of the Environmental Planning and Assessment Regulation 2000, and the information it contains is neither false nor misleading.



Signed:

Name: Danielle Deegan

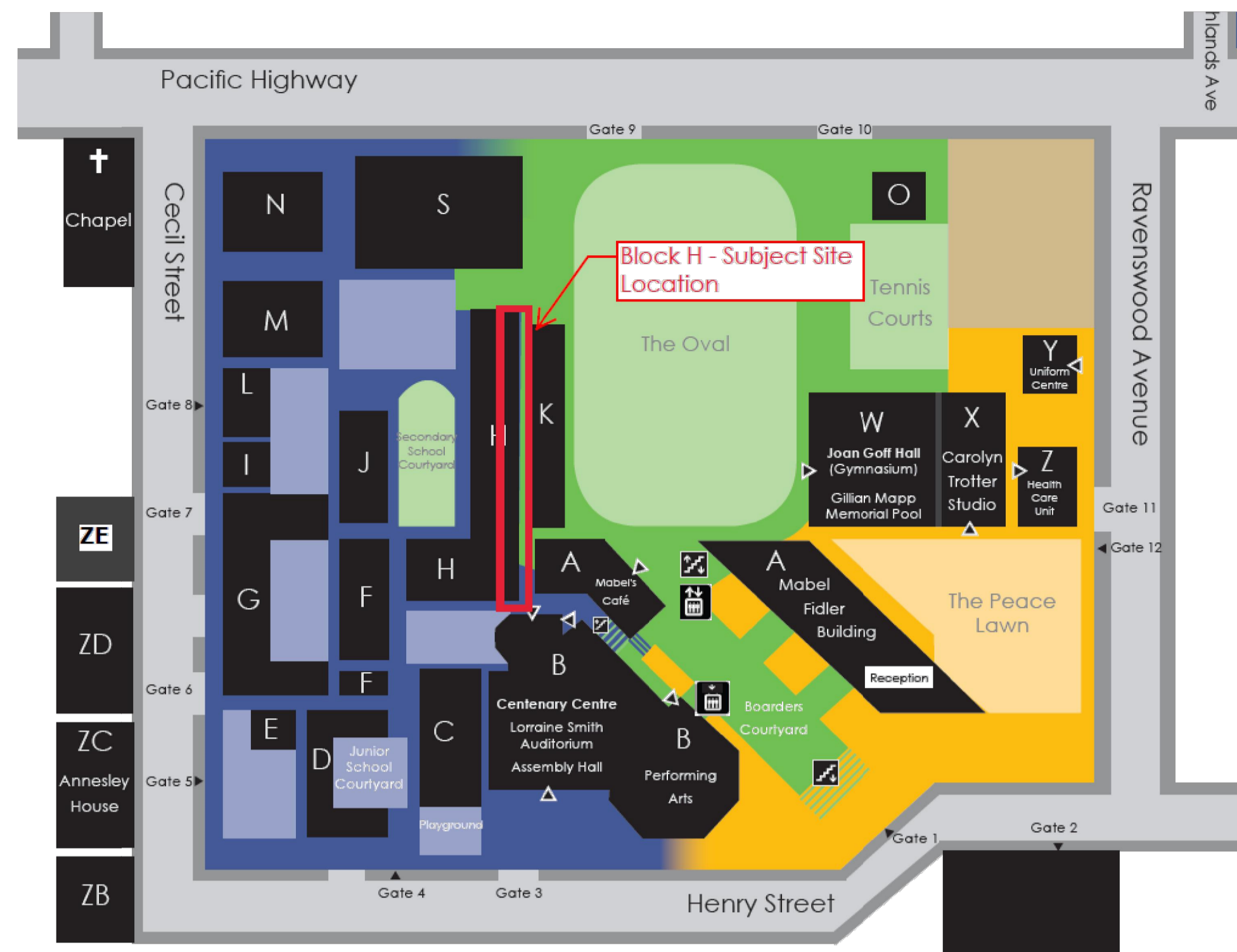
DM Planning Pty Ltd

Date: 2 December 2022

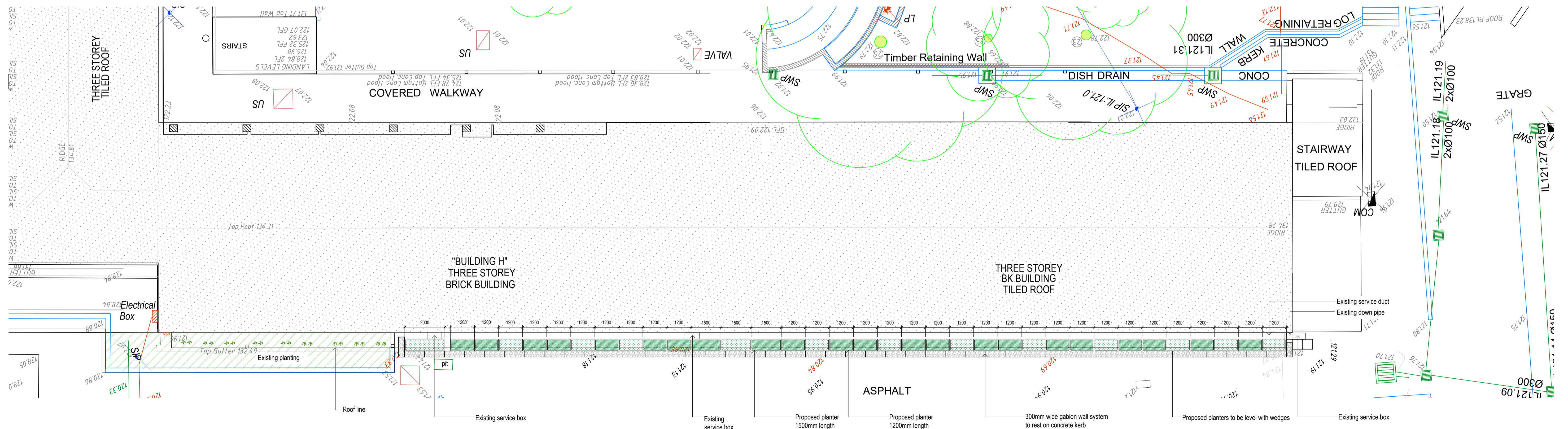




Appendix 1
Architectural Plans – Building H Green Wall



SITE PLAN
SCALE N.T.S.



HARDWORKS PLAN - BLOCK H GROUND FLOOR
SCALE 1:100

NOTES:
- Consider to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Design.
- All work to comply with B.C.A. Disability Authorities and relevant Australian Standards.
- Dimensions designed over walls. All measurements are in millimetres.

Rev.	Date	Issue	Checked
A	04/07/22	Preliminary Issue	AE
B	23/06/22	Construction Issue	AE

SPACE
LANDSCAPE DESIGN

Space Landscape Designs Pty Ltd
ABN 60 789 663 674 ACN 139 310 251
www.spacelandscape.com.au
F 02 9905 7657
Suite 138 | 117 Old Pittwater Rd.
Brookvale NSW 2100

PROJECT:
Block H Facade Upgrade

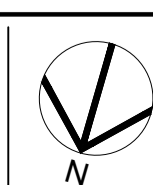
SITE ADDRESS:
10 Henry Street,
Gordon NSW 2072

CLIENT: Ravenswood School for Girls

DRN: Y.Chen (M.Laird)

SCALE: 1:100@A1

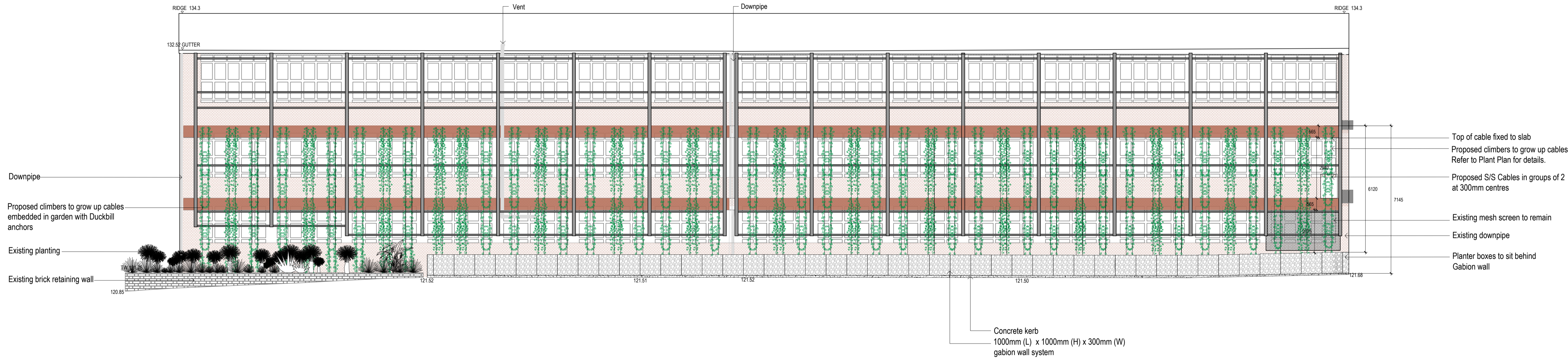
PROJECT NO: 222016



DRAWING TITLE:
SITE PLAN / GROUND FLOOR PLAN

DRAWING NO:
L-01

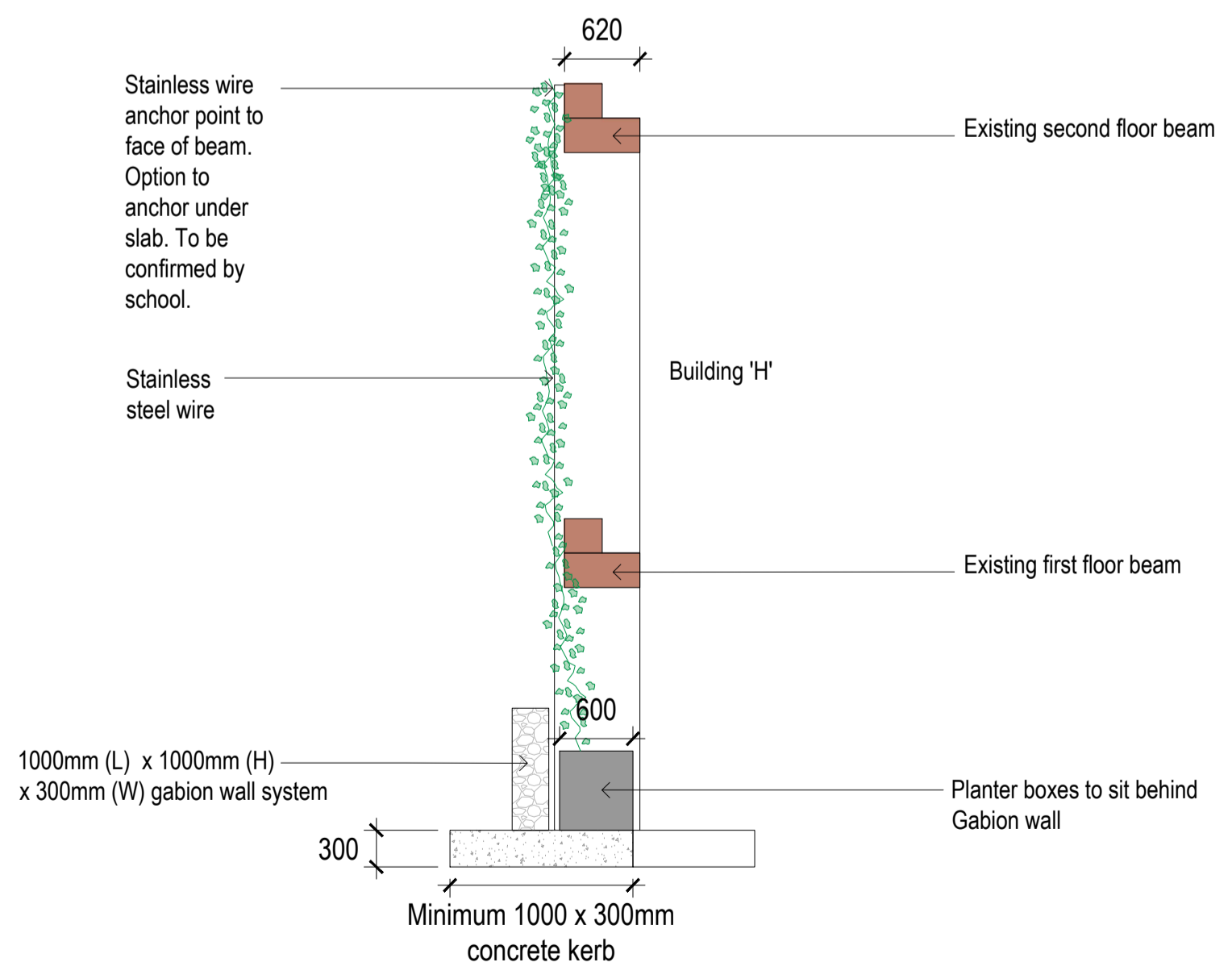
Rev. **B**



NORTHERN ELEVATION BUILDING 'H'
SCALE 1:100

Structure requirements as per Enginner's Details and Specifications

Materials	Details
Wires	4mm 7x7 316 stainless steel
Tensile force in wire	240 kg
Breaking strain of 4mm 7x7 SS wire	1030 kg
Masonry anchor capacity	240 kg SWL
Wire fittings	To match wire size
Kerb (assuming no other load used for dead loading anchor)	1000 wide x 300 thick with SL92 reinforcement top and bottom. Joints @3m centres between pairs of wires. Sawcut every second joint. Dowel every other joint with 4 R20 dowels or similar
Duckbill anchors	Duckbill model 68 495kg SWL, 4mm cable and 800mm embedment



FACADE SECTION
SCALE 1:50

NOTES:
-Consultants to check and verify all dimensions and all levels on site prior to any works.
-Any discrepancies should be immediately referred to Space Landscape Designs.
-All work to comply with B.C.A. Safety Authorities and relevant Australian Standards.
-Consultants designed and sealed. All measurements are in millimeters.

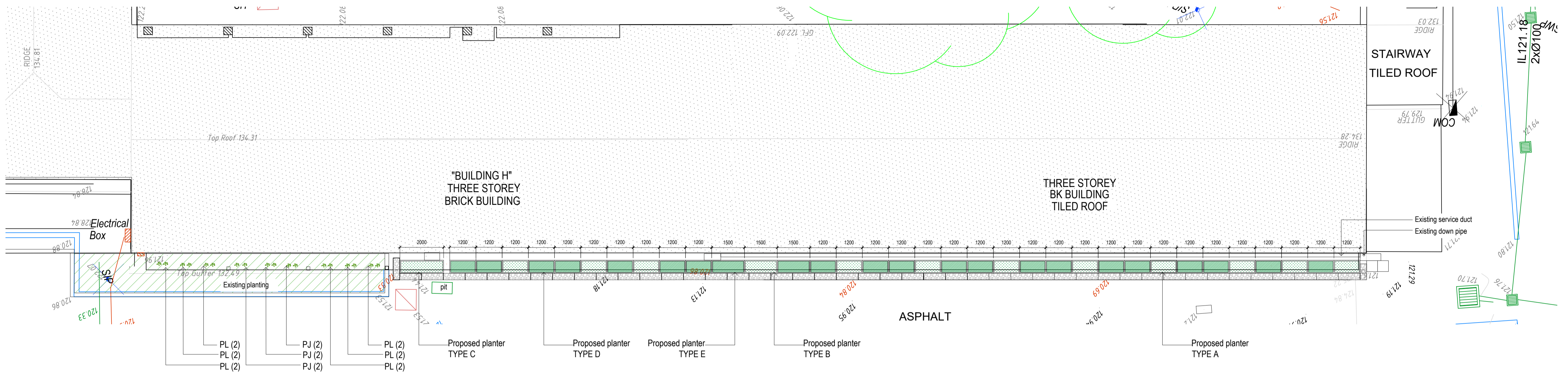
Rev.	Date	Issue	Checked
A	04/07/22	Preliminary Issue	AE
B	23/09/22	Construction Issue	AE

SPACE LANDSCAPE DESIGNS
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spacelandscape.com.au
Suite 138, 117 Old Pittwater Rd,
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PROJECT:
Block H Facade Upgrade
SITE ADDRESS:
10 Henry Street,
Gordon NSW 2072

CLIENT: Ravenswood School for Girls
DRN: Y.Chen (M.L.Arch)
SCALE: 1:100@A1
PROJECT NO: 222016

DRAWING TITLE:
ELEVATION PLAN
DRAWING No:
L-02



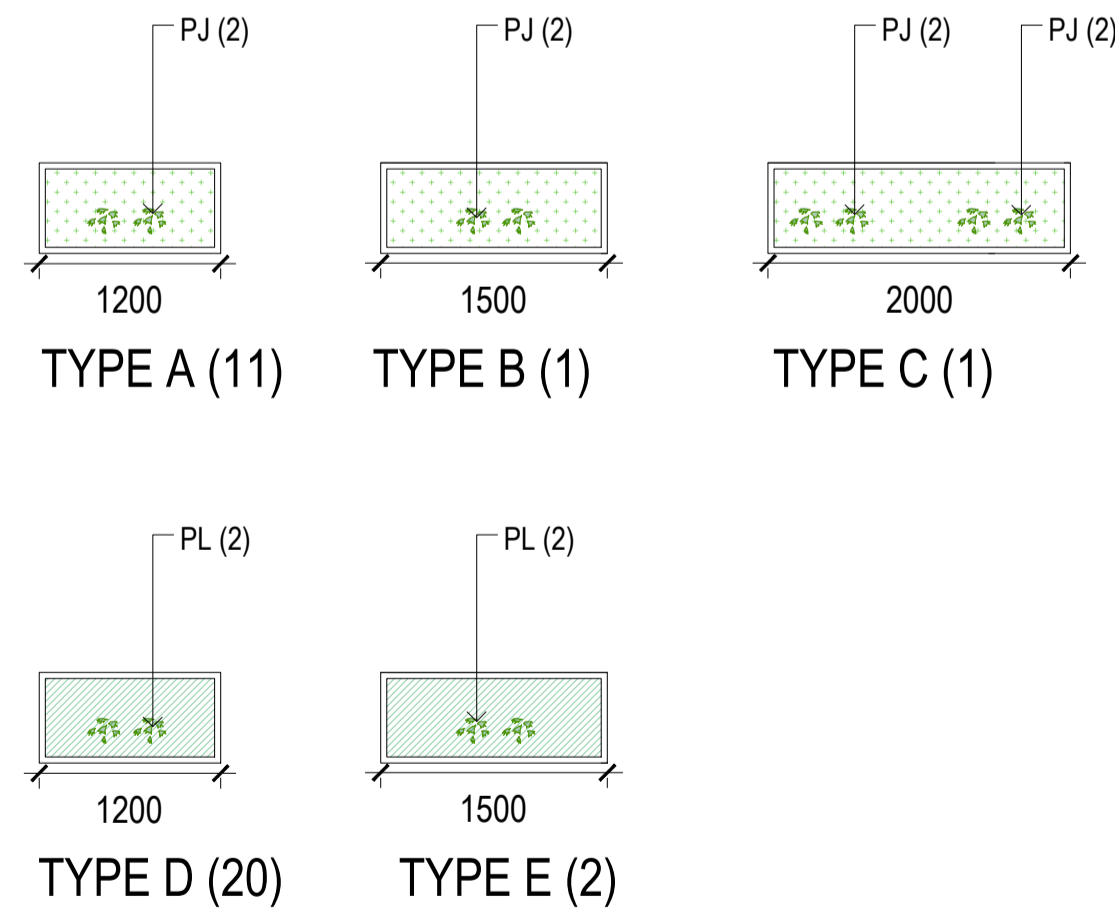
○ PLANTING PLAN - BLOCK H GROUND FLOOR
SCALE 1:100



○ CONCEPT IMAGES
SCALE 1:50



○ STONELITE GRC PLANTERS



○ STONELITE GRC PLANTERS
SCALE 1:50

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
	CLIMBER				
PJ	PANDOREA JASMINOIDES 'BOWER OF BEAUTY'	PINK BOWER VINE	34	4m	250mm
PL	PANDOREA JASMINOIDES 'LADY DI'	WHITE BOWER VINE	56	4m	250mm



PANDOREA JASMINOIDES 'BOWER OF BEAUTY'



PANDOREA JASMINOIDES 'LADY DI'

NOTES:
- Consider to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Safety Authorities and relevant Australian Standards.
- Contractors designed over sheets. All measurements are in millimetres.

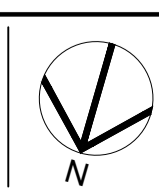
Rev.	Date	Issue	Checked
A	16/07/22	Preliminary Issue	AE
B	23/06/22	Construction Issue	AE



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PROJECT:
Block H Facade Upgrade
SITE ADDRESS:
10 Henry Street,
Gordon NSW 2072

CLIENT: Ravenswood School for Girls
DRN: Y.Chen (M.Laird)
SCALE: 1:100@A1
PROJECT NO: 222016



DRAWING TITLE:
PLANTING PLAN
DRAWING NO:
L-03

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. Any work or materials, which, in the opinion of the Site Manager do not meet appropriate industry standards should be rejected. 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.

IMPORTED TOPSOIL

All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative. Fill planters with soil on 50mm of bluemetal 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.

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.

MULCHING

All landscaping must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planting areas to receive 50mm 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 50mm below planter wall.

WATERING

Water in immediately after plant installation & allow for soil settlement. In the absence of irrigation or until the proposed irrigation system is fully operational: 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. Avoid frequent dampening of the surface. Allow the surface of the soil to partially dry out between waterings.

GABION WALL

The foundation on which the gabions are to be placed is to be a concrete kerb. Surface irregularities, loose material, and all foreign matter shall be removed from foundation surface area. Gabions shall not be placed until the foundation preparation is completed. The surface of the finished concrete shall be free of mounds and dips and graded correctly. Extra care should be taken in order to ensure a level and smooth surface.

Assembly

The assembly and placement of gabions shall be in accordance with the plan. Rotate the gabion panels into position and join the vertical edges with fasteners for gabion assembly. Where spiral fasteners are used, crimp the ends to secure the spirals in place. Where C ring type alternate fasteners are used for basket assembly, install the fasteners at a maximum spacing of 150 mm. Use the same fastening procedures to install interior diaphragms where they are required.

Placement

Place the empty gabions on the foundation and interconnect the adjacent gabions along the top, bottom, and vertical edges using spirals or C rings.

Modular Assembly

Gabion cages can be built in a modular method by eliminating an end panel for each cage so no two panels need be connected together. Interconnect each layer of gabions to the underlying layer of gabions along the front, back, and sides.

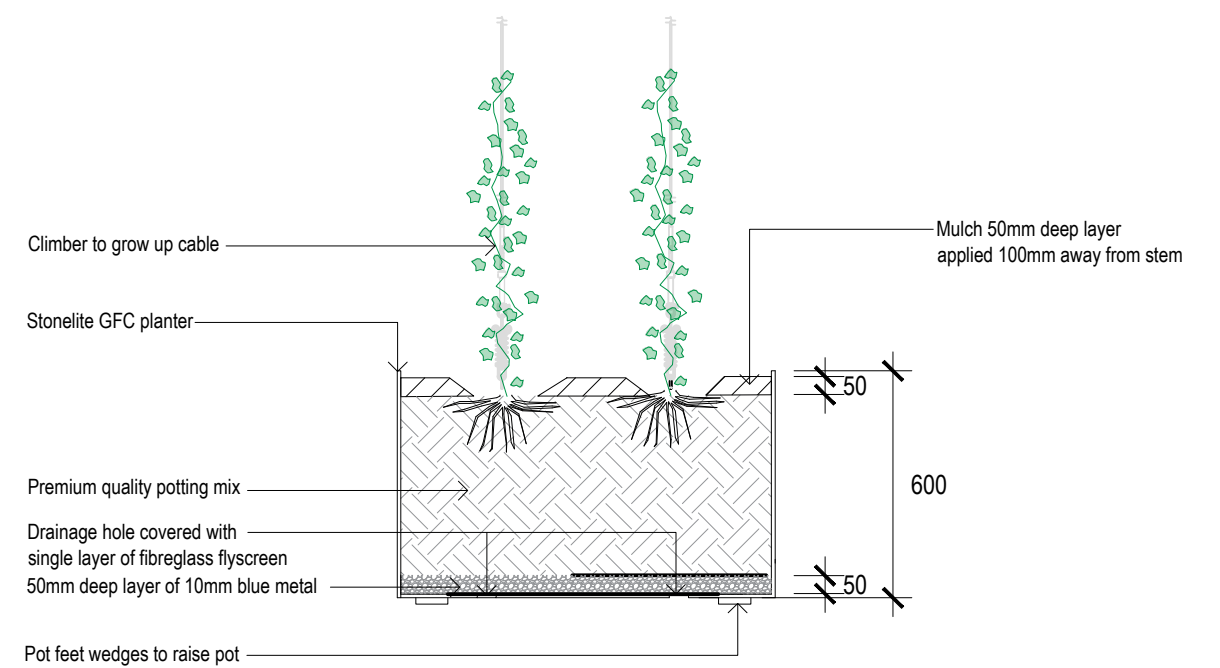
Filling operation

After adjacent empty wire gabion units are set to line and grade and common sides properly connected, they shall be placed in straight-line tension to gain a uniform alignment. Staking of the gabions may be done to maintain the established proper alignment prior to the placement of rock. Connecting lacing wire and other fasteners (as allowed) shall be attached during the filling operation to preserve the strength and shape of the structure.

- Internal connecting cross-tile (stiffener) wires shall be placed in each unrestrained gabion cell, including gabion cells left temporarily unrestrained. Two internal connecting wires shall be placed concurrently with rock placement, at each 300 mm interval of depth. In welded mesh gabions these cross ties or stiffeners will be placed across the corners of the gabions (at 300 mm from the corners) providing diagonal bracing. Lacing wire or preformed wire stiffeners may be used.
- The gabions shall be carefully filled with rock by hand methods, ensuring alignment, avoiding bulges, and providing a compact mass that minimizes voids. At no point in the filling process may rock be mechanically placed from a height of over 1m from machine to fill area. The cells in any row shall be filled in stages so that the depth of rock placed in any one cell does not exceed the depth of rock in any adjoining cell by more than 300 mm. Along the exposed faces, the outer layer of stone shall be carefully placed and arranged by hand to ensure a neat, compact placement with a uniform appearance.
- The last layer of rock shall be uniformly leveled to the top edges of the gabions. Lids shall be placed over the rock filling using only approved lid closing tools as necessary. The use of crowbars or other single point leverage bars for lid closing is prohibited due to the potential for damage to the baskets.
- The gabion lid shall then be secured to the sides, ends, and diaphragms with spiral binders, approved alternate fasteners, or lacing wire wrapped with alternating single and double half hitches in the mesh openings.
- Any damage to the wire or coatings during assembly, placement and filling shall be repaired promptly in accordance with the manufacturer's recommendations or replaced with undamaged gabion baskets.

VERTICAL CABLE TRELLIS

Vertical Cables to be stainless steel wire rope with top end fixed under existing slab with angled bracket. Cables in sets of 2 with 300mm spacing. Base of cable to be connected to earth anchor such as DuckBill embedded in Gabion cages.



FREESTANDING PLANTER DETAIL
SCALE 1:20

GENERAL NOTES:

1. All materials and workmanship shall be in accordance with the relevant standards.
2. All plants selected and specified are appropriate, non-toxic and non-hazardous. No poisonous or high allergy risk plant species have been selected.
3. Contractor to 'Design and Construct'. Contractor to provide falls as required to prevent water ponding and surface run-off to be directed into existing stormwater pits.
4. Contractor to take all necessary precautions to prevent damage to all adjacent surfaces by providing adequate protection to these areas / surfaces prior to the commencement of works.
5. Cables and anchoring system to be installed to Structural Engineers Details

NOTES:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue	Checked
A	22/07/22	Preliminary Issue	AE
B	23/08/22	Construction Issue	AE

SPACE
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Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

PROJECT:
Block H Facade Upgrade
SITE ADDRESS:
**10 Henry Street,
Gordon NSW 2072**

CLIENT: **Ravenswood School for Girls**
DRN: **Y.Chen (M.LArch)**
SCALE: **As shown@A3**
PROJECT NO: **222016**

DRAWING TITLE:

DETAILS & SPECIFICATIONS

DRAWING No:

L-04

Rev: **B**



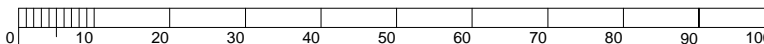
Appendix 2 Building H - External door and ground level ramp changes



WALKWAY OUTSIDE
BUILDING H, LEVEL 2

01 PLAN SITE
100 BUILDING H - H.2.32 DOOR & WALKWAY
SCALE 1:1500

A3



USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
CHECK ALL DIMENSIONS ON SITE.

200MM

300MM ON ORIGINAL

GENERAL NOTES

All building work to comply with relevant Australian Standards.
No dimensions to be scaled or scanned from drawing.
All dimensions to be checked on site prior to manufacture and construction. Figured dimensions to be used at all times.
Contractor is responsible for correct setting out with particular reference to boundaries, building lines, etc. Contractor to verify all levels, heights and dimensions on site. Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works. Any errors, discrepancies or omissions to be reported to architect immediately. Any queries arising from the above must be reported and clarified before works commence.

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REVISION	DATE	DESCRIPTION	INITIALS
1	13/01/22	PRELIMINARY	JG
2	14/01/22	PRELIMINARY Dimensions & notes updated.	JG
3	31/03/22	PRELIMINARY Notes updated.	JG
A	22/04/22	CONSTRUCTION No change from previous issue.	JG

CONSTRUCTION ISSUE

STRUCTURAL Taylor Thomson Whitting Robertus Pratikna Tel: (02) 9439 7288	ARCHITECTURAL JPA&D Australia Pty Ltd Jaki Gaskell Tel: (02) 9211 2212
ELECTRICAL JHA Consulting Engineers Moien Rashid Tel: (02) 9437 1000	BCA CONSULTANT Philip Chun Building Compliance P/L Sydney Office Tel: (02) 9412 2322
MECHANICAL JHA Consulting Engineers Emily Chan Tel: (02) 9437 1000	QUANTITY SURVEYOR
HYDRAULIC	PROJECT MANAGEMENT EPM Projects Pty Ltd Rebecca Gunn Tel: (02) 9452 8300

JPA&D ARCHITECTURE INTERIORS HERITAGE
 Jennifer Preston | Nominated Architect
 Registration Number 6598

SUITE C2.09
 22-36 MOUNTAIN STREET
 ULTIMO NSW 2007
 TEL: (02) 9211 2212
 WWW.JPAD.COM.AU

CLIENT
EPM PROJECTS

PROJECT TITLE
RAVENSWOOD SCHOOL FOR GIRLS - ISSA PROJECTS

PROJECT ADDRESS
10 HENRY STREET
GORDON NSW 2072

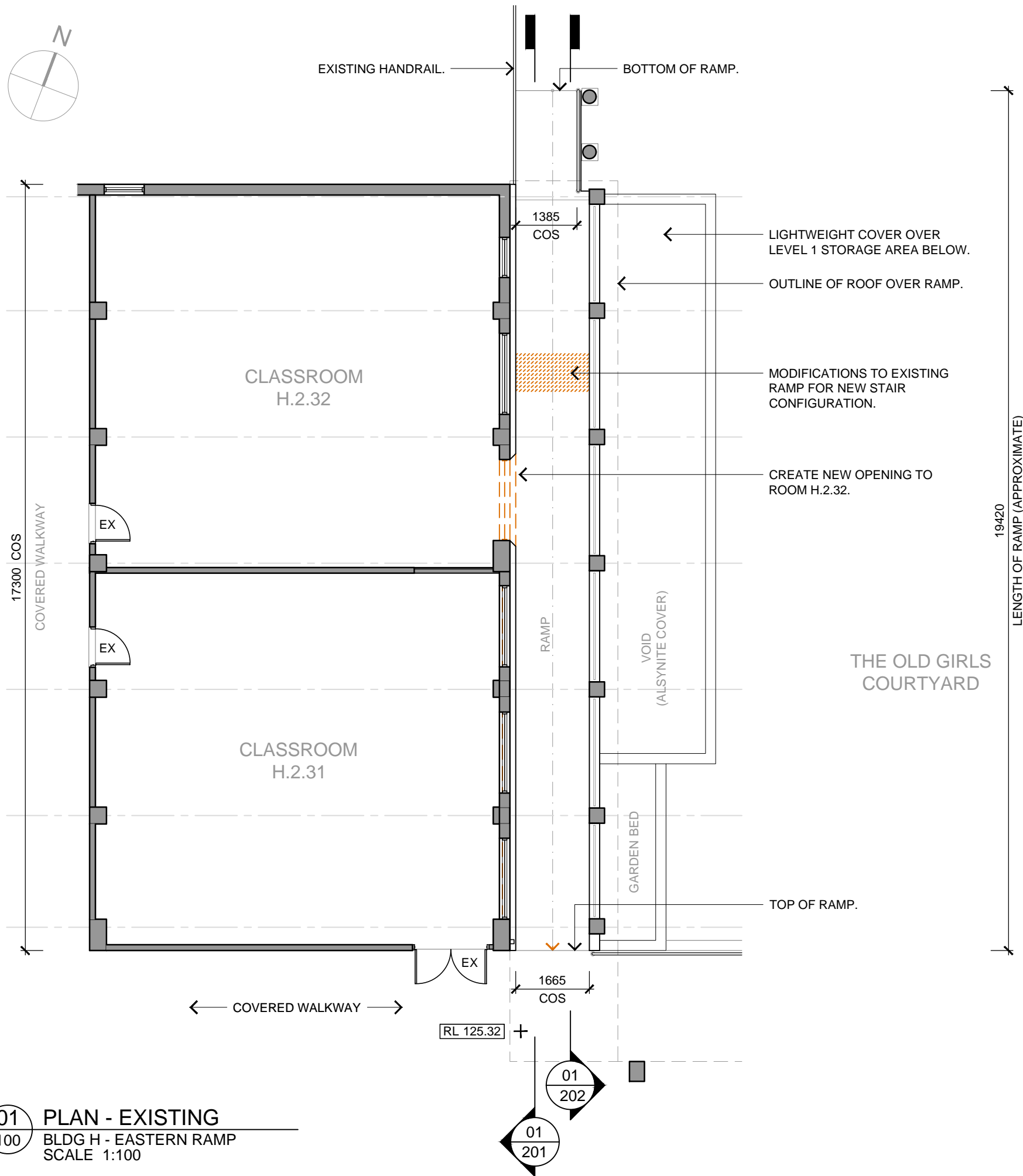
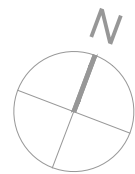
DRAWING TITLE
SITE PLAN
BUILDING H - H.2.32

SCALE SHEET SIZE
1:200 A3

DESIGNED DRAWN CHECKED
JG JG --

JOB No. DRAWING No. REVISION

2117-10 WD100 A



STRUCTURAL ENGINEER'S INFORMATION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S NOTES AND MARK-UPS ON THEIR DRAWINGS:

- * TTW-STR-01
- * TTW-STR-02

THE CONTRACTOR IS TO CONFIRM ALL LEVELS ON SITE.

DEMOLITION NOTES

ALL DEMOLITION WORKS SHALL BE IN ACCORDANCE WITH AS 2601.

GENERAL NOTES

All building work to comply with relevant Australian Standards. No dimensions to be scaled or scanned from drawing. All dimensions to be checked on site prior to manufacture and construction. Figured dimensions to be used at all times. Contractor is responsible for correct setting out with particular reference to boundaries, building lines, etc. Contractor to verify all levels, heights and dimensions on site. Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works. Any errors, discrepancies or omissions to be reported to architect immediately. Any queries arising from the above must be reported and clarified before works commence.

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REVISION/DATE	DESCRIPTION	INITIALS
1 31/03/22	PRELIMINARY	JG
A 22/04/22	CONSTRUCTION No change from previous issue.	JG

CONSTRUCTION ISSUE

STRUCTURAL Taylor Thomson Whitting Robertus Pratikna Tel: (02) 9439 7288	ARCHITECTURAL JPA&D Australia Pty Ltd Jaki Gaskell Tel: (02) 9211 2212
ELECTRICAL JHA Consulting Engineers Moien Rashid Tel: (02) 9437 1000	BCA CONSULTANT Philip Chun Building Compliance P/L Sydney Office Tel: (02) 9412 2322
MECHANICAL JHA Consulting Engineers Emily Chan Tel: (02) 9437 1000	QUANTITY SURVEYOR
HYDRAULIC	PROJECT MANAGEMENT EPM Projects Pty Ltd Rebecca Gunn Tel: (02) 9452 8300

JPA&D ARCHITECTURE INTERIORS HERITAGE
 SUITE C2.09
 22-36 MOUNTAIN STREET
 ULTIMO NSW 2007
 TEL: (02) 9211 2212
 WWW.JPAD.COM.AU
 Jennifer Preston | Nominated Architect
 Registration Number 6598

CLIENT
EPM PROJECTS

PROJECT TITLE
RAVENSWOOD SCHOOL FOR GIRLS - ISSA PROJECTS

PROJECT ADDRESS
10 HENRY STREET
GORDON NSW 2072

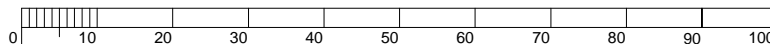
DRAWING TITLE
BLDG H RAMP (EAST)
PLAN EXISTING & DEMOLITION

SCALE	SHEET SIZE
1:100	A3
DESIGNED	DRAWN
JG	JG
JOB No.	DRAWING No.
	REVISION

2117-10 WD110 A

01 PLAN - EXISTING
100 BLDG H - EASTERN RAMP
SCALE 1:100

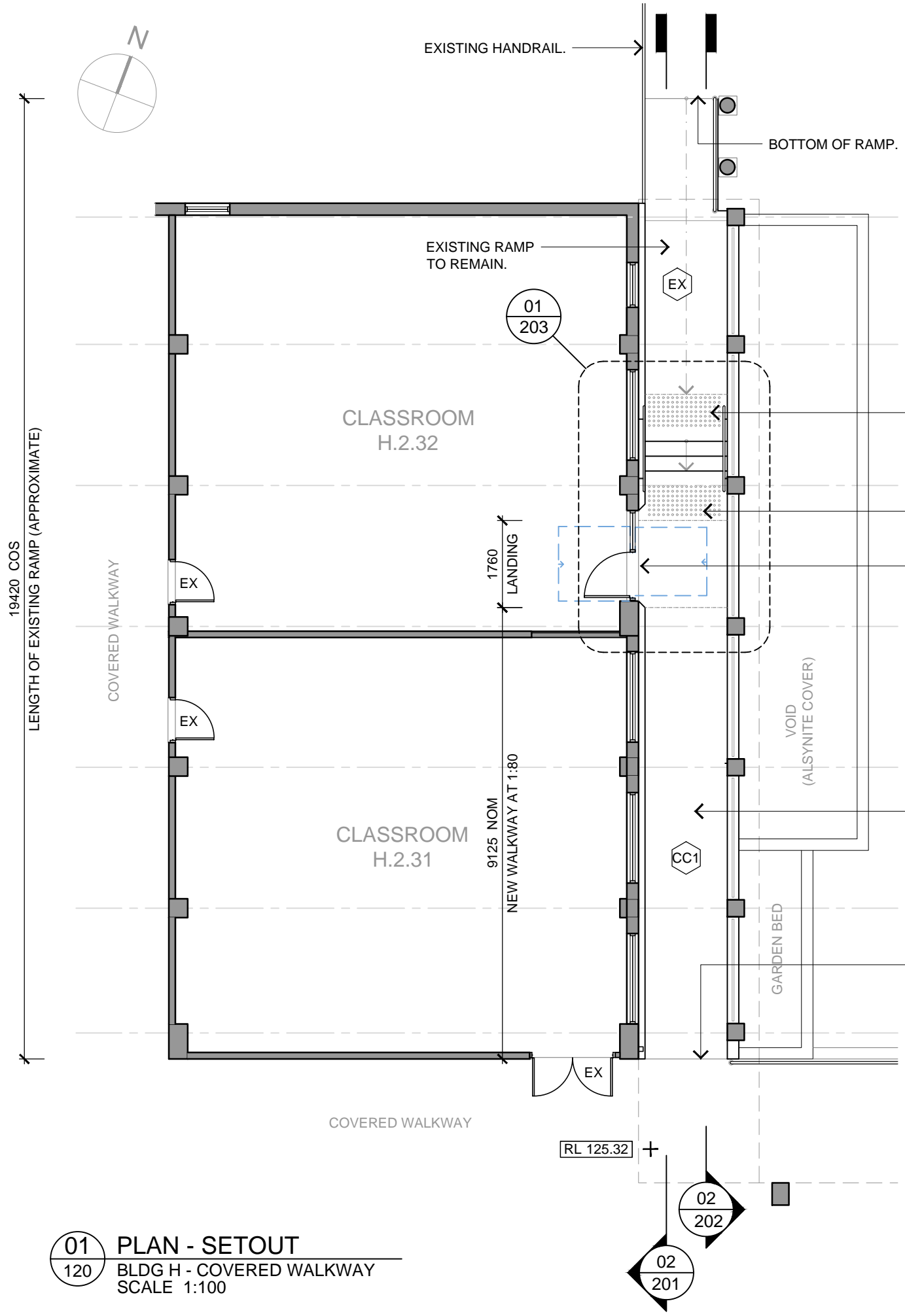
A3



USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
CHECK ALL DIMENSIONS ON SITE.

200MM

300MM ON ORIGINAL



01 PLAN - SETOUT
120 BLDG H - COVERED WALKWAY
 SCALE 1:100

DOOR LEGEND & NOTES

GENERAL CLEARANCE
 AS1428.1-2009 FIG 31(h).
 REFER TO THE SETOUT PLAN WD120 FOR OTHER APPROACH DIMENSIONS.

TYPICAL DOOR SETOUT FROM HINGED SIDE. MINIMUM DIMENSION CLEARANCES, AS PER NCC 2019 CLAUSE D3.2 AND AS 1428.1-2009 TO ALLOW MINIMUM CLEAR OPENING OF 850mm.

STRUCTURAL ENGINEER'S INFORMATION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S NOTES AND MARK-UPS ON THEIR DRAWINGS:

- * TTW-STR-01
- * TTW-STR-02

THE CONTRACTOR IS TO CONFIRM ALL LEVELS ON SITE.

CONFIRM ALL DIMENSIONS AND FALLS WITH BCA CONSULTANT.

GENERAL NOTES

ALL MATERIALS USED IN THE BUILDING ARE TO COMPLY WITH SPECIFICATION C1.10 OF THE NATIONAL CONSTRUCTION CODE (NCC) 2019 AMENDMENT 1.

THESE PLANS ARE PROVIDED AS GUIDANCE ONLY. ALL ELEMENTS SHOULD BE VERIFIED ON SITE PRIOR TO USING FOR CONSTRUCTION OR FOR AS-BUILT DOCUMENTATION.

ANY INCONSISTENCIES SHOULD BE REFERRED TO THE PROJECT MANAGER IMMEDIATELY.

ALL PATHS OF TRAVEL ARE TO HAVE A CLEAR MINIMUM OF 1000mm.

THE CONTRACTOR IS TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE.

BUILT WORKS NOTES

FLOORING:
 REFER TO WD120 FOR EXTENT OF NEW FLOOR FINISH.

RENDERED MASONRY WALLS ARE TO BE PATCHED WHERE REQUIRED AND REPAINTED [P01] UNLESS OTHERWISE NOTED.

DIMENSION CLEARANCES ARE DETAILED ON PLANS AND MUST BE ACHIEVED FOR ACCESSIBILITY CODE COMPLIANCE.

WHERE EQUIPMENT AND FIXTURES ARE TO BE WALL-MOUNTED, ENSURE THAT NEW AND EXISTING WALLS ARE SUITABLY REINFORCED TO SUPPORT THE WEIGHT OF THE SPECIFIED ITEM.

ALL PAINTING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CLIENT'S BUILDING WORKS GUIDELINES.

FOR DOOR FRAME INSTALLATIONS, ENSURE THAT THE ADJACENT WALL OPENING EDGES ARE SUITABLY REINFORCED, TO TAKE THE WEIGHT OF THE DOOR AT FIXING POINTS.

FINISHES

CC1 FINISH SYMBOL: FLOOR (PLAN) DENOTES FINISH TYPE. REFER TO SEPARATE FINISHES SCHEDULE FOR DETAILS.

P01 FINISH SYMBOL: PARTITION (PLAN & ELEVATIONS) DENOTES FINISH TYPE. REFER TO SEPARATE FINISHES SCHEDULE FOR DETAILS.

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REVISION	DATE	DESCRIPTION	INITIALS
1	13/01/22	PRELIMINARY	JG
2	14/01/22	PRELIMINARY Dimensions & notes updated.	JG
3	31/03/22	PRELIMINARY Dimensions & notes updated.	JG
A	22/04/22	CONSTRUCTION No change from previous issue.	JG

CONSTRUCTION ISSUE

STRUCTURAL Taylor Thomson Whitting Robertus Pratikna Tel: (02) 9439 7288	ARCHITECTURAL JPAD Australia Pty Ltd Jaki Gaskell Tel: (02) 9211 2212
ELECTRICAL JHA Consulting Engineers Moien Rashid Tel: (02) 9437 1000	BCA CONSULTANT Philip Chun Building Compliance P/L Sydney Office Tel: (02) 9412 2322
MECHANICAL JHA Consulting Engineers Emily Chan Tel: (02) 9437 1000	QUANTITY SURVEYOR
HYDRAULIC	PROJECT MANAGEMENT EPM Projects Pty Ltd Rebecca Gunn Tel: (02) 9452 8300

JPA&D ARCHITECTURE INTERIORS HERITAGE

SUITE C2.09
 22-36 MOUNTAIN STREET
 ULTIMO NSW 2007
 TEL: (02) 9211 2212
 WWW.JPAD.COM.AU

Jennifer Preston | Nominated Architect
 Registration Number 6598

CLIENT
EPM PROJECTS

PROJECT TITLE
RAVENSWOOD SCHOOL FOR GIRLS - ISSA PROJECTS

PROJECT ADDRESS
**10 HENRY STREET
 GORDON NSW 2072**

DRAWING TITLE
**BLDG H COVERED RAMP (EAST)
 PLAN PROPOSED**

SCALE	SHEET SIZE
1:100	A3
DESIGNED	DRAWN
JG	JG
JOB No.	DRAWING No.
	REVISION

2117-10 WD120 A

NEW DOORWAY AND WINDOW CONFIGURATION TO BE WITHIN EXISTING OPENING. DOOR TYPE, AND VIEWING PANEL SIZE AND LOCATION ARE TO MATCH THE EXISTING DOORS TO BUILDING H. DOOR HARDWARE IS TO MATCH SCHOOL SPECIFICATIONS. ALL NEW HARDWARE IS TO BE COMPLIANT WITH AS 1428.1-2009, ITEMS:
 * 13.5.2 'DESIGN & PERFORMANCE', AND
 * 13.5.3 'LOCATION'.

SECURITY TO NEW DOOR:
 THE SECURITY SCOPE OF WORKS IS BY THE CLIENT'S NOMINATED CONTRACTOR (DETAILS PROVIDED BY PROJECT MANAGER), PROCURED AND COORDINATED UNDER THE HEAD CONTRACT. ENSURE THAT EXISTING SECURITY SYSTEMS (INCLUDING ACCESS CONTROLS AND DURESS BUTTONS) REMAIN OPERATIONAL DURING WORKS ON SITE.

STRUCTURAL ENGINEER'S INFORMATION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S NOTES AND MARK-UPS ON THEIR DRAWINGS:

- * TTW-STR-01
- * TTW-STR-02

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JPA&D
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 Jennifer Preston | Nominated Architect
 Registration Number 6598

CLIENT
EPM PROJECTS

PROJECT TITLE
RAVENSWOOD SCHOOL FOR GIRLS - ISSA PROJECTS

PROJECT ADDRESS
**10 HENRY STREET
 GORDON NSW 2072**

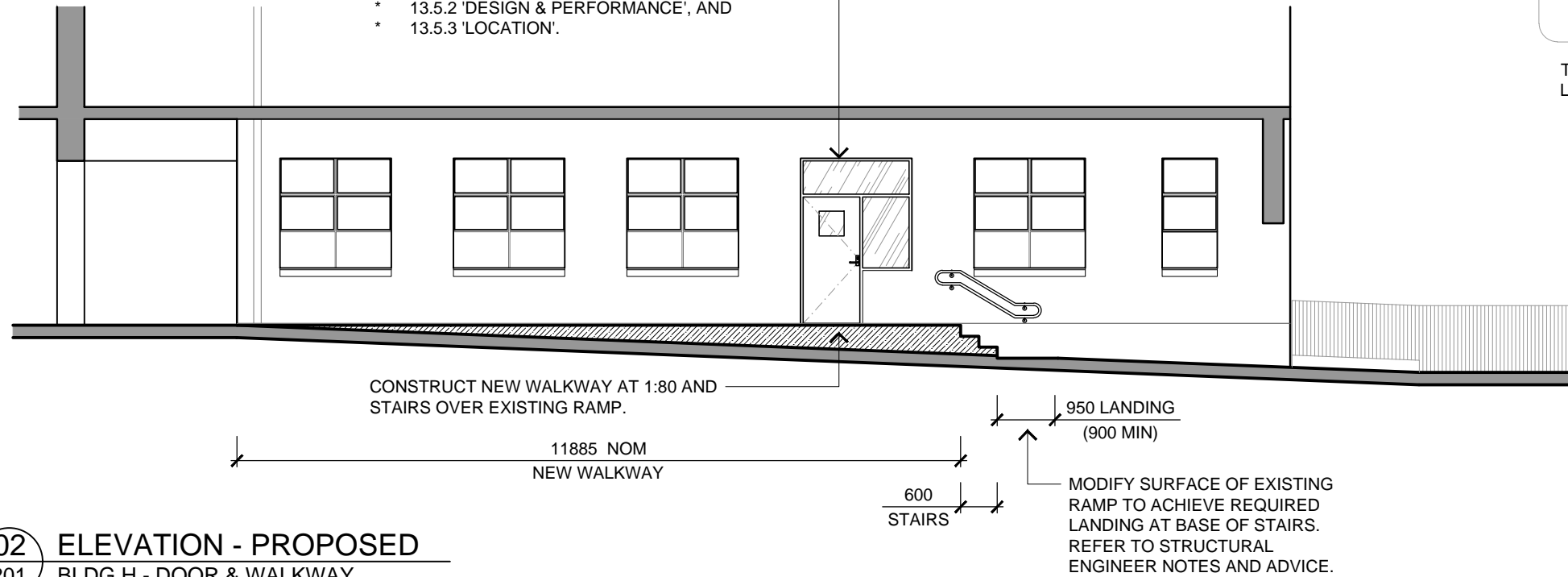
DRAWING TITLE
**BLDG H WALKWAY (EAST FACADE)
 ELEVATIONS, EXIST. & PROPOSED**

SCALE SHEET SIZE
1:100 A3

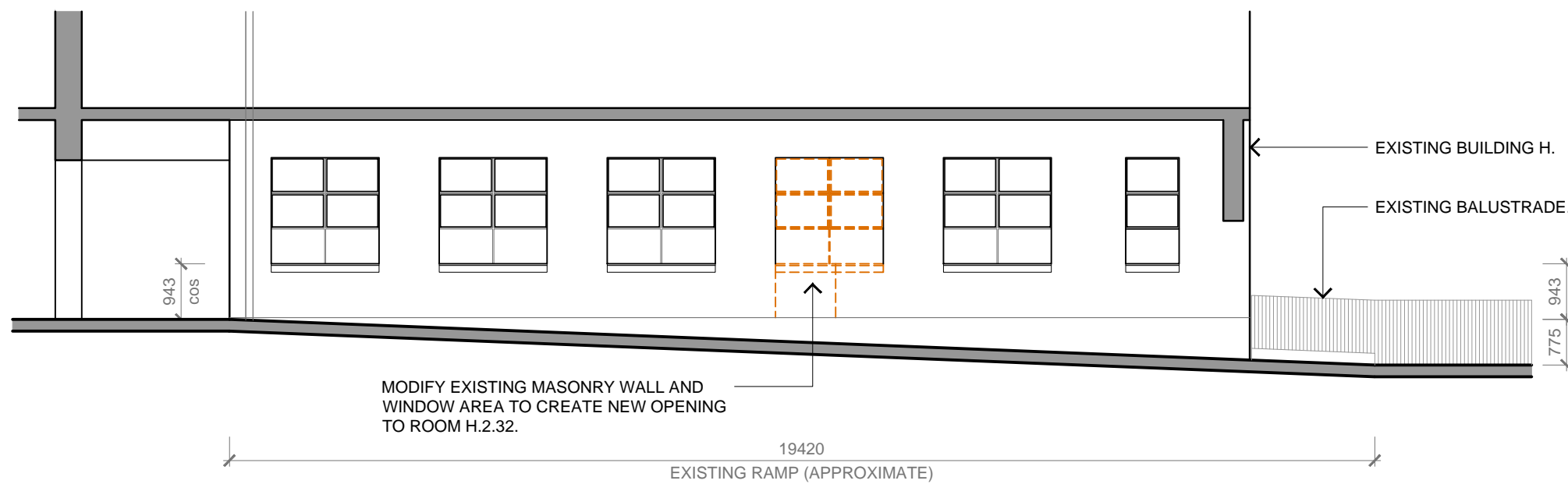
DESIGNED DRAWN CHECKED
JG JG --

JOB No. DRAWING No. REVISION

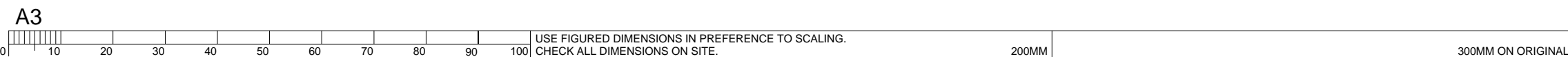
2117-10 WD201 A



02 ELEVATION - PROPOSED
 201 BLDG H - DOOR & WALKWAY
 SCALE 1:100



01 ELEVATION - EXISTING
 201 BLDG H - DOOR & WALKWAY
 SCALE 1:100



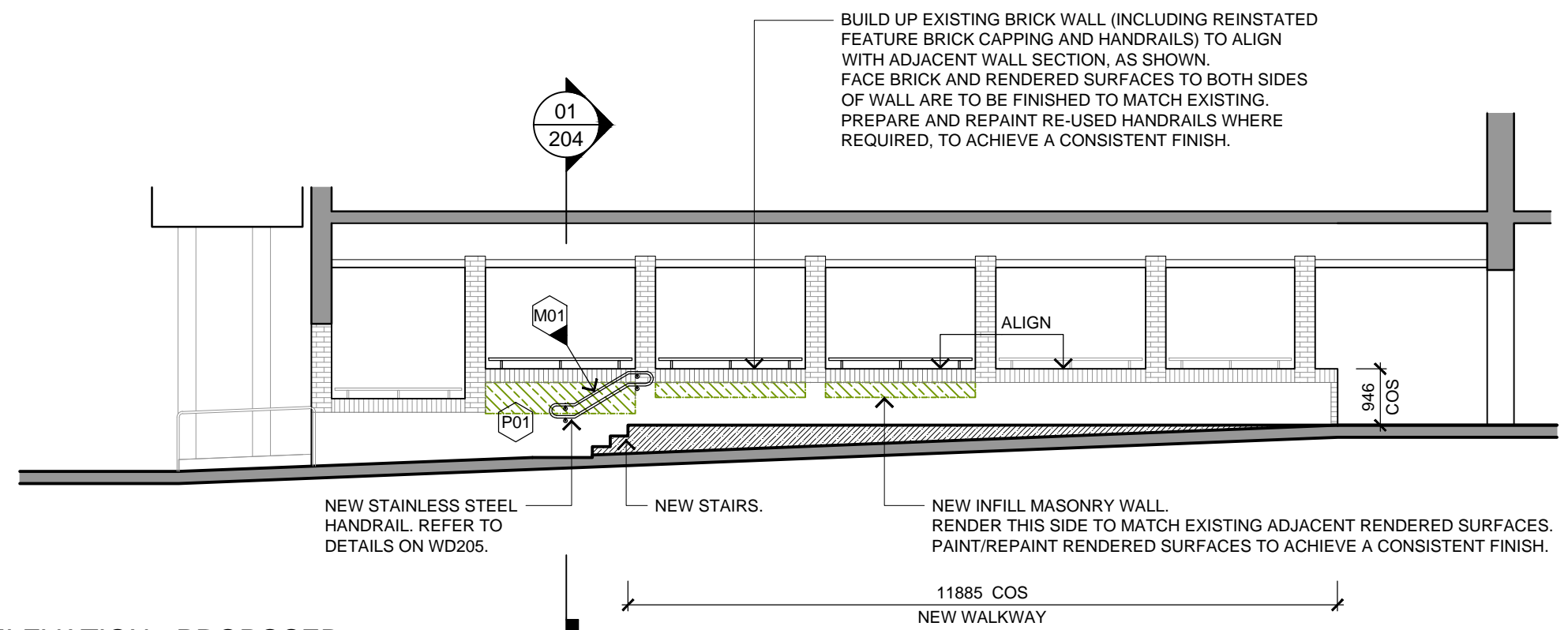
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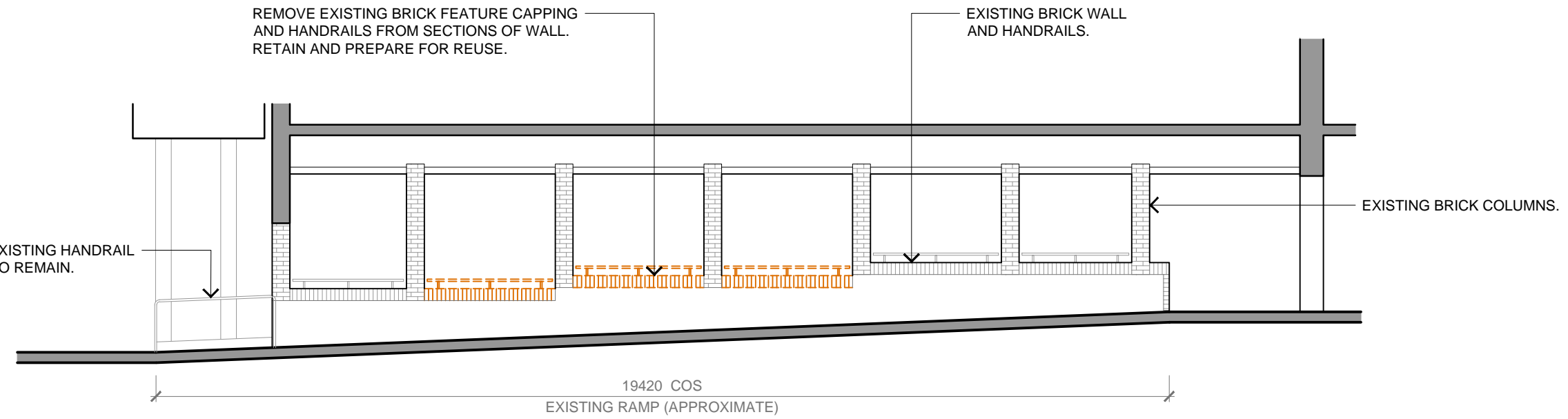
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1	31/03/22	PRELIMINARY	JG
A	22/04/22	CONSTRUCTION No change from previous issue.	JG



02
202 **ELEVATION - PROPOSED**
BLDG H - COVERED WALKWAY
SCALE 1:100



01
202 **ELEVATION - EXISTING**
BLDG H - COVERED WALKWAY
SCALE 1:100

CONSTRUCTION ISSUE

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SUITE C2.09
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CLIENT
EPM PROJECTS

PROJECT TITLE
RAVENSWOOD SCHOOL FOR GIRLS - ISSA PROJECTS

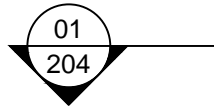
PROJECT ADDRESS
10 HENRY STREET
GORDON NSW 2072

DRAWING TITLE
BLDG H WALKWAY (LOW WALL)
ELEVATIONS, EXIST. & PROPOSED

SCALE SHEET SIZE
1:100 A3

DESIGNED **DRAWN** **CHECKED**
JG JG --

JOB No. **DRAWING No.** **REVISION**
2117-10 WD202 A



EXISTING RENDERED HOB WITH PAINTED FINISH.

1575 BETWEEN HANDRAILS / CHECK ON SITE

65 NOM

1450 TACTILES

90 COS

40

40

50

EXISTING RAMP.

NEW TACTILE INDICATORS INSTALLED TO TOP AND BOTTOM LANDING OF STAIRS. REFER TO FINISHES & FIXTURES SCHEDULE SCH-904 FOR DETAILS.

NEW 40mm DIAMETER HANDRAILS TO BOTH SIDES OF NEW STAIRS. RAILS AND BRACKET FIXINGS TO BE GRADE 316 (MARINE GRADE) STAINLESS STEEL IN POLISHED FINISH.

PROVIDE STAIR NOSINGS TO EDGE OF EACH STEP. REFER TO FINISHES & FIXTURES SCHEDULE SCH-904 FOR DETAILS.

NEW WALKWAY LANDING.

BUILT-UP MASONRY WALL WITH REINSTSTED FEATURE BRICK CAPPING AND HANDRAILS.

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HYDRAULIC	PROJECT MANAGEMENT EPM Projects Pty Ltd Rebecca Gunn Tel: (02) 9452 8300

CLASSROOM H.2.32

WALKWAY

LANDING CROSS-FALL AT 1:40

1760 LANDING

870 (850 CLEAR)

510 CLEAR

PROVIDE THRESHOLD RAMP AT JUNCTION OF EXISTING INTERNAL FLOOR LEVEL AND NEW WALKWAY. TO COMPLY WITH AS1428.1-2009, SECTION 10.5.

MODIFY/MITRE EXISTING RENDERED HOB AT NEW DOORWAY.

950 WALKWAY AT 1:80

600 TACTILES

300 TREAD

300 TREAD

300 TREAD

300 TREAD

600 TACTILES

1000 WALKWAY AT 1:80

600 TACTILES

WALKWAY AT 1:80

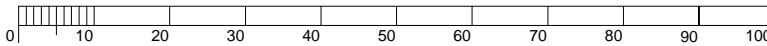
WALKWAY AT 1:80

WALKWAY AT 1:80

WALKWAY AT 1:80

01 PLAN
203 BLDG H - STAIRS & WALKWAY
SCALE 1:100

A3



USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. CHECK ALL DIMENSIONS ON SITE.

200MM

300MM ON ORIGINAL

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Jennifer Preston | Nominated Architect
Registration Number 6598

CLIENT
EPM PROJECTS

PROJECT TITLE
RAVENSWOOD SCHOOL FOR GIRLS - ISSA PROJECTS

PROJECT ADDRESS
10 HENRY STREET
GORDON NSW 2072

DRAWING TITLE
BLDG H WALKWAY (EAST)
DETAIL PLAN - STAIRS

SCALE SHEET SIZE
1:20 A3

DESIGNED DRAWN CHECKED
JG JG --

JOB No. DRAWING No. REVISION
2117-10 WD203 A

STRUCTURAL ENGINEER'S INFORMATION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S NOTES AND MARK-UPS ON THEIR DRAWINGS:

- * TTW-STR-01
- * TTW-STR-02

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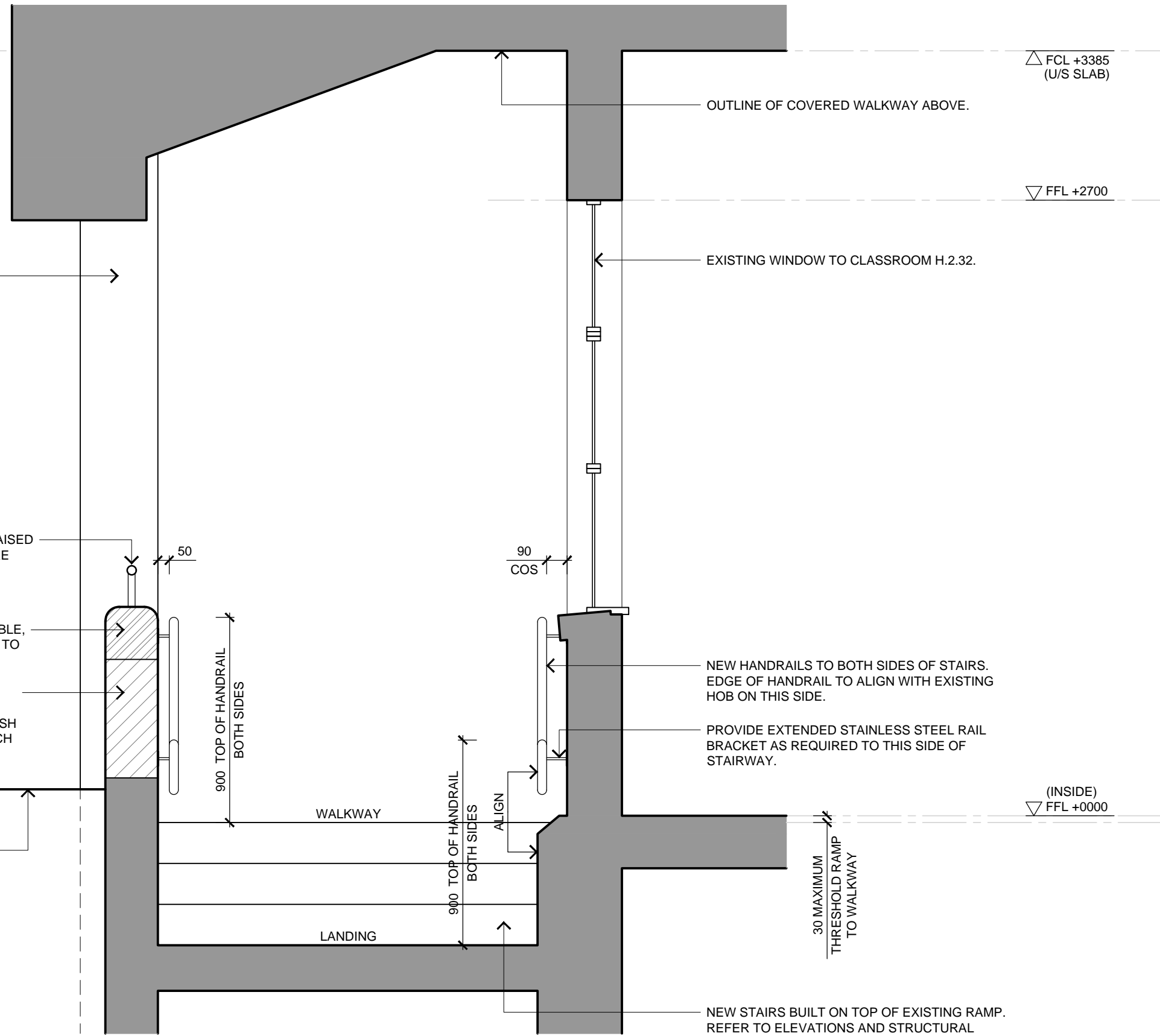
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No change from previous issue.		



EXISTING BRICK COLUMN (BEYOND).

EXISTING HANDRAIL RELOCATED TO TOP OF RAISED WALL SURFACE. PREPARE AND REPAINT WHERE REQUIRED TO ACHIEVE A CONSISTENT FINISH.

EXISTING RETAINED BRICKS RE-USED IF POSSIBLE, TO FORM NEW RAISED WALL. IF NOT POSSIBLE TO RE-USE, ALLOW NEW TO MATCH EXISTING.

NEW BRICK INFILL TO FORM RAISED WALL. EXPOSED FACE BRICK TO GARDEN SIDE IS TO MATCH EXISTING BRICKWORK. RENDERED FINISH TO WALKWAY SIDE, IS TO BE PAINTED TO MATCH EXISTING RENDERED SURFACES.

OUTLINE OF EXISTING LIGHTWEIGHT ROOF OVER STORAGE AREA BELOW.

OUTLINE OF COVERED WALKWAY ABOVE.

EXISTING WINDOW TO CLASSROOM H.2.32.

NEW HANDRAILS TO BOTH SIDES OF STAIRS. EDGE OF HANDRAIL TO ALIGN WITH EXISTING HOB ON THIS SIDE.

PROVIDE EXTENDED STAINLESS STEEL RAIL BRACKET AS REQUIRED TO THIS SIDE OF STAIRWAY.

NEW STAIRS BUILT ON TOP OF EXISTING RAMP. REFER TO ELEVATIONS AND STRUCTURAL ENGINEERS INFORMATION FOR DETAILS.

CONSTRUCTION ISSUE

STRUCTURAL Taylor Thomson Whitting Robertus Pratikna Tel: (02) 9439 7288	ARCHITECTURAL JPA&D Australia Pty Ltd Jaki Gaskell Tel: (02) 9211 2212
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PROJECT TITLE
RAVENSWOOD SCHOOL FOR GIRLS - ISSA PROJECTS

PROJECT ADDRESS
10 HENRY STREET
GORDON NSW 2072

DRAWING TITLE
BLDG H WALKWAY (EAST)
DETAIL SECTION - STAIRS

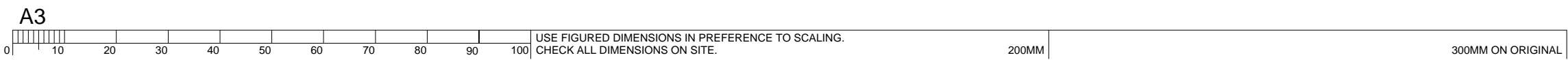
SCALE SHEET SIZE
1:20 A3

DESIGNED DRAWN CHECKED
JG JG --

JOB No. DRAWING No. REVISION

2117-10 WD204 A

01 DETAIL SECTION
204 BLDG H - STAIRS & WALKWAY
SCALE 1:20



STRUCTURAL ENGINEER'S INFORMATION

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- * TTW-STR-01
- * TTW-STR-02

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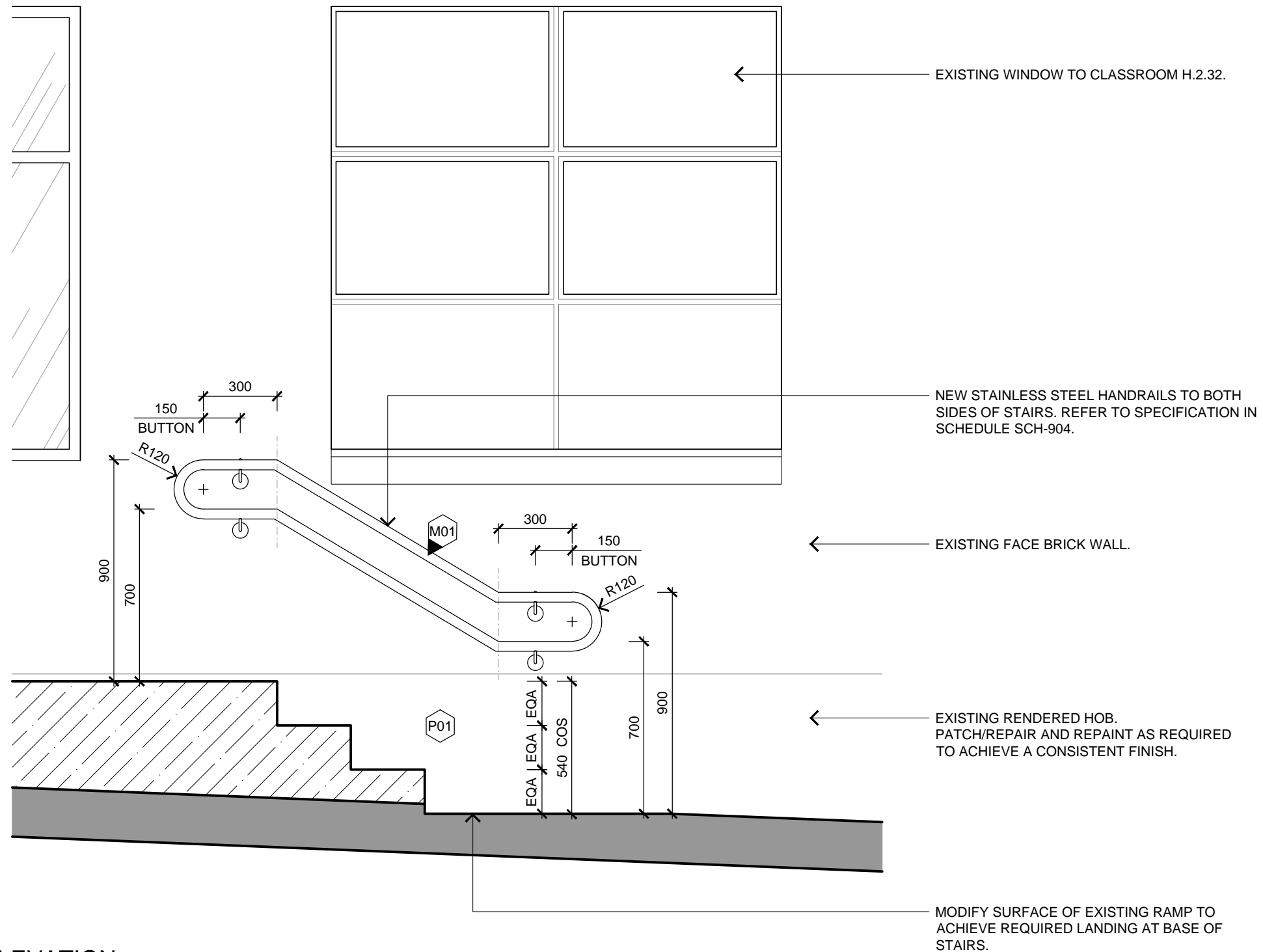
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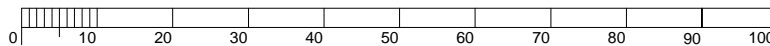
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HYDRAULIC	PROJECT MANAGEMENT EPM Projects Pty Ltd Rebecca Gunn Tel: (02) 9452 8300



01 DETAIL ELEVATION
205 BLDG H - STAIRS & WALKWAY
SCALE 1:20

A3



USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
CHECK ALL DIMENSIONS ON SITE.

200MM

300MM ON ORIGINAL

CLIENT
EPM PROJECTS

PROJECT TITLE
RAVENSWOOD SCHOOL FOR GIRLS - ISSA PROJECTS

PROJECT ADDRESS
10 HENRY STREET
GORDON NSW 2072

DRAWING TITLE
BLDG H WALKWAY (EAST FACADE)
DETAIL ELEVATION - STAIRS

SCALE SHEET SIZE

1:20 A3

DESIGNED DRAWN CHECKED

JG JG --

JOB No. DRAWING No. REVISION

2117-10 WD205 A

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ARCHITECTURE INTERIORS HERITAGE
Jennifer Preston | Nominated Architect
Registration Number 6598



Appendix 3 - Enlargement of IT Room and new entrance door to adjoining classroom

FURNITURE, FITTINGS & EQUIPMENT NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH:
 * SCH-903 - FF&E SCHEDULE.
 * CONSULTING ENGINEERS' DOCUMENTATION.

NEW FURNITURE PROCUREMENT IS BY THE CLIENT.
 INSTALLATION IS BY THE PREFERRED SUPPLIER; TO
 BE COORDINATED ON SITE BY THE CONTRACTOR.

FOR ALL LOOSE FURNITURE & STORAGE ITEMS, THE
 CONTRACTOR IS TO:
 * COORDINATE DELIVERY ACCESS AND INSTALLATION
 ON SITE.
 * ALLOW FOR REMOVAL OF ALL PACKAGING AND
 PROTECTIVE MATERIAL.
 * COORDINATE SERVICES CONNECTIONS.

ELECTRICAL (GENERAL):

REFER TO ENGINEER'S DOCUMENTATION FOR
 SCOPE OF WORKS.

- WORKSTATION OUTLETS (BY SUPPLIER):
- STARTER SOCKETS.
 - SOFT-WIRING TO CABLE TRAY JUNCTION BOX
 LOCATED UNDER DESK.
 PROVIDE 2x GPO.
 - DESK MOUNTED BOX WITH 4x GPO + 2x USB OUTLETS.

THE CONTRACTOR IS TO COORDINATE LOCATION OF
 STARTER SOCKETS WITH THE WORKSTATION
 SUPPLIER.

SECURITY

THE SECURITY SCOPE OF WORKS IS BY THE CLIENT'S
 NOMINATED CONTRACTOR (DETAILS PROVIDED BY
 PROJECT MANAGER), PROCURED AND
 COORDINATED UNDER THE CONTRACT.

ENSURE THAT EXISTING SECURITY SYSTEMS
 (INCLUDING ACCESS CONTROLS) REMAIN
 OPERATIONAL DURING WORKS ON SITE.

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REVISION	DATE	DESCRIPTION	INITIALS
1	10/03/22	COORDINATION	JG
2	13/04/22	PRELIMINARY Notation updated.	JG
3	03/05/22	PRELIMINARY Minor updates to walls & joinery items, corresponding with WD120; FF&E codes added.	JG
4	28/10/22	PRELIMINARY Updated with new scope outline.	JG
5	01/12/22	PRELIMINARY Updated with room changes.	JG
6	02/12/22	PRELIMINARY Updated with room changes.	JG

PRELIMINARY
ISSUE

STRUCTURAL Taylor Thompson Whitting Tel: (02) 9439 7288	ARCHITECTURAL JPA&D Australia Pty Ltd Jaki Gaskell Tel: (02) 9211 2212
ELECTRICAL JHA Engineering Moien Rashidi Tel: (02) 9437 1000	BCA CONSULTANT Philip Chun Building Compliance P/L Sydney Office Tel: (02) 9412 2322
MECHANICAL JHA Engineering Emily Chan Tel: (02) 9437 1000	QUANTITY SURVEYOR
HYDRAULIC JHA Engineering Alex Raad Tel: (02) 9437 1000	PROJECT MANAGEMENT EPM Projects Pty Ltd Jana Kumar Tel: (02) 9452 8300

ISSA12
IT Staff Room H.3.46

SUITE C2.09
 22-36 MOUNTAIN STREET
 ULTIMO NSW 2007
 TEL: (02) 9211 2212
 WWW.JPAD.COM.AU

JPA&D
 ARCHITECTURE INTERIORS HERITAGE

Jennifer Preston | Nominated Architect
 Registration Number 6596

CLIENT
 EPM PROJECTS

PROJECT TITLE
 RAVENSWOOD SCHOOL
 ISSA12: IT STAFF ROOM H.3.46

PROJECT ADDRESS
 10 HENRY STREET
 GORDON NSW 2072

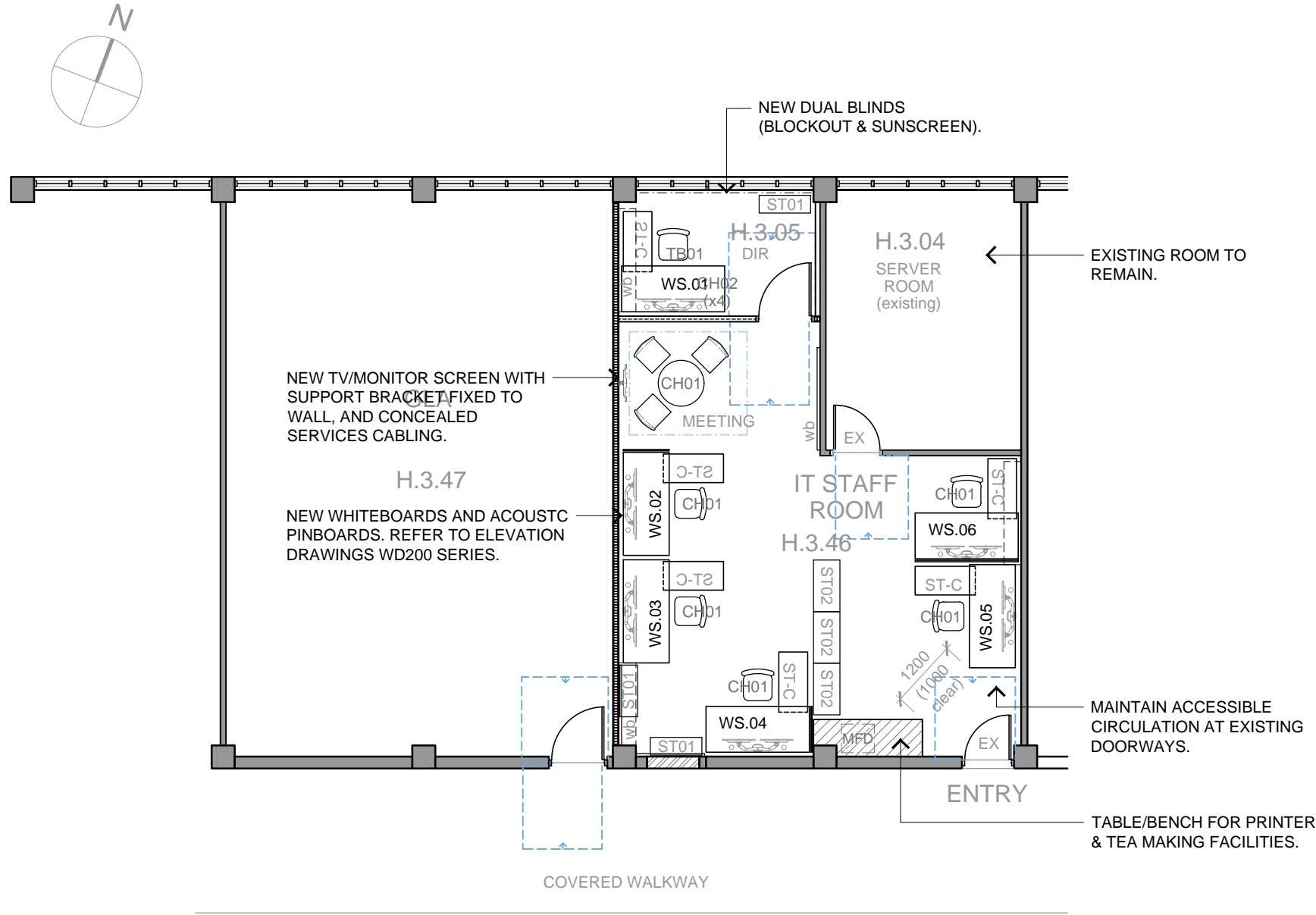
DRAWING TITLE
 PLAN
 FURNITURE, FITTINGS & EQUIP

SCALE SHEET SIZE
 1:100 A3

DESIGNED DRAWN CHECKED
 JG JG --

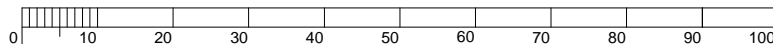
JOB No. DRAWING No. REVISION

2117-ITWD140 6



01 PLAN - FF&E
 140 I.T. STAFF ROOM H.3.46
 SCALE 1:100

A3



USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 CHECK ALL DIMENSIONS ON SITE.

200MM

300MM ON ORIGINAL



Appendix 4 - Building J New entrance door to science labs

BUILT WORKS NOTES

FLOORING:
NEW RESILIENT FLOORING THROUGHOUT.
REFER TO FINISHES SCHEDULE FOR SPECIFICATION.

TENANCY PERIMETER WALLS, MASONRY COLUMNS, BASE BUILDING WALLS AND SERVICES DOORS AND EXISTING PARTITIONS AND DOORS ARE TO BE PATCHED WHERE REQUIRED AND REPAINTED [P01] TO THE GENERAL WALL COLOUR AND [P02] TO THE DOORS (INSIDE ONLY), UNLESS OTHERWISE NOTED. WHERE SKIRTING IS ABSENT, PROVIDE NEW SKIRTING TO MATCH EXISTING.

PARTITION SETOUT:
ALL NEW PARTITIONS ARE SETOUT FROM EXISTING PARTITIONS, COLUMNS OR CEILING GRID CENTRELINE, UNLESS NOTED OR DIMENSIONED OTHERWISE. DIMENSION CLEARANCES ARE DETAILED ON THE PLAN AND MUST BE ACHIEVED FOR ACCESSIBILITY CODE COMPLIANCE.

PARTITIONS, SOLID, GLAZED (NEW):
SKIRTING, HEAD TRIMS & DOOR ARCHITRAVES ARE TO HAVE [P04] FINISH, UNLESS NOTED OTHERWISE.

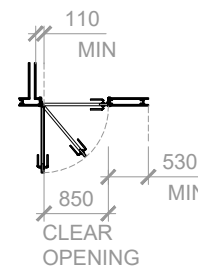
REFER TO PARTITION DETAIL DRAWINGS FOR PARTITION TYPE CONFIGURATIONS, AND FINISHES SCHEDULE FOR COLOUR SPECIFICATIONS. WHERE EQUIPMENT AND/OR FIXTURES ARE TO BE WALL-MOUNTED, ENSURE NEW & EXISTING PARTITIONS ARE SUITABLY REINFORCED TO SUPPORT WEIGHT OF SPECIFIED ITEM. PROVIDE CLOSED CELL SEAL AT ALL JUNCTIONS TO ACHIEVE ACOUSTIC SEPARATION BETWEEN ROOMS. EQUAL TO GYPROCK FIRE MASTIC, OR NORSEAL V730 SOFT CLOSED CELL PVC. THE CONTRACTOR IS TO ALLOW TO PACK, LEVEL AND SEAL PARTITION FRAMING, AS NECESSARY, GIVEN SITE CONDITIONS.

PAINTING:
ALL NEW PARTITIONS ARE TO BE FINISHED [P01] GENERALLY. ALLOW TO PATCH AND PAINT EXISTING WALLS, BULKHEADS AND PLASTERWORK AS REQUIRED DURING FITOUT WORKS. ALL PAINTING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE SCHOOL'S TENANCY FITOUT GUIDELINES.

FINISHES

[P01] FINISH SYMBOL: DENOTES FINISH TYPE. REFER TO SEPARATE FINISHES SCHEDULE FOR DETAILS.

DOOR LEGEND & NOTES



GENERAL CLEARANCE AS 1428.1-2009 FIG 31(h) SHOWN (LEFT). REFER TO THE SETOUT PLAN WD120 FOR OTHER APPROACH DIMENSIONS.

TYPICAL DOOR SETOUT FROM HINGED SIDE. MINIMUM DIMENSION CLEARANCES, AS PER NCC 2019 CLAUSE D3.2 AND AS 1428.1-2009 TO ALLOW MINIMUM CLEAR OPENING OF 850mm.

NOTATION / SYMBOLS

NEW JOINERY ITEM. REFER TO JOINERY DRAWING WD500 SERIES FOR DETAILS.

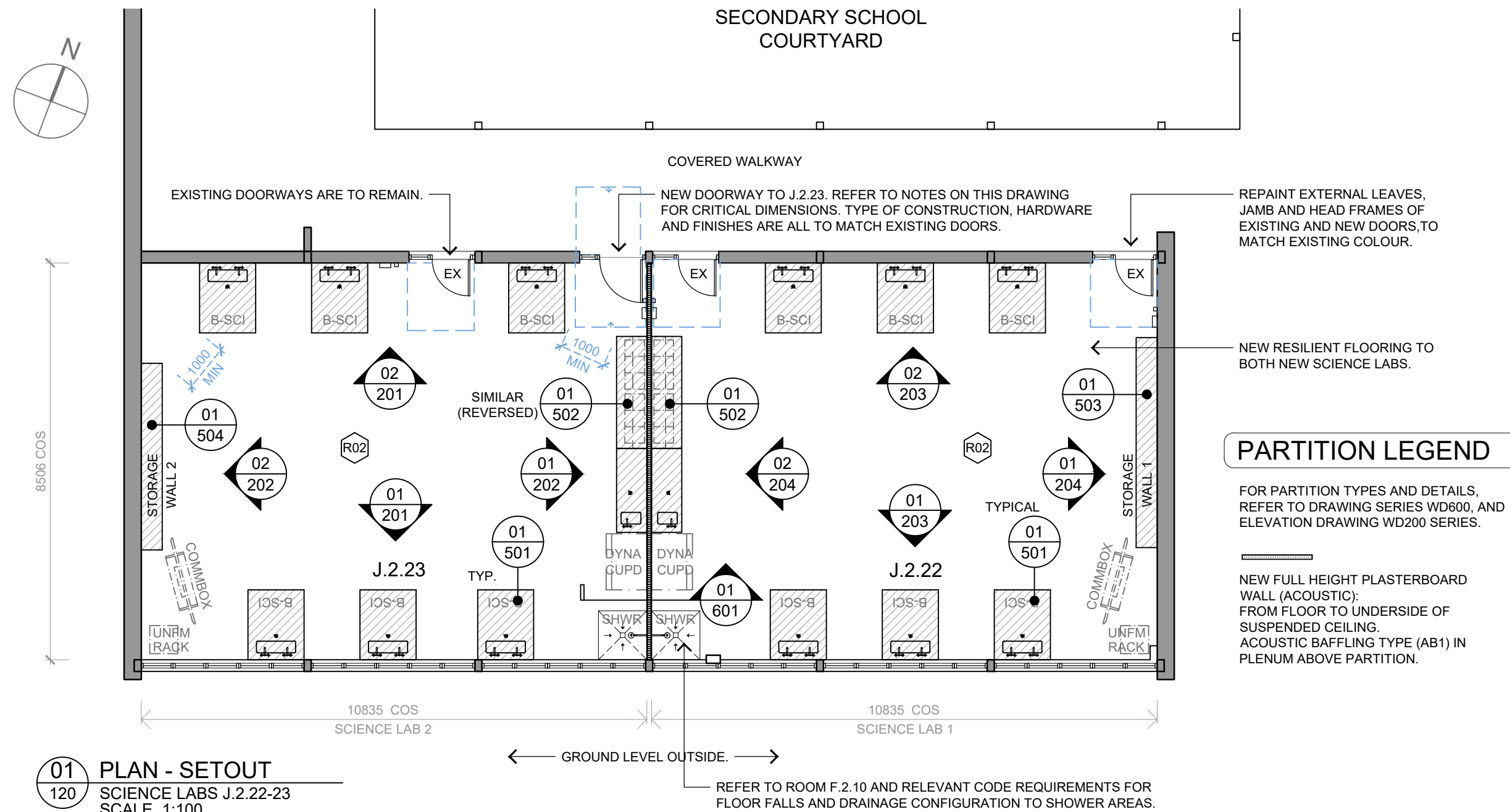
GENERAL NOTES

All building work to comply with relevant Australian Standards. No dimensions to be scaled or scanned from drawing. All dimensions to be checked on site prior to manufacture and construction. Figured dimensions to be used at all times. Contractor is responsible for correct setting out with particular reference to boundaries, building lines, etc. Contractor to verify all levels, heights and dimensions on site. Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works. Any errors, discrepancies or omissions to be reported to architect immediately. Any queries arising from the above must be reported and clarified before works commence.

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REVISION/DATE	DESCRIPTION	INITIALS
1 07/10/22	PRELIMINARY	JG
2 14/10/22	PRELIMINARY Notes, legend & codes added.	JG



PRELIMINARY
ISSUE

STRUCTURAL Taylor Thomson Whitting Robertus Pratikna Tel: (02) 9439 7288	ARCHITECTURAL JPA&D Australia Pty Ltd Jaki Gaskell Tel: (02) 9211 2212
ELECTRICAL JHA Consulting Engineers Moien Rashid Tel: (02) 9437 1000	BCA CONSULTANT Philip Chun Building Compliance P/L Sydney Office Tel: (02) 9412 2322
MECHANICAL JHA Consulting Engineers Emily Chan Tel: (02) 9437 1000	QUANTITY SURVEYOR
HYDRAULIC	PROJECT MANAGEMENT EPM Projects Pty Ltd Jana Kumar Tel: (02) 9452 8300

ISSA04
Science Labs J.2.22-23

SUITE C2.09
22-36 MOUNTAIN STREET
ULTIMO NSW 2007
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ARCHITECTURE INTERIORS HERITAGE
Jennifer Preston | Nominated Architect
Registration Number 6598

PARTITION LEGEND

FOR PARTITION TYPES AND DETAILS, REFER TO DRAWING SERIES WD600, AND ELEVATION DRAWING WD200 SERIES.

NEW FULL HEIGHT PLASTERBOARD WALL (ACOUSTIC): FROM FLOOR TO UNDERSIDE OF SUSPENDED CEILING. ACOUSTIC BAFFLING TYPE (AB1) IN PLENUM ABOVE PARTITION.

01 PLAN - SETOUT
120 SCIENCE LABS J.2.22-23
SCALE 1:100

REFER TO ROOM F.2.10 AND RELEVANT CODE REQUIREMENTS FOR FLOOR FALLS AND DRAINAGE CONFIGURATION TO SHOWER AREAS.



Appendix 5 - BCA Advice and Design Verification Statements

28 November 2022

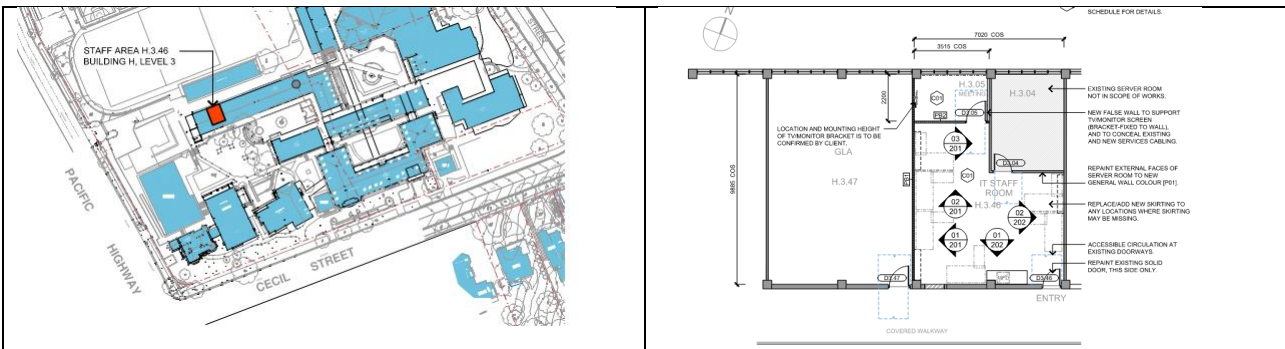
Ravenswood C/o EPM Projects Pty Ltd
 Suite 7.02, 67 Albert Avenue
 Chatswood NSW 2067

Attention: Jana Kumar

**Re: Ravenswood School Level 3 IT Room H3.46 Project
 10 Henry Street, Gordon NSW
 Building Code of Australia Consulting Services**

I refer to the above premises and to our engagement to provide Building Code of Australia advice in regards to the proposed IT Room H3.46 project in Building H.

The proposal is that Room 3.46 will be refurbished and extended, with a new meeting room created. The Building part is Class 9b and the type of construction required is Type A. We understand the works will be non-structural.



Description of building work		
Part of Building	Permitted Use	BCA Classification
Adjust location of a wall between GLA Room H3.47 and the IT Room H3.46, refurbish room H3.46 and create a new meeting room	School Classroom, Ancillary admin use.	Class 9b part.




Design Verification Certification

Philip Chun certifies that the proposed building works has been designed generally in accordance with the objectives and requirements of the Building Code of Australia 2019 inclusive of amendment 1, the NSW Appendix and the relevant Australian Standards.

This Design Verification Certificate is based on the architectural drawings as listed in Appendix A1. The conditions listed in Appendix B.

Suitably Qualified Person

Name	Philip Smillie of Philip Chun	Role	Building Code Consultant / Registered Certifier
Company	Philip Chun	BPB No.	Building and Development Certifier No. (BPB 0381)
Signature		Date of issue	28 November 2022

APPENDIX A

A1 – Information Relied Upon

Discipline	Drawings	Prepared by	Date
Architectural	2117-IT / WD 100(1), 110(5), 120(3), 130(3), 140(4), 201(2), 202(1), 601(1), 602(1), 603(1)	JPA &D Architecture	Various

APPENDIX B – Conditions of Design Verification Certificate

The following conditions apply to the subject component building design and works:

General Conditions:

1. All works to be carried out in accordance with the requirements of the Building Code of Australia 2019 including amendment 1 and the relevant Australian Standards.
2. All demolition works are to be undertaken in accordance with AS2601-2001 – *The demolition of structures*.
3. Any asbestos discovered on site must be removed in accordance with all Work Cover (SafeWork NSW) requirements and guidelines.

BCA Part B:

4. The structural new works must resist, dead loads live loads, load combinations, earthquake loads in accordance with B1.2 of Building Code of Australia.



BCA Part C:

5. Fire hazard properties of any new or modified internal classroom floor or wall linings must comply with Specification C1.10.

BCA Part D:

6. The new door is to be openable by a single-handed action downward lever located, 900-1100mm above floor and be open-able from the side of a person seeking egress without the use of a key in accordance with D2.21.
7. The existing entry door to the IT Room is to be modified to provide 850mm clear width.

If I can be of further assistance, please do not hesitate to contact me.

Regards,

Philip Smillie

Associate

PHILIP CHUN BUILDING CODE

28 November 2022

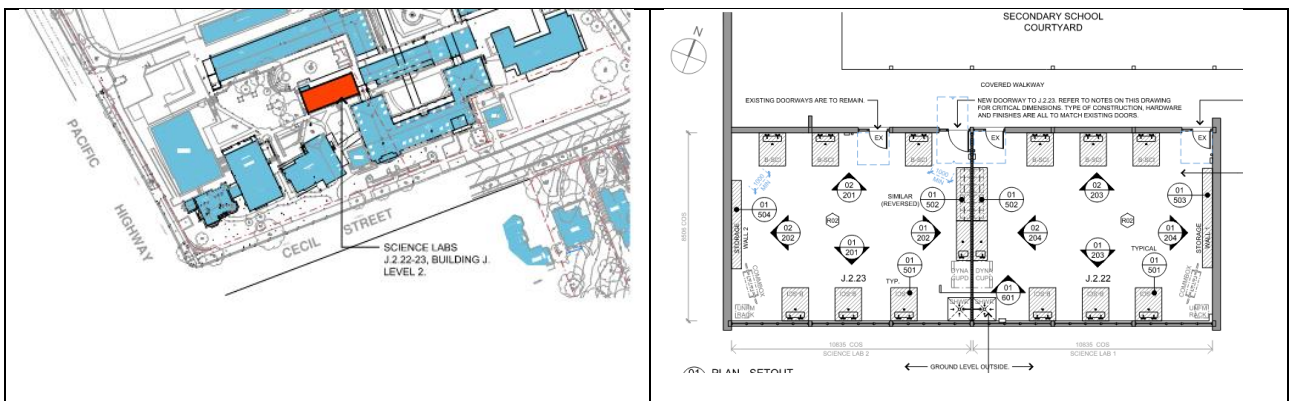
Ravenswood School
 C/- EPM Projects Pty Ltd
 Suite 7.02, 67 Albert Avenue
 Chatswood NSW 2067

Attention: Jana Kumar

**Re: Ravenswood School Level 2 Science Labs Rooms J2.22–J2.23 Project
 10 Henry Street, Gordon NSW
 Building Code of Australia Consulting Services**

I refer to the above premises and to our engagement to provide Building Code of Australia advice in regards to the proposed Science Labs Rooms J2.22 - J2.23 project.

The proposal is that current Rooms J2.22, J2.23 and J2.24 will be combined, made into two Science Lab rooms and refurbished. The Building part is Class 9b and the type of construction required is Type A. We understand the works will be non-structural.



Description of building work		
Part of Building	Permitted Use	BCA Classification
Rooms J2.22, J2.23 and J2.24 will be combined, made into two Science Lab rooms and refurbished	School Classroom, Ancillary admin use.	Class 9b part.




Design Verification Certification

Philip Chun certifies that the proposed building works has been designed generally in accordance with the objectives and requirements of the Building Code of Australia 2019 inclusive of amendment 1, the NSW Appendix and the relevant Australian Standards.

This Design Verification Certificate is based on the architectural drawings as listed in Appendix A1. The conditions listed in Appendix B.

Suitably Qualified Person

Name	Philip Smillie of Philip Chun	Role	Building Code Consultant / Registered Certifier
Company	Philip Chun	BPB No.	Building and Development Certifier No. (BPB 0381)
Signature		Date of issue	28 November 2022

APPENDIX A

A1 – Information Relied Upon

Discipline	Drawings	Prepared by	Date
Architectural	2117- Sci / WD 100(1), 110(1), 120(2), 130(1), 140(2), 201(1), 202(1), 203(1), 204(1), 501(1), 502(1), 503(1), 504(1), 601(1), 602(1).	JPA & D Architecture	Various

APPENDIX B – Conditions of Design Verification Certificate

The following conditions apply to the subject component building design and works:

General Conditions:

1. All works to be carried out in accordance with the requirements of the Building Code of Australia 2019 including amendment 1 and the relevant Australian Standards.
2. All demolition works are to be undertaken in accordance with AS2601-2001 – *The demolition of structures*.
3. Any asbestos discovered on site must be removed in accordance with all Work Cover (SafeWork NSW) requirements and guidelines.

BCA Part B:

4. Any structural new works must resist, dead loads live loads, load combinations, earthquake loads in accordance with B1.2 of Building Code of Australia.



BCA Part C:

5. Fire hazard properties of any new or modified internal classroom floor or wall linings must comply with Specification C1.10.

BCA Part D:

6. The new door to Lab J2.23 is to be openable by a single-handed action downward lever located, 900-1100mm above floor and be open-able from the side of a person seeking egress without the use of a key in accordance with D2.21.
7. The lockers outside the rooms must be adjusted when complete to ensure that a 530mm latchside clearance is maintained.

28 November 2022

EPM Projects Pty Ltd
Suite 7.02, 67 Albert Avenue
Chatswood NSW 2067

Attention: Jana Kumar

**Re: Ravenswood Green Wall Project
10 Henry Street, Gordon NSW
Building Code of Australia Consulting Services**

I refer to the above premises and to our engagement to provide Building Code of Australia 2019 (inclusive of amendment 1) advice in regards to the proposed Green Wall to Building H.

The proposal is to install a gabion wall bound planter bed along the ground with a series of elevated beds to Levels 1 and 2 along the northern façade of the three storey Class 9b education building known as Building H.



The plant material on the trellises is contrary to Clause C1.9 as it is an attachment to an external wall in a building of Type A construction. The vegetated trellis is not listed as a permissible ancillary element under Clause C1.14 in which case a performance solution would be needed to address BCA Performance Clause CP2.

A Performance Based Design Brief (PBDB) has been prepared by Scientific Fire Services Ref No. 294822 Issue 2.0 dated 21/11/22. It addresses the following:

- The planter boxes associated with the vegetation and the external wall must be non-combustible in accordance
- with Type A Construction; and
- The cables serving as the path for the creepers to grow shall be non-combustible; and
- The irrigation system that is adopted must be of non-combustible materials.

BUILDING CODE ACCESS CONSULTING ESSENTIAL SERVICES



The PBDB will need to be advanced to a Fire Engineering Report which a certifier may use to issue a BCA Design Verification Statement.

A structural engineer needs to provide structural plans and a design certificate stating the existing building will be able to withstand the proposed loads.

If I can be of further assistance, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink that reads "Philip Smillie".

Philip Smillie
Senior Associate
PHILIP CHUN BUILDING CODE

2 May 2022

Ref: 22-218142_dvc1 Letter.doc

Ravenswood C/- EPM Projects Pty Ltd
Suite 7.02, 67 Albert Avenue
Chatswood NSW 2067

Attention: Rebecca Gunn

Re: **Proposed Ravenswood School for Girls - New External Door to H.2.32**
10 Henry Street, Gordon NSW 2072
Building Code of Australia Consulting Services

Please find enclosed the Design Verification Certificate (DVC) for the above works. Your attention is drawn to Appendix B contained within the DVC.

Thank you for allowing us to assist you on this occasion and should you have any queries in regard to the above, please do not hesitate to contact the undersigned.

Regards,



Philip Smillie
Senior Associate
PHILIP CHUN BC NSW Pty Ltd

**RAVENSWOOD SCHOOL FOR GIRLS
 NEW EXTERNAL DOOR TO H.2.32
 DESIGN VERIFICATION CERTIFICATE (DVC)**

Property details	Lot Number and DP
	Lot 100, DP 776508
	Address
	10 Henry Street, Gordon NSW 2072


Issued to	Agent
	EPM Projects Pty Ltd Attention: Rebecca Gunn
	Address
	Suite 7.02, 67 Albert Avenue Chatswood NSW 2067

Description of building work		
Part of Building	Permitted Use	BCA Classification
New External Door and Stair to Building H, Level 2, adjacent to Classroom 32 (H.2.32)	Corridor east of existing School Classroom	Class 9b part

Certification

Philip Chun certifies that the proposed building works has been designed generally in accordance with the objectives and requirements of the Building Code of Australia 2019 inclusive of amendment 1, the NSW Appendix and the relevant Australian Standards.

This Design Verification Certificate is based on the architectural drawings as listed in Appendix A1. The conditions listed in Appendix B.

Suitably Qualified Person			
Name	Philip Smillie of Philip Chun	Role	Building Code Consultant / Registered Certifier
Company	Philip Chun	BPB No.	Building and Development Certifier No. (BPB 0381)
Signature		Date of issue	2 May 2022

BUILDING CODE ACCESS CONSULTING ESSENTIAL SERVICES



APPENDIX A

A1 – Information Relied Upon

Discipline	Drawings	Prepared by	Date
Architectural	2117-10 / Bldg H walkway: WD 100(A), 110(A), 120(A), 201(A), 202(A), 203(A), 203(A), 204(A), 205(A), SCH-904(A), SPEC-900(A)	JPA &D Architecture	22/4/22
Structural	TTW STR-01(A), STR-02(A),	TTW	7/3/22

A2 - Information Relied Upon

Item	Administration Documents	Issued By	Date
1.	Structural engineers design certificate.	TTW	14/4/22

APPENDIX B – Conditions of Design Verification Certificate

The following conditions apply to the subject component building design and works:

General Conditions:

1. All works to be carried out in accordance with the requirements of the Building Code of Australia 2019 including amendment 1 and the relevant Australian Standards.
2. All demolition works are to be undertaken in accordance with AS2601-2001 – *The demolition of structures*.
3. Any asbestos discovered on site must be removed in accordance with all Work Cover (SafeWork NSW) requirements and guidelines.

BCA Part B:

4. The structural new works must resist, dead loads live loads, load combinations, earthquake loads in accordance with B1.2 of Building Code of Australia.

BCA Part C:

5. Fire hazard properties of any new or modified internal classroom floor or wall linings must comply with Specification C1.10.

BCA Part D:

6. The new door is to be openable by a single-handed action downward lever located, 900-1100mm above floor and be open-able from the side of a person seeking egress without the use of a key in accordance with D2.21.
7. Tactile indicators are to meet D3.8 of the BCA.



01 PLAN SITE
100 BUILDING H - H.2.32 DOOR & WALKWAY
 SCALE 1:1500

GENERAL NOTES

All building work to comply with relevant Australian Standards.
 No dimensions to be scaled or scanned from drawing.
 All dimensions to be checked on site prior to manufacture and construction. Figured dimensions to be used at all times.
 Contractor is responsible for correct setting out with particular reference to boundaries, building lines, etc. Contractor to verify all levels, heights and dimensions on site. Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works. Any errors, discrepancies or omissions to be reported to architect immediately. Any queries arising from the above must be reported and clarified before works commence.

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REVISION	DATE	DESCRIPTION	INITIALS
1	13/01/22	PRELIMINARY	JG
2	14/01/22	PRELIMINARY Dimensions & notes updated.	JG
3	31/03/22	PRELIMINARY Notes updated.	JG
A	22/04/22	CONSTRUCTION No change from previous issue.	JG

CONSTRUCTION ISSUE

STRUCTURAL Taylor Thomson Whitting Robertus Pratikna Tel: (02) 9439 7288	ARCHITECTURAL JPA&D Australia Pty Ltd Jaki Gaskell Tel: (02) 9211 2212
ELECTRICAL JHA Consulting Engineers Moien Rashid Tel: (02) 9437 1000	BCA CONSULTANT Philip Chun Building Compliance P/L Sydney Office Tel: (02) 9412 2322
MECHANICAL JHA Consulting Engineers Emily Chan Tel: (02) 9437 1000	QUANTITY SURVEYOR
HYDRAULIC	PROJECT MANAGEMENT EPM Projects Pty Ltd Rebecca Gunn Tel: (02) 9452 8300

JPA&D ARCHITECTURE INTERIORS HERITAGE
 Jennifer Preston | Nominated Architect
 Registration Number 6598

SUITE C2.09
 22-36 MOUNTAIN STREET
 ULTIMO NSW 2007
 TEL: (02) 9211 2212
 WWW.JPAD.COM.AU

CLIENT
EPM PROJECTS

PROJECT TITLE
RAVENSWOOD SCHOOL FOR GIRLS - ISSA PROJECTS

PROJECT ADDRESS
**10 HENRY STREET
 GORDON NSW 2072**

DRAWING TITLE
**SITE PLAN
 BUILDING H - H.2.32**

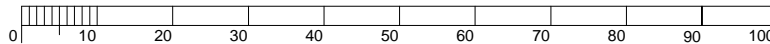
SCALE SHEET SIZE
1:200 A3

DESIGNED DRAWN CHECKED
JG JG --

JOB No. DRAWING No. REVISION

2117-10 WD100 A

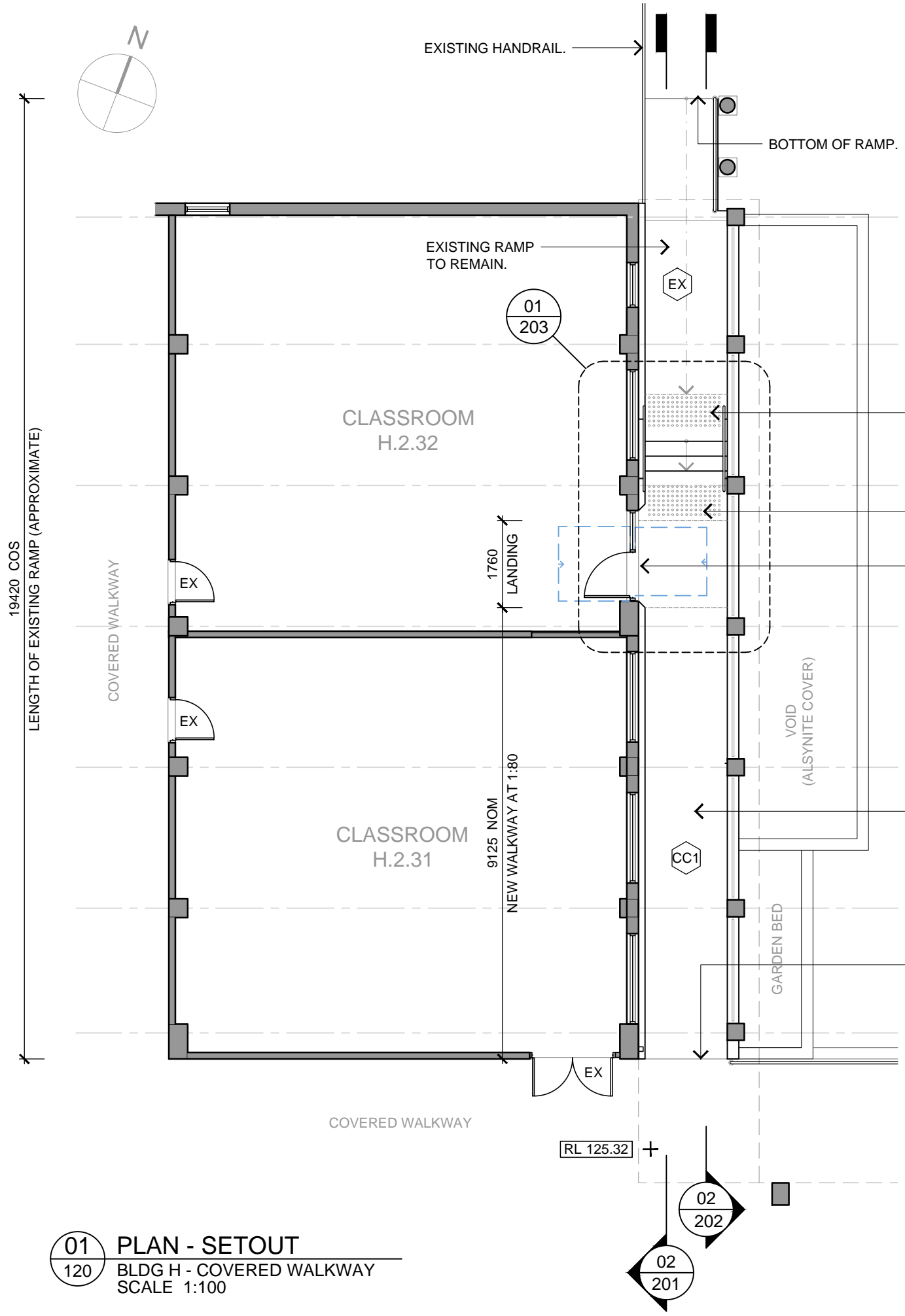
A3



USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 CHECK ALL DIMENSIONS ON SITE.

200MM

300MM ON ORIGINAL



01 PLAN - SETOUT
 120 BLDG H - COVERED WALKWAY
 SCALE 1:100

DOOR LEGEND & NOTES

GENERAL CLEARANCE
 AS1428.1-2009 FIG 31(h).
 REFER TO THE SETOUT PLAN WD120 FOR OTHER APPROACH DIMENSIONS.

TYPICAL DOOR SETOUT FROM HINGED SIDE. MINIMUM DIMENSION CLEARANCES, AS PER NCC 2019 CLAUSE D3.2 AND AS 1428.1-2009 TO ALLOW MINIMUM CLEAR OPENING OF 850mm.

STRUCTURAL ENGINEER'S INFORMATION

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S NOTES AND MARK-UPS ON THEIR DRAWINGS:

- * TTW-STR-01
- * TTW-STR-02

THE CONTRACTOR IS TO CONFIRM ALL LEVELS ON SITE.

CONFIRM ALL DIMENSIONS AND FALLS WITH BCA CONSULTANT.

GENERAL NOTES

ALL MATERIALS USED IN THE BUILDING ARE TO COMPLY WITH SPECIFICATION C1.10 OF THE NATIONAL CONSTRUCTION CODE (NCC) 2019 AMENDMENT 1.

THESE PLANS ARE PROVIDED AS GUIDANCE ONLY. ALL ELEMENTS SHOULD BE VERIFIED ON SITE PRIOR TO USING FOR CONSTRUCTION OR FOR AS-BUILT DOCUMENTATION.

ANY INCONSISTENCIES SHOULD BE REFERRED TO THE PROJECT MANAGER IMMEDIATELY.

ALL PATHS OF TRAVEL ARE TO HAVE A CLEAR MINIMUM OF 1000mm.

THE CONTRACTOR IS TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE.

BUILT WORKS NOTES

FLOORING:
 REFER TO WD120 FOR EXTENT OF NEW FLOOR FINISH.

RENDERED MASONRY WALLS ARE TO BE PATCHED WHERE REQUIRED AND REPAINTED [P01] UNLESS OTHERWISE NOTED.

DIMENSION CLEARANCES ARE DETAILED ON PLANS AND MUST BE ACHIEVED FOR ACCESSIBILITY CODE COMPLIANCE.

WHERE EQUIPMENT AND FIXTURES ARE TO BE WALL-MOUNTED, ENSURE THAT NEW AND EXISTING WALLS ARE SUITABLY REINFORCED TO SUPPORT THE WEIGHT OF THE SPECIFIED ITEM.

ALL PAINTING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CLIENT'S BUILDING WORKS GUIDELINES.

FOR DOOR FRAME INSTALLATIONS, ENSURE THAT THE ADJACENT WALL OPENING EDGES ARE SUITABLY REINFORCED, TO TAKE THE WEIGHT OF THE DOOR AT FIXING POINTS.

FINISHES

CC1 FINISH SYMBOL: FLOOR (PLAN) DENOTES FINISH TYPE. REFER TO SEPARATE FINISHES SCHEDULE FOR DETAILS.

P01 FINISH SYMBOL: PARTITION (PLAN & ELEVATIONS) DENOTES FINISH TYPE. REFER TO SEPARATE FINISHES SCHEDULE FOR DETAILS.

GENERAL NOTES

All building work to comply with relevant Australian Standards. No dimensions to be scaled or scanned from drawing. All dimensions to be checked on site prior to manufacture and construction. Figured dimensions to be used at all times. Contractor is responsible for correct setting out with particular reference to boundaries, building lines, etc. Contractor to verify all levels, heights and dimensions on site. Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works. Any errors, discrepancies or omissions to be reported to architect immediately. Any queries arising from the above must be reported and clarified before works commence.

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REVISION	DATE	DESCRIPTION	INITIALS
1	13/01/22	PRELIMINARY	JG
2	14/01/22	PRELIMINARY Dimensions & notes updated.	JG
3	31/03/22	PRELIMINARY Dimensions & notes updated.	JG
A	22/04/22	CONSTRUCTION No change from previous issue.	JG

CONSTRUCTION ISSUE

STRUCTURAL Taylor Thomson Whitting Robertus Pratikna Tel: (02) 9439 7288	ARCHITECTURAL JP&D Australia Pty Ltd Jaki Gaskell Tel: (02) 9211 2212
ELECTRICAL JHA Consulting Engineers Moien Rashid Tel: (02) 9437 1000	BCA CONSULTANT Philip Chun Building Compliance P/L Sydney Office Tel: (02) 9412 2322
MECHANICAL JHA Consulting Engineers Emily Chan Tel: (02) 9437 1000	QUANTITY SURVEYOR
HYDRAULIC	PROJECT MANAGEMENT EPM Projects Pty Ltd Rebecca Gunn Tel: (02) 9452 8300

JPA&D
 ARCHITECTURE INTERIORS HERITAGE

SUITE C2.09
 22-36 MOUNTAIN STREET
 ULTIMO NSW 2007
 TEL: (02) 9211 2212
 WWW.JPAD.COM.AU

Jennifer Preston | Nominated Architect
 Registration Number 6598

CLIENT
 EPM PROJECTS

PROJECT TITLE
 RAVENSWOOD SCHOOL FOR GIRLS - ISSA PROJECTS

PROJECT ADDRESS
 10 HENRY STREET
 GORDON NSW 2072

DRAWING TITLE
 BLDG H COVERED RAMP (EAST)
 PLAN PROPOSED

SCALE	SHEET SIZE
1:100	A3
DESIGNED	DRAWN
JG	JG
JOB No.	DRAWING No.
	REVISION

2117-10 WD120 A



Appendix 6 - Waste Management Plan

Waste Management Plan

DEMOLITION, CONSTRUCTION & USE OF PREMISES

To facilitate waste management and reduction Council requires on-site sorting and storage of waste products pending reuse or collection.

The applicable sections of this table must be completed, or applications to erect a building, demolish a building or place a waste storage container in a public place.

Completing this table will assist you in identifying the type of waste that will be generated and in advising Council how you intend to reuse, recycle or dispose of the waste.

The information provided on the form (and on your plans) will be **assessed against the Objectives of the Guidelines** (eg. to maximise reuse and minimise disposal) and the Performance Criteria for your particular use.

If space is insufficient in the table please provide attachments.

Outline of Proposal

Site Address: Ravenswood School for Girls

Applicant's name and address: 10 Henry Street, Gordon NSW 2072

Phone: (02) 9498 9898 Fax: (02) 9498 9999

Buildings and other structures currently on the site:

Ravenswood school is a day and boarding school for girls located in Gordon. The subject site(s) are located on the border of Junior and Senior Campus.

Brief Description of Proposal: Minor alterations to two existing buildings which includes demolition of brick work to create new entry doors for Block H and Block J.

The details provided on this form are the intentions for managing waste relating to this project

Signature of Applicant:  Date: 02/12/2022

SECTION ONE – DEMOLITION STAGE

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m ³)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	N/A			
Green Waste	N/A			
Bricks	4 sqm	Bricks to be cleaned and separated where possible for re-use.	Bricks to be recycled for recovered aggregate products.	
Concrete	N/A			

(continued over page....)

(SECTION ONE – DEMOLITION STAGE Continued)

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
TYPE OF MATERIAL	ESTIMATED VOLUME (m ³)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Timber – Please specify:	N/A			
Plasterboard	150 sqm	Plasterboard to be separated wherever possible to enhance resource recovery. Classroom renovations.	Surplus and off-cut material to be recycled for re-use.	
Metals – Please specify:	N/A			
Other – Please specify:	N/A			

Note: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

SECTION TWO – CONSTRUCTION STAGE

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
EXPECTED WASTE MATERIALS	ESTIMATED VOLUME (m ³)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Excavation Material	N/A			
Green Waste	N/A			
Bricks	5 sqm	Proposed re-use to frame new doors		
Concrete	N/A			

(continued over page....)

(SECTION TWO – CONSTRUCTION STAGE Continued)

MATERIALS ON SITE		DESTINATION		
		REUSE AND RECYCLING		DISPOSAL
EXPECTED WASTE MATERIALS	ESTIMATED VOLUME (m ³)	ON-SITE *Specify proposed reuse or on-site recycling methods *See page 18 for suggestions	OFF-SITE *Specify contractor and recycling outlet	*Specify contractor and landfill site
Timber – Please specify:	N/A			
Plasterboard	N/A			
Metals – Please specify:	N/A			
Other – Please specify:	N/A			

Note: Details of site area to be used for onsite separation, treatment and storage (including weather protection) should be provided on the plan drawings accompanying your application.

SECTION THREE – USE OF PREMISES

TYPE OF WASTE TO BE GENERATED	EXPECTED VOLUME PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify. For example: glass, paper, food waste, offcuts, etc.	*Litres or m ³ *See Appendix A for estimates	For example: *waste storage and recycling area *garbage chute *on-site composting *compaction equipment	*recycling *disposal *specify contractor
N/A	N/A	N/A	N/A

Note: Details of on-site waste management facilities should be provided on the plan drawings accompanying your application.

