

RICHMOND AGRICULTURAL CENTRE

COLLEGE DRIVE, RICHMOND NSW

NSW DEPARTMENT OF EDUCATION

REVIEW OF ENVIRONMENTAL FACTORS (REF)



REF ISSUE

Issue			
No.	Date	Description	Chkd
1	27.02.2025	DRAFT REF	SJF
2	21.03.2025	DRAFT REF	SJF
3	04.04.2025	ISSUED FOR COORDINATION	SJF
4	10.04.2025	ISSUED FOR COORDINATION	SJF
5	16.04.2025	REF ISSUE	SJF

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Nominated Architects:
Andrew Duffin NSW 5602
Jonathan West NSW 9899
NBRS & Partners Pty Ltd VIC 51197ABN 16 002 247 565

24127

RICHMOND AGRICULTURAL CENTRE

COVER PAGE

Date16/04/2025 4:13:19 PM

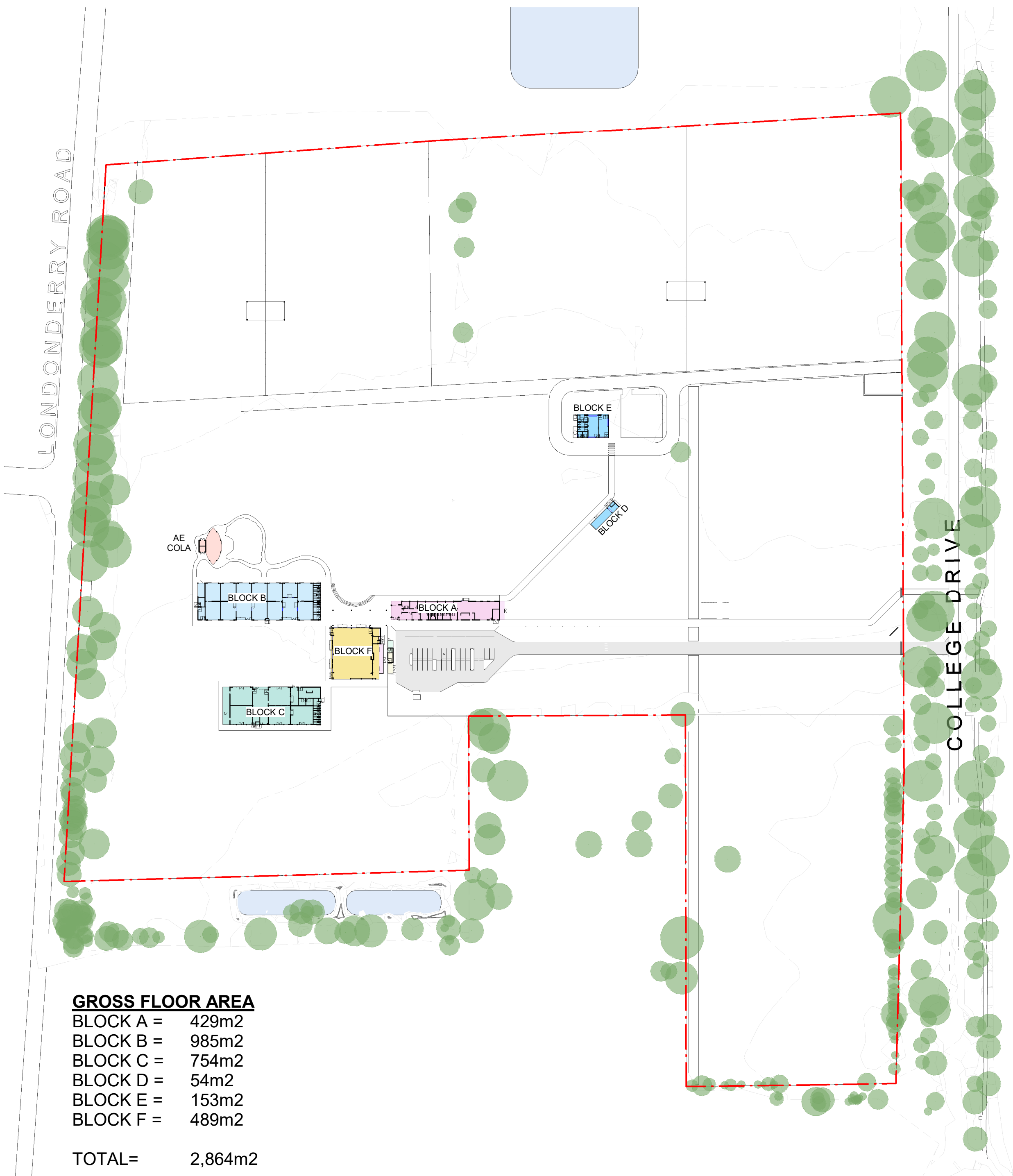
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Drawing ReferenceRevision

RAC-NBRS-ZZ-ZZ-DR-A-000005

Drawing No.	Drawing Name	Issue	Date
00000	COVER PAGE	5	16.04.2025
00001	DRAWING LIST & SCHEDULE OF ACCOMODATION	5	16.04.2025
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08500	SITE SIGNAGE	5	16.04.2025
08600	EXTERNAL FINISHES SCHEDULE	5	16.04.2025
09000	PERSPECTIVES	5	16.04.2025

Schedule of Accomodation		
Room No.	Room Name	Room Area
ABORIGINAL ENTERPRISE		
AE.01	COLA	98 m²
AE.02	GARDEN SHED	8 m²
AE.03	GARDEN SHED	8 m²
		114 m²
BLOCK A		
BA.01	RECEPTION	26 m²
BA.02	ADMIN CLERICAL	23 m²
BA.03	CLINIC - BOYS	14 m²
BA.04	CLINIC - GIRLS	13 m²
BA.05	INTERVIEW	13 m²
BA.06	INTERVIEW	13 m²
BA.07	INTERVIEW	13 m²
BA.08	PRINCIPAL	21 m²
BA.09	UNISEX STUDENT AMB WC	4 m²
BA.10	CLN D. ST	6 m²
BA.11	UNISEX STAFF AMB WC	4 m²
BA.12	STAFF ACC WC/SHW	8 m²
BA.13	DEPUTY PRINCIPAL	13 m²
BA.14	BUSINESS MANAGER OFFICER	13 m²
BA.15	STORE	11 m²
BA.16	PSYCHOLOGIST/ COUNSELLOR	12 m²
BA.17	STAFF LOUNGE	50 m²
BA.18	STAFF STUDY	87 m²
BA.19	PRINT	26 m²
BA.20	CIRCULATION	44 m²
BA.21	MAIN COMMS	17 m²
BA.22	PLANT	21 m²
BA.23	TEA ROOM	2 m²
BA.24	EDB	1 m²
		456 m²
BLOCK B		
BB.01	GLS 1	64 m²
BB.02	GLS 2	64 m²
BB.03	GLS 3	65 m²
BB.04	GLS 4	64 m²
BB.05	GLS 5	64 m²
BB.06	GLS 6	65 m²
BB.07	GLS 7	65 m²
BB.08	GLS 8	65 m²
BB.09	GLS 9	65 m²
BB.10	GLS 10	65 m²
BB.11	MULTI PURPOSE SPACE	51 m²
BB.12	MULTI PURPOSE SPACE	51 m²
BB.13	PRACTICAL ACTIVITIES	72 m²
BB.14	PRACTICAL ACTIVITIES	72 m²
BB.15	BCR	13 m²
BB.16	CIRCULATION	2 m²
BB.17	MSB	20 m²
BB.18	STAFF ACC. WC	8 m²
BB.19	CLN	4 m²
BB.20	STUDENT ACC. WC	8 m²
BB.21	M.WC	3 m²
BB.22	M.WC	3 m²
BB.23	M.WC	3 m²
BB.24	M.WC	3 m²
BB.25	M.AMB	4 m²
BB.26	F.AMB	4 m²
BB.27	F.WC	3 m²
BB.28	F.WC	3 m²
BB.29	F.WC	3 m²
BB.30	F.WC	3 m²
BB.31	EDB	1 m²
BB.32	PLANT	23 m²
		1003 m²
BLOCK C		
BC.01	CANTEEN	55 m²
BC.02	OFFICE	12 m²
BC.03	STORE	12 m²
BC.04	SCIENCE LABORATORY	96 m²
BC.05	SCIENCE LABORATORY	96 m²
BC.06	BOTANY / ZOOLOGY	31 m²
BC.07	SCIENCE LABORATORY	96 m²
BC.08	SCIENCE PREP	92 m²
BC.09	CHEMICAL STORE	17 m²
BC.10	SCIENCE LABORATORY	96 m²
BC.11	SCIENCE LABORATORY	96 m²
BC.12	BUILDING COMMS	10 m²
BC.13	EDB	2 m²
BC.14	PLANT	17 m²
BC.15	ACC. WC	10 m²
BC.16	EDB	1 m²
BC.17	F WC	4 m²
BC.18	F WC	4 m²
BC.19	F.AMB. WC	4 m²
BC.20	M.AMB. WC	4 m²
BC.21	M WC	4 m²
BC.22	M WC	4 m²
BC.23	M WC	3 m²
		763 m²
BLOCK D		
BD.01	GREEN HOUSE	39 m²
BD.02	POTTING	12 m²
BD.03	EDB	3 m²
		54 m²
BLOCK E		
BE.01	TEACHING SPACE	50 m²
BE.02	AGRICULTURE TOOLS STORAGE	0 m²
BE.03	TRACTORS AND WORKSHOP TOOL STORAGE	53 m²
BE.04	ANIMAL SPACE	0 m²
BE.05	BCR	1 m²
BE.06	EDB	2 m²
BE.07	STUDENT ACC WC	6 m²
BE.08	COA	0 m²
BE.09	STAFF WC/SHW	7 m²
BE.10	AG. OFFICE	12 m²
BE.11	SECURE CHEM. STORE	11 m²
BE.12	SECURE STORE	11 m²
		152 m²
BLOCK F		
BF.01	DINING / CONFERENCE HALL	464 m²
BF.02	STORE	14 m²
BF.03	BCR	9 m²
BF.04	PLANT AREA	71 m²
BF.05	EDB	1 m²
BF.06	CIRCULATION	2 m²
BF.07	TEA CABINET	1 m²
		561 m²
OUTDOOR		
BF.08	BIKE STORE	9 m²
BF.09	END OF TRIP FACILITIES	4 m²
BF.10	BULK STORE	11 m²
BF.11	BIN STORE	13 m²
		38 m²
Grand total:		3141 m²



GROSS FLOOR AREA

BLOCK A = 429m2
BLOCK B = 985m2
BLOCK C = 754m2
BLOCK D = 54m2
BLOCK E = 153m2
BLOCK F = 489m2

TOTAL= 2,864m2

1 GROSS FLOOR AREA PLAN

1 : 1500

LEGEND:

VEGETATION / TREE CANOPY

BLOCK A
ADMIN / STAFF HUB

BLOCK B
GLS HUB

BLOCK C
SCIENCE LEARNING HUB

BLOCK F
MULTIPURPOSE HALL

BLOCK D & E
FARMING FACILITIES

ABORIGINAL ENTERPRISE

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DRAWING LIST & SCHEDULE OF ACCOMODATION

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Scale As indicated @ A1

Drawing Reference

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RAC-NBRSt-ZZ-ZZ-DR-A-00001

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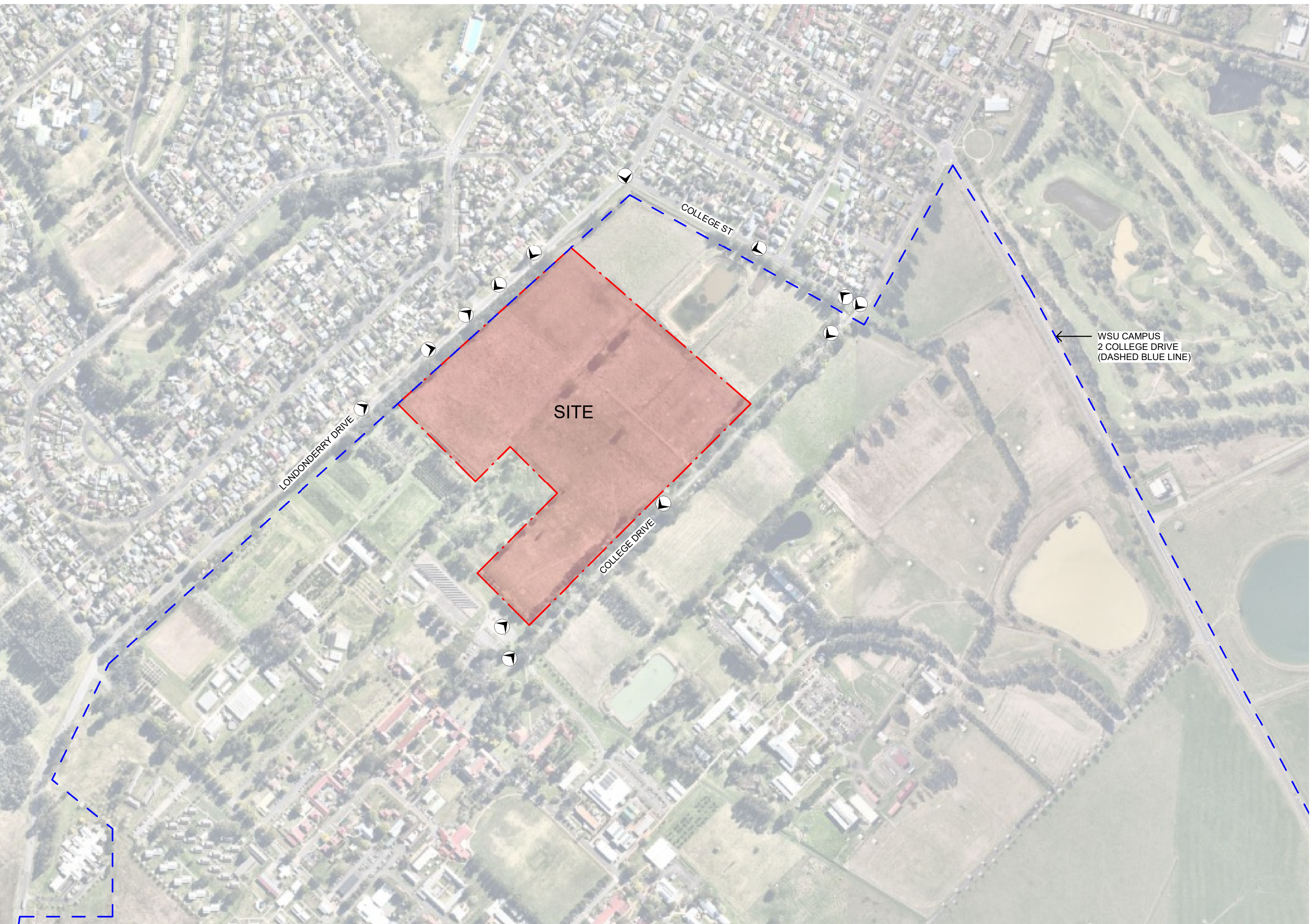
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13



2



12



3



11



4



10



5



6



7



8



9

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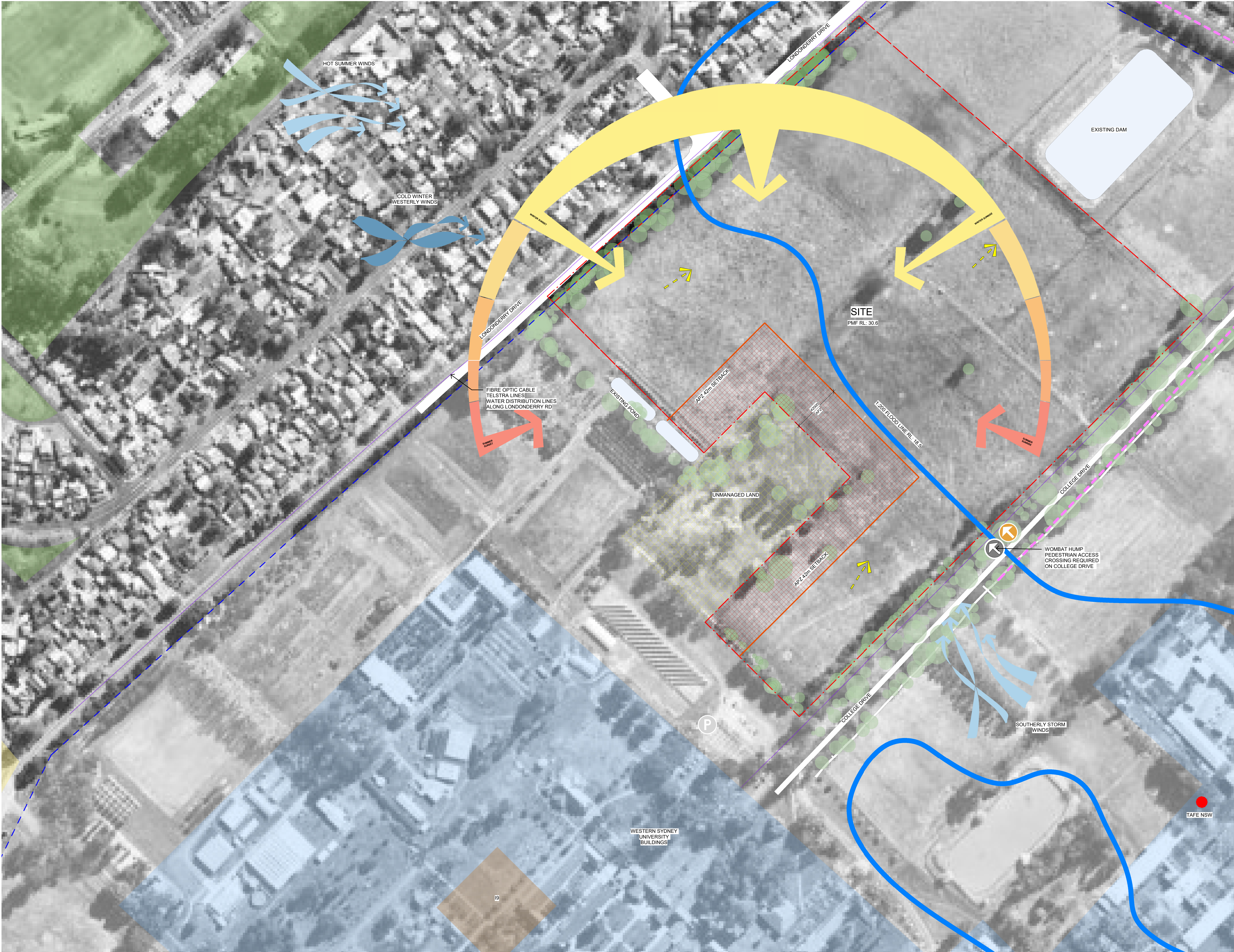
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SITE OBSERVATIONS

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LEGEND:

- P

CAR PARKS
- B

BUS DROP
- ⬇

VEHICLE ACCESS
- ⬆

PEDESTRIAN ACCESS
- ↔

WIND DIRECTIONS
- ↘

SITE SLOPE
- HERITAGE ITEMS
- EDUCATION FACILITIES
- GREEN SPACES
- POTENTIAL PEDESTRIAN ACCESS
- 1:200 FLOOD LINE
- 42m APZ

PLANNING REQUIREMENTS: Local Environmental Plans		Hawkesbury Local Environmental Plan 2012 (pub. 28-2-2019)
Land Zoning	C2 - Environmental Conservation:	(pub. 7-7-2023)
	RU2 - Rural Landscape:	(pub. 7-7-2023)
	SP1 - Special Activities:	(pub. 7-7-2023)
	SP2 - Infrastructure:	(pub. 7-7-2023)
Height Of Building		10 m
Floor Space Ratio		NA
Minimum Lot Size		10 ha 40 ha
Heritage		Administrative block, blacksmith shop and stable square Significance: Local Grandstand Significance: Local Hawkesbury Agricultural College River Farm Significance: Local
Land Reservation Acquisition		Classified Road (SP2)
Foreshore Building Line		NA
Acid Sulfate Soils		Class 3 Class 4 Class 5
Local Provisions		30 km
Scenic Protection Land		Regional significance

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SITE ANALYSIS

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LEGEND FROM SURVEY - EXISTING SERVICES:

LEGEND 2: (SEE NOTES 2)

PLOTTED FROM BEFORE YOU DIG AUSTRALIA (BYDA) PLANS

- Ab+ = AARNET FIBRE OPTIC CABLE (UNDERGROUND) QUALITY D
- Elu+ = ELECTRICITY LINE (UNDERGROUND) QUALITY D
- Nb+ = NBN CO LINE (UNDERGROUND) QUALITY D
- S+ = SEWER LINE (UNDERGROUND) QUALITY D
- T+ = TELSTRA LINES (UNDERGROUND) QUALITY D
- W+ = WATER DISTRIBUTION LINE (UNDERGROUND) QUALITY D

--- EXISTING FENCES



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EXISTING SITE PLAN

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LEGEND:


 CAR PARKS


 VEHICLE ACCESS


 PEDESTRIAN ACCESS


 VEGETATION / TREE CANOPY


 ACCOMODATION


 BLOCK A
ADMIN / STAFF HUB

 BLOCK B
GLS HUB

 BLOCK C
SCIENCE LEARNING HUB

 BLOCK F
MULTIPURPOSE HALL

 BLOCK D & E
FARMING FACILITIES

 ABORIGINAL ENTERPRISE



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PROPOSED SITE PLAN

Date 16/04/2025 4:15:10 PM

Scale 1 : 1000 @ A1

Drawing Reference

Revision

RAC-NBRS-ZZ-ZZ-DR-A-00101

8

LEGEND:

P

CAR PARKS

←

VEHICLE ACCESS

↪

PEDESTRIAN ACCESS

●

VEGETATION / TREE CANOPY

■

ACCOMODATION

■

BLOCK A
ADMIN / STAFF HUB

■

BLOCK B
GLS HUB

■

BLOCK C
SCIENCE LEARNING HUB

■

BLOCK F
MULTIPURPOSE HALL

■

BLOCK D & E
FARMING FACILITIES

■

ABORIGINAL ENTERPRISE

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STACKING PLAN

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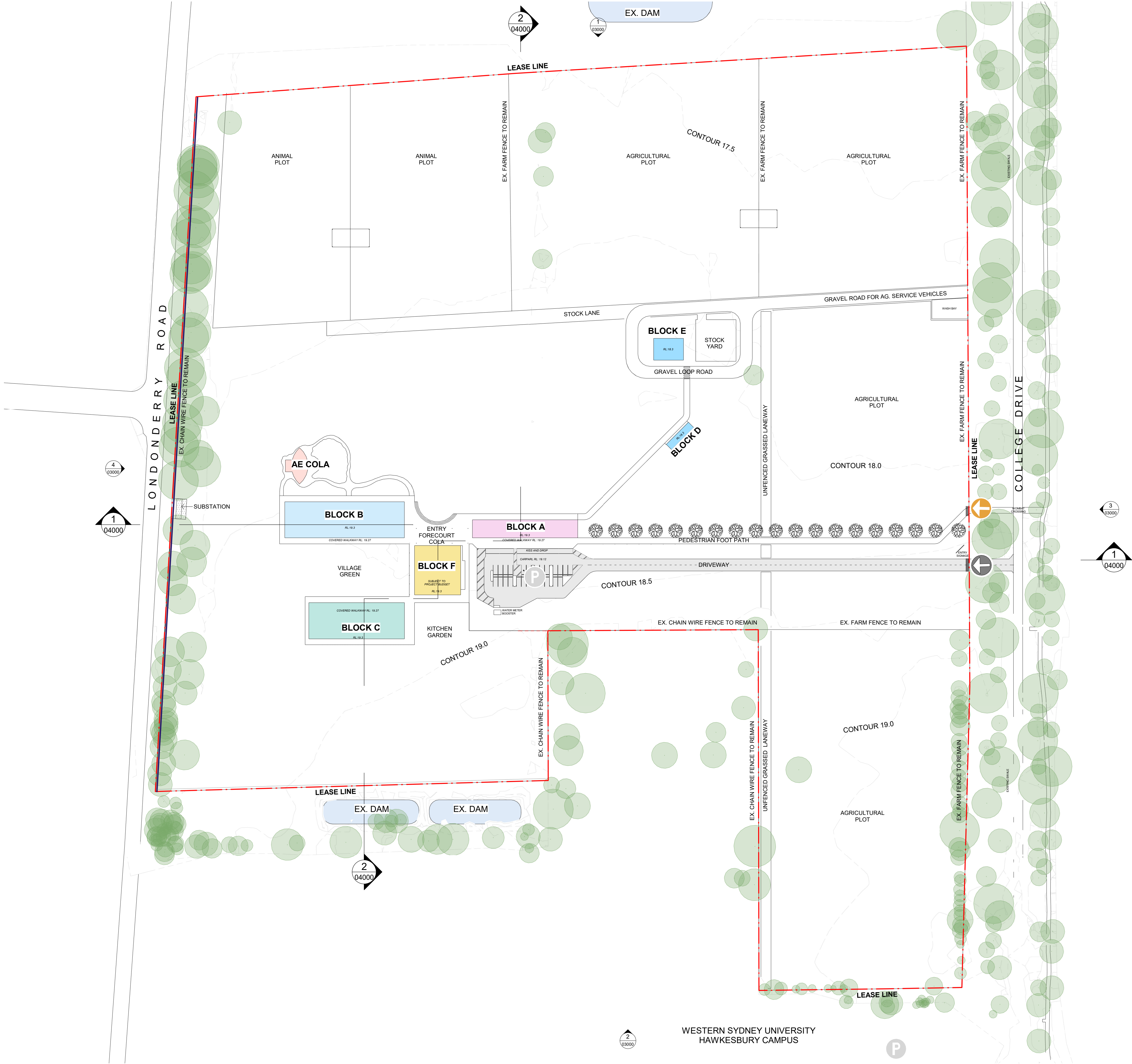
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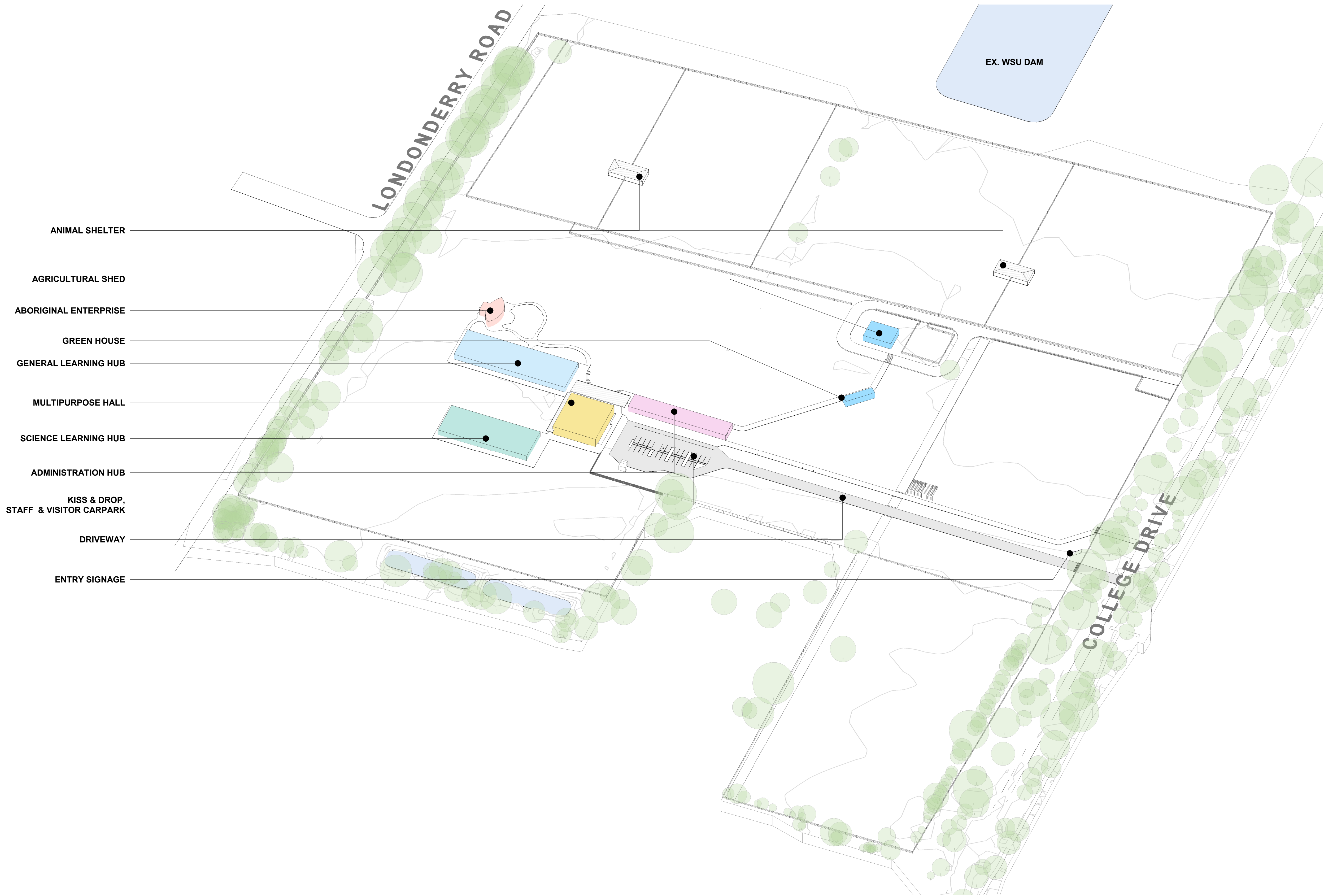
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3D AXONOMETRIC DIAGRAM

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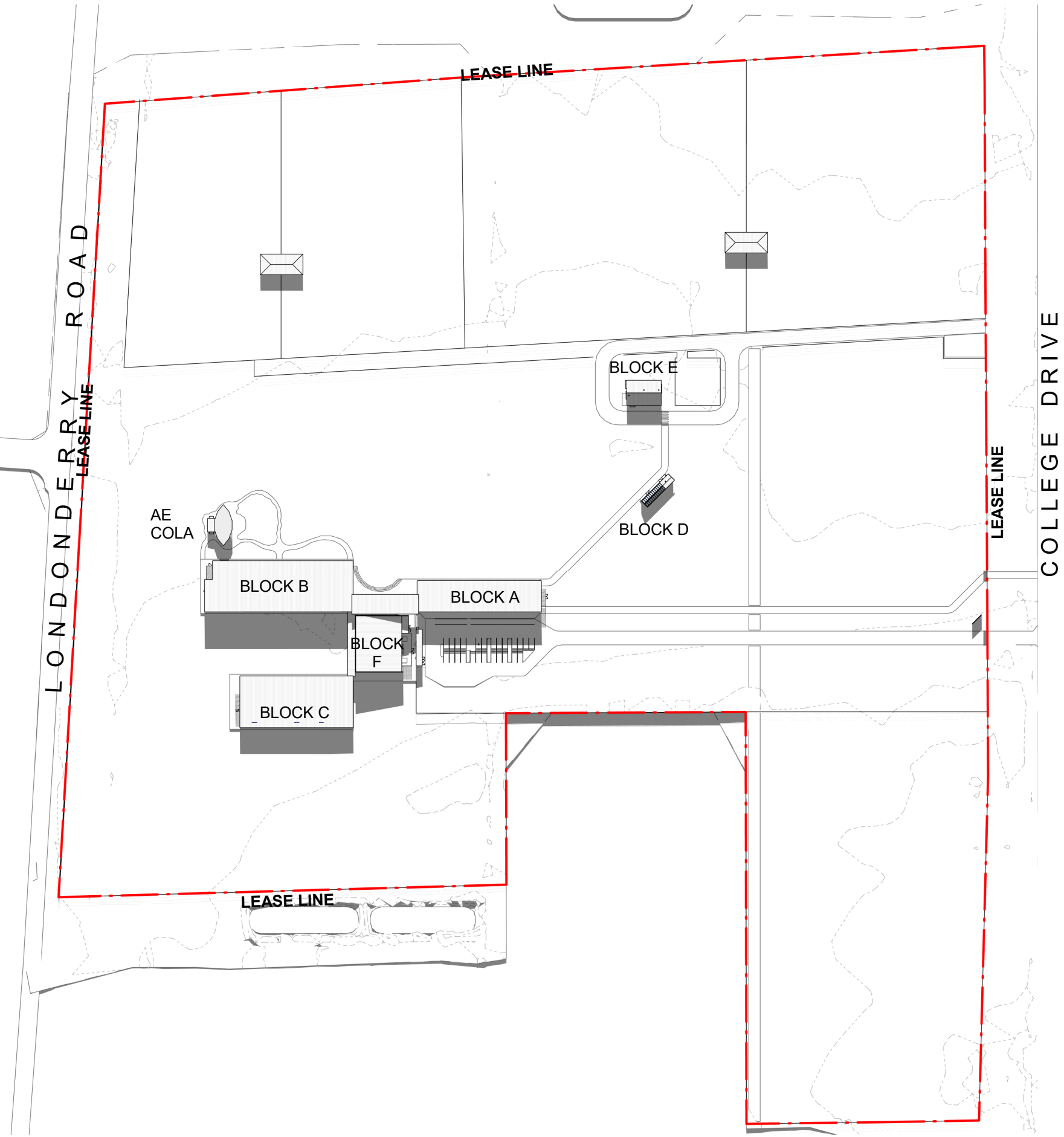
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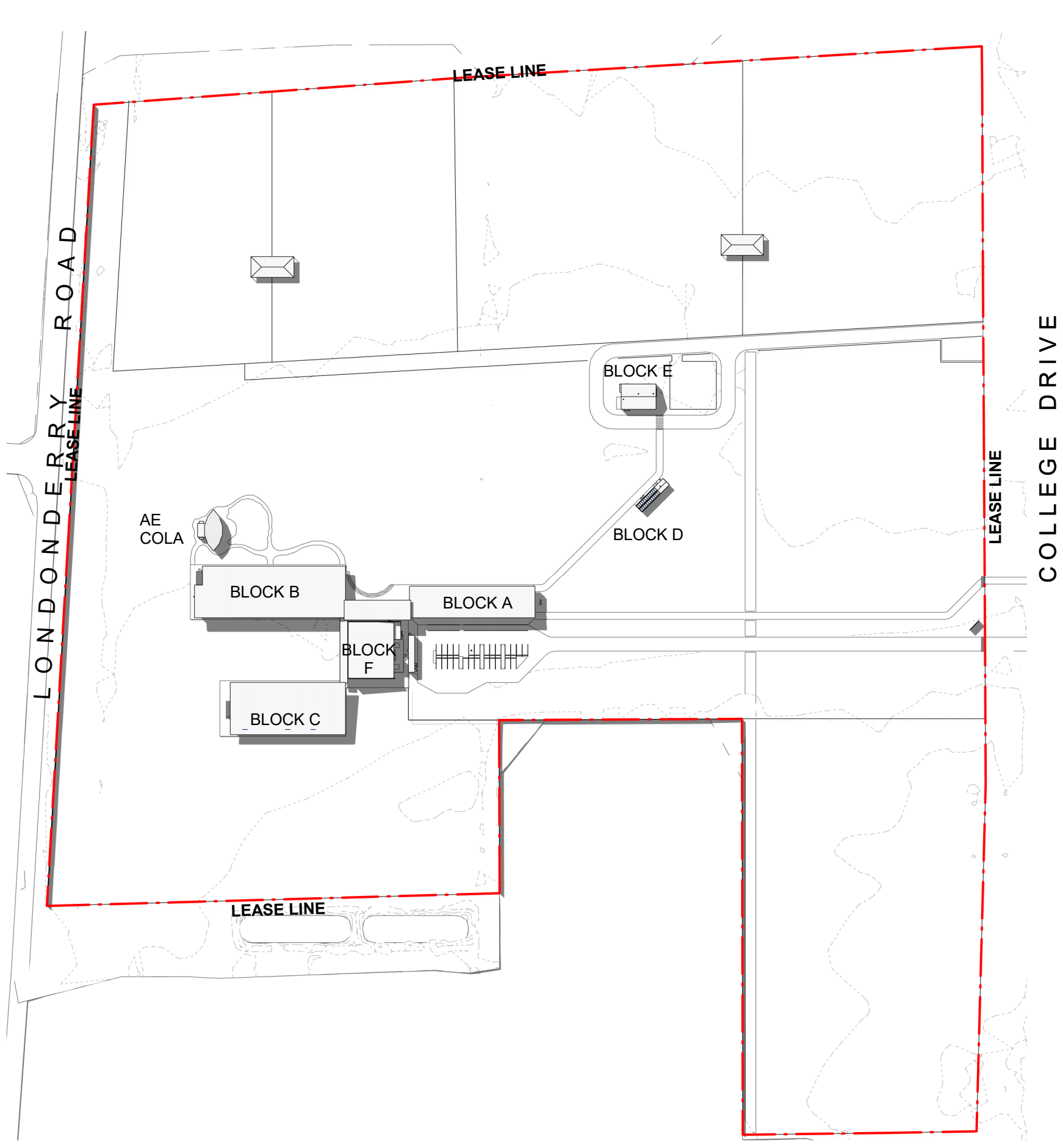
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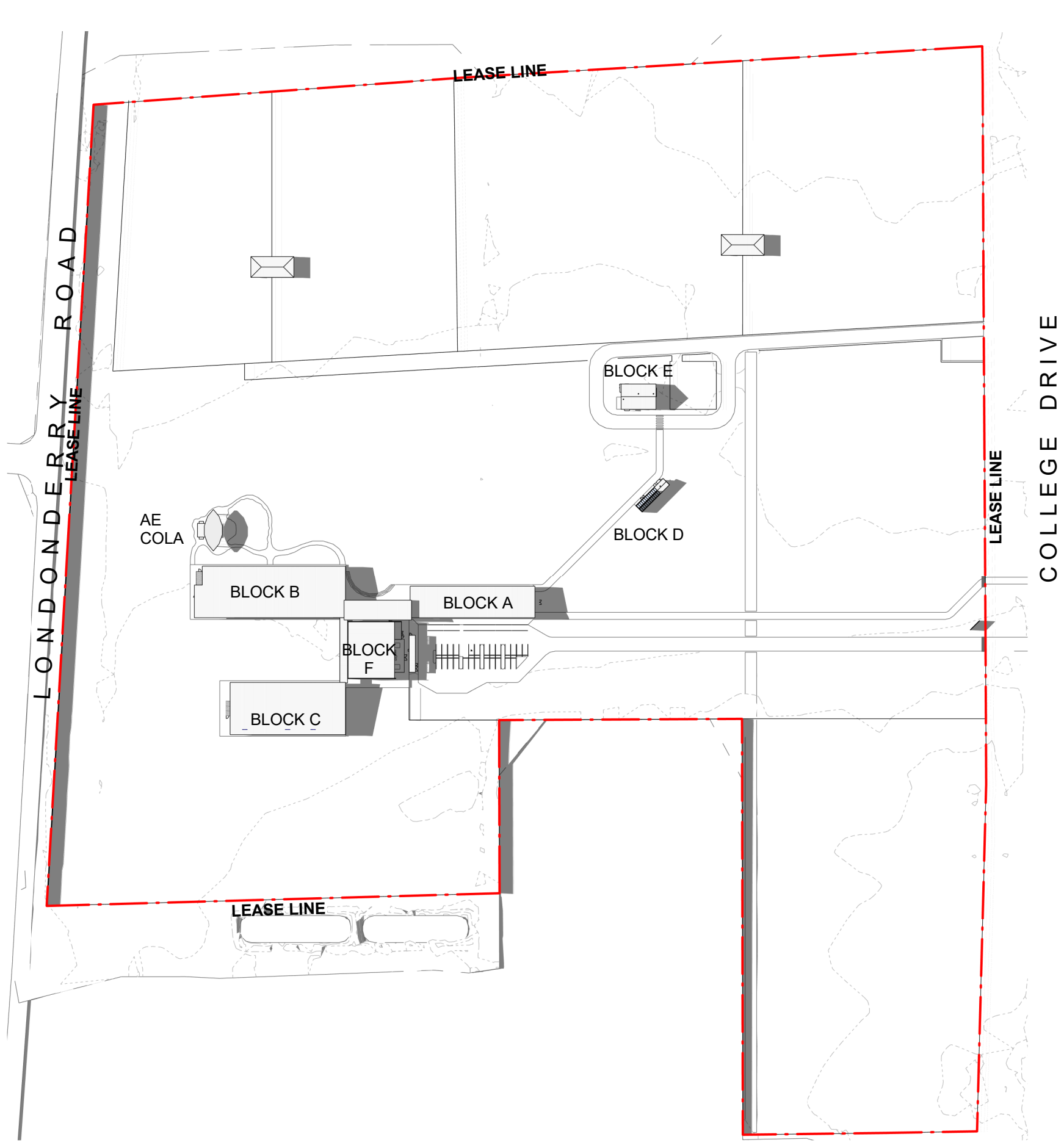
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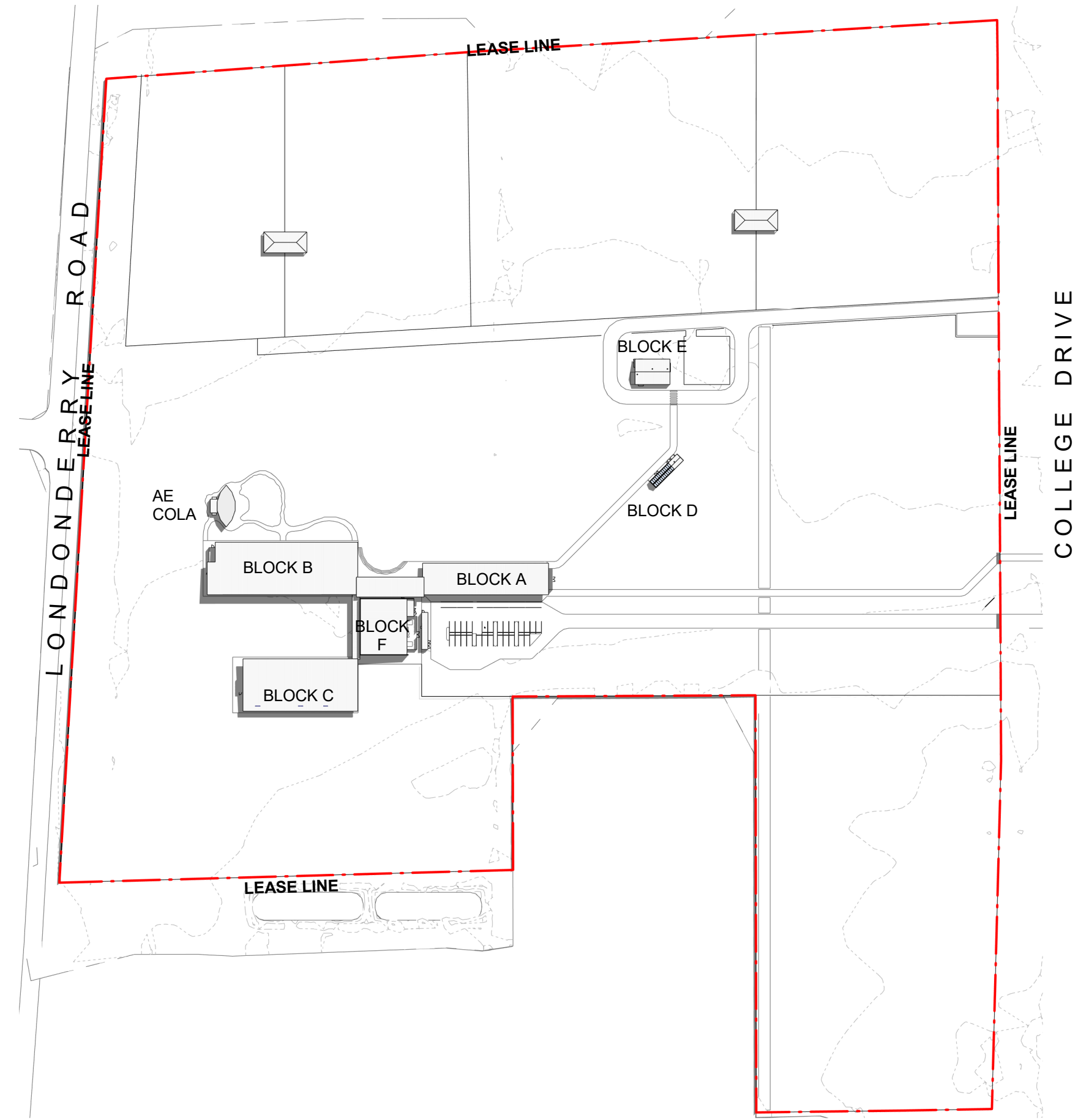
1 WINTER - JUNE 21st - 9am
1 : 2000



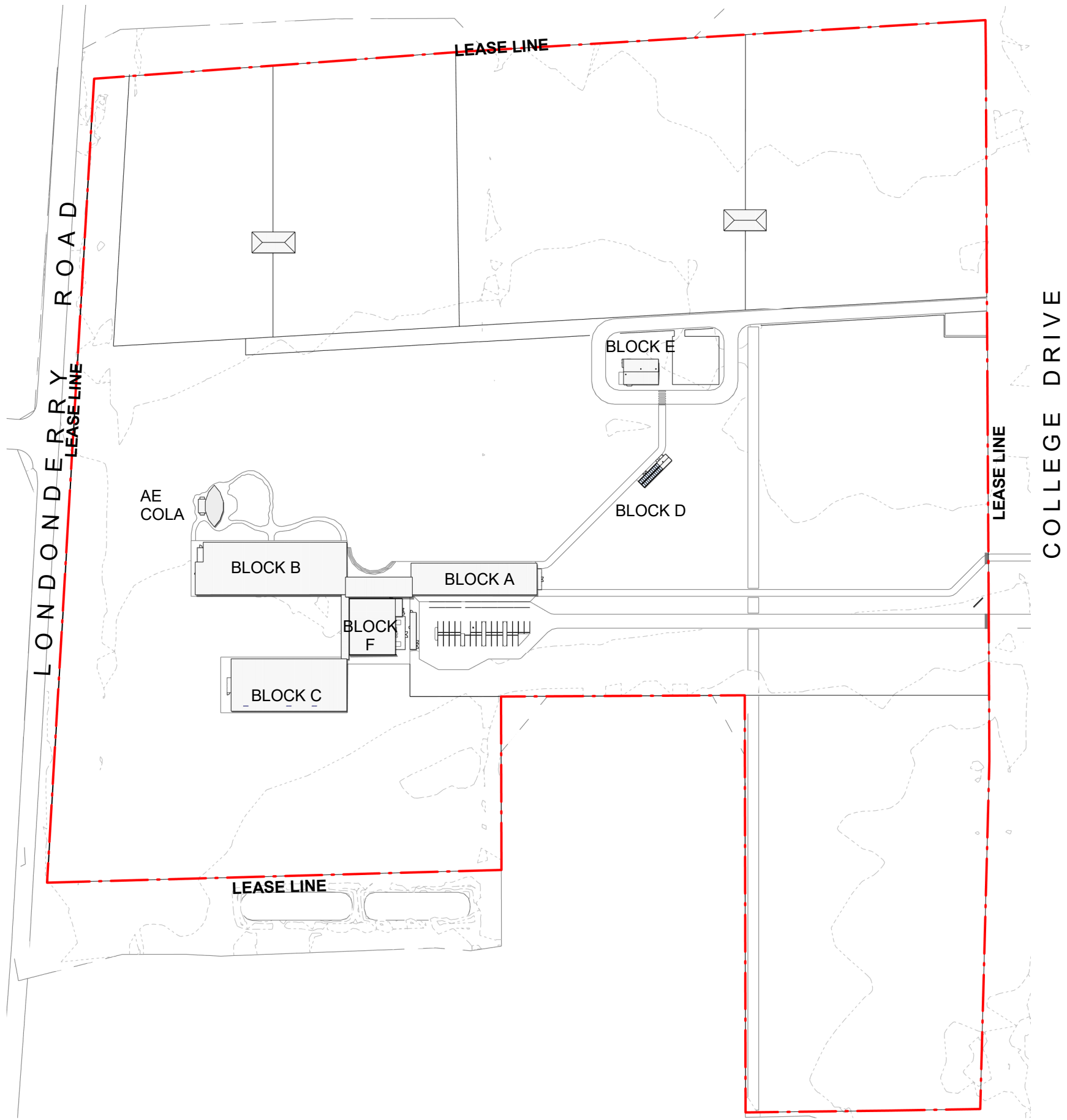
2 WINTER - JUNE 21st - 12pm
1 : 2000



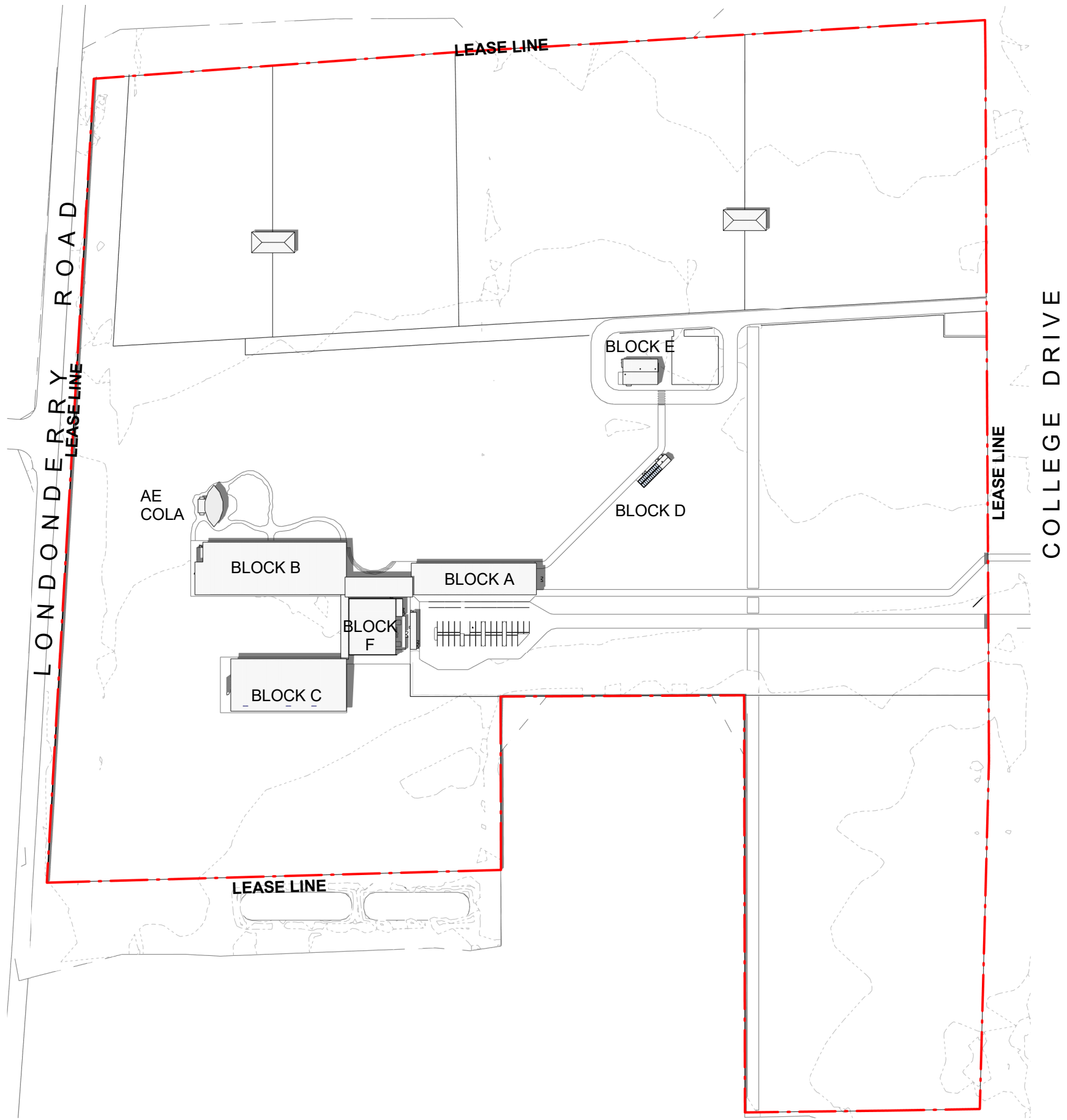
3 WINTER - JUNE 21st - 3pm
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4 SUMMER - JAN 21st - 9am
1 : 2000



5 SUMMER - JAN 21st - 12pm
1 : 2000



6 SUMMER - JAN 21st - 3pm
1 : 2000

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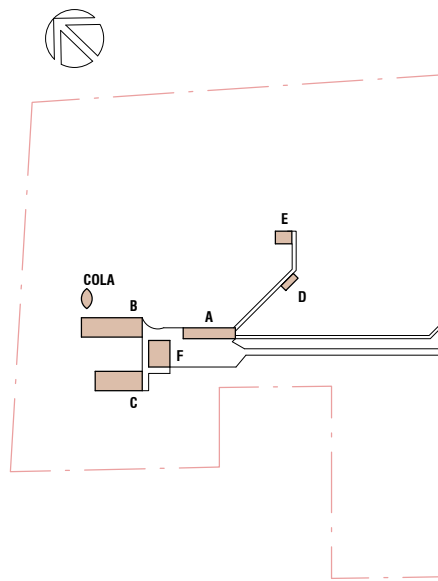
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SHADOW DIAGRAMS

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LOCATION PLAN



- 01 - GENERAL LEARNING SPACES
- 05 - ADMINISTRATION HUB
- 06 - GYMNASIUM + CANTEN HUB
- 08 - SCIENCE LEARNING HUB
- 14 - STAFF AMENITIES
- 15 - STUDENT AMENITIES
- 16 - OTHER STORAGE
- 17 - SERVICES
- 18 - SERVICES COMMS
- 20 - CIRCULATION
- 22 - OUTDOOR AREAS
- 23 - SLC
- 24 - NLC

REFER TO GRID SETOUT ON
RAC-NBRS-ZZ-ZZ-A-0105

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OVERALL GROUND FLOOR PLAN

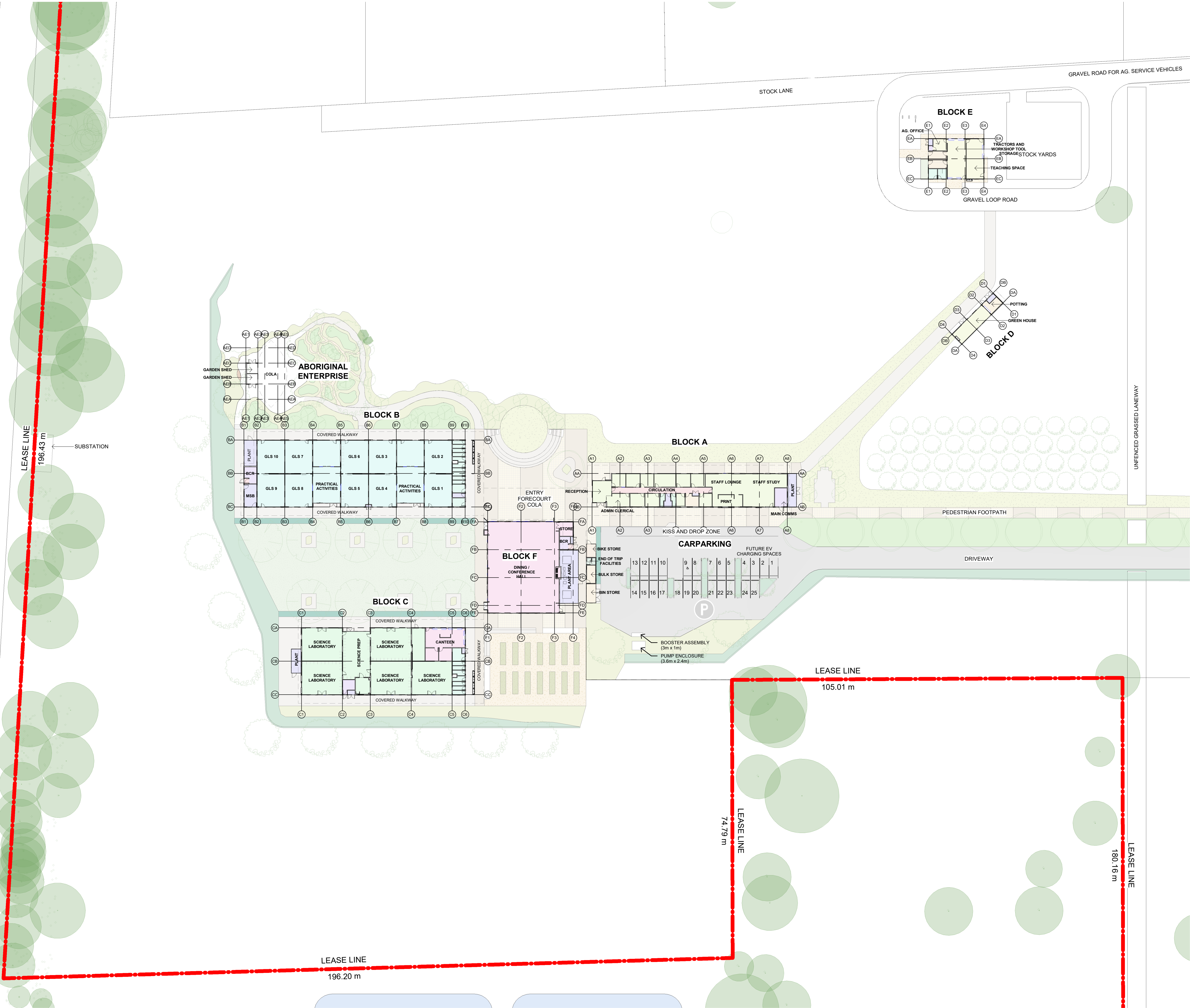
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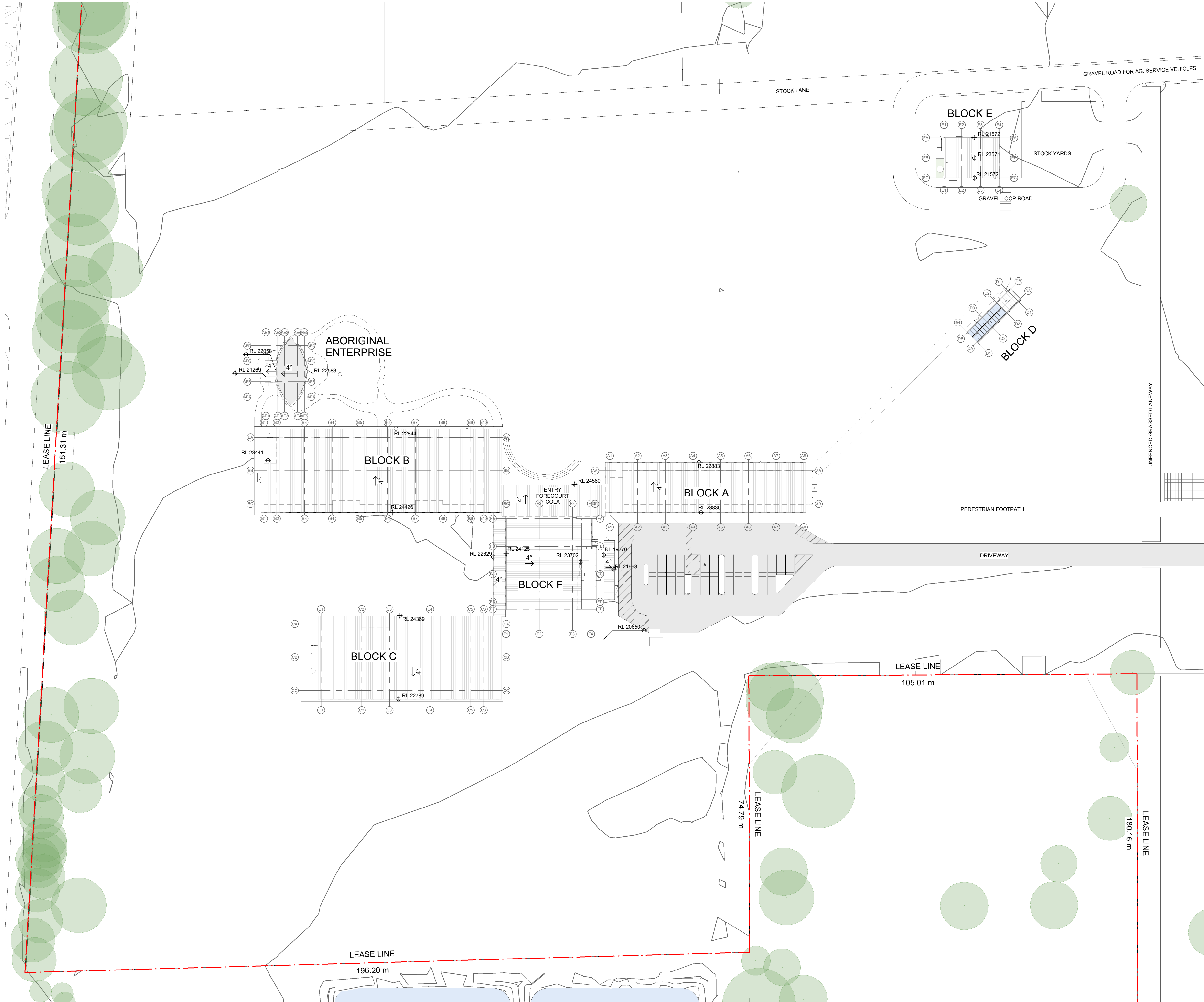
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Revision
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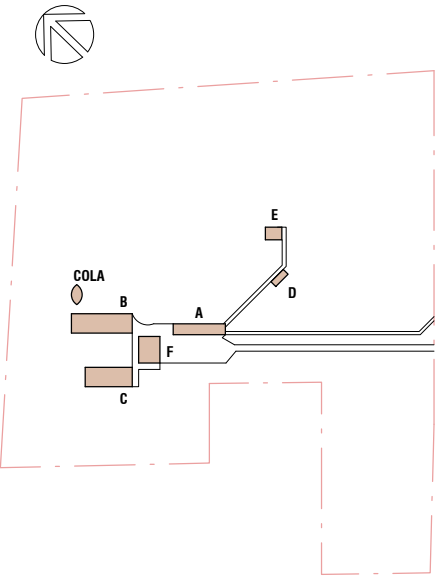
OVERALL ROOF LEVEL PLAN

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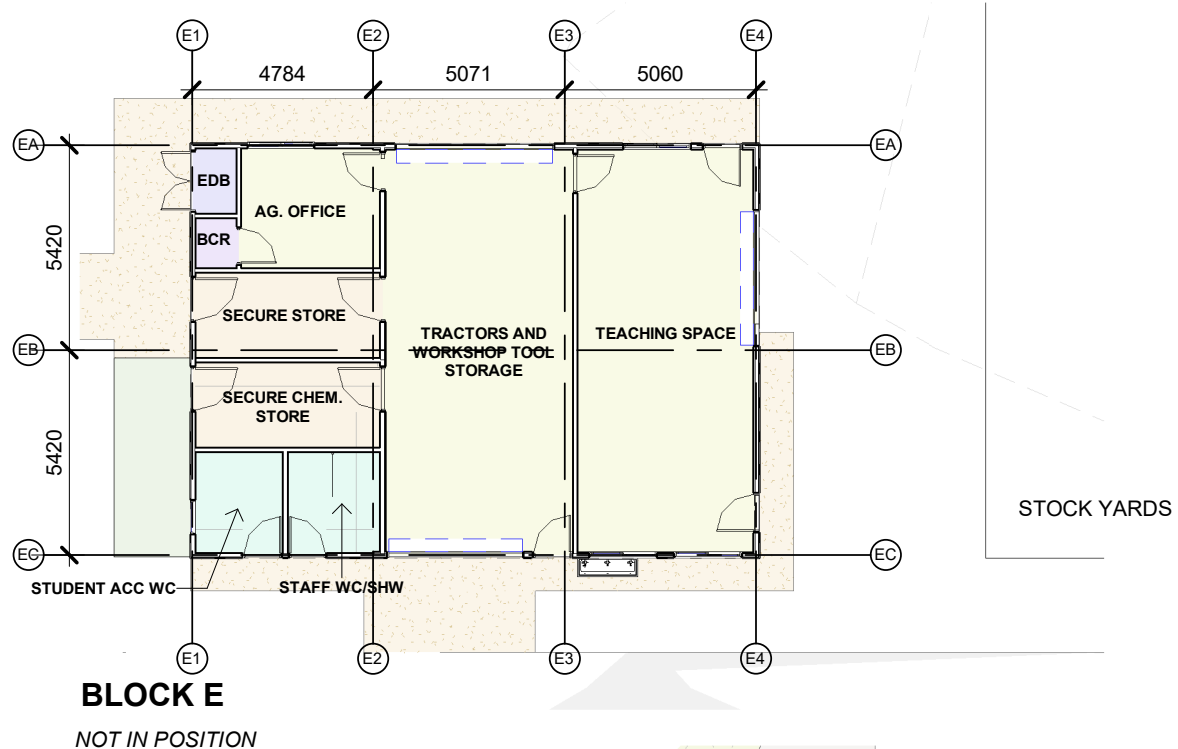
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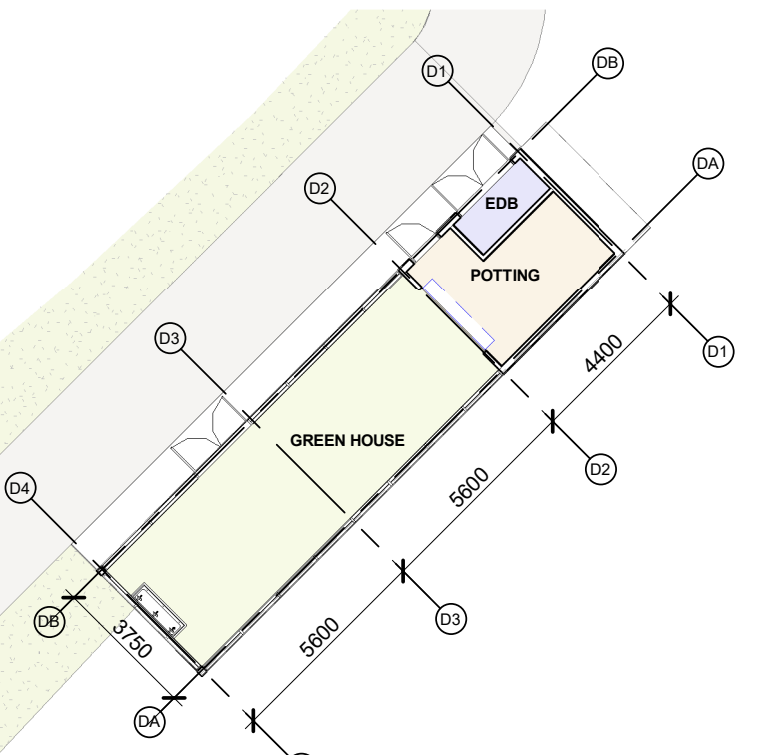
LOCATION PLAN



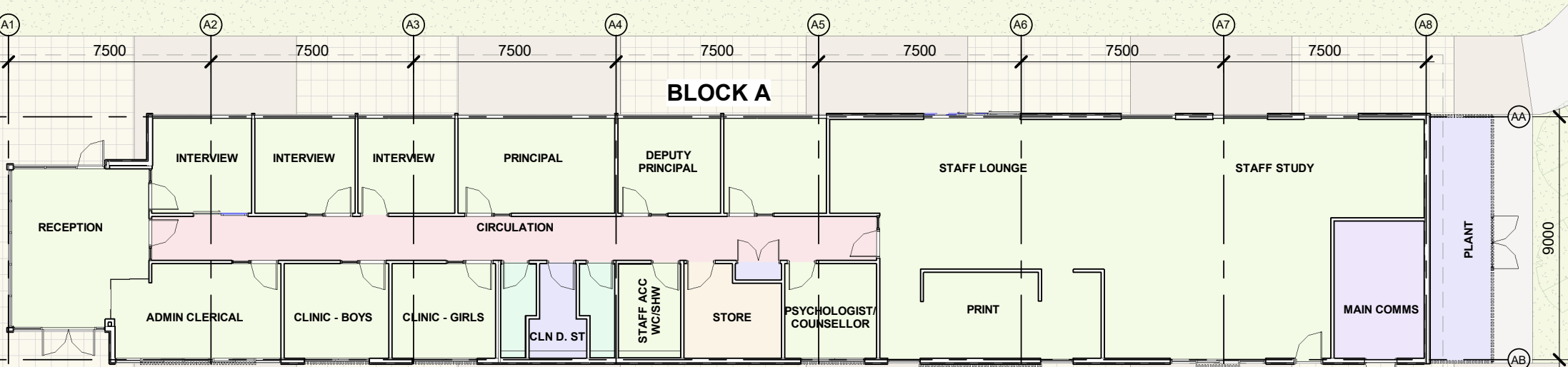
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RAC-NBRS-ZZ-ZZ-A-0105



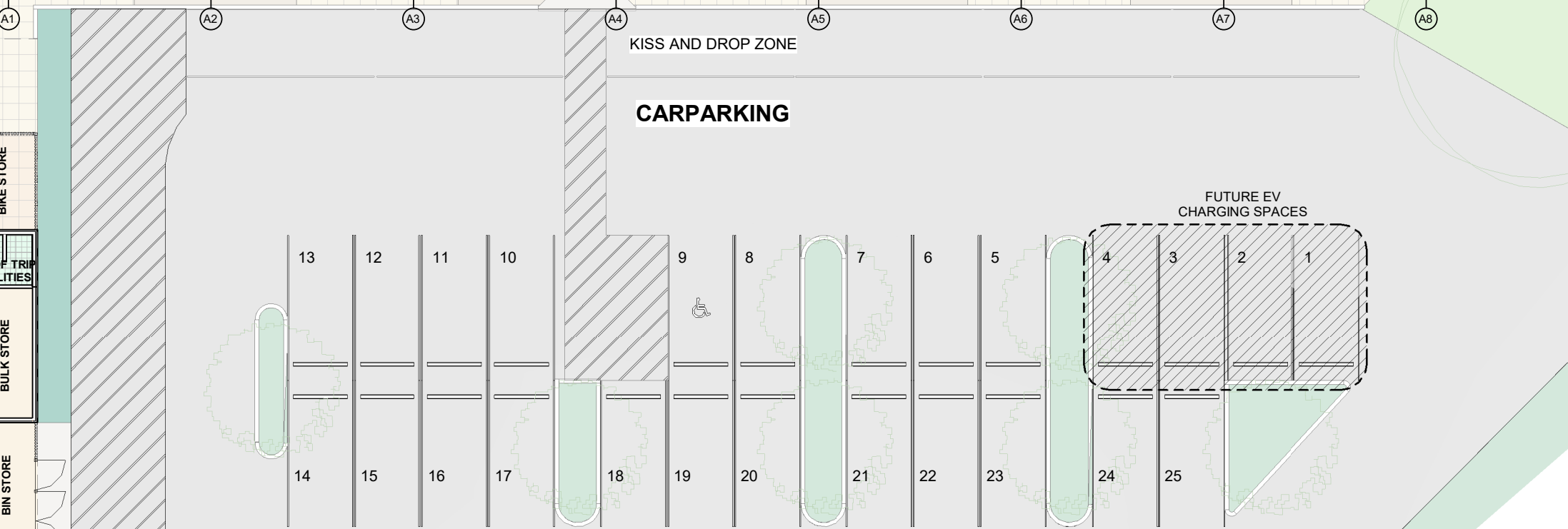
BLOCK E
NOT IN POSITION



BLOCK D
NOT IN POSITION

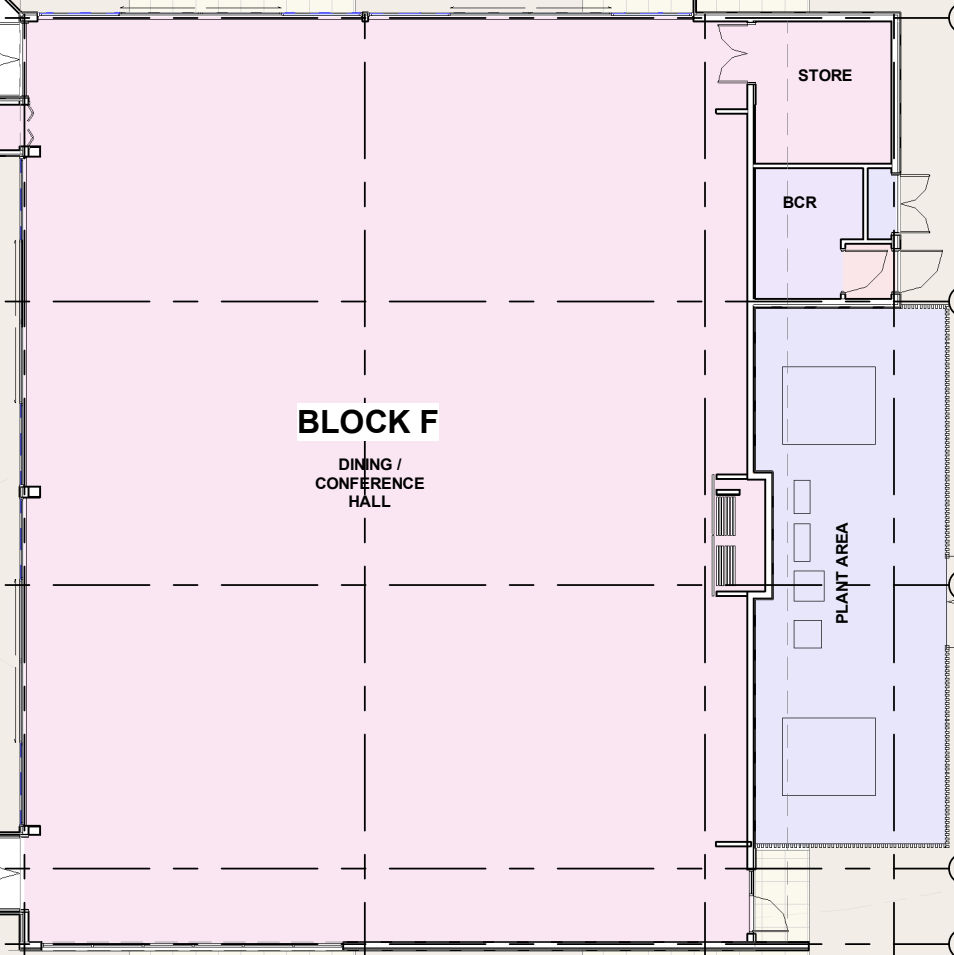


BLOCK A



CARPARKING

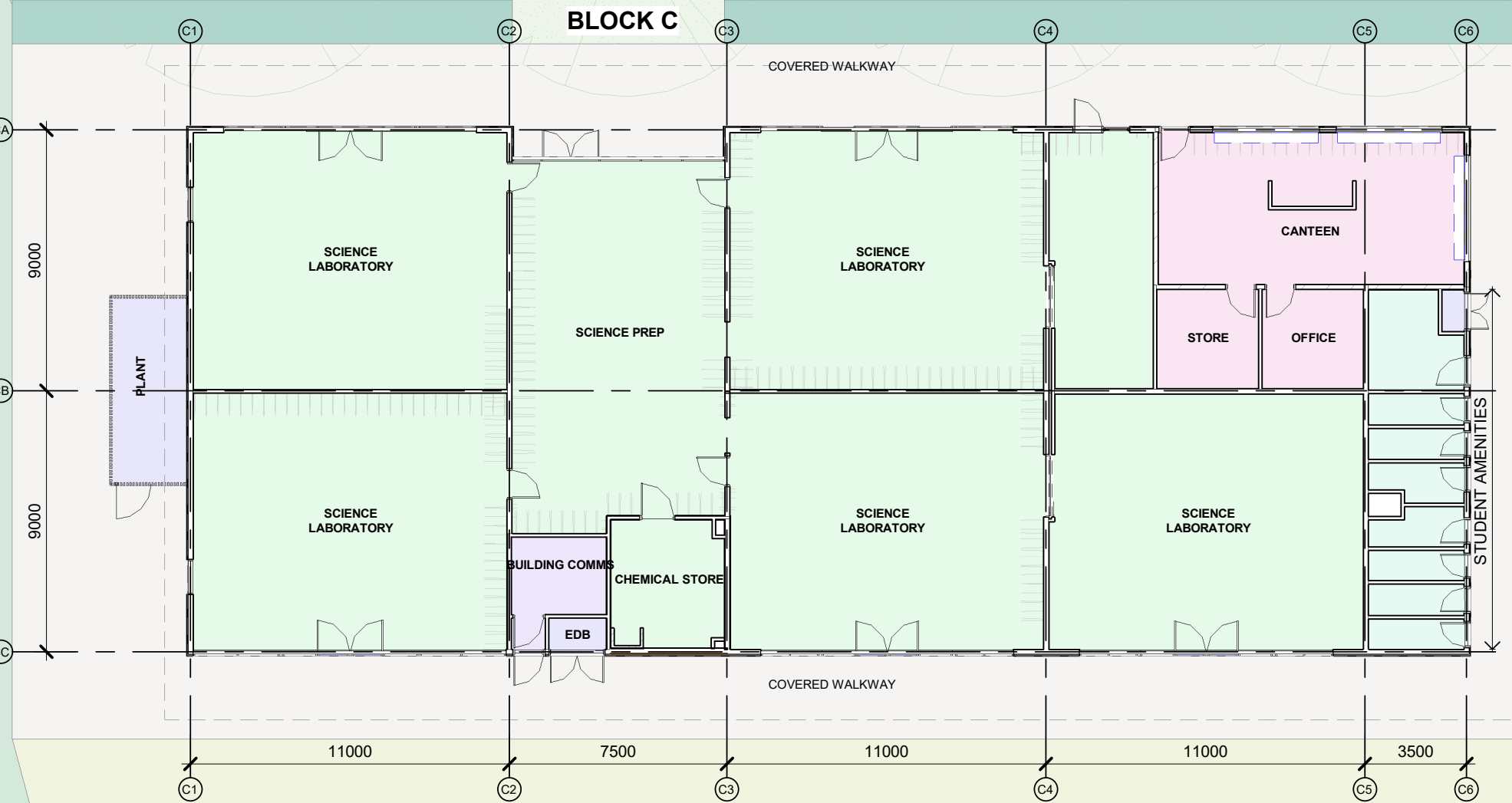
BLOCK F



BLOCK B



BLOCK C



**ABORIGINAL
ENTERPRISE**

REF ISSUE

Issue No.	Date	Description	Chkd
1	04.04.2025	ISSUED FOR COORDINATION	SJF
2	10.04.2025	ISSUED FOR COORDINATION	SJF
3	16.04.2025	REF ISSUE	SJF

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Nominated Architects:
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Jonathan West NSW 9899
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ABN 16 002 247 565

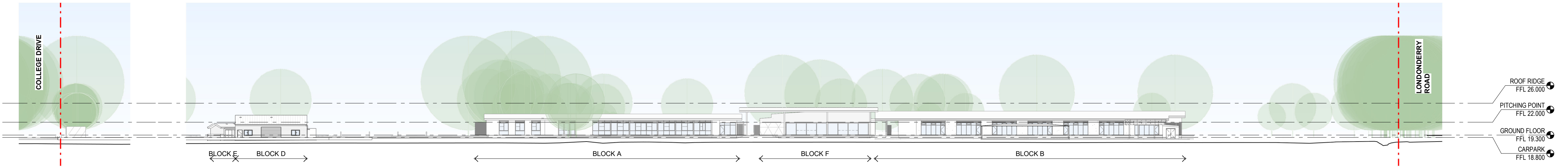
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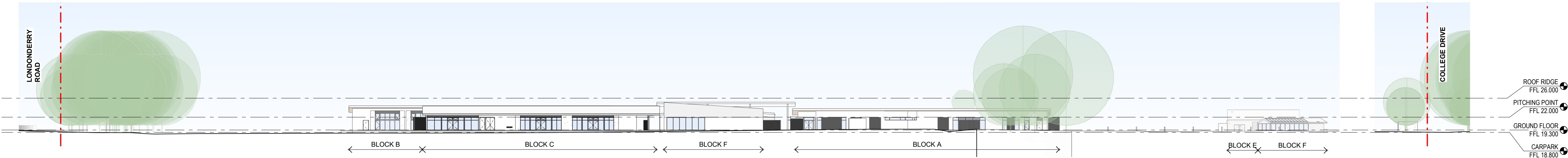
1-200 GROUND FLOOR PLAN

Date 16/04/2025 4:18:06 PM
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Drawing Reference
RAC-NBRS-ZZ-GF-DR-A-01050
Revision
3

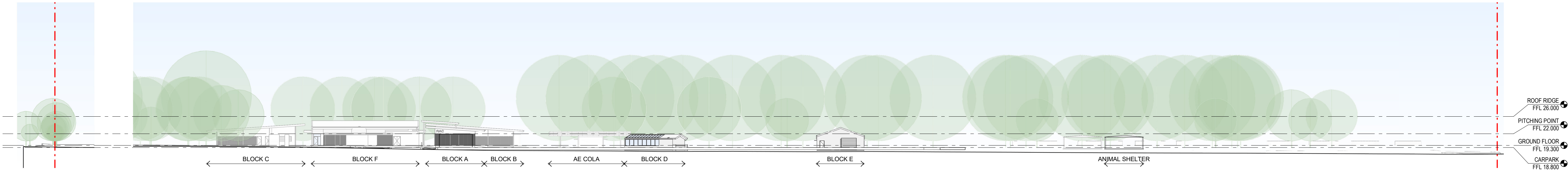
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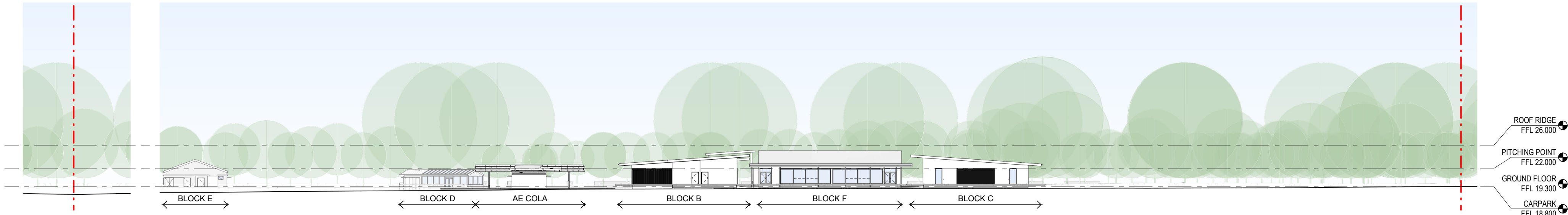
1 Site Elevation - North
1 : 500



2 Site Elevation - South
1 : 500



3 Site Elevation - East
1 : 500



4 Site Elevation - West
1 : 500

REF ISSUE

Issue No.	Date	Description	Chkd
1	27.02.2025	DRAFT REF	SJF
2	21.03.2025	DRAFT REF	SJF
3	04.04.2025	ISSUED FOR COORDINATION	SJF
4	10.04.2025	ISSUED FOR COORDINATION	SJF
5	16.04.2025	REF ISSUE	SJF

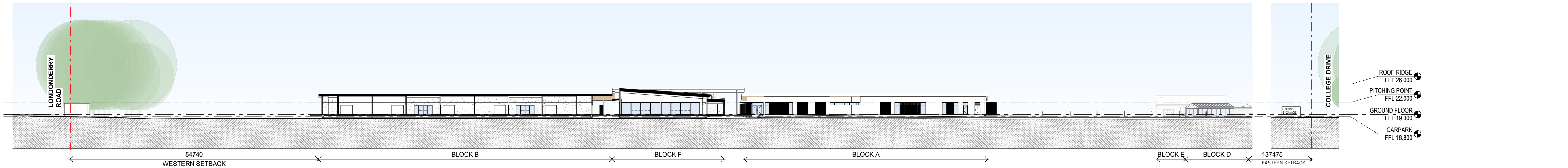
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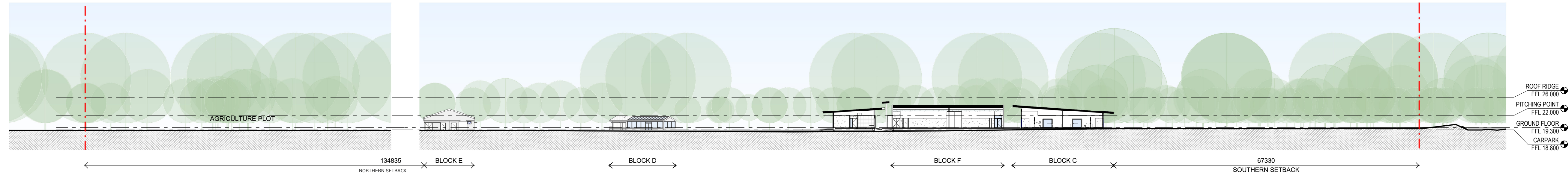
SITE ELEVATIONS

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Drawing Reference
Revision
RAC-NBRS-ZZ-ZZ-DR-A-03000 5

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1 Site Section 01 - East/ West
1 : 500



2 Site Section 02 - North/ South
1 : 500

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1	27.02.2025	DRAFT REF	SJF
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4	10.04.2025	ISSUED FOR COORDINATION	SJF
5	16.04.2025	REF ISSUE	SJF

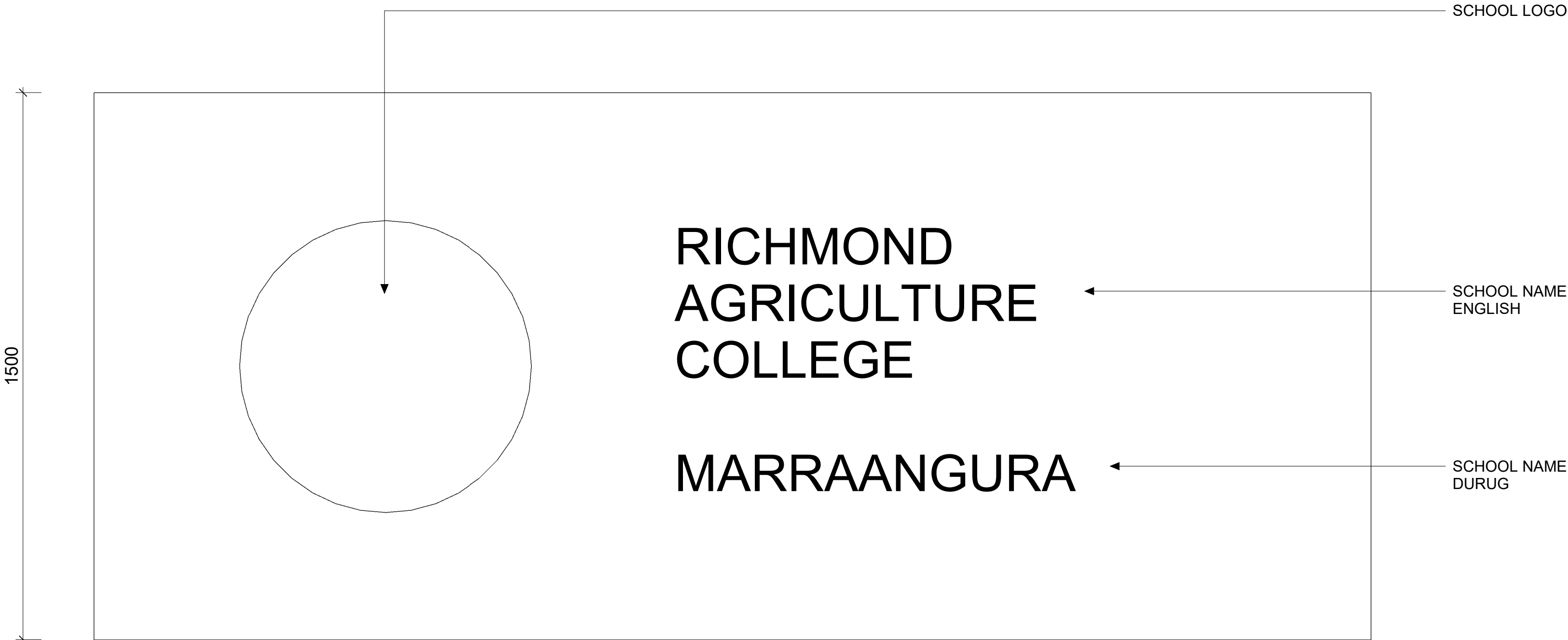
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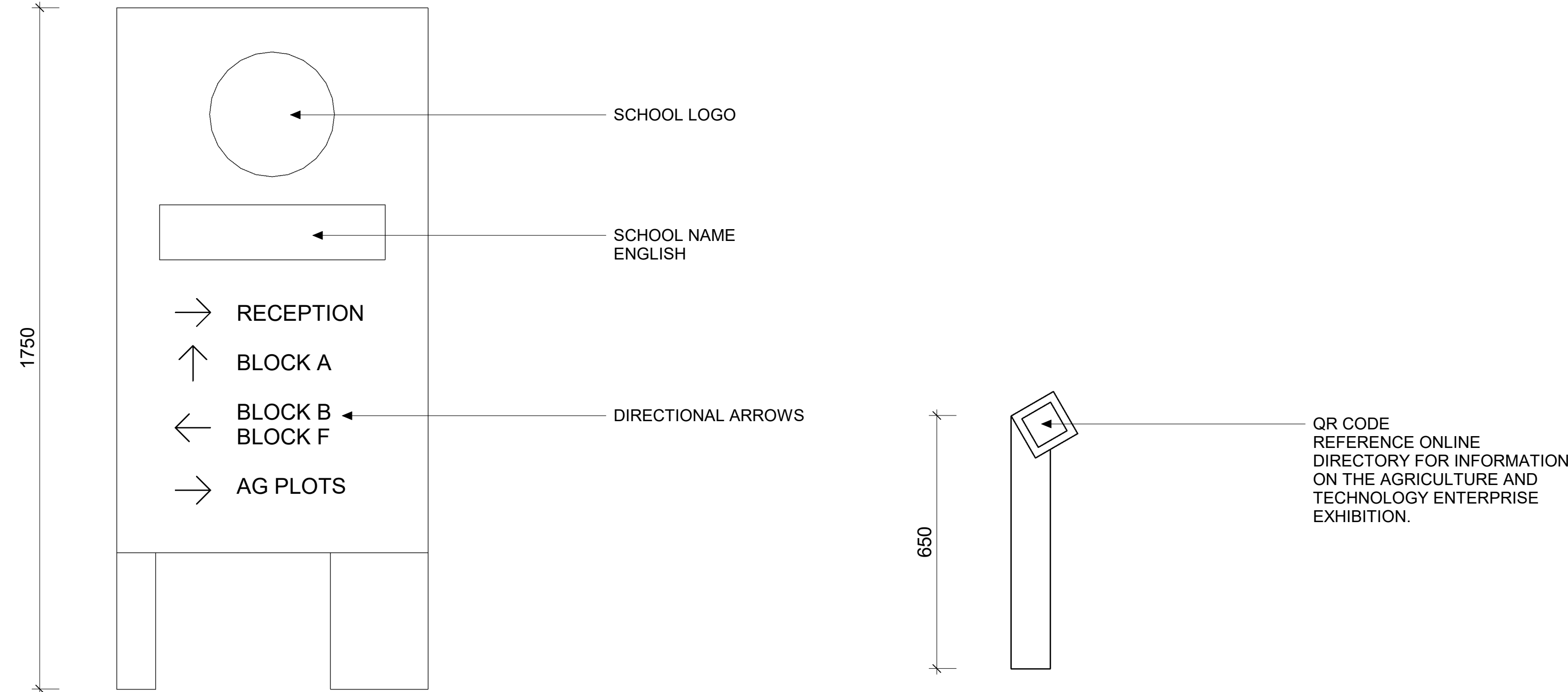
SITE SECTIONS

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Drawing Reference
Revision
RAC-NBRS-ZZ-ZZ-DR-A-04000 5

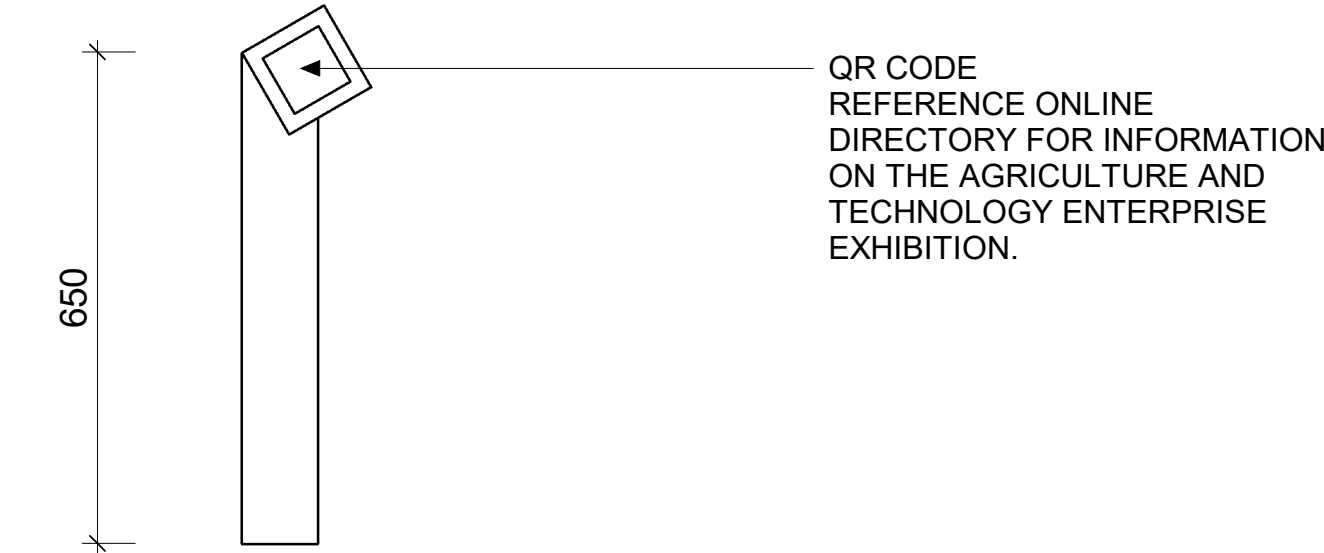
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1 ENTRY SIGNAGE TYPE 1
1 : 10



2 ENTRY SIGNAGE TYPE 2
1 : 10



3 ENTRY SIGNAGE TYPE 8
1 : 10

CODE	NAME	DESCRIPTION
SGN01	Main Entry SIGNAGE Wall (Dual language sign)	Signage Wall (Dual language sign) Location: College Drive Engage Consultant: Design to completed by SIGNAGE designer Guidelines: EFSG, WSU signage guide Stakeholder sign off: School, AECG and AECG Logo: School logo EnglishText: "Richmond Agricultural College" Darug Languages text: TBA
SGN02	Totem Entry Signage	Totem Signage (Dual language sign) Location: Entry (gates near block A) Engage Consultant: Design to completed by signage designer Guidelines: EFSG, WSU signage guide Stakeholder sign off: School, AECG and Architect Logo: School logo EnglishText: "Richmond Agricultural College" School information text: TBA Darug Languages text: TBA
SGN03	Graphic Decal to Glass	Colour Graphic Vinyl decal Location: Block A Admin Engage Consultant: Design to completed by local Aboriginal Artist and printed and installed by SIGNAGE contractor Stakeholder sign off: School, AECG and Architect Requirement: must meet AS1428.1 visual indicator requirements
SGN04	Graphic Vinyl Artwork print to wall	Colour Graphic Vinyl decal artwork print on wall (Dual language if required) Location: Block F north elevation (adjacent COLA) Engage Consultant: Design to completed by local Aboriginal Artist and printed and installed by signage contractor Stakeholder sign off: School, AECG and Architect Graphic Theme: Aboriginal + Small signage section talking About Architecture project concept food bowl and weave, building design and ESD initiatives as learning aid. Darug Language text: TBA English text if required: TBA
SGN05	Graphic Vinyl Artwork print to wall	Colour Graphic Vinyl decal artwork print on wall (Dual language if required) Location: Block C north elevation Engage Consultant: Design to completed by local Aboriginal Artist and printed and installed by signage contractor Stakeholder sign off: School, AECG and Architect Graphic Theme: TBA Darug Language text: TBA English text if required: TBA
SGN06	Graphic Decal to Glass	Colour Graphic Vinyl decal to glass Location: Internal glazing to learning spaces Engage Consultant: Design to completed by local Aboriginal Artist and local Artist and printed and installed by signage contractor Stakeholder sign off: School, AECG and Architect Requirement: must meet AS1428.1 visual indicator requirements Size: Full width of glass panel to 1000mm AFFL minimum Themes: Themed to tie into Ag and Ag Stem School reflecting the Aboriginal culture and the role of the first people of Australia as the first conversationalists, scientists and land managers of this country and western Ag & Ag Stem history. Content may include:- Eel dreaming storey, Vine yam, Sydney bees, Aboriginal foods, Dark Emu and Emu carvings, Coolamon, Fish traps, Canoe building, battle of Richmond hill, Info Graphics around farming produce in Hawkesbury area, history farming in Hawkesbury, Western farmed foods, and Ag Stem research.
SGN07	Graphic Vinyl Artwork print to wall	Colour Graphic Vinyl decal artwork print on wall (Dual language if required) Location: Aboriginal Enterprise Engage Consultant: Design to completed by local Aboriginal Artist or Artist (if content is not Aboriginal) printed and installed by signage contractor Stakeholder sign off: School, AECG and Architect Graphic Theme: TBA Darug Language text: TBA English text if required: TBA
SGN08	Post mounted Info Signage	Post mounted information signage about Ag plots Location: Technology Enterprise Number of posts: x1 per plot Engage Consultant: Design to completed by signage designer Guidelines: EFSG, WSU signage guide Stakeholder sign off: School Post: Folded 100x6mm solid coreten post with top folded back to form 100x100mm zone to mount changeable signage plaque. Round exposed edges to prevent injury Post height: 1000mm high above FL Signage Plaque English title text: Title Darug title text: If required Body Text: Information about plot or instillation QR code: Additional information online
SGN09	Wall and post mounted wayfinding signage (Dual language sign)	Wall and post mounted wayfinding signage (Some in dual language if required) Location: throughout school Items: All buildings, Aboriginal enterprise, Technology enterprise, village green, Green house, Maintenance shed, Agriculture plots, toilets, showers and drinking fountains Signage colours: TBC
SGN10	Asset Management Signage	Asset management signage to EFSG requirements
SGN11	Statutory and Safety Signage	Statutory signage and safety signage to EFSG, NCC and Australian Standards
SGN12	Totem Signage (Dual language sign)	Totem Signage (Dual language sign) Location: Carpark Entry (Maintenance Lane) Engage Consultant: Design to completed by signage designer Guidelines: EFSG, WSU signage guide Stakeholder sign off: School and Architect Logo: School logo EnglishText: "Richmond Agricultural College" School information text: TBA Darug Languages text: TBA
SGN13	Signage (Dual language sign)	Signage to Service Entry Gate Location: Agriculture plot service road entry (Maintenance Lane) Engage Consultant: Design to completed by signage designer Guidelines: EFSG, WSU signage guide Stakeholder sign off: School and Architect Logo: School logo EnglishText: "Richmond Agricultural College" School information text: TBA
SGN14	Post or Wall mounted Info Signage	Signage for Non-Potable water Location: Above all taps that connect to the sites harvested water (non-drinking). Place on wall or post. Engage Consultant: Design to completed by signage designer

REF ISSUE

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1	27.02.2025	DRAFT REF	SJF
2	21.03.2025	DRAFT REF	SJF
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4	10.04.2025	ISSUED FOR COORDINATION	SJF
5	16.04.2025	REF ISSUE	SJF

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SITE SIGNAGE

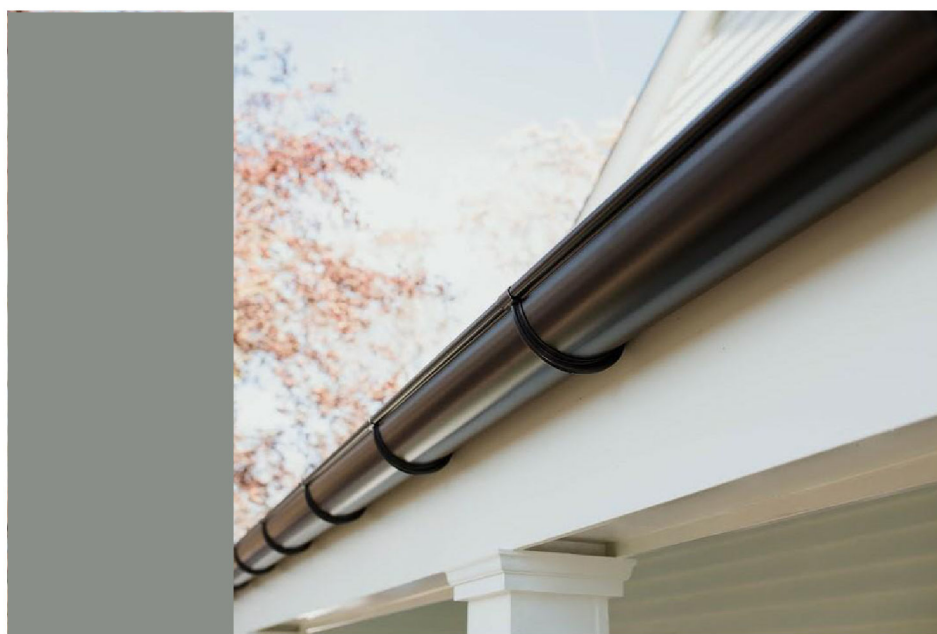
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Revision
RAC-NBRS-ZZ-ZZ-DR-A-08500 5

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LYSAGHT KLIPLOK ROOFING,
COLORBOND SURFMIST

MR01



HALF ROUND GUTTER,
COLORBOND WINDSPRAY

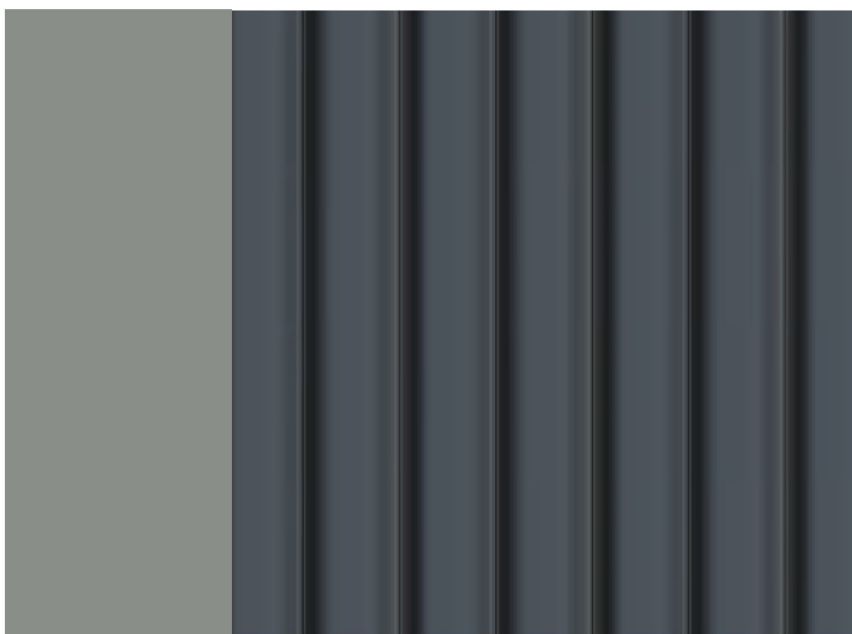
GUT02

DOWNPIPE
COLORBOND WINDSPRAY

DP01-A

METAL FASCIA
COLORBOND WINDSPRAY

FAS01



LYSAGHT LONGLINE 305 METAL CLADDING,
COLORBOND WINDSPRAY

MC01



BROOMED CONCRETE FINISH.
REFER TO LANDSCAPE

CF01

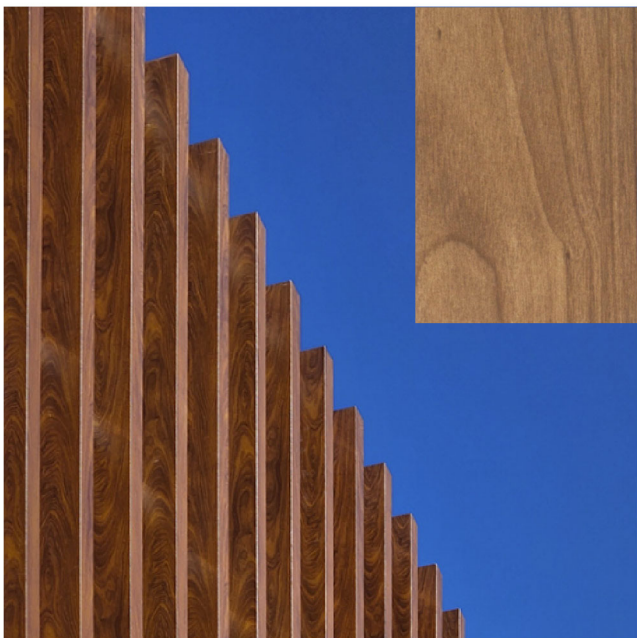


FC SOFFIT - MAIN ROOF WALKWAYS
PAINTED DULUX 'CEILING WHITE'

CLG05



*LANDSCAPE HIDDEN FOR CLARITY



ALUMINIUM BATTEN SCREEN,
TIMBER LOOK FOR PLANT AREAS

BAT01

CLOUR MATERIAL SWITCH,
SIM. TO SPOTTED GUM / BROWN

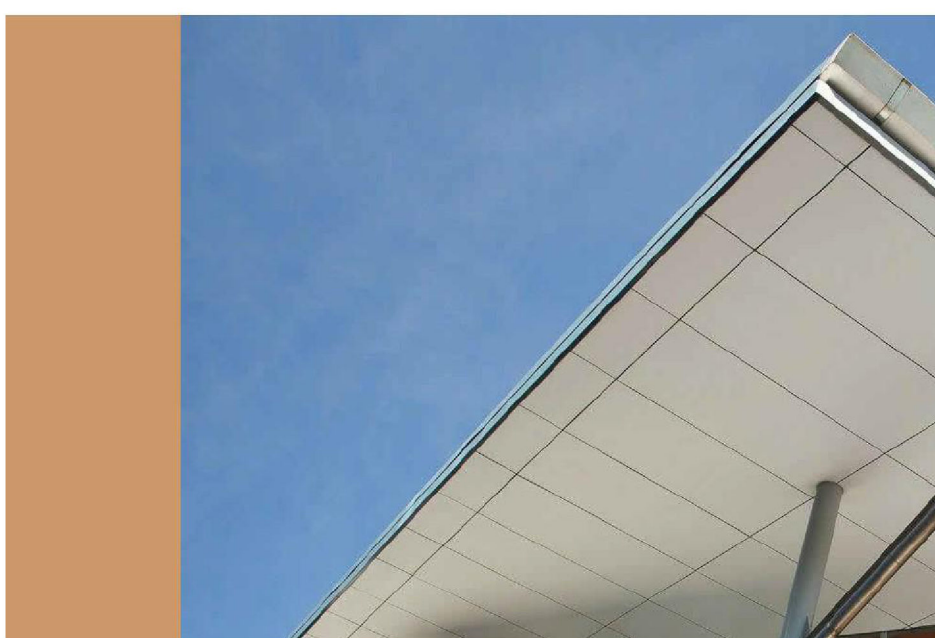


POWDERCOATED ALUMINIUM WINDOW
FRAMES, BLACK (MONUMENT)

WAT01

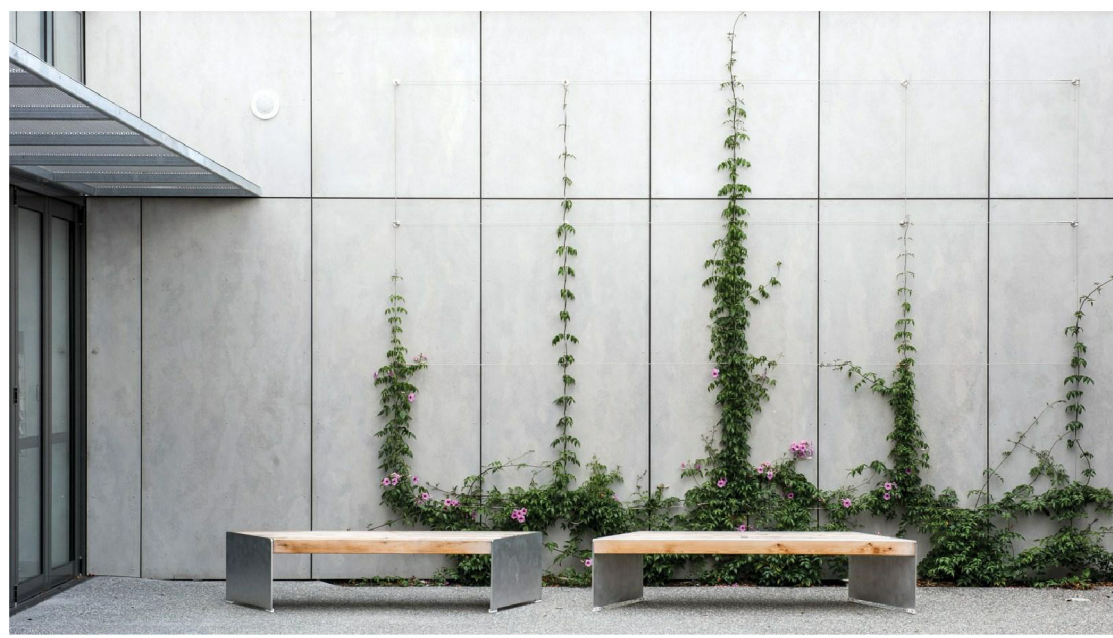
POWDERCOAT ALUMINIUM WINDOW
FRAMES, BLACK (MONUMENT)

WAT02



FC SOFFIT - COLA
PAINTED DULUX 'RAW UMBER'

CLG05



'GREY' CFC CLADDING

CF01



'RUST' CFC CLADDING

CF02

← WALL PANEL CLADDING COMBINATION →

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EXTERNAL FINISHES SCHEDULE

Date 16/04/2025 4:19:53 PM
Scale 1 : 1 @ A1
Drawing Reference
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Revision
5

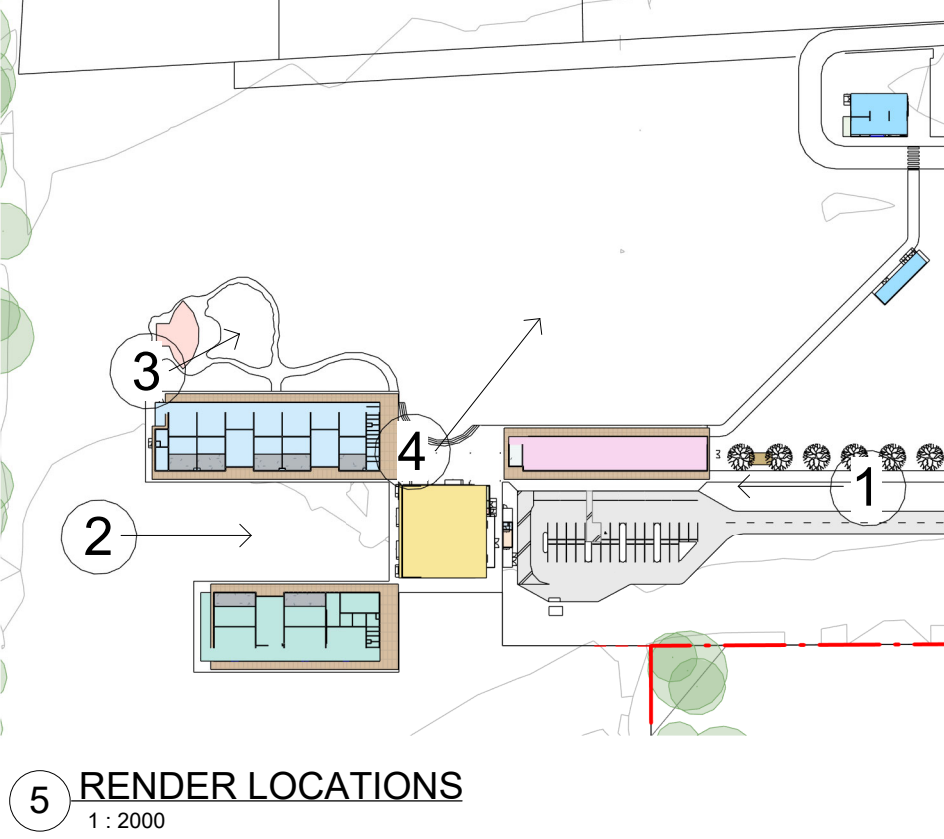
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1. FRONT ENTRY



2. VILLAGE GREEN



3. ABORIGINAL ENTERPRISE COLA



4. AGRICULTURE PLOTS, AG. SHED AND GREENHOUSE

REF ISSUE

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PERSPECTIVES

Date	16/04/2025 4:20:11 PM	Revision	
Scale	As indicated @ A1		
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