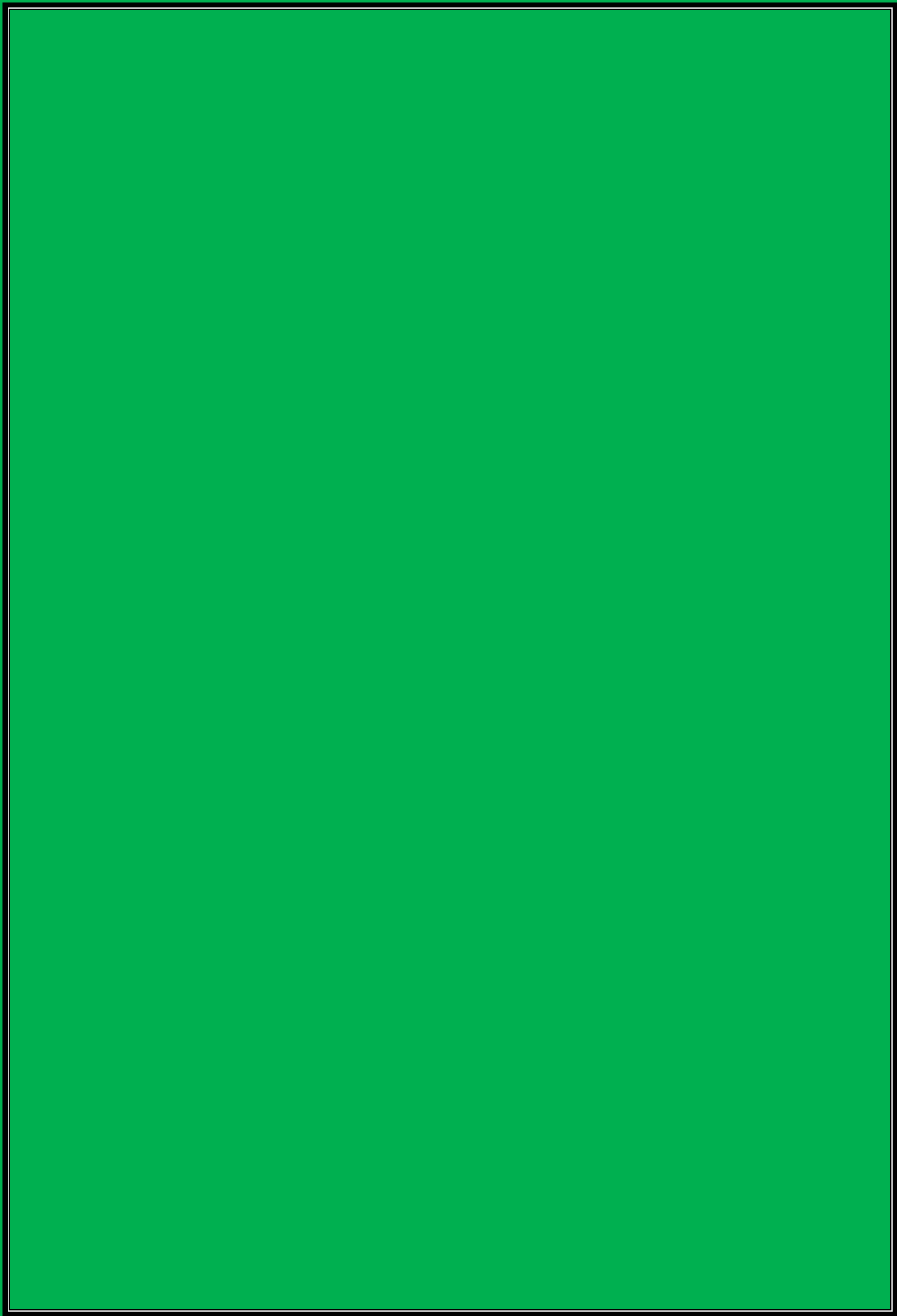


Council Assessment Report

2014SYW171 (DA1440-14)
Oakhill College Alterations



**JOINT REGIONAL PLANNING PANEL
(Sydney West Region)**

JRPP No.	2014SYW171
Development Application Number	DA/1435/2014
Local Government Area	Hornsby Shire Council
Proposed Development	Alterations and additions to an existing educational establishment entailing the erection of a Performing Arts Centre (PAC) with ancillary hospitality component, signage and upgrading works to existing car parking.
Street Address	Lot 1370 in DP 1063007, Nos. 423-521 Old Northern Road, Castle Hill
Applicant/Owner	Mr Stephen Molloy - Care Oakhill College
Number of Submissions	Nil
Regional Development Criteria (Schedule 4A of the Act)	General Development Over \$20 Million Capital Investment Value of \$28.28 million (including GST)
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Act 1979</i> • <i>Hornsby Local Environmental Plan 2013</i> • <i>State Environmental Planning Policy No. 44 - Koala Habitat</i> • <i>State Environmental Planning Policy No. 64 - Advertising and signage</i> • <i>State Environmental Planning Policy (Infrastructure) 2007</i> • <i>Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2-1997)</i> • <i>Hornsby Development Control Plan 2013</i> • <i>Hornsby Section 94A Contributions Plan 2012 -2012</i>
List all documents submitted with this report for the panel's consideration	<ul style="list-style-type: none"> • Locality Plan, • Architectural Plans, • Landscape Plans, • Shadow Analysis.
Recommendation	Approval

Report by	Rita Baker – Town Planner from Hornsby Shire Council
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ASSESSMENT REPORT AND RECOMMENDATION

EXECUTIVE SUMMARY

- The application involves alterations and additions to an existing educational establishment comprising the erection of a performing arts centre (PAC) with hospitality component, ancillary signage and upgrading works to the existing car parking facility (bay 'B').
- The proposal generally complies with the relevant provisions of the *Hornsby Local Environmental Plan 2013* and the *Hornsby Development Control Plan 2013*.
- No public submissions have been received in respect of the application.
- It is recommended that the application be approved.

RECOMMENDATION

THAT Development Application No. 1435/2014 for the alterations and additions to an existing educational establishment comprising the erection of a performing arts centre (PAC) with hospitality component, ancillary signage and extension of the existing car parking facility at Lot 1370 DP 1063007, Nos. 423-521 Old Northern Road, Castle Hill be approved subject to the conditions of consent detailed in Schedule 1 of this report.

HISTORY OF THE APPLICATION

The subject site has had numerous development applications over the years for works to the buildings and grounds, including subdivision, construction of a new sporting complex and modifications to existing buildings.

On 10 April 2014, a pre-lodgement meeting was held in Council. Key issues included heritage, tree retention, building height, design, stormwater, vehicular access and parking.

On 19 November 2014, Development Application No. 1435/2014 was lodged for alterations and additions to an existing educational establishment comprising the erection of a performing arts centre (PAC) with hospitality component and extension of the car parking facility.

On 3 March 2015 the Heritage Advisory Committee raised no objection to the proposal subject to the PAC building being lowered in height, additional details being provided on the cladding (wall/roof), an amended landscape plan detailing replacement tree planting and relocation of memorial plaques.

On 22 April 2015, Council raised a number of design concerns mainly regarding heritage visual amenity as follows:

- Bulk and scale of the proposed performing arts centre,
- The presentation of the roof structure, and
- The relocation of existing memorial plaques.

On 14 July 2015, after extensive negotiations with Council officers, the applicant provided amended plans and associated documentation in response to the matters raised by Council.

SITE

The overall site area of the “De La Salle” estate is approximately 18.2 hectares. Existing on the site are a number of school buildings, the JBB building, playing fields, swimming pool and cricket nets, associated car parking areas and access roads. The site also features a cemetery positioned towards its eastern end. The remainder of the site along its eastern perimeter is predominantly made up of cleared grazing land traversed by a watercourse and two remnant stands of Blue Gum High Forest. This area is utilised for agricultural studies associated with the college.

It is noted that the property is listed as a heritage item (Oakhill College) of local significance under the provisions of Schedule 5 (Environmental Heritage) of the *Hornsby Shire Local Environmental Plan 2013 (HLEP)*.

Oakhill College operates a registered and accredited non-government school catering for approximately 1,600 students, boys only for Years 7 to 10 and co-educational in Years 11 and 12.

The site itself is dominated by a hill (RL 183.5), which occupies a central position towards the western half of the property. The bulk of the school buildings are arranged about the south-eastern slopes of this hill, with the exception of the JBB building occupying a prominent position on the north-eastern side of the hill. The hill slopes away to the north, east and south, at natural slopes of approximately 12%, with steeper grades of approximately 30% along the western boundary for much of the site’s northern frontage with Old Northern Road. The natural falls to the north, east and south are interrupted in areas where cut and fill associated with the playing fields has occurred.

The property is bounded to the west by Old Northern Road, where it occupies a total road frontage of approximately 768 metres. There are two access points off Old Northern Road to the De La Salle property. The access point further to the south (approximately 500 metres) provides the main entrance to the school, this being situated adjacent to the traffic lights at the intersection of Old Northern Road and Old Castle Hill Road. A bus lane/vehicle exit lane is located immediately south of this main entrance.

Adjoining the southern boundary is the Anglican Retirement Village, an extensive residential retirement village development in a bushland setting. St Paul’s Anglican Church adjoins the south west boundary adjacent to the proposed playing field.

The eastern boundary is predominantly characterised by low-density housing development, with residential properties along Foley Place backing onto this common boundary. To the north-east, the Oakhill Drive Public School backs onto the De La Salle property. This common boundary is characterised by steep slopes that have arisen from the introduction of fill when the playing fields in this area were formed. A stand of degraded Blue Gum High Forest occurs at the base of these slopes along the school’s western boundary.

The site known as Nos. 354-368 Old Northern Road, Castle Hill is positioned across from Oakhill College. The site has been rezoned for residential purposes and forms part of The Hills Local Government Area.

PROPOSAL

The proposed development application is for the construction of a Performing Arts Centre (PAC) including a hospitality/function centre component to be positioned at the western side of the PAC and extension of the existing car parking facility (Bay 'B'). The proposed development will be positioned along the south-western side of the "De La Salle" building located on the site.

The proposal has been divided into two development stages as follows:

Stage One,

- a) Construction of the Performing Arts Centre (PAC) for a capacity of 437 seats with ancillary foyer and forecourts.
- b) Signage.
- c) Enlargement of the existing car parking facility at the south-eastern side of the proposed PAC (Bay 'B'). The parking facility will accommodate 36 additional vehicles including 4 spaces for mobility impaired persons and a new internal area designated for drop-off/pick-up to serve the proposed PAC.

Stage Two,

- a) Construction of the adjoining Hospitality/Function centre (at the western side of the PAC) to comprise 220 seat capacity function centre, forty student commercial kitchen and two x 20 student hospitality classrooms.
- b) Removal of fifty-seven trees along the southern and western slopes of the college, and
- c) Replanting of 134 new species with associated landscaping works.

The new development will be used primarily for educational purposes during school hours. The introduction of the facility will not increase the school population, although it will increase activities, which will take place outside of standard school operating hours. The overall hours of operation for the Performing Arts Centre would be from 7:00 pm to 11:00 pm (weekdays) and from 2:00 pm to 4:00 pm (Sundays) throughout the year. The hours of operations for the hospitality/function centre component would be any given day from 9:00 am to 9:00 pm. Major functions would not be permitted during times when major theatre production is occurring.

The applicant has noted that curriculum activities are already present on the College grounds and will simply migrate across to the new proposed facility to ease functionality within the campus.

The new facility would become available to the public for weddings and other events. Functions during school terms would be outside of school hours.

ASSESSMENT

The development application has been assessed having regard to 'A Plan for Growing Sydney', the 'North Subregion (Draft) Subregional Strategy' and the matters for consideration prescribed under Section 79C of the *Environmental Planning and Assessment Act 1979* (the Act). The following issues have been identified for further consideration.

1. STRATEGIC CONTEXT

1.1 A Plan for Growing Sydney and (Draft) North Subregional Strategy

A Plan for Growing Sydney has been prepared by the NSW State Government to guide land use planning decisions for the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

The NSW Government will use the subregional planning process to define objectives and set goals for job creation, housing supply and choice in each subregion. Hornsby Shire has been grouped with Hunters Hill, Ku-ring-gai, Lane Cove, Manly, Mosman, North Sydney, Pittwater, Ryde, Warringah and Willoughby to form the North Subregion. The *Draft North Subregional Strategy* will be reviewed and the Government will set housing targets and monitor supply to ensure planning controls are in place to stimulate housing development.

The proposed development would be consistent with 'A Plan for Growing Sydney', by providing additional services to support a growing population.

2. STATUTORY CONTROLS

Section 79C(1)(a) requires Council to consider "any relevant environmental planning instruments, draft environmental planning instruments, development control plans, planning agreements and regulations".

2.1 Hornsby Local Environmental Plan 2013

The proposed development has been assessed having regard to the provisions of the *Hornsby Local Environmental Plan 2013 (HLEP)*.

2.1.1 Zoning of Land and Permissibility

The subject land is zoned R2 – Low Density Residential Zone under the *HLEP*. The objectives of the zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed development is ancillary to the land use defined as 'educational establishment' under the *HLEP* and is permissible in the zone with Council's consent and is consistent with the objectives of the zone.

2.1.2 Height of Buildings

Clause 4.3 of the *HLEP* provides that the height of a building on any land should not exceed the maximum height shown for the land on the “Height of Buildings” Map. The maximum permissible height for the subject site is 8.5 metres. The application does not comply with this provision as the proposed height extends to 8.7 metres and 12.4 metres from the natural ground level on various points of the slope.

2.1.3 Exceptions to Development Standards

The application has been assessed against the requirements of Clause 4.6 of the *HLEP*. This clause provides flexibility in the exercise of the development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objectives of the zone.

The topography of the subject land falls steeply to the south and as consequence the proposal presents an overall height that fluctuates between 8.7 metres and 12.4 metres from the natural ground level on various sections of the proposed buildings, exceeding the required 8.5 metres height for low density residential zones.

The objective of the “Height of building” clause under the *HLEP* is as follows:

- (a) *to permit a height of buildings that is appropriate for the site constraints, development potential and infrastructure capacity of the locality.*

The applicant has made a written submission in support of a variation to the development standard in accordance with Clause 4.6 of the *HLEP*. The development application seeks to increase the overall height by approximately 6 metres representing a 61% departure of the stipulated development standard. The applicant states the proposed variation is considered to be consistent with the objectives of the control and is justified as follows:

- *The height exceedance is the consequence of the site’s sloping topography. Much of the site is already proposed for excavation to submerge the building within a green field parcel of the College grounds,*
- *The 8.5 metre control is considered a typical height control that applies to a residential land use zone (within which the Oakhill College lies) and to cater for a typical residential building seeking to develop a two storey plus attic scale,*
- *By contrast, the floor to ceiling heights for teaching, learning and research facilities, as are typically found on educational establishments, often require higher floor to ceiling dimensions to accommodate specific needs,*
- *The building has been designed to ensure that bulk, scale and height fits within the general context of the site, whilst addressing every effort to minimise height intrusion,*
- *The PAC building height is required in order to achieve a functional and effective auditorium space and a functional flying scenery hoisting system, hence the proposed roof form and height. The PAC building component areas that exceed the 8.5 metre height control include the Stage ‘Hoist and Pulley’ zone and the music studio,*
- *Many other surrounding buildings on the College grounds also exceed the 8.5 metre building height including the Adrian and De La Salle buildings,*

- *The proposed development is well buffered from surrounding residential areas and dwellings by the tree-lined escarpment to the west and by existing college buildings to the north and to east,*
- *The visibility of the proposed PAC building will only become fleetingly apparent to vehicles travelling north along the old Northern Road as they navigate north-west along this carriageway,*
- *The proposal will not cause any adverse overshadowing to any surrounding buildings or functional/active open space,*
- *The proposed PAC building will provide an excellent performing arts venue to the College, surroundings schools, visiting performances and to the general community at large, designed to world class standards and producing an excellent functional and spatial amenity,*
- *The proposal enables for land uses that provide facilities or services to meet the day to day needs of residents complying with the objectives of the zone.”*

State Government Guidelines on varying development standards recommend considering the provisions of Clause 4.6 of the HLEP and the ‘five part test’ established by the Land and Environment Court as follows:

1. *The objectives of the standard are achieved notwithstanding non-compliance with the standard;*
2. *The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;*
3. *The underlying object of purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;*
4. *The development standard has been virtually abandoned or destroyed by the council’s own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;*
5. *The compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land. That is, the particular parcel of land should not have been included in the zone.*

Compliance with the standard is therefore considered unreasonable, given that the proposed development complies with all other *HDCEP* requirements (i.e. Site Requirements, Landscape Area, Amenity, Design and Parking provisions) for educational establishments. The proposed development responds to the function of the existing land use and will support instruction. The proposal is therefore considered justifiable due to the circumstances of the case.

For the reasons detailed in the applicant’s submission, it is considered that strict compliance with the minimum height is unnecessary and unreasonable and that the submitted Clause 4.6 of the *HLEP* is supported in the circumstances of this case.

2.1.4 Heritage Conservation

Clause 5.10 of the *HLEP* sets out heritage conservation provisions for Hornsby Shire. The property is listed as a heritage item (Oakhill College) of local significance under the provisions of Schedule 5 (Environmental Heritage) of the *Hornsby Local Environmental Plan 2013 (HLEP)*. The inventory sheet for the property states that the property represents an “*excellent example of a large Inter-War Romanesque Style building. Major landscape feature due to siting, size and distinctive design features including clock tower and cupola. Social and historical significance as a centre of education for the last fifty years. Local, if not regional, significance*”.

The proposal provided a “Heritage Impact Statement” prepared by Ian Kelly, Heritage Consultant and dated October 2014. The report concludes that *the Performing Arts Centre will provide additional educational facilities for the college and the community. In this respect, the proposed works continues to support the historic and social significance of the place,* subject to the following recommendations:

1. *The existing landscaped area between the rear of the De La Salle Building and the driveway, which bounds the site of the proposed PAC should be retained to continue to provide a suitable curtilage at the rear of the La Salle Building,*
2. *Provide for tree planting and landscaping of the sloping grassed area between the statue and the driveway to minimise the visual impact of the PAC fly-tower when viewed from the rear of the La Salle Building,*
3. *Any loss of trees identified in the Heritage Inventory as contributing to the heritage significance of the place is to be mitigated by replacement plantings of similar species.*
4. *Any archaeological relics found on site are required to be managed under the archaeological provisions of the NSW Heritage Act.*

On 3 March 2015, Council’s Heritage Advisory Committee raised no objection to the proposal subject to:

- The PAC building being lowered so as to reduce visual impacts on the historic ‘De la Salle’ and ‘Adrian’ Buildings,
- Additional details being provided on the cladding (wall/roof),
- An amended Landscape Plan detailing replacement tree planting; and
- Relocation of memorial plaques.

Subsequently the proposal was amended to address Council’s Heritage Committee concerns.

The amended plans show that the height of the PAC building has been lowered from RL193.00 to RL191.90, which achieves a reduced height in comparison with the historic buildings as requested by the Committee.

The roof/wall cladding material around the top section of the building is copper, which addresses the Committee’s request. The roof section of the PAC building above the auditorium is to be long span profiled roof sheeting Lysaght or Stramit. The roofing of the auditorium is not as highly visible as the copper sections of the building, as such it is not considered necessary that the roof be copper clad. However, the colour tone of the roof sheeting should be dark toned to reduce the visual bulk of the building.

The landscape plan submitted indicates a large amount of new tree planting, which is considered to compensate for the removal of trees to facilitate development. The plans do not show the relocated memorial plaques, however this requirement will be recommended as a condition of consent.

Council's Heritage Advisory Committee reviewed the proposal and raised no concerns to the proposal, subject to the recommended conditions of consent (refer to condition No. 2).

2.1.5 Earthworks

Clause 6.2 of the *HLEP* states that consent is required for proposed earthworks on site. Before granting consent for earthworks, Council is required to assess the impacts of the works on adjoining properties, drainage patterns and soil stability of the locality.

The project involves the construction of a two storey building over a one level partial basement with an associated access road and car park. The lowest basement floor level will be RL 172.6 metres AHD, which will require excavation to depths of up to 9 metres below the existing ground surface levels. The applicant provided a geotechnical investigation prepared by Douglas Partners, dated November 2014. The geotechnical issues considered relevant to the proposed development include excavation, excavation support, ground water, foundations and pavements.

Council's assessment of the proposed earthworks and excavation concludes that the proposal is satisfactory subject to conditions regarding submission of a dilapidation report assessing the impact of the excavation on the adjoining environs.

2.2 State Environmental Planning Policy No. 44 – Koala Habitat Protection

This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas.

The provisions of *State Environmental Planning Policy No. 44 (SEPP 44)* apply, as the total site area is greater than 1 Hectare. The Policy requires an assessment of whether the site is a "potential koala habitat", which is defined as areas of native vegetation where at least 15% of the trees on site constitute koala feed trees.

For this purpose, the applicant provided an Arboriculture Impact Assessment (AIA), which identifies that, from *fifty-seven trees proposed to be removed, five trees are mature specimens of species identified as potential Koala Habitat. The AIA report supports the proposed removal of trees and the replacement of specimens as indicated in the submitted Landscape Plan and report by Carmichael Studios (Landscape Architects)* as required.

The Landscape Plans provided by Carmichael Studios indicate that 134 trees are proposed to be replanted once development has been completed and are consistent with the *Hornsby Development Control Plan* requirements for replacement planting. Whilst there is no evidence of koalas being located on the site, the proposal is considered to be consistent with the aims and objectives of the Policy in maintaining and preserving potential natural habitats for koalas.

2.3 State Environmental Planning Policy (Infrastructure) 2007

The application has been assessed against the relevant provisions of the *State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure)*. This Policy contains State-wide planning controls for developments adjoining busy roads. The development site is located immediately adjacent to Old Northern Road in Castle Hill. The following matters are required to be addressed pursuant *SEPP (Infrastructure)*, as follows:

2.3.1 Development with frontage to a Classified Road

The proposal has been assessed against the requirements of Clause 101 of the *SEPP (Infrastructure)* as the development site currently enjoys vehicular ingress and egress via Old Northern Road.

The submitted Traffic Impact Assessment states that *“the net (additional) traffic and parking impacts of the PAC facility development are anticipated to be low, noting that the facility is intended to cater for current student and staff levels and provide formal facilities for productions and functions that are already held on the college campus.”*

Major college productions will result in shows over a two week period with the theatre in use from 6 pm to 11 pm. Council's traffic assessment of the proposal concludes that vehicular generation is not considered to be an issue with the proposed development and the proposal is considered to be acceptable with respect to the safety, efficiency and on-going operation of Old Northern Road.

2.3.2 Impact of Road Noise

Assessment of the impact of road noise on a residential use is required pursuant to Clause 102 of *SEPP (Infrastructure)*, where a development fronts a road with an annual average of daily traffic volume of more than 40,000 vehicles.

The Traffic and Parking Report prepared by Traffix Group and dated 11 November 2014 states that *Castle Hill Road / Old Northern Road (west) Corridor are Roads and Maritime Services (RMS) main roads that transverse in an east-west direction to the south of the college. Old Northern Road carries approximately 46,000 vehicles per day. Old Northern Road corridor generally provides two lanes of traffic in either direction and is subject to a 60 Km/Hr speed zoning. The carriageway is approximately 12 metre wide.*

The report concludes that the *net (additional) traffic impacts of the PAC facility are anticipated to be low noting that the facility is intended to cater for current student and staff levels and provide formal facilities for productions that are already held on the college campus.* Notwithstanding this, the traffic analysis within the submitted Traffic Impact Assessment demonstrates that the pre-performance and post-performance peak hours occur at times when traffic volumes on the local road network are below the volumes experienced during the morning and afternoon peak hours. Recognising that the local intersections currently operate satisfactorily during the network peak hours at a good level, it is therefore anticipated that the network would also operate satisfactorily during the pre-performance and post-performance peak hours. Accordingly, based on traffic generation along the roads adjoining the College, this clause would not apply.

The applicant submitted an Acoustic Report prepared by Wood and Grieve Engineers, dated 11 November 2014. The report concludes that there would not be excessive noise resulting from the proposed development.

In addition, the proposal included an "Operations Management Plan", which indicates that the *main risk of noise adversely affecting neighbouring residences will be at the end of a performance, when patrons depart the College grounds in the evening.*

In order to prevent noise disturbance to neighbouring residences, the applicant has advised that the College is to implement a "No Noise Policy" for patrons of the PAC and the hospitality component, which will require *to desist from making undue noise when leaving the College, including no car horns or loud music from in-car entertainment systems, until they are well away from the College.*

The application would be satisfactory regarding noise management.

2.3.3 Traffic Generating Development

The development is not categorised as a Traffic Generating Development in accordance with Clause 104 and Schedule 3 of the *SEPP (Infrastructure)* as it would not increase the current operational capacity of the College.

2.4 Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River

The site is located within the catchment of the Hawkesbury Nepean River. Part 2 of this Plan contains general planning considerations and strategies requiring Council to consider the impacts of development on water quality, aquaculture, recreation and tourism.

Subject to the implementation of sediment and erosion control measures and stormwater management to protect water quality, the proposal would comply with the requirements of the Policy.

2.5 State Environmental Planning Policy No. 64 – Advertising and Signage

The Policy defines a 'business identification sign' as a sign that indicates the name of the person and the business carried out at the premises or place at which the sign is displayed and may include the address of the premises or place and a logo or other symbol that identifies the business.

Division 1 Clause 9 of the Policy states that 'business identification signs' are not applicable to the Policy. Therefore, SEPP No. 64 does not apply to the subject signage.

However, Clause 8 of the Policy does require consideration of the following design criteria pertaining to Schedule 1:-

Assessment Criteria	Assessment
Character of the area <i>Is the proposal compatible with the existing or desired future character of the area or locality in</i>	The proposal is compatible with the existing locality. It is considered that the appearance of the proposed sign would not be dominant as viewed from the road level

<p><i>which it is proposed to be located?</i></p> <p><i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i></p>	<p>and would be compatible with the desired character and theme of the proposed Performing Arts Centre. The signage would be compatible with the character and function of the precinct and would not adversely impact on the streetscape.</p> <p>The proposed sign would be consistent with the art, design and theme of the proposed building. The proposal will be dimmed illuminated and would be non-intrusive with the surrounding area.</p>
<p>Special areas</p> <p><i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i></p>	<p>The proposal is within the confines of an educational establishment (Oakhill College) and would be situated at an angle that would not overly visible from the intersection of Old Northern and Old Castle Hill Roads. It is considered that the proposed panel sign does not detract from the setting of the surrounding areas and the buildings existing within the College grounds.</p>
<p>Views and vistas</p> <p><i>Does the proposal obscure or compromise important views?</i></p> <p><i>Does the proposal dominate the skyline and reduce the quality of vistas?</i></p> <p><i>Does the proposal respect the viewing rights of other advertisers?</i></p>	<p>No important views would be obscured by the proposed signage.</p> <p>The proposed signage is compatible with the theme and setting of the school grounds and would not dominate the skyline.</p> <p>The proposed sign would not obscure other authorised signage.</p>
<p>Streetscape, setting or landscape</p> <p><i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i></p> <p><i>Does the proposal contribute to the visual interest of the</i></p>	<p>The signage comprises a single panel sign, which would measure 19.8 metres wide and 6.8 metres high resulting in a total 134.64 square metres of signage area. It is considered that the scale, proportion and form of the signage are appropriate to the theme of the proposed building.</p> <p>The proposal would contribute to the visual interest of the streetscape and setting at a glimpse.</p>

<p><i>streetscape, setting or landscape?</i></p> <p><i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i></p> <p><i>Does the proposal screen unsightliness?</i></p> <p><i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i></p> <p><i>Does the proposal require ongoing vegetation management?</i></p>	<p>The proposed signage would provide clear identification of the seasonal plot and is considered appropriate for the development.</p> <p>No.</p> <p>No.</p> <p>No.</p>
<p>Site and building</p> <p><i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i></p> <p><i>Does the proposal respect important features of the site or building, or both?</i></p> <p><i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i></p>	<p>The proposed signage would be compatible in scale and proportion with the elements of the site and the proposed building.</p> <p>The proposed signage is designed to complement the features of the site and the proposed Performing Arts Centre. The signage does not obscure important features of the site or the building.</p> <p>The proposed sign is modern in design and is considered appropriate for the historical transition of the site.</p>
<p>Associated devices and logos with advertisements and advertising structures</p> <p><i>Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i></p>	<p>No.</p>
<p>Illumination</p>	

<p><i>Would illumination result in unacceptable glare?</i></p> <p><i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i></p> <p><i>Would illumination detract from the amenity of any residence or other form of accommodation?</i></p> <p><i>Can the intensity of the illumination be adjusted, if necessary?</i></p> <p><i>Is the illumination subject to a curfew?</i></p>	<p>The signs would be subtly illuminated and is oriented towards the southern side of the College campus. It is not envisaged irritating light spillage that would compromise amenity of adjoining properties.</p> <p>No.</p> <p>No. Residential development is not in the close proximity of the development site due to the vastness of the campus.</p> <p>Yes, please refer to condition of consent No. 49(a).</p> <p>Yes, please refer to condition of consent No. 49(b).</p>
<p>Safety</p> <p><i>Would the proposal reduce the safety for any public road?</i></p> <p><i>Would the proposal reduce the safety for pedestrians or bicyclists?</i></p> <p><i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i></p>	<p>No.</p> <p>No.</p> <p>The proposal is not considered to reduce the safety for pedestrians.</p>

The evaluation of the application having regard to the assessment criteria contained within *SEPP 64* indicates that the proposal satisfies the objectives of the *SEPP*.

Additionally, *Clause 22(2)(g)* of the *SEPP* stipulates wall advertisements are permissible only on the proviso no wall building identification sign is displayed on the same elevation. The proposal complies in that one form of signage is proposed for one elevation.

2.6 Clause 74BA Environmental Planning and Assessment Act, 1979 - Purpose and Status of Development Control Plans

Clause 74BA of the *Environmental Planning and Assessment Act, 1979* states that a DCP provision will have no effect if it prevents or unreasonably restricts development that is otherwise permitted and complies with the development standards in relevant Local Environmental Plans and State Environmental Planning Policies.

The principal purpose of a development control plan is to provide guidance on the aims of any environmental planning instrument that applies to the development; facilitate development that is permissible under any such instrument; and achieve the objectives of land zones. The provisions contained in a DCP are not statutory requirements and are for guidance purposes only. Consent authorities have flexibility to consider innovative solutions when assessing development proposals, to assist achieve good planning outcomes.

2.7 Hornsby Development Control Plan 2013

The proposed development has been assessed having regard to the relevant desired outcomes and prescriptive requirements within the *Hornsby Development Control Plan 2013 (HDCP)*. The following table sets out the proposal's compliance with the prescriptive requirements of the Plan:

<i>Hornsby Development Control Plan 2013</i> <i>Part 7 - 'Community'</i>			
Control	Proposal	Requirement	Compliance
Site Area	18.2 Ha.	N/A	N/A
Number of Students	1,600 students	Existing	Unchanged
Scale of the proposal <i>-Gross Floor Area</i> <i>Existing</i> <i>Additional</i> <i>Total Proposed Floor Area</i>	27,955m ² 4,096m ² 32,051m ²	N/A	N/A
<i>-Site coverage (overall)</i>	18%	30%	Yes
<i>-Height (proposal only)</i>	8.7m – 13.8m (overall)	8.5m	No
Capacity <i>-Performing Arts Centre</i> <i>-Function Centre</i> <i>-Hospitality Classrooms with commercial kitchen</i>	437 seats 220 seats 80 students	N/A N/A N/A	N/A N/A N/A
Setbacks <i>-Front Setback (Old Northern Rd)</i>			

-Separation between buildings (to De La Salle Building)	9m	6m (min)	Yes
-Separation between buildings (to Adrian Building)	58m	N/A	N/A
	21.8m	N/A	N/A
Parking			
-Proposed parking provision (post-development)	269 spaces	As per car parking study	Yes
Part 1C.2.11 - Signage			
Signage (front elevation of the PAC)	19.8m x 6.8m (subtly illuminated)	N/A	N/A

As detailed in the above table, the proposed development complies with the relevant prescriptive measures stipulated within the *Hornsby Development Control Plan 2013 (HDCP)* other than the maximum building height requirement. Below is a brief discussion regarding the relevant development controls stipulated under the *HDCP*.

2.7.1 Scale

The proposal involves the partial redevelopment of the site to allow the positioning of the Performing Arts Centre with ancillary hospitality component. The height of the building is dominated by a fly-tower void located over the stage area. Overall, the hoist and pulley zone is 12.4 metres above the natural ground floor level; however it is considered that this represents a relatively small portion of the proposed building's vertical form. The reminder of the building varies from 8.7 metres to 11.8 metres in height.

The building height does not comply with the height requirement stipulated under the *HLEP 2013* and its "Height of Buildings" map due to the topographical features of the site. However, as previously mentioned, the building integrates well with the adjoining development by providing transitional heights and similar materials, colours and textures to the ones existing on the site. It is believed the contemporary design of the building will add to the heritage value and interest of the site and would be a clear representation of its transition throughout the years.

There will not be unreasonable impacts resulting from solar access loss to any existing surrounding residential development or public areas as a consequence of the new building. Generally, shadows cast spread over the southern section of the development site, which is occupied by open spaces areas and part of the car parking facility. The overall extent of shadowing impacts resulting from the proposal is not significant or unreasonable.

It is also noted that the proposed Performing Arts Centre would not constrain visual amenity to the any adjoining properties or public domain as it is entirely positioned within the college grounds and is disguised by the topography and vegetation along the northern boundary of the property.

The scale, form, character and density of the development are considered acceptable for its intended use.

2.7.2 Setbacks

The proposed Performing Arts Centre and ancillary hospitality building is setback 9 metres from Old Northern Road. A setback of 58 metres is provided between the proposal and the “De La Salle” building which is a heritage listed item.

The proposal also provides a separation of 21.8 metres to the “Adrian” building positioned at its south-eastern side. It is considered that the setbacks between buildings and from the frontage provide for landscaping, tree retention and break the massing of the built form.

The proposed buildings comply with the objectives and performance criteria of the element ‘Setbacks’ stipulated under the *HDCP* in providing setbacks that complement the streetscape of Old Northern Road and allow for landscaping and open space between buildings.

2.7.3 Vehicular Access and Parking

As previously mentioned, the proposal is for the implementation of a Performing Arts Centre (PAC) facility, which is to be developed in stages as follows:

- *Stage One – Construction of the Performing Arts Centre* comprising of up to 437 seat capacity theatre with ancillary foyer and forecourt areas, new internal roads with drop-off/pick-up area for the PAC and implementation of thirty-six new car parking spaces, including six accessible car parking spaces, in the nominated car parking bay ‘B’ to replace car parking facility (bay ‘D’) displaced by the PAC facility; and
- *Stage Two – Construction of the Hospitality* component consisting of 220 personal/seat capacity function centre, a forty student commercial kitchen and two classrooms with the capacity for twenty students each.

The applicant provided a Parking and Traffic Assessment Report prepared by Traffix – Traffic and Transport Planners, dated 11 November 2014. The report concluded that:

“The purpose of the PAC facility (Stages 1 and 2) is to provide new dedicated purpose built facilities that enhance the learning experience of the 1,600 students that the College currently accepts on a yearly basis. That the facility is not intended to increase student enrolments and furthermore it will be staffed from amongst the current 150 teachers and teacher aides that the college already employs.

In addition, Oakhill College intends to manage the entire facility new facility so that the PAC events – such as major productions – do not coincide with functions being held by the hospitality facility. Accordingly, this will assist with managing traffic levels and – in particular – parking demands generated by the facility as whole.

In light of the above, the net (additional) traffic and parking impacts of the PAC facility development are anticipated to be low, noting that the facility is intended to cater for current student and staff levels and provide formal facilities for productions and functions that are already held on the College campus. Accordingly, the remaining analysis of the PAC facility focuses primarily on parking demands and the acceptability of the College's current parking provision to accommodate the demand forecast" [that may generated by the current proposal].

Council's DCP does not directly have a parking requirement for halls at educational facilities; it does however have a requirement of one space per 5 seats minimum, subject to a parking study, for community halls. Currently there are 295 'formal' parking spaces in seven parking zones on the site.

The submitted Traffic and Parking Assessment Report (TIA) has assessed the parking requirement for the proposed development, but has not done so by a study of existing parking requirements for similar uses at the College. The traffic counts were undertaken in February 2014 and the TIA is dated 11 November 2014. There may have been opportunity to survey parking requirements for equivalent functions at the College. Notwithstanding, no objections to the development are raised on traffic grounds.

Following the construction of the proposed PAC, a total of 269 parking spaces would be available on the College grounds (295 existing spaces, minus 60 spaces to accommodate the PAC, plus thirty-four additional car parking spaces within the new car parking module in bay 'B'). Whilst not considered to be required from an overall parking demand perspective, in order to provide parking in convenient proximity to the proposed PAC building (i.e. to improve user amenity), the new parking module to the west of existing Car Park bay 'B' will provide a total of thirty-four parking spaces, including six car parking spaces for mobility impaired persons.

Council's Traffic Branch have advised that the equivalent vehicle occupancy, which takes drop offs, bus, etc. into account is in the order of 2.8 people per vehicle. This gives a parking requirement of 156 parking spaces. There is adequate parking provided on-site and parking would not be considered to be an issue with the proposed development. A condition of consent will be recommended requiring all parking for people with disabilities to comply with AS/NZS 2890.6:2009 *Off-street parking for people with disabilities* (refer to condition No. 30).

2.7.4 Waste Management

The proposal provided a Waste Management Plan for the Demolition, Construction and On-Going Operation of the proposal. The existing waste collection service provides for the proposed development. The proposal would comply with the objectives of Council's HDGP in implementing a building design and construction techniques, which would minimise future waste generation.

2.7.5 Access and Mobility

The application was accompanied by an access report prepared by BCA Access dated 4 November 2014. The proposal demonstrates that continuous paths of travel have been

provided. No concerns are raised subject to appropriate conditions of consent requiring compliance with the fine detail outlined in the *Australia Standard 1428.1 – 2009* and the relevant provisions of the *Building Code of Australia* (refer to condition No. 6).

2.7.6 Signage

The proposal includes the erection of an 134.64 square metres illuminated sign to be positioned at the Western Elevation of the PAC, above the main entry into theatre foyer. The applicant states that *the entire surface is clad in a translucent material with low level back-lighting via low voltage LED lighting*.

The sign will be designed for each event/performance and will incorporate the school's logo and will be kept for the time and duration of specific event.

It is considered that the proposed signage complies with the objectives of Council's *DCP* as in that the sign has been integrated to the design and function of the PAC and its location would not cause light spillage into any nearby residential development. The proposed signage is acceptable in this regard.

2.8 Section 94A Contributions Plans

Hornsby Shire Council Section 94A Contributions Plan 2012 – 2021 applies to the development as the estimated costs of works is greater than \$100,000. Should the application be approved, an appropriate condition of consent is recommended requiring the payment of a contribution in accordance with the Plan (refer to condition No. 4).

3. ENVIRONMENTAL IMPACTS

Section 79C(1)(b) of the Act requires Council to consider *“the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality”*.

3.1 Natural Environment

3.1.1 Tree and Vegetation Preservation

The applicant provided an Arboriculture Impact Statement prepared by CityWide, dated November 2014. The site has been listed as a Heritage Conservation site and includes the Radiata Pines, Hoop Pines, Cypress Pines and Brush Box trees that were planted around 1910 to form part of the mature cultural planting.

The site comprises a number of exotic, native planted trees and locally indigenous specimens and the south eastern corner of the property is mapped by Smith and Smith as Remnant trees (Blue Gum Shale Forest).

The Report indicates that 40 of the 97 trees located within or in the close proximity of the proposed development, will be retained and 57 trees removed.

The landscape plans prepared by Carmichael Studios indicate that 134 trees are proposed to be replanted once development has been completed. This is consistent with the *HDCP* requirements for replacement planting.

Tree Nos. 49 and 50 have been identified as retainable trees; however the impacts on the tree root zone of both trees will far exceed the permissible maximum incursion of 10% due to the new road and sewage/drainage works.

Overall, it is considered that the removal of the trees is acceptable in the circumstances of the case and no concerns are raised subject to suitable conditions of consent.

3.1.2 Stormwater Management

The applicant provided a Stormwater Management Plan and Report prepared by DW Knox and Partners, dated 17 November 2014. The Report demonstrates the intended drainage system for the proposal and the location, level and volume of the On-Site Detention System (OSD). The drainage proposal was prepared in accordance with the Australian Rainfall and Run-Off and *Hornsby Shire Council's Civil Works Specification*.

MUSIC Modelling was prepared in accordance with the *NSW Draft MUSIC Modelling Guidelines (2010)* to demonstrate the performance at the rain garden and stormwater filters. The Report concludes that *'water quality treatment devices, including rain gardens and storm filters have been added upstream of both OSD tanks and proved an effective treatment method for treating the local run-off with all of Council's water quality objectives.'*

Council's engineering assessment raises no concerns on drainage matters, subject to conditions of consent.

3.2 Built Environment

The site of the College complex establishes the streetscape on the western side of Old Northern Road. The existing buildings are set well back from the perimeter along Old Northern Road frontage and do not form a dominating element in the streetscape due to the topographical features of the site and vegetation.

The proposed new buildings would establish a more visually dominant built form at the frontage of the College to Old Northern Road. However, it is considered that the proposed PAC and ancillary hospitality component are of an appropriate architectural design to contribute to the historical transition of the site as well as the streetscape of Old Northern Road streetscape.

3.3 Social Impacts

The proposal would result in a positive social benefit to the locality in providing for the improvements and upgrading of an existing educational establishment.

3.4 Economic Impacts

The proposal would provide a positive economic impact on the locality in terms of employment generation during the construction stage of the development.

4. SITE SUITABILITY

Section 79C(1)(c) of the Act requires Council to consider *"the suitability of the site for the development"*.

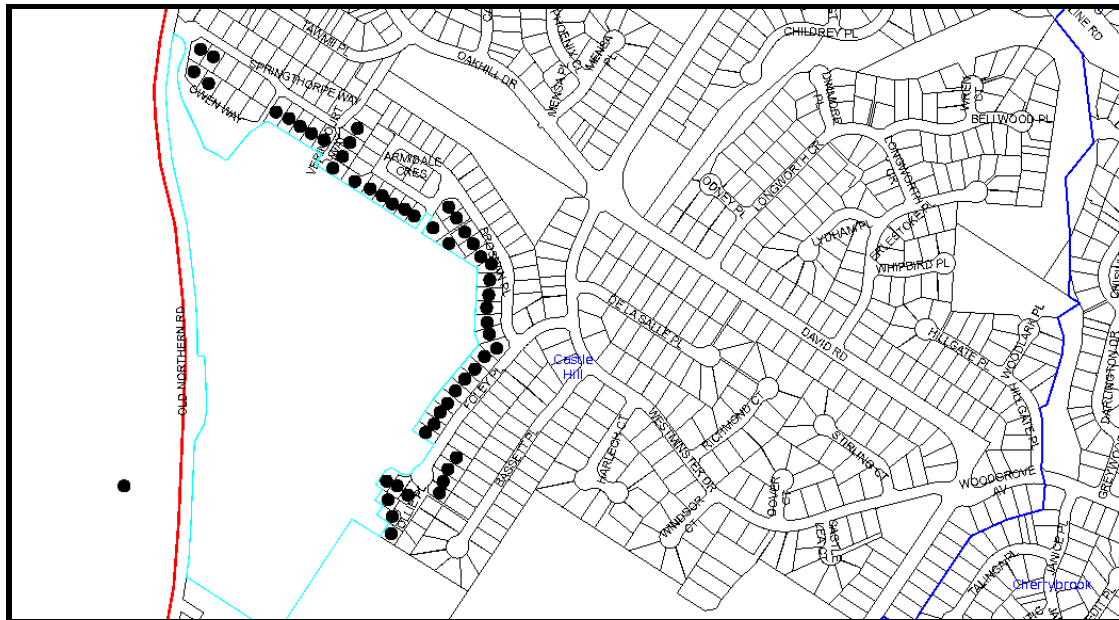
The subject site has not been identified as bushfire prone or flood prone land. The site is considered to be capable of accommodating the proposed development. The scale of the proposed development is consistent with the capability of the site and is considered acceptable.

5. PUBLIC PARTICIPATION



Section 79C(1)(d) of the Act requires Council to consider “any submissions made in accordance with this Act”.

5.1 Community Consultation

The proposed development was placed on public exhibition and was notified to adjoining and nearby landowners between 4 December 2014 and 6 February 2015 in accordance with the Notification and Exhibition requirements of the *HDGP*. During this period, Council received nil public submissions. The map below illustrates the location of those nearby landowners who were notified and are in close proximity to the development site.



NOTIFICATION PLAN

<ul style="list-style-type: none"> • PROPERTIES NOTIFIED 	X SUBMISSIONS RECEIVED	 PROPERTY SUBJECT OF DEVELOPMENT	
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5.2 Public Agencies

The development application was not referred to any Public Agencies for comment.

6. THE PUBLIC INTEREST

Section 79C(1)(e) of the Act requires Council to consider “*the public interest*”.

The public interest is an overarching requirement, which includes the consideration of the matters discussed in this report. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans.

The application is considered to have satisfactorily addressed Council’s criteria and would provide a development outcome that, on balance, would result in a positive impact for the community. Accordingly, it is considered that the approval of the proposed development would be in the public interest.

CONCLUSION

The proposal is for alterations and additions to an existing education establishment comprising the erection of a performing arts centre (PAC) with ancillary hospitality component, signage and upgrading works to the existing car park.

The proposed development has been assessed using the heads of consideration in Section 79C of the *Environmental Planning and Assessment Act 1979*. It is generally considered the proposed development will not result in any unreasonable built impacts, is suitable for the site and will provide opportunity for cultural and creative events within the Oakhill College and the local area in general.

Note: At the time of the completion of this planning report, no persons have made a *Political Donations Disclosure Statement* pursuant to Section 147 of the *Environmental Planning and Assessment Act 1979* in respect of the subject planning application.

Attachments:

1. Locality Plan
2. Site Plan
3. Architectural Plans
4. Landscape Plan
5. Shadow Diagrams

SCHEDULE 1

CONDITIONS APPLICABLE TO BOTH STAGE ONE AND STAGE TWO WORKS

GENERAL CONDITIONS

The conditions of consent within this notice of determination have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the relevant legislation, planning instruments and Council policies affecting the land and does not disrupt the amenity of the neighbourhood or impact upon the environment.

Note: For the purpose of this consent, the term 'applicant' means any person who has the authority to act on or the benefit of the development consent.

Note: For the purpose of this consent, any reference to an Act, Regulation, Australian Standard or publication by a public authority shall be taken to mean the gazetted Act or Regulation, or adopted Australian Standard or publication as in force on the date that the application for a construction certificate is made.

1. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

Approved Plans

<i>Plan Title/ Number</i>	<i>Drawn by</i>	<i>Dated</i>
Location Plan/Site Context – Drawing No. DA 100 – Issue A	Ccpcorp - Architecture	18.11.2014
Basement Level General – Drawing No. 202 – Issue B	Ccpcorp - Architecture	30.06.2015
Ground Floor Level General Arrangement – Drawing No. DA 203 – Issue B	Ccpcorp - Architecture	30.06.2015
First Floor Level General Arrangement – Drawing No. DA 204 – Issue B	Ccpcorp - Architecture	30.06.2015
Upper / Catwalk Level General Arrangement – Drawing No. DA 205 – Issue B	Ccpcorp - Architecture	30.06.2015
Roof Level General Arrangement – Drawing No. DA 206 – Issue B	Ccpcorp - Architecture	30.06.2015

East and West Elevations – Drawing No. DA 300 – Issue B	Ccpcorp - Architecture	30.06.2015
North and South Elevations – Drawing No. DA 301 – Issue B	Ccpcorp - Architecture	30.06.2015
Sections E and F – Drawing No. DA 302 – Issue B	Ccpcorp - Architecture	30.06.2015
Sections G and H – Drawing No. DA 303 – Issue A	Ccpcorp - Architecture	31.10.2014
Elevations Stage 2 Function Room – Drawing No. DA 304 – Issue B	Ccpcorp - Architecture	30.06.2015
Site Sections / Elevations – Drawing No. DA 305 – Issue B	Ccpcorp - Architecture	30.06.2015
Site Sections / Elevations – Drawing No. DA 306 – Issue B	Ccpcorp - Architecture	30.06.2015
Landscape Site Plan – Drawing No. SK 01 – Revision_Q	Carmichael Studios	Undated
Landscape Forecourt + Atrium + Stage – Drawing No. SK 02 – Revision_J	Carmichael Studios	Undated
Landscape Plan Car Park + Entry – Drawing No. SK 03 – Revision_J	Carmichael Studios	Undated
Landscape 3D Views + Sections – Drawing No. SK 04 – Revision_D	Carmichael Studios	Undated
Erosion and Sediment Control Plan – Drawing Nos. 214121/C5B and 214121/C6B	DW Knox and Partners	13.11.2014

Supporting Documentation

Document Name	Prepared by	Dated
Geotechnical Investigation	Douglas Partners	November 2014
Access Assessment Report	BCA Access – Building Regulation	04.11. 2014

Traffic Impact Assessment	Traffix – Traffic and Transport Planners	11.11. 2014
Stormwater Management Plan and Report for Development Application	DW Knox and Partners – Consulting Engineers and Managers	17.11.2014
Arboricultural Impact Assessment	CityWide	November 2014
Acoustic Report for Development Application – Revision No. 3	Wood and Grieve Engineers	03.11.2014
Statement of Heritage Impact	Ian Kelly – Heritage Consultant	October 2014
Operations Management Plan	Oakhill College	Undated
Waste Management Plan	Oakhill College	Undated
External Material and Finishes Schedule – Issue A	Ccpcorp - Architecture	07.07.2015

2. Amendment of Plans

The approved plans are to be amended as follows:

- a) The memorial plaques must be relocated within the landscaped forecourt situated between the De La Salle building and proposed Performing Arts Centre. Details to be shown on an amended Landscape Plan.
- b) The colour tone of the roof sheeting (Lysaght or Stramit) of the auditorium should be dark toned to reduce the visual bulk of the building.

3. Construction Certificate

- a) A Construction Certificate is required to be approved by Council or a Private Certifying Authority prior to the commencement of any works under this consent.
- b) The Construction Certificate plans must not be inconsistent with the Development Consent plans.

4. Section 94A Development Contributions

- a) In accordance with Section 80A(1) of the *Environmental Planning and Assessment Act 1979* and the *Hornsby Shire Council Section 94A Development Contributions Plan 2012-2021*, \$238,035.80 shall be paid to Council to cater for the increased demand for community infrastructure resulting from the development, based on development costs of \$23,803,579.

- b) The value of this contribution is current as at 21 September 2015. If the contributions are not paid within the financial quarter that this condition was generated, the contributions payable will be adjusted in accordance with the provisions of the Hornsby Shire Council Section 94 Development Contributions Plan and the amount payable will be calculated at the time of payment in the following manner:

$$\text{\$C}_{PY} = \frac{\text{\$C}_{DC} \times \text{CPI}_{PY}}{\text{CPI}_{DC}}$$

Where:

- $\text{\$C}_{PY}$ is the amount of the contribution at the date of Payment
 $\text{\$C}_{DC}$ is the amount of the contribution as set out in this Development Consent
 CPI_{PY} is the latest release of the Consumer Price Index (Sydney – All Groups) at the date of Payment as published by the ABS.
 CPI_{DC} is the Consumer Price Index (Sydney – All Groups) for the financial quarter at the date applicable in this Development Consent Condition.

- c) The monetary contributions shall be paid to Council:
- (i) prior to the issue of the Subdivision Certificate where the development is for subdivision; or
 - (ii) prior to the issue of the first Construction Certificate where the development is for building work; or
 - (iii) prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
 - (iv) prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.

It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Council's S94A Development Contributions Plan may be viewed at www.hornsby.nsw.gov.au or a copy may be inspected at Council's Administration Centre during normal business hours.

5. Removal of Existing Trees

This development consent permits the removal of 57 trees on the site. These trees are indicated within the Arboricultural Impact Assessment provided by Steve Molloy of Citywide (Section 3.3) and numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 48, 51, 52, 73, 74, 76, 77, 78, 80, 81, 82, 83, 85, 86, 87, 90, 91, 92, 94 and 95. The removal of any other trees requires separate approval in accordance with the Tree and Vegetation Chapter 1B.6 of the *Hornsby Development Control Plan (HDCP)*.

REQUIREMENTS PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE
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6. Building Code of Australia

All building work must be carried out in accordance with the relevant requirements of the Building Code of Australia.

7. Sydney Water – Quick Check

This application must be submitted to a *Sydney Water* 'Quick Check Agent' or 'Customer Centre' for approval to determine whether the development would affect any *Sydney Water* infrastructure, and whether further requirements are to be met.

Note: Refer to www.sydneywater.com.au or telephone 13 20 92 for assistance.

8. Dilapidation Report

A 'Dilapidation Report' is to be prepared by a 'chartered structural engineer' detailing the structural condition of all adjoining buildings on the site.

9. Traffic Management Plan

A Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a construction certificate. Council will review the CTMP, agree any modifications with the proponent and enforce the CTMP during construction.

10. Internal Road Layout

The submitted swept path analysis for a 12.5 metre HRV confirms that the access arrangement is generally acceptable, subject to minor localised kerb amendments to the latest DA plan, to provide additional manoeuvring area. These minor changes can be made as part of the design certification process prior to the issue of the Construction Certificate.

11. Preservation of Survey Infrastructure

Prior to the issue of a Construction Certificate, a registered surveyor shall identify all survey marks in the vicinity of the proposed development. Any survey marks required to be removed or displaced as a result of the proposed development shall be undertaken by a registered surveyor in accordance with Section 24(1) of the *Surveying and Spatial Information Act 2002* and following the Surveyor General's Directions No.11 – "*Preservation of Survey Infrastructure*".

REQUIREMENTS PRIOR TO THE COMMENCEMENT OF ANY WORKS
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12. Erection of Construction Sign

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- a) Showing the name, address and telephone number of the principal certifying authority for the work;
- b) Showing the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and
- c) Stating that unauthorised entry to the work site is prohibited.

Note: Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

13. Protection of Adjoining Areas

A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- a) Could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic.
- b) Could cause damage to adjoining lands by falling objects.
- c) Involve the enclosure of a public place or part of a public place.

Note: Notwithstanding the above, Council's separate written approval is required prior to the erection of any structure or other obstruction on public land.

14. Toilet Facilities

Toilet facilities must be available or provided at the works site before works begin and must be maintained until the works are completed at a ratio of one toilet for every 20 persons employed at the site. Each toilet must:

- a) be a standard flushing toilet connected to a public sewer; or
- b) be a temporary chemical closet approved under the *Local Government Act 1993*; or
- c) have an on-site effluent disposal system approved under the *Local Government Act 1993*.

15. Erosion and Sediment Control

Erosion and sediment control measures must be provided and maintained throughout the construction period in accordance with the manual '*Soils and Construction 2004 (Bluebook)*', the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices must remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.

16. Tree Protection Barriers

Tree protection fencing must be erected around trees numbered to be retained at the nominated Tree Protection Zones (TPZ) listed below and in accordance with the Tree Protection Plan provided by Citywide dated November 2014. The tree fencing must be constructed of 1.8 metre 'cyclone chainmesh fence' or star pickets spaced at 2 metre intervals, connected by a continuous high-visibility barrier/hazard mesh at a height of 1 metre.

a) Tree Protection Zones (TPZ)

Tree Number	TPZ
38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 50, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 70, 71, 75, 84, 88, 89	4.0m
49, 72, 79, 93, 96, 97	7.0m

Note: A certificate from a qualified Arborist (AQF 5) is to be submitted to the Principal Certifying Authority stating that all tree protection measures are in accordance with the above and consistent with the intentions of the Australian Standard 'Protection of Trees on Development Sites (AS 4970-2009) prior to commencement of works.

17. Asbestos and Soil Contamination

Should the presence of asbestos or soil contamination, not recognised during the application process be identified during works, the applicant must immediately notify the principal certifying authority and Council.

REQUIREMENTS DURING DEMOLITION AND CONSTRUCTION

18. Construction Work Hours

All work on site (including demolition and earth works) must only occur between 7am and 5pm Monday to Saturday (unless otherwise approved in writing by Council, due to extenuating circumstances). No work is to be undertaken on Sundays or public holidays.

19. Demolition

All demolition work must be carried out in accordance with "Australian Standard 2601-2001 – The Demolition of Structures" and the following requirements:

- Demolition material must be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan;
- Demolition works, where asbestos material is being removed, must be undertaken by a contractor that holds an appropriate licence issued by WorkCover NSW in accordance with Chapter 10 of the *Occupational Health*

and Safety Regulation 2001 and Clause 29 of the Protection of the Environment Operations (Waste) Regulation 2005 ;and

- c) On construction sites where buildings contain asbestos material, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm must be erected in a prominent position visible from the street.

20. Environmental Management

The site must be managed in accordance with the publication *'Managing Urban Stormwater – Landcom (March 2004)* and the *Protection of the Environment Operations Act 1997* by way of implementing appropriate measures to prevent sediment run-off, excessive dust, noise or odour emanating from the site during the construction of the development.

21. Council Property

During construction works, no building materials, waste, machinery or related matter is to be stored on the road or footpath. The public reserve must be kept in a clean, tidy and safe condition at all times.

22. Disturbance of Existing Site

During construction works, the existing ground levels of open space areas and natural landscape features, (including natural rock-outcrops, vegetation, soil and watercourses) must not be altered unless otherwise nominated on the approved plans.

23. Landfill

Landfill must be constructed in accordance with Council's *'Construction Specification 2005'* and the following requirements:

- a) All fill material imported to the site is to wholly consist of Virgin Excavated Natural Material (VENM) as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material approved under the *Department of Environment and Climate Change's* general resource recovery exemption.
- b) A compaction certificate is to be obtained from a geotechnical engineer verifying that the specified compaction requirements have been met.

24. Excavated Material

All excavated material removed from the site must be classified in accordance with the Department of Environment, Climate Change and Water NSW *Waste Classification Guidelines* prior to disposal to an approved waste management facility and reported to the principal certifying authority.

25. Survey Report – Finished Floor Level

A report(s) must be prepared by a registered surveyor and submitted to the principal certifying authority prior to the pouring of concrete at each level of the building certifying that:

- a) The building, retaining walls and the like have been correctly positioned on the site; and
- b) The finished floor level(s) are in accordance with the approved plans.

26. Works Near Trees

All required tree protection measures are to be maintained in good condition for the duration of the construction period.

Works are permitted within the TPZ of trees numbered 49, 50, 72, 93 and 97 under the following conditions.

- a) **Project Arborist**

Works must not reduce the useful life expectancy of the tree and be carried out under the direct supervision of the Project Arborist. The project arborist must assess the condition of tree and the growing environment and make recommendations for, and if necessary carry out remedial action to ensure the health and vigour of the tree.

- b) **Excavation**

Excavation for the installation of strip or drop beam footings within the nominated Tree Protection Zone of trees 72, 77, 79, 84, 88, 89, 96 and 97 shall be carried out by hand excavation ONLY. Hand excavation is to be carried out under the supervision of Project Arborist / qualified Arborist in such a manner that is non-injurious to any roots revealed.

- c) **Root Pruning**

Where tree roots are required to be severed for the purposes of this consent all pruning shall be undertaken as specified in AS 4970-2009 Sections 3.3.4, 4.5.4 and 4.5.5. A certificate must be submitted by the Project Arborist to the principal certifying authority detailing the methods used to preserve the trees.

- d) **Drilling/ Boring**

The installation of any services shall utilise the thrust boring method. Thrust boring shall be carried out so that 'top of pipe' is a minimum 600mm depth beneath existing ground level.

- e) **Pier and Beam**

- i) Piers shall be located at a distance greater than 100mm from any retained tree root regardless of diameter.
- ii) Piers shall be located no closer than # metres to the trunk of the trees.

- iii) Beams are to be placed so that the base of the beam is at 50mm or greater above the existing soil level.

27. Driveway/Concrete Slab

To ensure any work undertaken will not adversely affect the longevity of the trees, the driveway is to be laid on/above existing grade. The driveway edge shall be no closer than 1 metre to the edge of any tree trunks.

Note: Except as provided above, the applicant is to ensure that no excavation, including sub-surface trenching for stormwater or other services or the Aerated Waste-water Treatment System (AWTS), filling or stockpiling of building materials, parking of vehicles or plant, the use of machinery other than hand held, disposal of cement slurry, waste water or other contaminants is to occur within the Tree Root Zone (see advisory of any tree to be retained).

28. Excavation and Filling

All excavation and filling for foundation of structures and associated works are to be carried out in accordance with the recommendations contained in the report, prepared by Douglas Partners, Project No. 84415 dated November, 2014.

REQUIREMENTS PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Note: For the purpose of this consent, a reference to 'occupation certificate' shall not be taken to mean an 'interim occupation certificate' unless otherwise stated.

29. Internal Driveway/Vehicular Areas

All car parking must be constructed and operated in accordance with *Australian Standard AS/NZS 2890.1:2004 – Off-street car parking* and *Australian Standard 2890.2:2002 – Off-street commercial vehicle facilities*.

- a. All parking areas and driveways are to be sealed to an all-weather standard, line marked and signposted;
- b. Car parking, loading and manoeuvring areas to be used solely for nominated purposes;
- c. Vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads;
- d. All vehicular entry on to the site and egress from the site shall be made in a forward direction.

30. Car Parking for Mobility Impaired Persons

All parking for people with disabilities is to comply with *AS/NZS 2890.6:2009 Off-street parking for people with disabilities*.

31. Stormwater Drainage

The stormwater drainage system for the development must be designed and constructed for an average recurrence interval of 20 years and be gravity drained in accordance with the following requirements via an on-site detention system. :

- a. Connected to an existing drainage system/water course via an on-site detention system.

32. On-Site Stormwater Detention

An on-site stormwater detention system must be designed by a chartered civil/hydraulic engineer of the Institution of Engineers. Australia and constructed in accordance with the following requirements:

- a. Storage capacity to accommodate volume from up to 50 years ARI (average recurrence interval) and a maximum discharge (when full) limited to 5 years pre development rate.
- b. Have a surcharge/inspection grate located directly above the outlet.
- c. Discharge from the detention system to be controlled via 1 metre length of pipe, not less than 50 millimetres diameter or via a stainless plate with sharply drilled orifice bolted over the face of the outlet discharging into a larger diameter pipe capable of carrying the design flow to an approved Council system.
- d. Where above ground and the average depth is greater than 0.3 metres, a 'pool type' safety fence and warning signs to be installed.
- e. Not be constructed in a location that would impact upon the visual or recreational amenity of residents.
- f. Detail calculations are to be shown in Construction Certificate plan.

33. Water Quality

Stormwater leaving the premises is to be treated to achieve the quality specified in Council's Development Control Plan 2013 (Table 1C.1.2(b) Urban Stormwater Quality Targets).

34. Internal Driveway/Vehicular Areas

The driveway and parking areas on site must be designed in accordance with *Australian Standards 2890.1, 2890.2, 3727* and the following requirements:

- a. The driveway be paved (concreted or bitumen sealed).
- b. Line marked and posted.

35. Traffic Control Plan

A Traffic Control Plan (TCP) must be prepared by a qualified traffic controller in accordance with the *Roads & Traffic Authority's Traffic Control at Worksites Manual 1998* and *Australian Standard 1742.3* for all work on a public road and be submitted to the PCA. The TCP must detail the following:

- a. Arrangements for public notification of the works.
- b. Temporary construction signage.
- c. Permanent post-construction signage.
- d. Vehicle movement plans.
- e. Traffic management plans.
- f. Pedestrian and cyclist access/safety.

36. Creation of Easements

The following matter(s) must be nominated on the plan of subdivision under s88B of the *Conveyancing Act 1919*:

- a. The creation of an appropriate *"Positive Covenant"* and *"Restriction as to User"* over the constructed on-site detention/retention systems and outlet works, within the lots in favour of Council in accordance with Council's prescribed wording. The position of the on-site detention system is to be clearly indicated on the title.
- b. To register the OSD easement, the restriction on the use of land *"works-as-executed"* details of the on-site-detention system must be submitted verifying that the required storage and discharge rates have been constructed in accordance with the design requirements. The details must show the invert levels of the on-site system together with pipe sizes and grades. Any variations to the approved plans must be shown in red on the *"works-as-executed"* plan and supported by calculations.

Note: Council must be nominated as the authority to release, vary or modify any easement, restriction or covenant.

37. Certificate of Preservation of Survey Marks

A certificate by a Registered Surveyor shall be submitted to the Principal Certifying Authority, certifying that there has been no removal, damage, destruction, displacement or defacing of the existing survey marks in the vicinity of the proposed development or otherwise the re-establishment of damaged, removed or displaced survey marks has been undertaken in accordance with the Surveyor General's Direction No.11 – *"Preservation of Survey Infrastructure"*.

38. Replacement Planting

- a) Replacement planting shall be in accordance with the stamped, approved Landscape Plan.
- b) Plantings that fail to survive or do not exhibit normal health and vigour growth characteristics for their species prior to reaching a height greater than 3m, must be replaced at the expense of the property owner.
- c) Consideration should be given to the current species identified as suitable replacement planting. Councils Tree Management team would recommend

Syncarpia glomulifera (Turpentine) as a replacement for the *Pinus radiata* removed from site rather than *Eucalyptus punctata*.

Note: A certificate from suitably qualified and experienced Horticulturalist is to be submitted to the Principal Certifying Authority stating the above requirements have been met, that all plant stock meet the specifications outlined in 'Specifying Trees' (Ross Clark, NATSPEC Books) and that the planting methods are current, professional (best practice) industry standards at the time of planting.

39. Final Certification

- a) Where works have been undertaken within the Tree Protection Zone of a tree the project arborist must assess the condition of tree(s) and the growing environment and make recommendations for, and carry out remedial actions where necessary.
- b) Following the final inspection and the completion of any remedial works, the project arborist must submit to the Principal Certifying Authority documentation stating that the completed works have been carried out in compliance with the approved plans and specifications for tree protection as above and AS 4970-2009.

40. Completion of Landscaping

A certificate must be provided by a practicing landscape architect, horticulturalist or person with similar qualifications and experience certifying that all required landscaping works have been satisfactorily completed in accordance with the approved landscape plans.

Note: Advice on suitable species for landscaping can be obtained from Council's planting guide 'Indigenous Plants for the Bushland Shire', available at www.hornsby.nsw.gov.au.

OPERATIONAL CONDITIONS

41. Noise

All noise generated by the proposed development must be attenuated to prevent levels of noise being emitted to adjacent premises which possess tonal, beating and similar characteristics or which exceeds background noise levels by more than 5 dB(A).

42. Service Vehicles

Service vehicles are to be prohibited from accessing the PAC loading dock between the hours of 8am to 9am and 3pm to 4pm on school days and after 3pm on production days with a prominent sign to notify drivers and pedestrians of such times.

43. Landscape establishment

The landscape works must be maintained into the future to ensure the establishment and successful growth of plant material to meet the intent of the landscape design.

This must include but not be limited to watering, weeding, replacement of failed plant material and promoting the growth of plants through standard industry practices.

44. Maintenance of Wastewater Device

All wastewater and stormwater treatment devices (including drainage systems, sumps and traps) must be regularly maintained in order to remain effective. All solid and liquid wastes collected from the device must be disposed of in accordance with the *Protection of the Environment Operations Act 1997*.

ADDITIONAL CONDITIONS APPLICABLE TO STAGE ONE - CONSTRUCTION OF THE PERFORMING ARTS CENTRE (PAC) AND CAR PARKING FACILITY

REQUIREMENTS PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Note: For the purpose of this consent, a reference to 'occupation certificate' shall not be taken to mean an 'interim occupation certificate' unless otherwise stated.

45. Internal Driveway/Vehicular Areas

All car parking must be constructed and operated in accordance with Australian Standard AS/NZS 2890.1:2004 – Off-street car parking and Australian Standard 2890.2:2002 – Off-street commercial vehicle facilities.

- a) All parking areas and driveways are to be sealed to an all-weather standard, line marked and signposted;
- b) Car parking, loading and manoeuvring areas to be used solely for nominated purposes;
- c) Vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads;
- d) All vehicular entry on to the site and egress from the site shall be made in a forward direction.

46. Car Parking for Mobility Impaired Persons

All parking for people with disabilities is to comply with AS/NZS 2890.6:2009 *Off-street parking for people with disabilities*.

47. Internal Driveway/Vehicular Areas

The driveway and parking areas on site must be designed in accordance with *Australian Standards 2890.1, 2890.2, 3727* and the following requirements:

- a) The driveway be paved (concreted or bitumen sealed).
- b) Line marked and posted.

OPERATIONAL CONDITIONS

48. Performing Arts Centre Hours of Operation

The hours of operation of the performing arts centre for performance/events are restricted to those times listed below:

Monday to Saturdays	6 pm to 11 pm
Sundays	2 pm to 4 pm
Public Holidays	No work.

49. Performing Arts Centre Sign

- a) The signage approved under this consent must be low-level low lighting via low voltage LED and must not flash move or display movable electronic images.
- b) The illuminated display of advertisements is to be restricted to the duration and times of events of the performance or event's operation only.

ADDITIONAL CONDITIONS APPLICABLE TO STAGE TWO - CONSTRUCTION OF THE ADJOINING HOSPITALITY/FUNCTION CENTRE

OPERATIONAL CONDITIONS

50. Hospitality/Function Centre Hours of Operation

The hours of operation of the hospitality/function centre are restricted to those times listed below:

- a) During School Terms

Saturdays	9 am to 9 pm.
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- b) Outside School Terms

Mondays to Fridays	9 am to 9 pm
Public Holidays	No work.
- c) Major functions are not permitted during times when major theatre production is occurring.

- END OF CONDITIONS -

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the *Environmental Planning and Assessment Act, 1979*, *Environmental Planning and Assessment Regulation 2000*, other relevant legislation and Council's policies and specifications. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

Environmental Planning and Assessment Act 1979 Requirements

- The issue of a construction certificate prior to the commencement of any works. Enquiries can be made to Council's Customer Services Branch on 9847 6760.
- A principal certifying authority to be nominated and Council notified of that appointment prior to the commencement of any works.
- Council to be given at least two days written notice prior to the commencement of any works.
- Mandatory inspections of nominated stages of the construction inspected.
- An occupation certificate to be issued before occupying any building or commencing the use of the land.

Long Service Levy

In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, a 'Long Service Levy' must be paid to the Long Service Payments Corporation or Hornsby Council.

Note: The rate of the Long Service Levy is 0.35% of the total cost of the work.

Note: Hornsby Council requires the payment of the Long Service Levy prior to the issue of a construction certificate.

Tree and Vegetation Preservation

In accordance with Clause 5.9 of the *Hornsby Local Environmental Plan 2013* a person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation protected under the Hornsby Development Control Plan 2013 without the authority conferred by development consent or a permit granted by Council.

Notes: A tree is defined as a long lived, woody perennial plant with one or relatively few main stems with the potential to grow to a height greater than three metres. (HDCP 1B.6.1.c)

Tree protection measures and distances are determined using the Australian Standard 4970:2009, "Protection of Trees on Development Sites".

Fines may be imposed for non-compliance with both the Hornsby Local Environmental Plan 2013 and the Hornsby Development Control Plan 2013.

Disability Discrimination Act

The applicant's attention is drawn to the existence of the *Disability Discrimination Act*. A construction certificate is required to be obtained for the proposed building/s, which will provide consideration under the *Building Code of Australia*; however, the development may not comply with the requirements of the *Disability Discrimination Act*. This is the sole responsibility of the applicant.

Dial Before You Dig

Prior to commencing any works, the applicant is encouraged to contact *Dial Before You Dig* on 1100 or www.dialbeforeyoudig.com.au for free information on potential underground pipes and cables within the vicinity of the development site.

Telecommunications Act 1997 (Commonwealth)

If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800 810 443.

Asbestos Warning

Should asbestos or asbestos products be encountered during demolition or construction works, you are advised to seek advice and information prior to disturbing this material. It is recommended that a contractor holding an asbestos-handling permit (issued by *WorkCover NSW*) be engaged to manage the proper handling of this material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au

www.nsw.gov.au/fibro

www.adfa.org.au

www.workcover.nsw.gov.au

Alternatively, telephone the *WorkCover* Asbestos and Demolition Team on (02) 8260 5885.

Food Authority Notification

The *NSW Food Authority* requires businesses to electronically notify the Authority prior to the commencement of its operation.

Note: NSW Food Authority can be contacted at www.foodnotify.nsw.gov.au.

Council Notification – Food Premises

Prior to the commencement of the business, the operator is requested to contact Council's Environmental Health Team to arrange an inspection for compliance against the relevant legislation and guidelines outlined in this approval.

Note: Council's Environmental Health Officer can be contacted on 02 9847 6745.

Advertising Signage – Separate DA Required

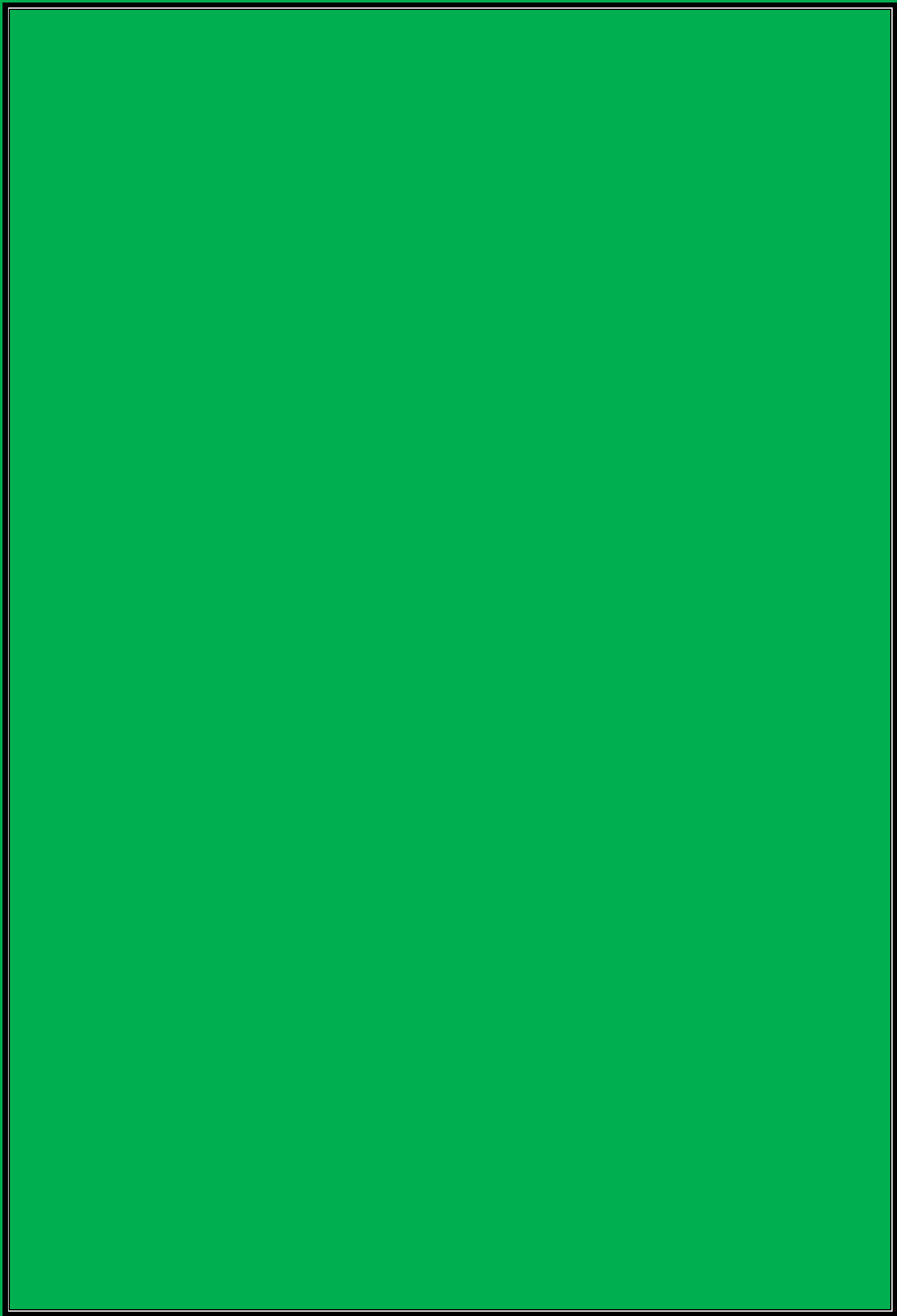
This consent does not permit the erection or display of any additional advertising signs. Most advertising signs or structures require development consent. Applicants should make separate enquiries with Council prior to erecting or displaying any advertising signage.

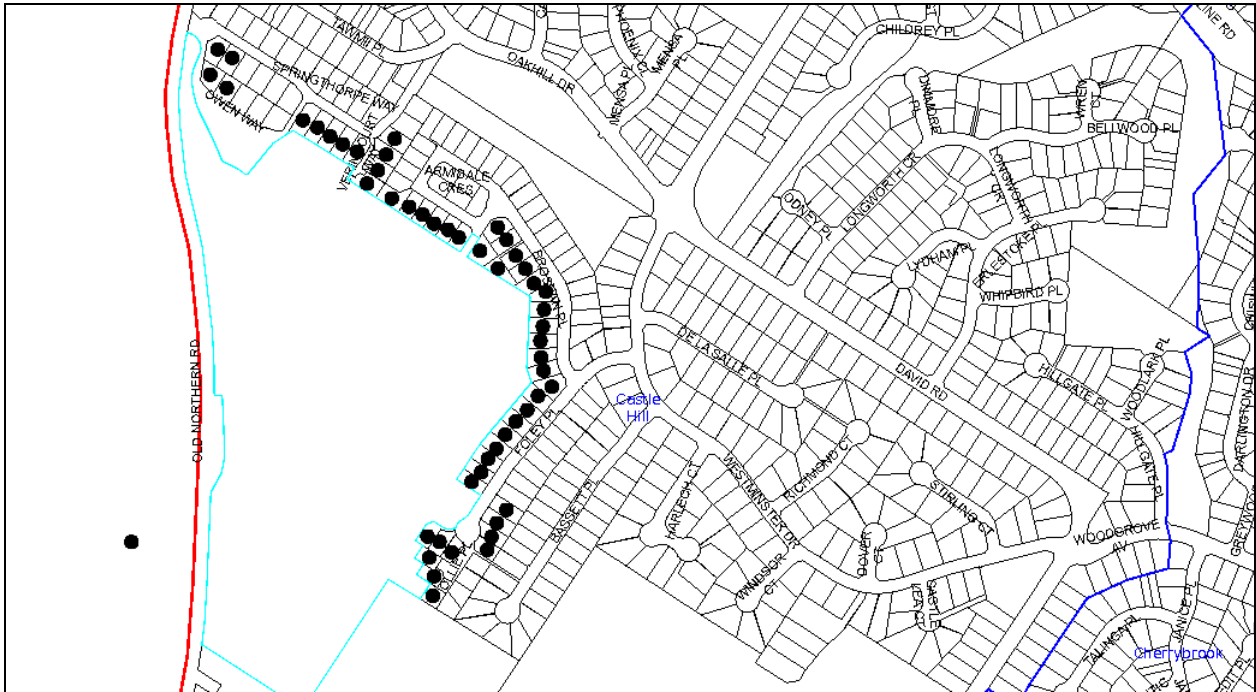
Attachment 1

Locality Plan

2014SYW171 (DA1440-14)

Oakhill College Alterations





LOCALITY PLAN

DA/1435/2014

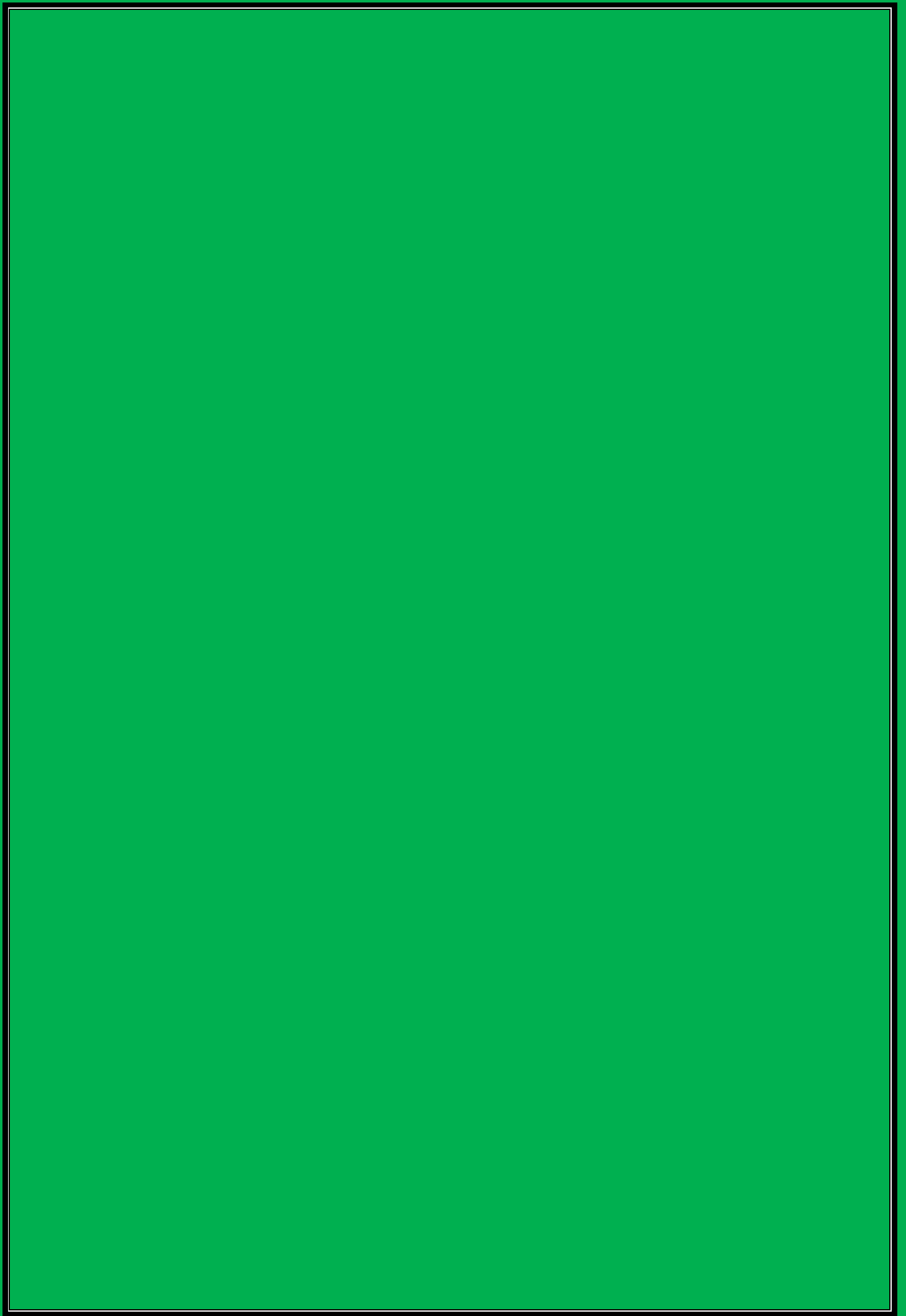
Oakhill College, 423-521 Old Northern Road, Castle Hill

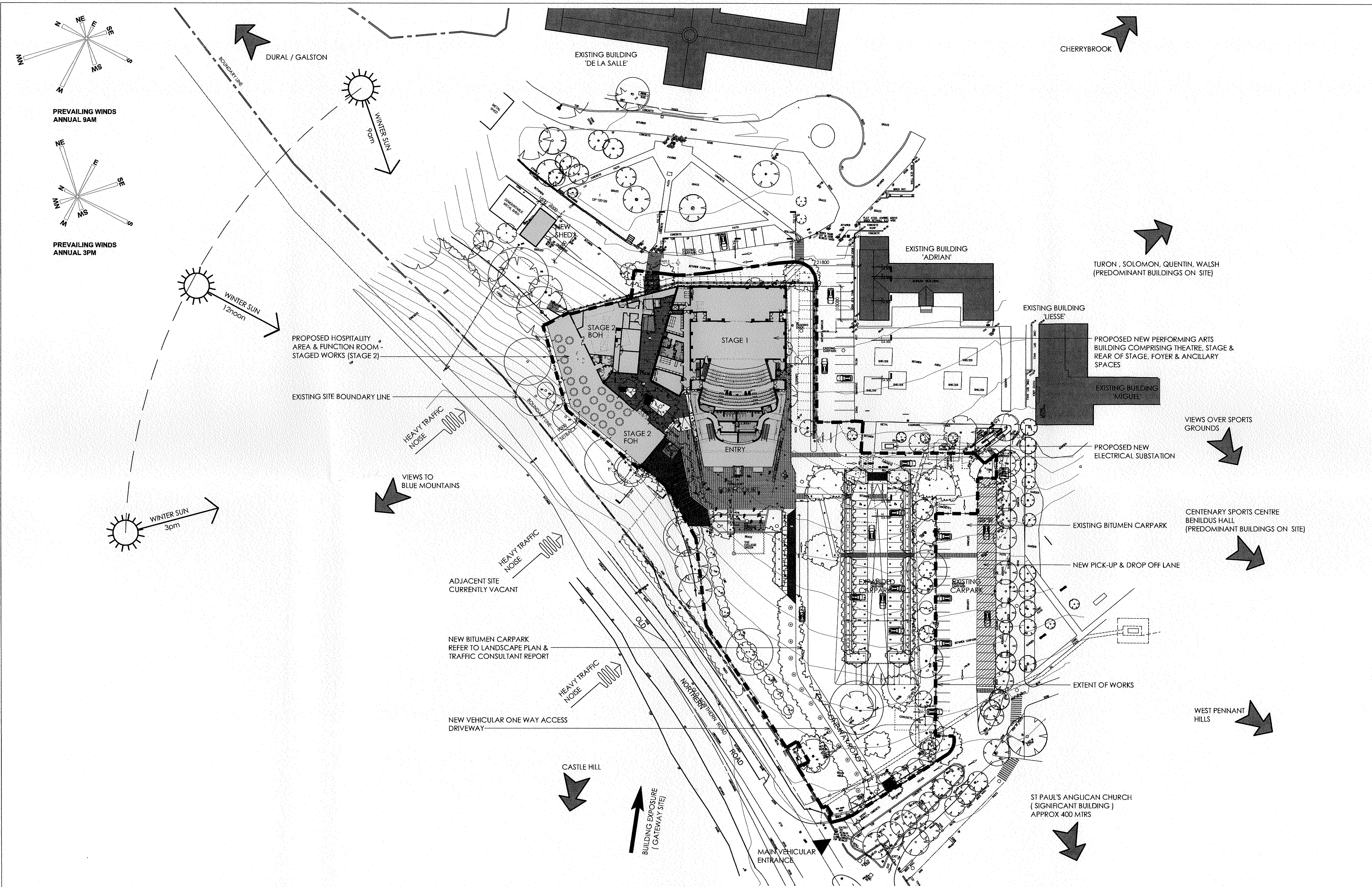
Attachment 2



Site Plan

2014SYW171 (DA1440-14)

Oakhill College Alterations





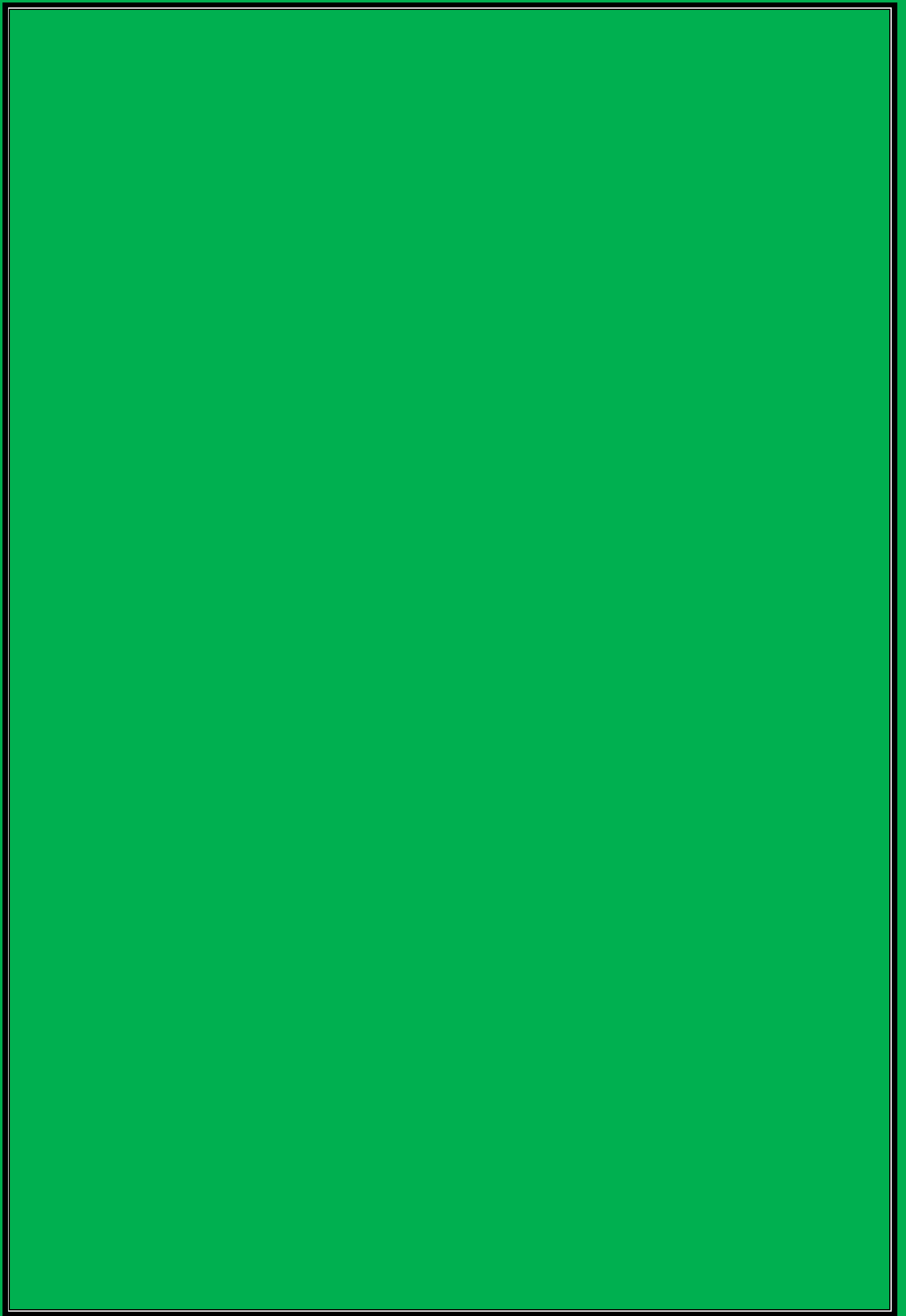
		STRUCTURAL & CIVIL	SERVICES, ESD & ACOUSTICS	THEATRE DESIGN CONSULTANT	COST CONSULTANT	BCA & ACCESS CONSULTANT	TRAFFIC ENGINEER	SURVEYOR	ARCHITECT	CLIENT / PROJECT	DRAWING	SCALE		NORTH		
		DW Knox & Partners Level 8, 53 Walker Street North Sydney NSW 2060 T: 9966 1170 W: www.dwnox.com.au	Wood & Grieve Level 3, 454-456 Pacific Hwy St Leonards NSW 2065 T: 8484 7000 W: www.wggs.com.au	RTM International 1/20 Cambridge Street Cammeray NSW 2062 T: 9956 5050 W: www.rtminternational.com.au	WT Partnership Level 24, 100 Miller Street North Sydney NSW 2060 T: 9929 7422 W: www.wtpartnership.com	BCA Logic Level 1, 71-73 Archer Street Cherrybrook NSW 2067 T: 9411 5360 W: www.bcalogic.com.au	Traffix Level 3, 440 Macleay Street Potts Point NSW 2011 T: 8324 8700 W: www.traffix.com.au	LTS Lockley L1, Suite 1, 810 Pacific Hwy Cordon NSW 2072 T: 1300 587 000 W: www.lts.com.au	 ccpcorp Level 7, 7000 Wharf Sydney NSW 2011 T: 91 2 955 455 E: info@ccpcorp.com.au ABN 19 147 513 717	 Oakhill PERFORMING ARTS CENTRE OAKHILL COLLEGE 423 - 513 OLD NORTHERN ROAD CASTLE HILL NSW	SITE ANALYSIS PLAN	1:500 on A1 PAPER				
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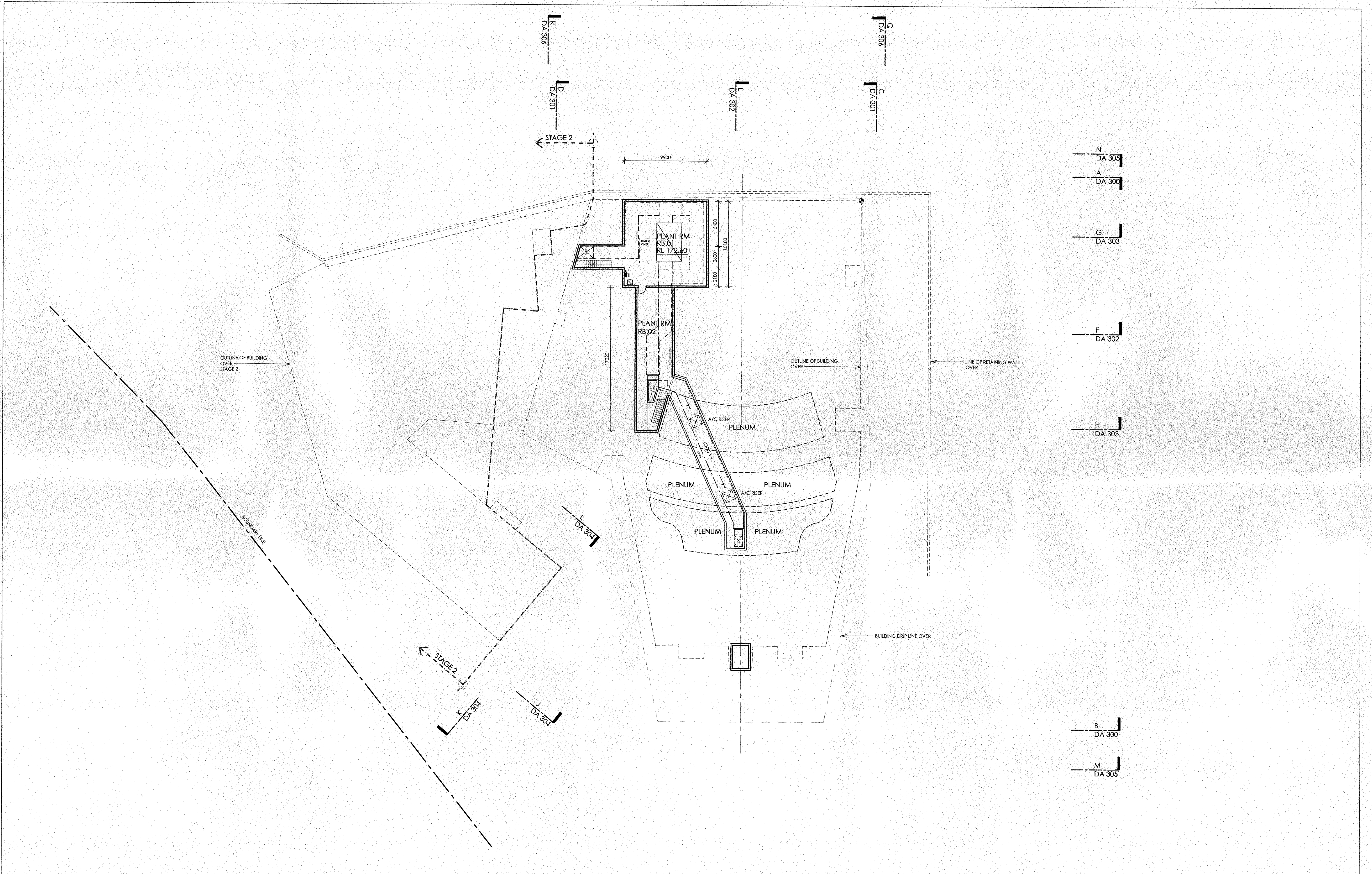
Attachment 3

Plans Architectural

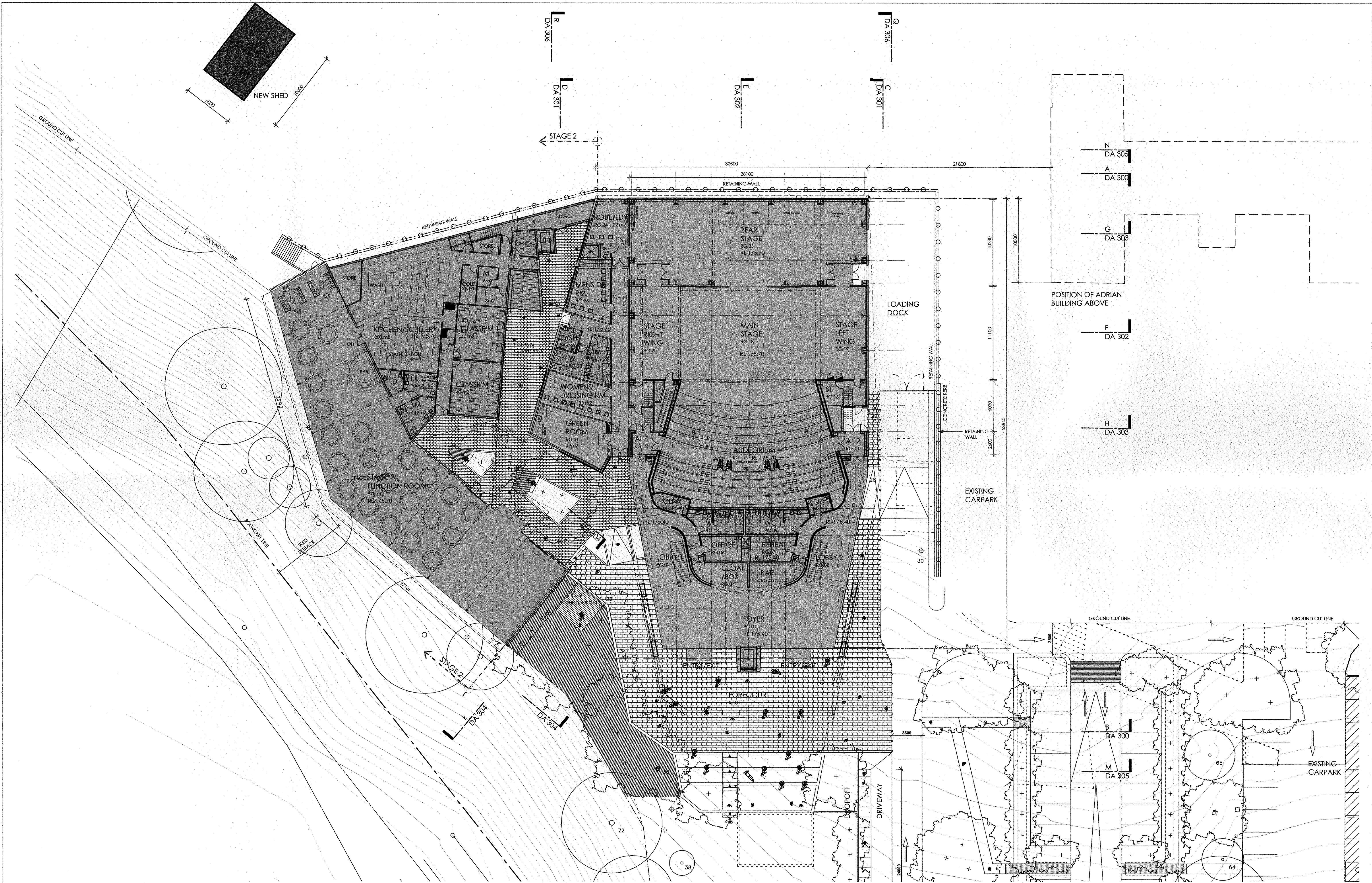
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2014SYW171 (DA1440-14)
Oakhill College Alterations

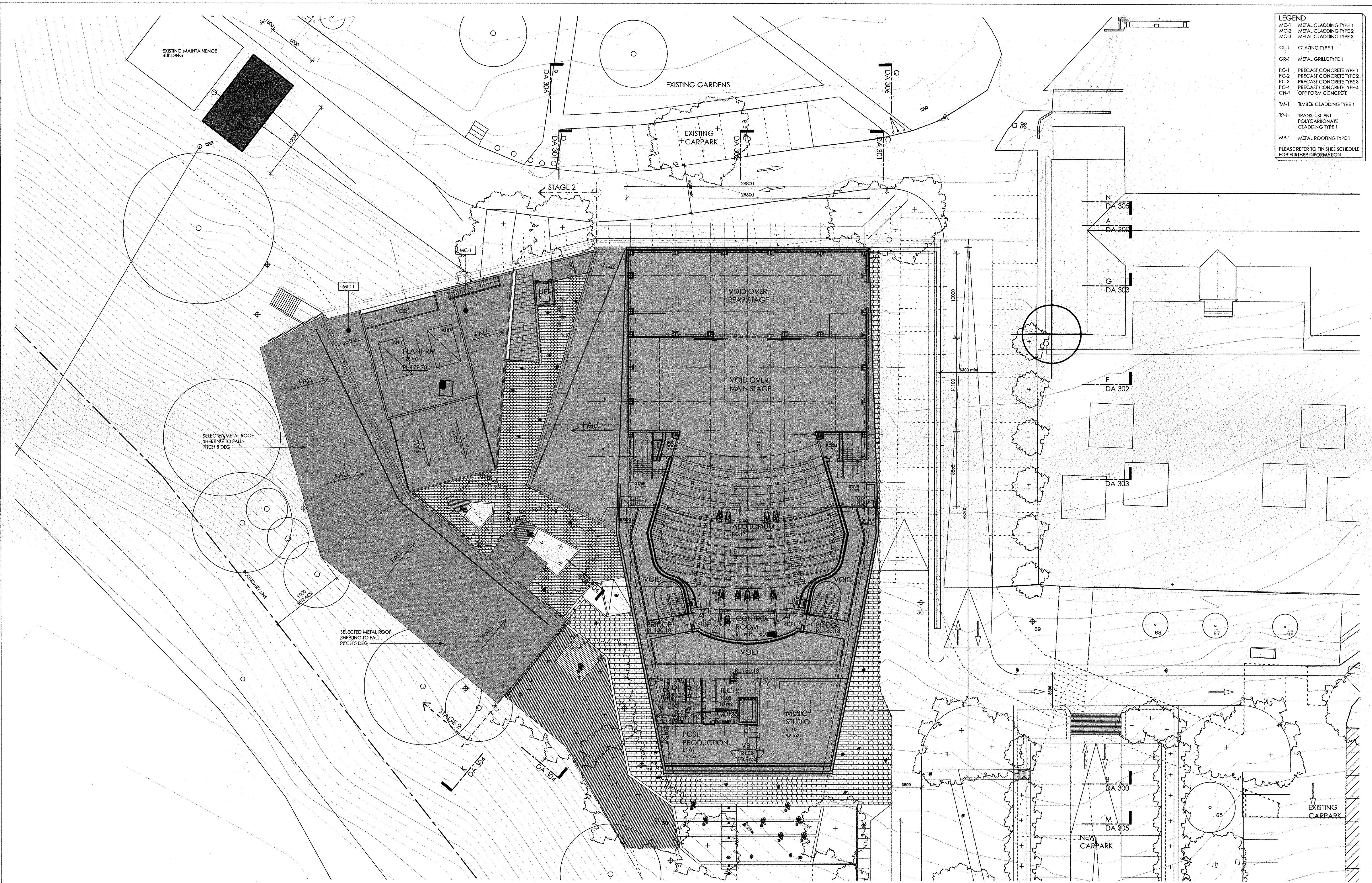




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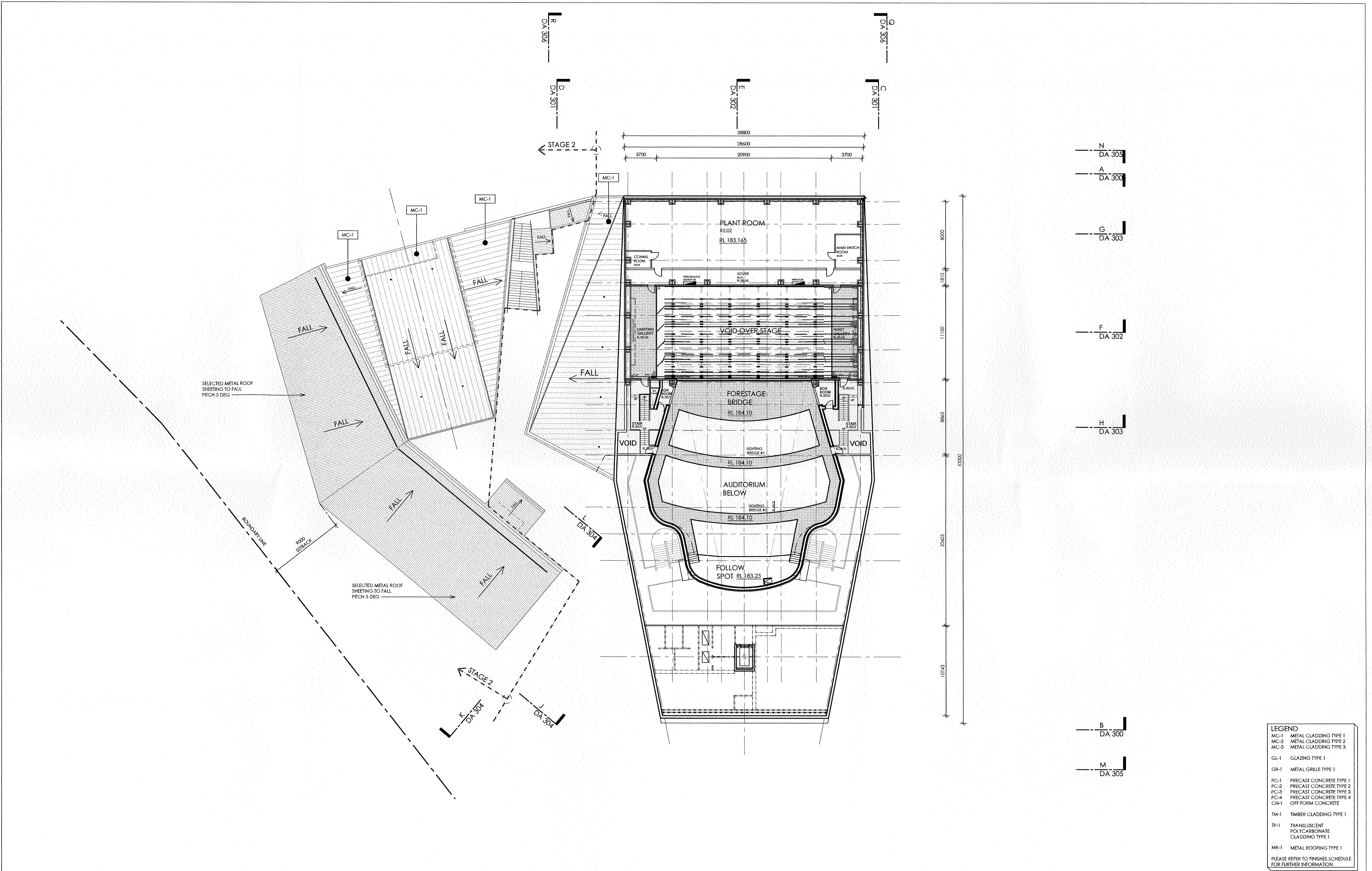






ISSUE		DESCRIPTION	BY	DATE	STRUCTURAL & CIVIL	SERVICES, ESD & ACOUSTICS	THEATRE DESIGN CONSULTANT	COST CONSULTANT	BCA & ACCESS CONSULTANT	TRAFFIC ENGINEER	SURVEYOR	ARCHITECT	CLIENT / PROJECT	DRAWING	SCALE	JOB NUMBER	DRAWING NUMBER	ISSUE DATE	ISSUE
B	RE-ISSUED FOR DEVELOPMENT APPLICATION - BUILDING HEIGHT REDUCED			30.06.2015	DW Knox & Partners Level 8, 53 Walker Street North Sydney NSW 2060 T: 9966 1170 W: www.dwnox.com.au	Wood & Grieve Level 3, 454-456 Pacific Hwy S1 Leonsards NSW 2065 T: 9464 7000 W: www.wgcs.com.au	RTM International Level 24, 100 Miller Street North Sydney NSW 2062 T: 9929 1422 W: www.theatreconsultants.com.au	WT Partnership Level 24, 100 Miller Street North Sydney NSW 2060 T: 9929 1422 W: www.wtpartnership.com.au	BCA Logic Level 1, 71-73 Archer Street Cherrywood NSW 2067 T: 9411 5360 W: www.bcalogic.com.au	Traffix Level 3, 466 Macleay Street Porti Point NSW 2011 T: 8504 6700 W: www.traffix.com.au	LTS Lockley 11, Suite 1, 810 Pacific Hwy Gordon NSW 2072 T: 1500 387 000 W: www.lts.com.au	ccpcorp Unit 7 Waterford Wharf 37 Macleay Street Sydney NSW 2041 T: 9355 4500 E: info@ccpcorp.com.au ABN 79 513 717	Oakhill PERFORMING ARTS CENTRE OAKHILL COLLEGE 423 - 513 OLD NORTHERN ROAD CASTLE HILL NSW	GROUND FLOOR LEVEL GENERAL ARRANGEMENT Contractors must verify all dimensions on site, and notify CCPCORP Pty Ltd of any discrepancies prior to commencing any work. Written dimensions take precedence over scaled dimensions. This drawing should be used in conjunction with all relevant contracts, specifications, reports and drawings. CCPCORP Pty Ltd retains all copyright on this drawing. © 2014	1:200 on A1 PAPER	987445	DA 203	30.06.2015	B

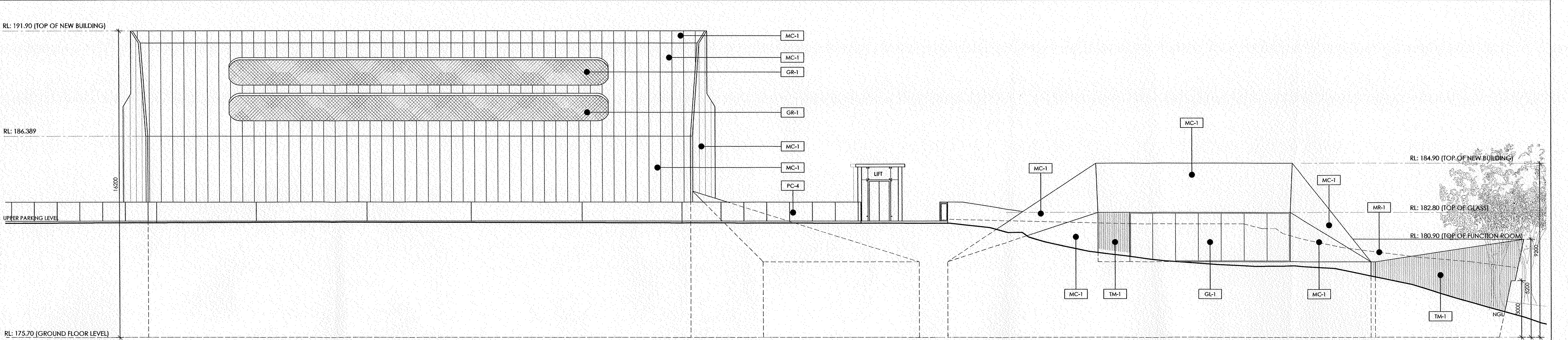


- LEGEND**
- MC-1 METAL CLADDING TYPE 1
 - MC-2 METAL CLADDING TYPE 2
 - MC-3 METAL CLADDING TYPE 3
 - GL-1 GLAZING TYPE 1
 - GR-1 METAL GRILLE TYPE 1
 - PC-1 PRECAST CONCRETE TYPE 1
 - PC-2 PRECAST CONCRETE TYPE 2
 - PC-3 PRECAST CONCRETE TYPE 3
 - PC-4 PRECAST CONCRETE TYPE 4
 - CN-1 OFF FORM CONCRETE
 - TM-1 TIMBER CLADDING TYPE 1
 - TP-1 TRANSLUCENT POLYCARBONATE CLADDING TYPE 1
 - MR-1 METAL ROOFING TYPE 1
- PLEASE REFER TO FINISHES SCHEDULE FOR FURTHER INFORMATION

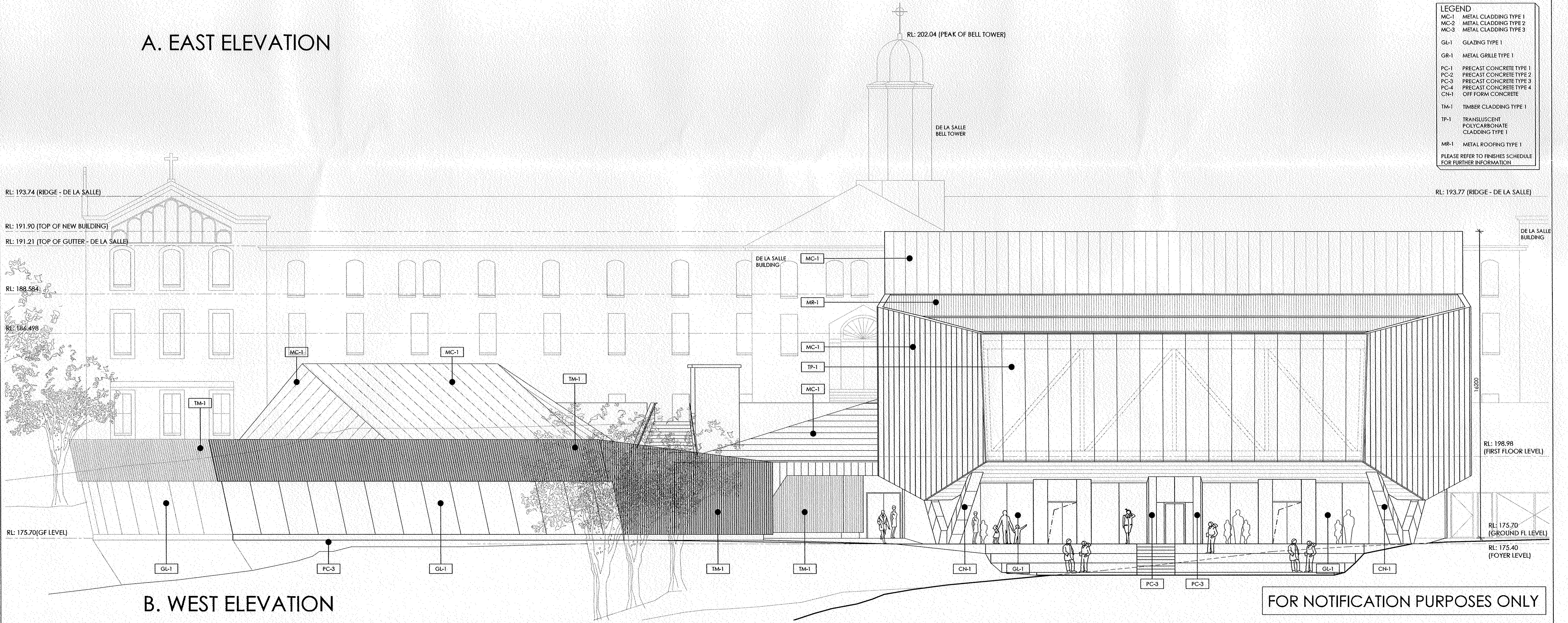
B RE-ISSUED FOR DEVELOPMENT APPLICATION - BUILDING HEIGHT REDUCED		30.06.2015	DW Knox & Partners Level 8, 53 Walker Street North Sydney NSW 2060 T: 9966 1170 W: www.dwnox.com.au	Wood & Grieve Level 3, 454-456 Pacific Hwy St Leonards NSW 2065 T: 8484 7000 W: www.wg.com.au	RTM International 1/25 Cambridge Street Cammeray NSW 2062 T: 9956 5250 W: www.theatreconsultants.com.au	WT Partnership Level 24, 100 Major Street North Sydney NSW 2060 T: 9929 7422 W: www.wtpartnership.com	BCA Logic Level 1, 71-73 Archer Street Cherrybrook NSW 2067 T: 9411 5340 W: www.bcalogic.com.au	Traffix Level 3, 40a Macleay Street Potts Point NSW 2011 T: 8324 8700 W: www.traffix.com.au	LTS Lockley L1, Suite 1, 810 Pacific Hwy Gordon NSW 2072 T: 3300 587 000 W: www.lts.com.au	ARCHITECT ccpcorp Unit 7 Waterloo Wharf 37 Waterloo Street Sydney NSW 2011 T: 9255 5500 A/N/119 149 513 717	CLIENT / PROJECT Oakhill PERFORMING ARTS CENTRE OAKHILL COLLEGE 423 - 513 OLD NORTHERN ROAD CASTLE HILL NSW	DRAWING FIRST FLOOR LEVEL GENERAL ARRANGEMENT Contractor must verify all dimensions on site, and notify CCPCORP Pty Ltd of any discrepancies prior to carrying out any works. Written dimensions take precedence over scaled dimensions. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. CCPCORP Pty Ltd retains all copyright on this drawing. © 2014	SCALE 1:200 on A1 PAPER NORTH	ST JAN 15 987445	CHECK JAN 15 DA 204	APPROVED JAN 15 DA 204	ISSUE DATE 30.06.2015 ISSUE B
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		STRUCTURAL & CIVIL		SERVICES, ESD & ACOUSTICS	THEATRE DESIGN CONSULTANT	COST CONSULTANT	BCA & ACCESS CONSULTANT	TRAFFIC ENGINEER	SURVEYOR	ARCHITECT	CLIENT / PROJECT	DRAWING	SCALE		A1 PAPER		NORTH
												UPPER / CATWALK LEVEL GENERAL ARRANGEMENT	 1:200 on				
												Contractor must verify all dimensions on site, and notify CCPCORP Pty Ltd of any discrepancies prior to commencing any works.	DRAWN	START DATE	CHECK	APPROVED	ISSUE DATE
												Written dimensions take precedence over scaled dimensions. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings.	ST	JAN 15			30.06.2015
												CCPCORP Pty Ltd retains all copyright on this drawing. © 2014	JOB NUMBER				ISSUE
													987445				B
														DRAWING NUMBER			
														DA 205			



LEGEND	
MC-1	METAL CLADDING TYPE 1
MC-2	METAL CLADDING TYPE 2
MC-3	METAL CLADDING TYPE 3
GL-1	GLAZING TYPE 1
GR-1	METAL GRILLE TYPE 1
PC-1	PRECAST CONCRETE TYPE 1
PC-2	PRECAST CONCRETE TYPE 2
PC-3	PRECAST CONCRETE TYPE 3
PC-4	PRECAST CONCRETE TYPE 4
CN-1	OFF FORM CONCRETE
TM-1	TIMBER CLADDING TYPE 1
TP-1	TRANSLUCENT POLYCARBONATE CLADDING TYPE 1
MR-1	METAL ROOFING TYPE 1
PLEASE REFER TO FINISHES SCHEDULE FOR FURTHER INFORMATION	



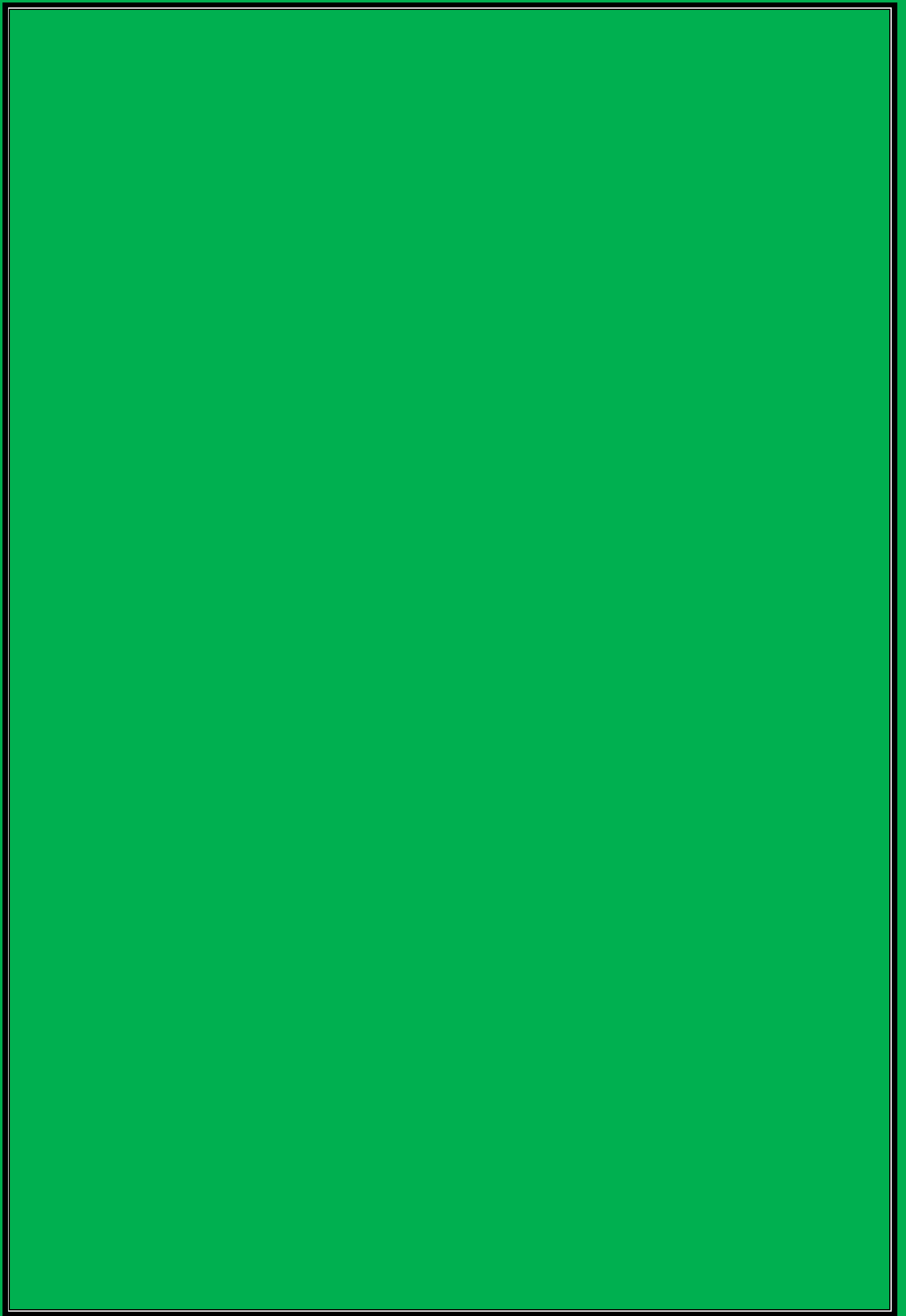
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Attachment 3

Plans Architectural

pt2

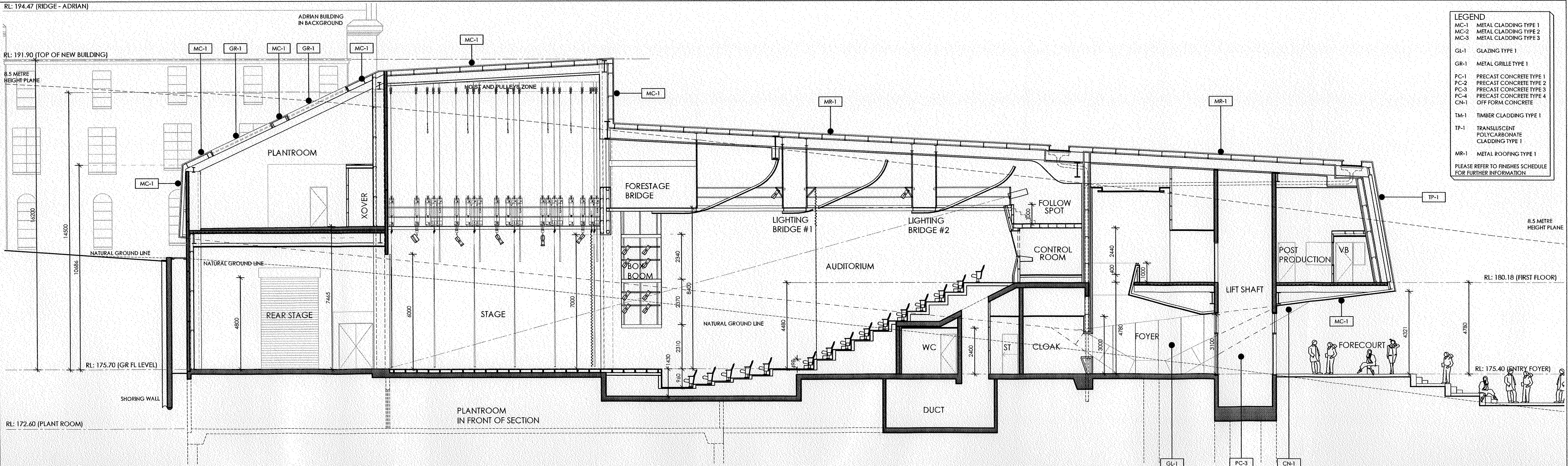
2014SYW171 (DA1440-14)
Oakhill College Alterations



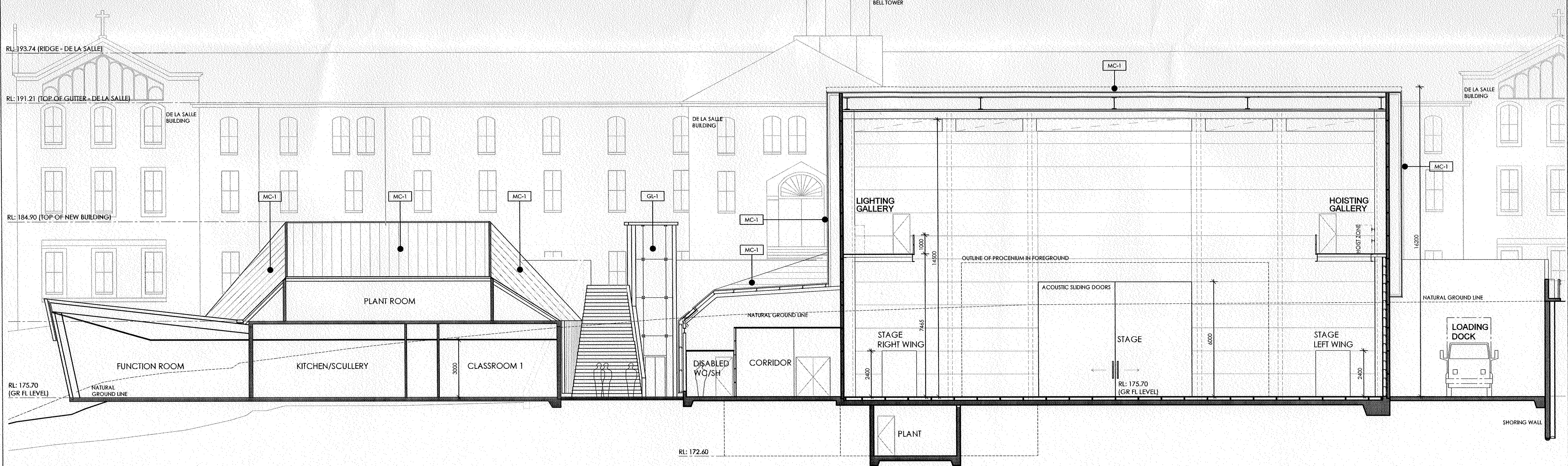


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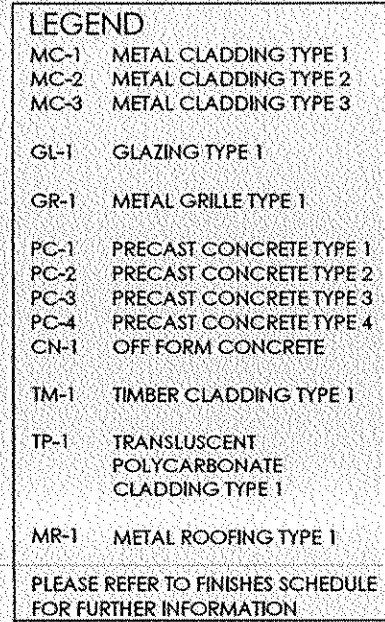


E. SECTION



F. SECTION

		STRUCTURAL & CIVIL	SERVICES, ESD & ACOUSTICS	THEATRE DESIGN CONSULTANT	COST CONSULTANT	BCA & ACCESS CONSULTANT	TRAFFIC ENGINEER	SURVEYOR	ARCHITECT	CLIENT / PROJECT	DRAWING	SCALE		A1 NORTH			
											SECTION E & F	1:100 on					
											Contractor must verify all dimensions on site, and notify CCPCORP Pty Ltd of any discrepancies prior to carrying out any works.	DRAWN	START DATE	CHECK	APPROVED	ISSUE DATE	
											Written dimensions take precedence over circled dimensions. This drawing should be read in conjunction with all relevant controls, specifications, reports and drawings.	ST	JAN 2014			30.06.2015	
											CCPCORP Pty Ltd retains all copyright on this drawing. © 2014	JOB NUMBER	DRAWING NUMBER			ISSUE	
												987445	DA 302			B	
8 RE-USED FOR DEVELOPMENT APPLICATION - BUILDING HEIGHT REDUCED		30.06.2015	DW Knox & Partners Level 6, 53 Walker Street North Sydney NSW 2060 T: 9966 1170 W: www.dwnknox.com.au	Wood & Grievs Level 2, 454-456 Pacific Hwy St Leonards NSW 2055 T: 8484 7000 W: www.wg.com.au	RTM International 1/2a Cambridge Street Cammeray NSW 2062 T: 9956 5250 W: www.rtminternational.com.au	WT Partnership Level 24, 100 Miller Street North Sydney NSW 2060 T: 9929 7422 W: www.wtpartnership.com	BCA Logic Level 1, 71-73 Archer Street Cherrybrook NSW 2067 T: 9411 5360 W: www.bcalogic.com.au	Traffic Level 3, 450 Macleay Street Potts Point NSW 2011 T: 8324 8700 W: www.traffic.com.au	LTS Lockley 11, Suite 1, 810 Pacific Hwy Gordon NSW 2072 T: 1300 587 000 W: www.lts.com.au	423 - 513 OLD NORTHERN ROAD CASTLE HILL NSW							
9 ISSUE FOR DEVELOPMENT APPLICATION		18.11.2014															
ISSUE DESCRIPTION		BY DATE															



Architectural section drawing of a building complex, showing a cross-section through a function room, green room, stage, and loading dock. The drawing includes various labels for rooms, structural elements, and materials. A legend in the top right corner defines material abbreviations: TM-1 (Timber Cladding Type 1), TP-1 (Translucent Polycarbonate Cladding Type 1), and MR-1 (Metal Roofing Type 1). The drawing also shows the 'DE LA SALLE BUILDING' in the background and a 'BELL TOWER' on the right. The foreground shows a 'NATURAL GROUND LINE' and a 'SHORING WALL'.

Legend:

- TM-1 TIMBER CLADDING TYPE 1
- TP-1 TRANSLUCENT POLYCARBONATE CLADDING TYPE 1
- MR-1 METAL ROOFING TYPE 1

PLEASE REFER TO FINISHES SCHEDULE FOR FURTHER INFORMATION

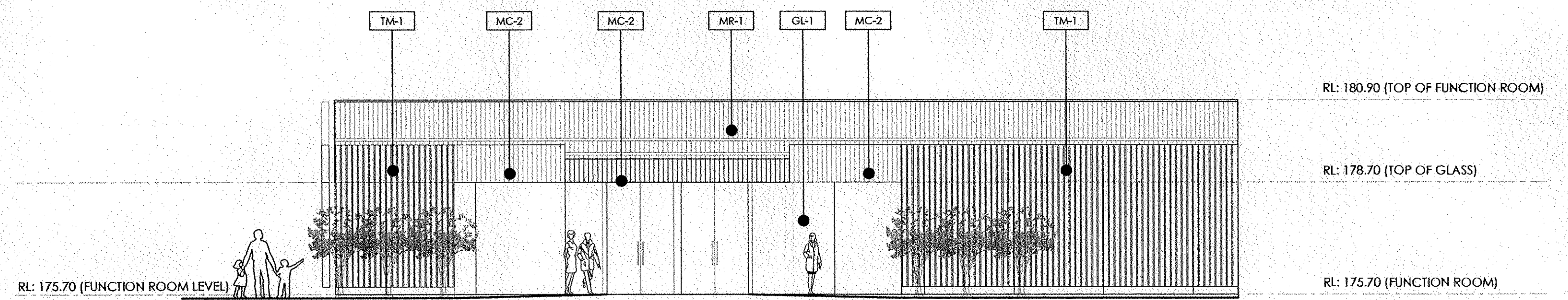
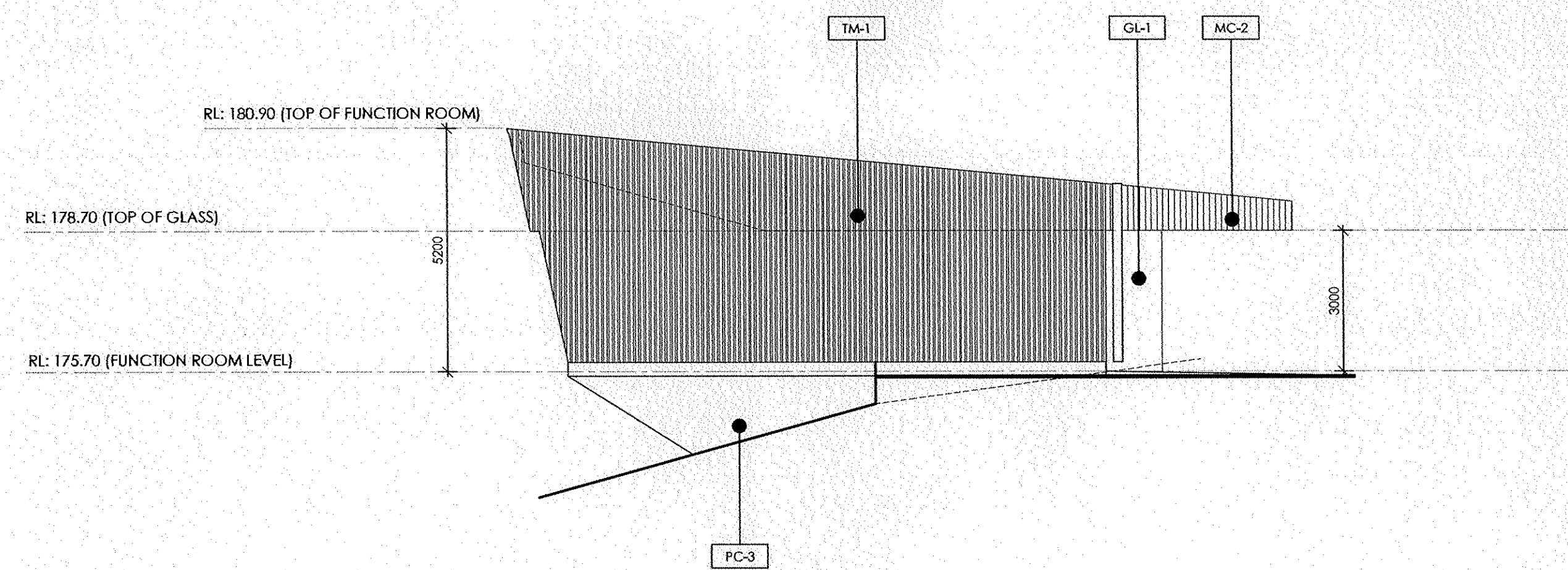
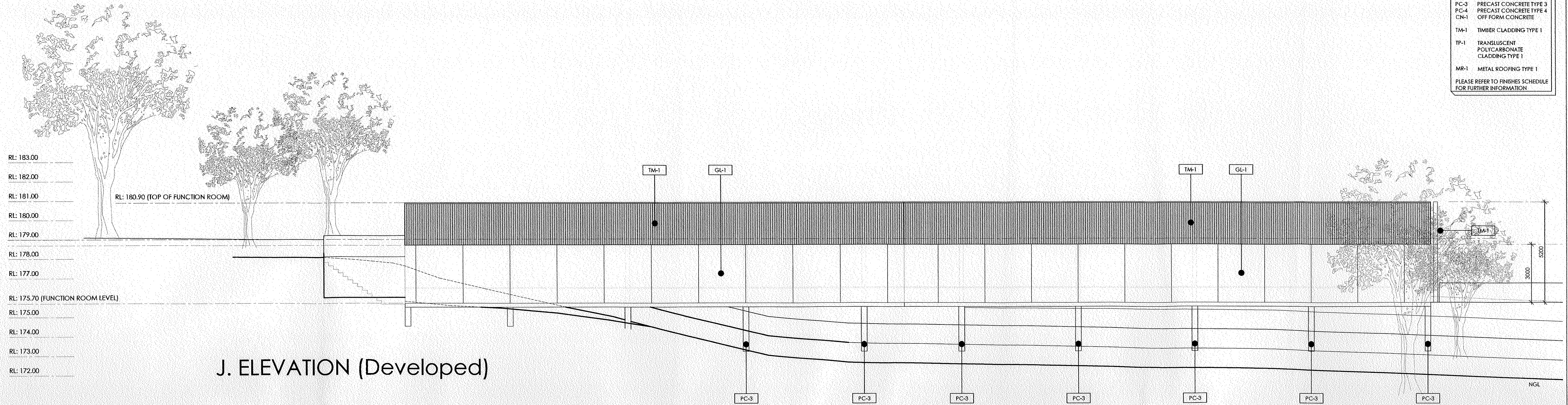
Labels in drawing:



- RL: 193.74 (RIDGE - DE LA SALLE)
- RL: 191.90 (TOP OF NEW BUILDING)
- RL: 191.21 (TOP OF GUTTER - DE LA SALLE)
- DE LA SALLE BUILDING
- BELL TOWER
- MC-1
- STAIR
- FORESTAGE BRIDGE
- PROCEMIUM OPENING 16M WIDE X 7M HIGH
- STAGE
- RL: 175.70 (GR FL/STAGE LEVEL)
- LOADING DOCK
- TIMBER & STEEL GATES
- SHORING WALL
- NATURAL GROUND LINE
- GREEN ROOM
- CORRIDOR
- PLANT ROOM
- DUCT
- FUNCTION ROOM
- TM-1
- PC-2
- MC-3
- NGL

H. SECTION

[illegible]

- LEGEND
- MC-1 METAL CLADDING TYPE 1
 - MC-2 METAL CLADDING TYPE 2
 - MC-3 METAL CLADDING TYPE 3
 - GL-1 GLAZING TYPE 1
 - GR-1 METAL GRILLE TYPE 1
 - PC-1 PRECAST CONCRETE TYPE 1
 - PC-2 PRECAST CONCRETE TYPE 2
 - PC-3 PRECAST CONCRETE TYPE 3
 - PC-4 PRECAST CONCRETE TYPE 4
 - CN-1 OFF FORM CONCRETE
 - TM-1 TIMBER CLADDING TYPE 1
 - TP-1 TRANSLUCENT POLYCARBONATE CLADDING TYPE 1
 - MR-1 METAL ROOFING TYPE 1
- PLEASE REFER TO FINISHES SCHEDULE FOR FURTHER INFORMATION

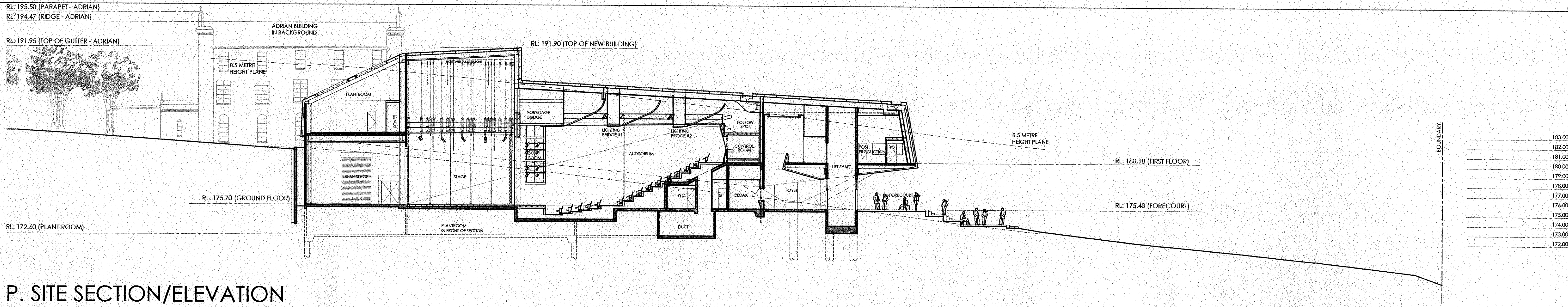


		STRUCTURAL & CIVIL		SERVICES, ESD & ACOUSTICS	THEATRE DESIGN CONSULTANT	COST CONSULTANT	BCA & ACCESS CONSULTANT	TRAFFIC ENGINEER	SURVEYOR	ARCHITECT	CLIENT / PROJECT	DRAWING	SCALE		A1 PAPER NORTH		
										 ccpcorp 1/1, Suite 1, 810 Pacific Hwy Gordon NSW 2072 T: 1300 587 000 W: www.lts.com.au	 PERFORMING ARTS CENTRE OAKHILL COLLEGE 423 - 513 OLD NORTHERN ROAD CASTLE HILL NSW	ELEVATIONS STAGE 2 FUNCTION ROOM <small>Contractors must verify all dimensions on site, and notify CCPCORP Pty Ltd of any discrepancies prior to carrying out any works. Written dimensions take precedence over scaled dimensions. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. CCPCORP Pty Ltd retains all copyright on this drawing. © 2014</small>	1:100 on				
		BY DATE		30.06.2015	18.11.2014								DRAWN	START DATE	CHECK	APPROVED	
B		RE-ISSUED FOR DEVELOPMENT APPLICATION - BUILDING HEIGHT REDUCED		30.06.2015	18.11.2014								ST	JAN 2014			ISSUE DATE
A		ISSUE FOR DEVELOPMENT APPLICATION		18.11.2014									JOB NUMBER	DRAWING NUMBER			ISSUE
ISSUE DESCRIPTION													987445	DA 304			B

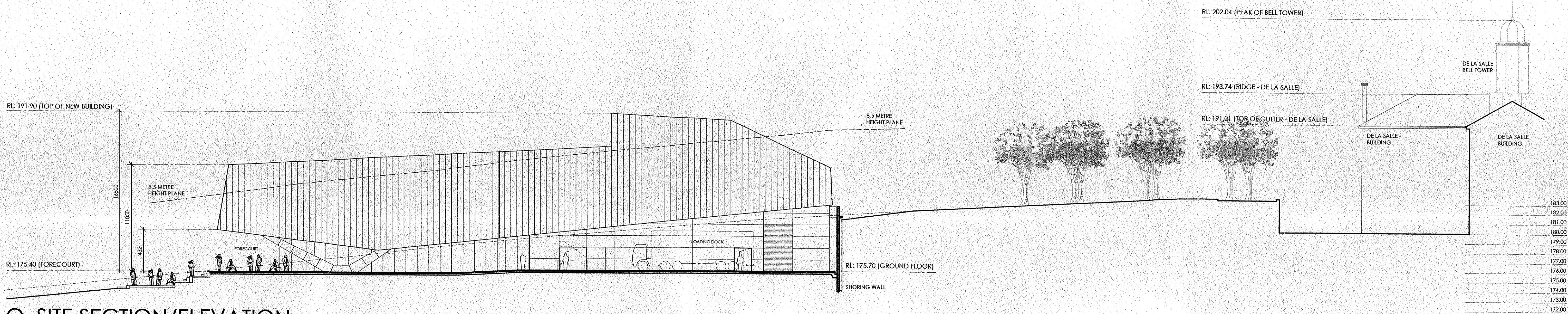


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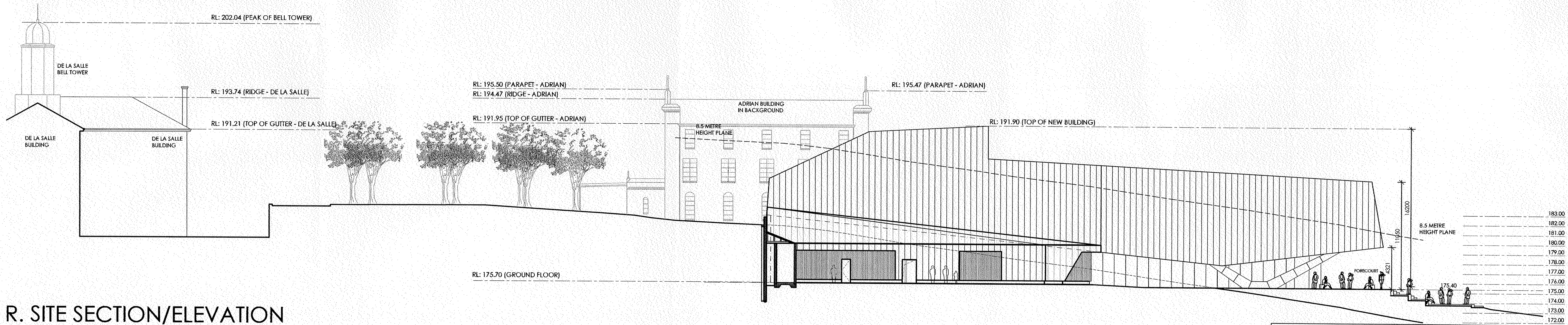
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P. SITE SECTION/ELEVATION






Q. SITE SECTION/ELEVATION



R. SITE SECTION/ELEVATION

FOR NOTIFICATION PURPOSES ONLY

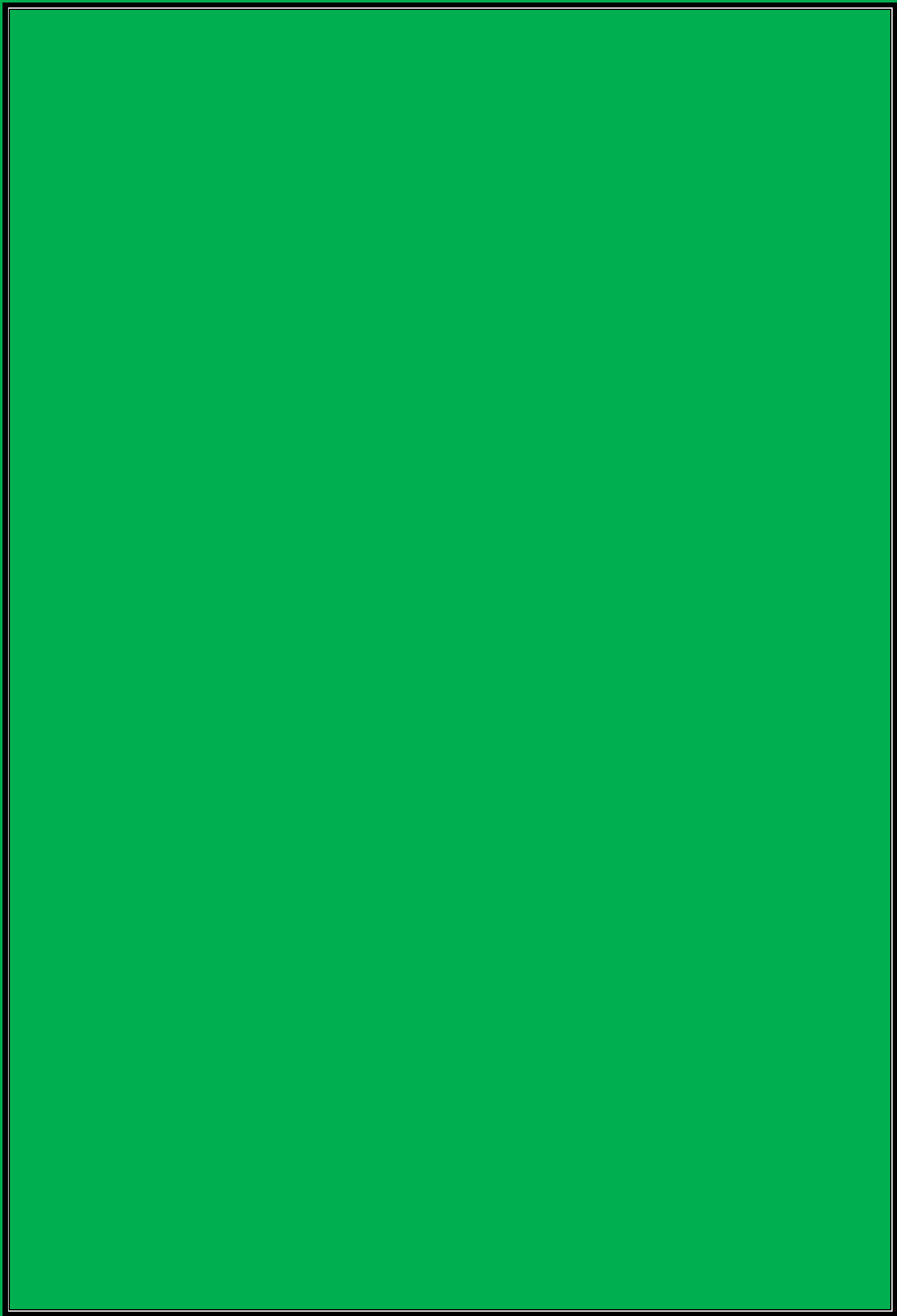
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		DW Knox & Partners Level 8, 53 Walker Street North Sydney NSW 2060 T: 9956 5250 W: www.dwnox.com.au		Wood & Grieve Level 3, 454-456 Pacific Hwy St Leonards NSW 2065 T: 9484 7000 W: www.wgpn.com.au		RTM International 1/2a Cambridge Street Cammeray NSW 2062 T: 9956 5250 W: www.rtmconsultants.com.au		WJ Partnership Level 24, 100 Miller Street North Sydney NSW 2060 T: 9929 7422 W: www.wjpartnership.com		BCA Logic Level 1, 71-73 Anchor Street Chadwood NSW 2067 T: 9411 5360 W: www.bcalogic.com.au		Traffix Level 3, 460 Macleay Street Potts Point NSW 2011 T: 8324 8700 W: www.traffix.com.au		LTS Lockley Level 1, Suite 1, 810 Pacific Hwy Gordon NSW 2072 T: 1300 587 000 W: www.lts.com.au		Unit 7 Macleay Wharf 8 Macleay Street North Sydney NSW 2060 T: 9956 5250 W: www.ccpcorp.com.au ABN 19 147 513 717		 [architectural interior design landscape design graphic design]		 PERFORMING ARTS CENTRE OAKHILL COLLEGE 423 - 513 OLD NORTHERN ROAD CASTLE HILL NSW		SITE SECTIONS / ELEVATIONS Contractor must verify all dimensions on site, and notify CCPCORP Pty Ltd of any discrepancies prior to carrying out any works. Written dimensions take precedence over scaled dimensions. This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. CCPCORP Pty Ltd retains all copyright on this drawing. © 2014		 1:200 on A1 PAPER		DRAWN ST JAN 2014		CHECK JAN 2014		APPROVED		ISSUE DATE 30.06.2015	
B		RE-ISSUED FOR DEVELOPMENT APPLICATION - BUILDING HEIGHT REDUCED		30.06.2015																													
A		ISSUE FOR DEVELOPMENT APPLICATION		18.11.2014																													
ISSUE		DESCRIPTION		BY		DATE																											

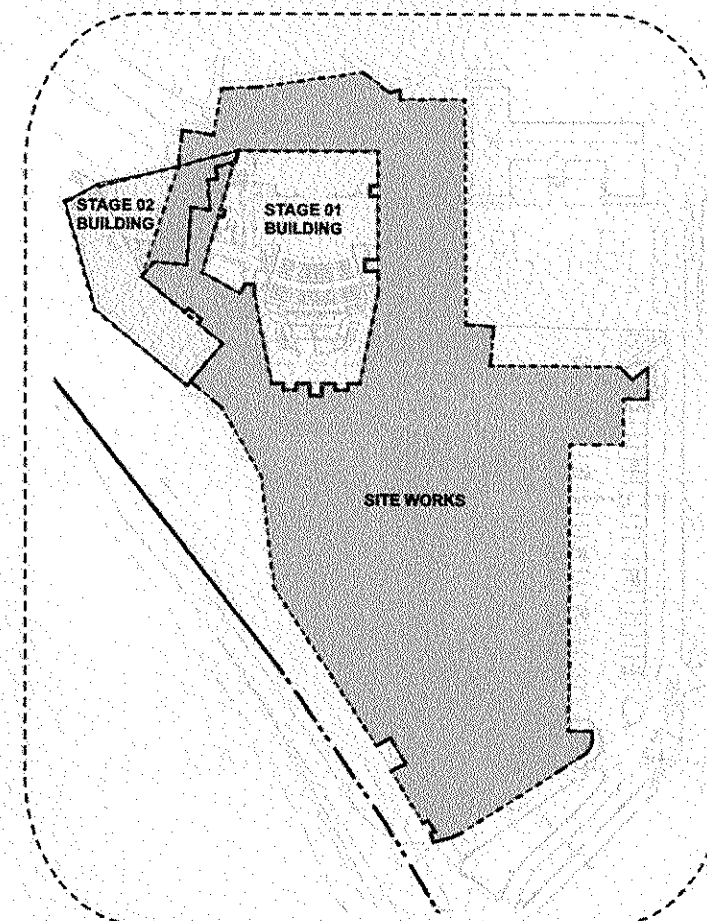
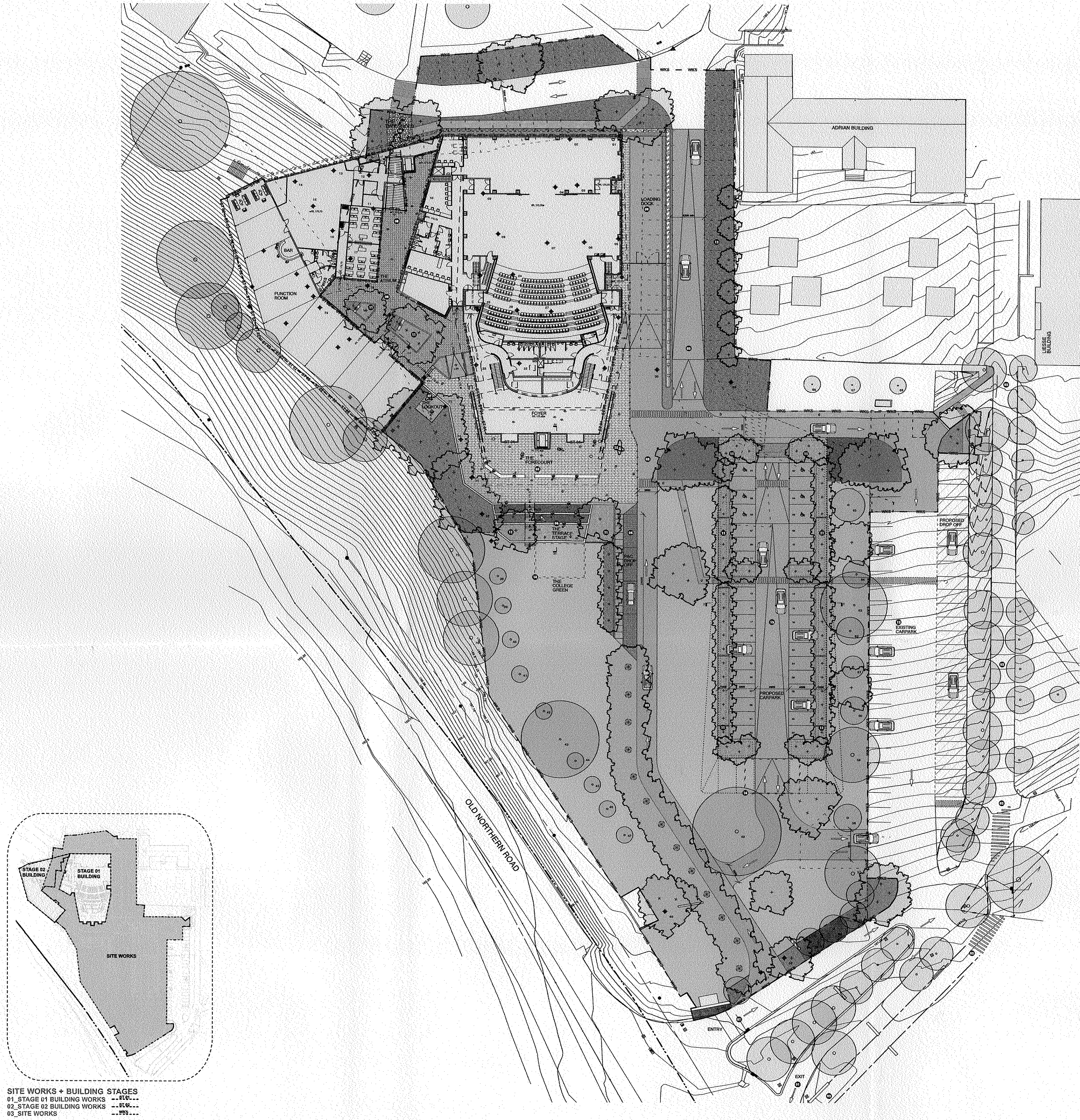
Attachment 4

Landscape Plan

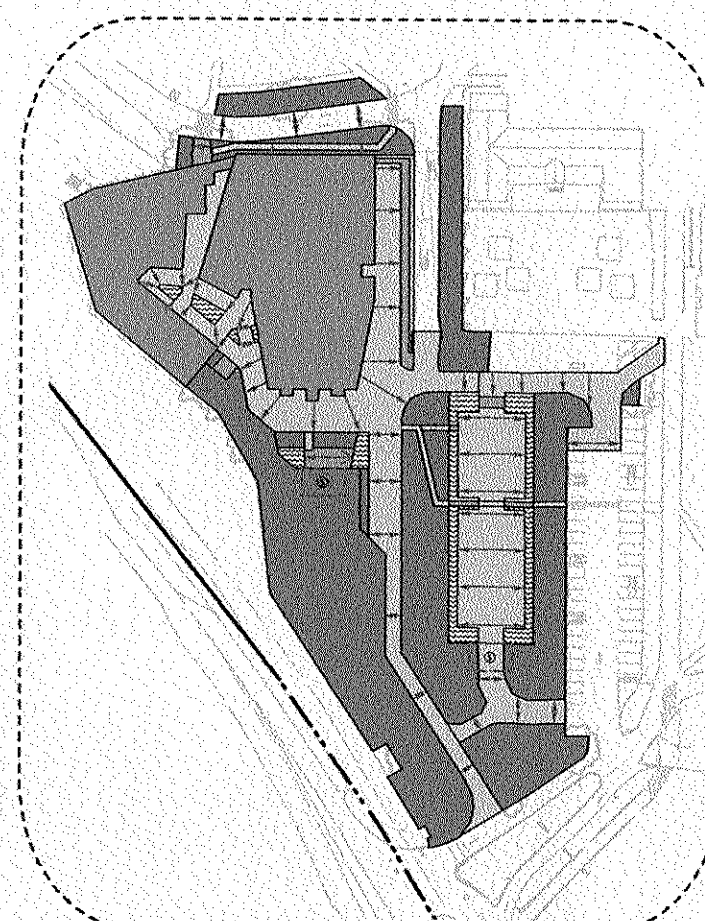
2014SYW171 (DA1440-14)

Oakhill College Alterations

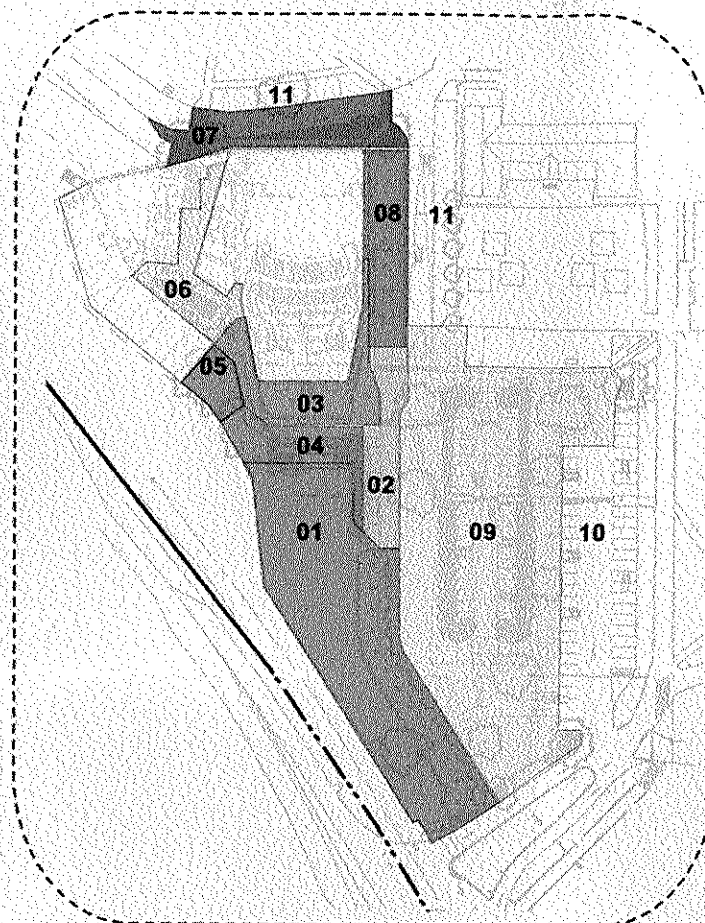




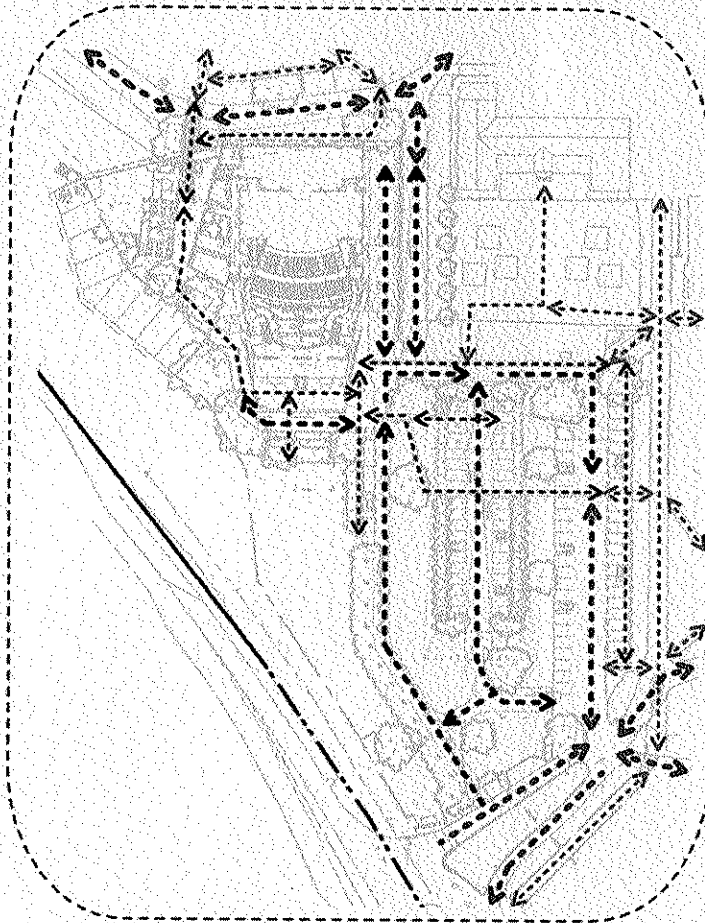
SITE WORKS + BUILDING STAGES
01. STAGE 01 BUILDING WORKS - 110m
02. STAGE 02 BUILDING WORKS - 110m
03. SITE WORKS - 110m



STORM WATER MANGEMENT
SOFTSCAPE AREA - PERMEABLE SURFACE
HARDSCAPE AREAS - SEMI PERMEABLE SURFACE
HARDSCAPE AREAS - NON PERMEABLE SURFACE
ROOF AREAS - RAIN WATER CAPTURE
PROPOSED STORM WATER DETENTION TANK
BIO SWALE/RAIN GARDEN AREA
STORMWATER RUN OFF TO COLLECTORS



SITE LANDSCAPE ZONES
01. THE 'COLLEGE GREEN' ENTRY
02. DROP OFF
03. THE 'FORECOURT'
04. THE TERRACE 'STAGE'
05. THE 'LOOKOUT'
06. THE 'TRIUMPH'
07. THE 'THRESHOLD'
08. LOADING DOCK
09. PROPOSED PARKING
10. EXISTING PARKING RETAINED
11. EXISTING PARKING REMOVED



SITE CONNECTIVITY
01. PEDESTRIAN EXISTING
02. PEDESTRIAN PROPOSED
03. VEHICLE EXISTING
04. VEHICLE PROPOSED
05. DROP OFF ZONE PROPOSED

- LEGEND
- SITE BOUNDARY
 - EXTENT OF STAGE 01 WORKS
 - EXTENT OF STAGE 02 BUILDING WORKS. REFER TO ARCH DETAILS
 - EXTENT OF STAGE 02 BUILDING WORKS. REFER TO ARCH DETAILS
 - BUILDING ABOVE SHOWN DOTTED
 - BUILDING BELOW SHOWN DOTTED
 - FFL 15.54 PROPOSED FINISHED FLOOR LEVELS
 - FFL 15.54 PROPOSED FINISHED FLOOR LEVELS
 - FFL 15.54 TOP OF WALL LEVELS
 - EL 15.54 EXISTING LEVELS
 - DRAINAGE. REFER TO HYDRAULIC ENG. FOR DETAIL
 - FLUSH CONCRETE EDGE
 - PROPOSED RETAINING WALL/SEATING EDGE TO STRUCT. ENG. DETAIL
 - CONCRETE WEIR TO PLANTED SWALE
 - PROPOSED SEATING TYPE 01 TO FORECOURT
 - PROPOSED SEATING TYPE 02 TO FORECOURT
- PROGRAM
- 01. EXISTING MAIN VEHICLE ENTRY/EXIT
 - 02. EXISTING MAIN PEDESTRIAN ENTRY
 - 03. PROPOSED PAC ENTRY ROAD
 - 04. PROPOSED PAC DROP OFF ZONE
 - 05. PAC FORECOURT
 - 06. PAC TERRACE 'STAGE' AND PERFORMANCE AREA
 - 07. PAC OBSERVATION 'DECK'
 - 08. PAC ATRIUM
 - 09. PAC LOADING DOCK
 - 10. PAC REAR ACCESS 'THRESHOLD'
 - 11. RAIN GARDEN/SWALE
 - 12. EXISTING PARKING
 - 13. PROPOSED PARKING
 - 14. PROPOSED STORM WATER DETENTION TANK. REFER TO HYD. ENG. DETAILS
 - 15. PROPOSED FUTURE 'ALUMINUM' ART WORK INSTALLATION
- 3D VIEWS
- VIEW 01. REFER TO DRAWING SMO2 + SMO4
- MATERIALS
- 01. INSTITU CONCRETE/UTOMEN VEHICLE ENTRY TO TRAFFIC ENG. DETAIL
 - 02. INSTITU CONCRETE PEDESTRIAN ACCESS PATH/STEPS/RAMP
 - 03. STONE SETS TO VEHICLE DROP OFF/CAR PARK
 - 04. HARDWOOD TIMBER DECK/PEDESTRIAN PATH/BRIDGE
 - 05. PEDESTRIAN PAVING TYPE 01 TO THRESHOLD
 - 06. PEDESTRIAN PAVING TYPE 02 TO 'TRIUMPH'
 - 07. PEDESTRIAN PAVING TYPE 03 TO 'FORECOURT'
 - 08. 300MM DEPTH 300MM DIA RECYCLED AGGREGATE AT GRADE AS FINISHED SUBGRADE
- PLANTING
- 01. PROPOSED NATIVE SHRUB AND GROUND COVER PLANTING AT GRADE IN MINIMUM 300MM GARDEN SOIL MIX
 - 02. PROPOSED NATIVE SHRUB AND GROUND COVER PLANTING TYPE 01. REFER TO PLANTING SCHEDULE FOR MATRIX DETAIL
 - 03. EXISTING PLANTING AREA RETAINED
 - 04. PROPOSED LAWN AT GRADE WITH STEEL EDGING AND MINIMUM 150MM LAWN SOIL MIX
 - 05. EXISTING LAWN RETAINED
 - 06. PROPOSED RAIN GARDEN/SWALE AT GRADE WITH NATIVE WETLAND PLANTING IN MIN 600MM BIORETENTION SOIL MEDIA
 - 07. PROPOSED NATIVE SHRUB AND GROUND COVER PLANTING
 - 08. PROPOSED NATIVE TREE PLANTING
 - 09. TREES EXISTING TO BE RETAINED. REFER TO ARBORIST REPORT
 - 10. TREES EXISTING TO BE REMOVED. REFER TO ARBORIST REPORT
- note: for further information on existing trees to be removed and retained refer to arborist report
note: for further information on proposed drainage, OSD and overland flow path refer to hydraulic engineers drawings for detail
note: for further information on proposed walls refer to structural engineers drawings for detail
note: for further information on proposed roads and parking refer to traffic engineers drawings for detail
note: DRAWINGS PREPARED FOR DEVELOPMENT APPLICATION ONLY. NOT TO BE USED FOR CONSTRUCTION.

NOTES

01. STAKING. All tree staking to comply with Australian Standards Council requirements.
02. SOIL. PREPARATION. All imported soil mixes are to conform to AS4419, AS 1288-4, AS 3743, AS4419, AS4454. For at grade planting, mix at least 300mm soil depth to planting areas to allow for finish to design levels as nominated. Imported fill to be clean fill free of extraneous material and weed species. 300mm deep soil mix to be 200mm depth of good quality organic planting mix (A.N.I. or approved equivalent) to be imported and combined with 100mm depth A.N.I. Greenlife compost or approved equivalent. All soil to be free of weed species and ongoing weed management procedures. Light weight garden soil mixes are to be used for on structure planting. This soil mix is to consist of two light weight mixes: an upper layer (horizon A) of 300mm and a lower layer (horizon B). Material will have the general properties conforming to AS 4419 for a 'natural soil'.
03. SITE PREPARATION. Existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. Root systems of existing plants must not be disturbed if possible. Any site work adjacent the tree protection zone (TPZ) should be carried out using hand tools. Vehicle access shall not be permitted within [3] metres of any tree.
04. MULCH. All planting areas to be mulched with a minimum 75mm thick cover of 'Forest Floor' mulch or similar approved. All mulched areas to be thoroughly soaked with water and to be free of all weed species.
05. FERTILISER. All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.
06. PLANTING. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. Mature heights of proposed planting shown on planting plan show the height possible in ideal conditions. These heights are subject to particular site conditions, possible container environments and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.
07. IRRIGATION. Automatic irrigation watering system to be selected for all landscape areas. Install pumps, filters and all other necessary fittings to operate system. Irrigation system to conform with all Water Board, Australian Hornsby Council and Australian Standards [AS]. All irrigation to be in ground drip line system.
08. MAINTENANCE. The Landscape Contractor shall maintain the contract site to accepted horticultural practices as well as rectifying any defects. Work shall comply with the following Standards to the extent that they are relevant: SAA H9 Occupational Personal Protection, AS3765 Clothing for protection against hazardous chemicals, AS4373 Pruning of Amenity Trees, AS 3743 Potting mixes, AS 4419 Soils for landscaping and garden use, AS 4454 Composts, soil conditioners and mulches, AS 1288-4 Soil chemical testing, AS/NZS 5687 Water Quality - Sampling. The Landscape Contractor shall maintain the works and make good all defects for a period of Thirteen (13) weeks after the date of practical completion. The period shall commence immediately after the installation of the plant material and continue for the duration specified above. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas.
09. GENERAL. All existing and proposed levels to be checked on site and confirmed with builder/supervisor/landscape contractor prior to construction commencement. All existing landscape element locations to be checked on site and confirmed with builder/supervisor or landscape architect prior to construction commencement. Position of all services on site to be confirmed prior to construction commencement. DRAWINGS PREPARED FOR DEVELOPMENT APPLICATION ONLY. NOT TO BE USED FOR CONSTRUCTION.

OAKHILL PERFORMING ARTS CENTRE

OAKHILL COLLEGE

LANDSCAPE SITE PLAN

DEVELOPMENT APPLICATION [NOT FOR CONSTRUCTION] _ OAKHILL COLLEGE, 423-513 OLD NORTHERN ROAD, CASTLE HILL, NSW

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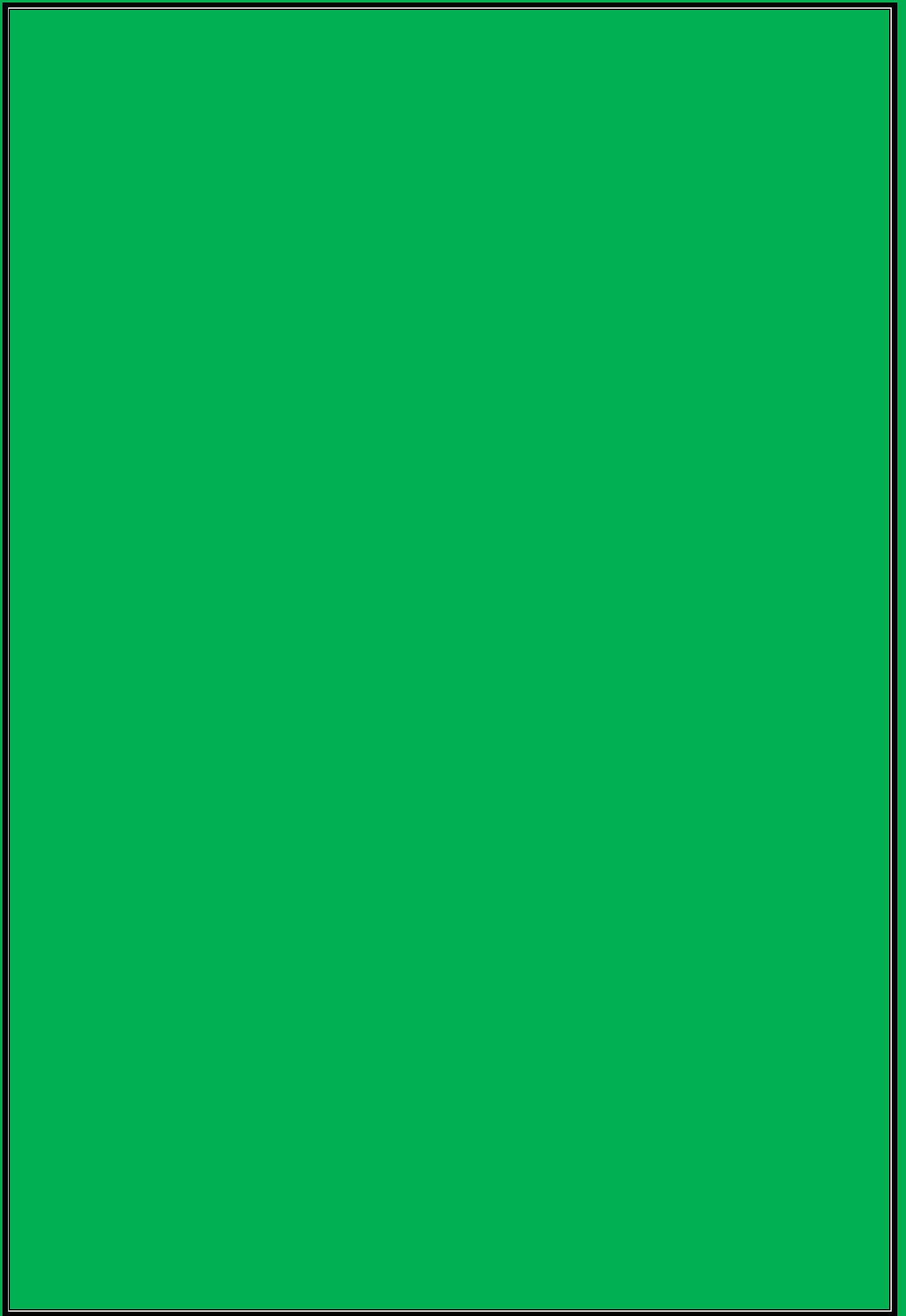
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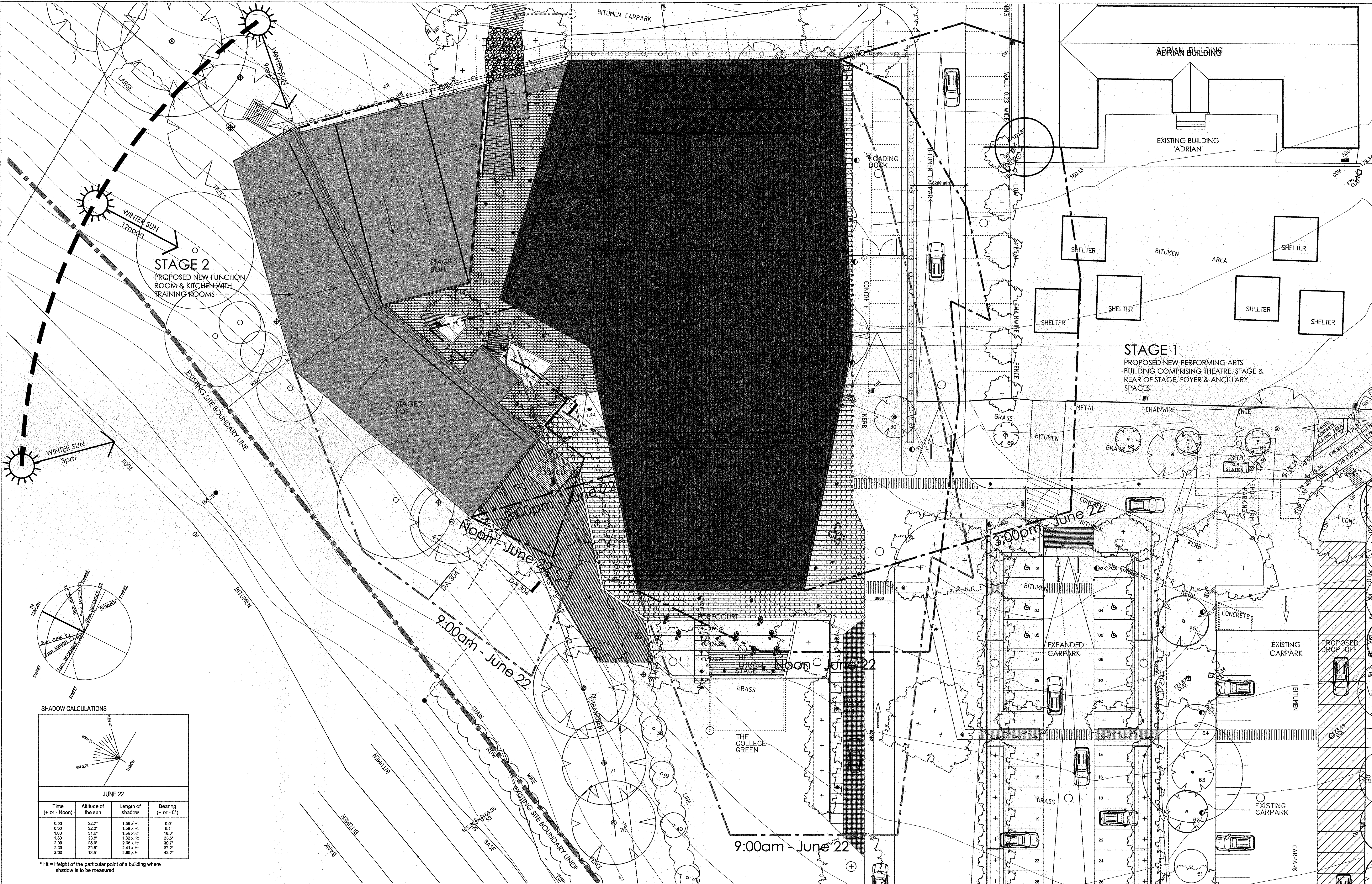
Attachment 5

Shadow Diagram

2014SYW171 (DA1440-14)

Oakhill College Alterations





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