

27 March 2020

Mr. Ryan Aitken
Project Manager
EPM Projects Pty Ltd

Via email: raitken@epmprojects.com.au

Dear Mr Aitken,

Re: EC-1826 – OFGS – Admin/Library Development (Niche ref #5481)

Niche Environment and Heritage Pty Ltd (Niche) has been commissioned by EPM Projects Pty Ltd on behalf of the proponent, Oxford Falls Grammar School (OFGS), to undertake a Preliminary Historical Heritage Assessment (PHHA) for the proposed construction of a Library/Administration building with an associated car park within the OFGS (hereafter referred as the 'subject area') (Figure 1 & 2).

This PHHA has found that the proposed works are not within the curtilage of any heritage item on any National, State or Local Heritage Registers. However, the subject area is within 50 metres of the ID#116 OFPS Local Heritage Item, which is listed on the *Warringah Local Environmental Plan (LEP) 2011*. This Heritage Item is of local significance due to its representative and associative values.

This PHHA finds that there would be no direct impact caused to the ID#116 *Oxford Falls Public School* Local Heritage Item by the proposed works. In addition, the proposed works would not disrupt the archaeological potential or deposits associated with this item. There will be a non-significant visual impact to this item caused by the proposed works, however this can be mitigated by landscaping and setback measures as well as the design of the façade of the building, as discussed in Section 5.2, Table 4 in the body of the report.

Based on the conclusions of this report, this PHHA has developed the following recommendations:

Recommendations	
#1	During construction, machinery, material and related infrastructure be placed as far away as possible from the OFPS (ID #116 – currently a Peace Park), and that, through consultation with the Peace Park's administration, consideration be given to important dates where this site will be in use.
#2	That the design of the new building's façade and the colours used are chosen to complement the existing natural features of the site, especially as viewed from the Peace Park, towards the ridgeline behind. It is also recommended that the landscaping comply with the Warringah DCP's guidelines for development, in reference to sightlines and visual catchments, and that these features are used to integrate the new building into the existing visual setting. In addition, that consideration be given to replacing the existing chain-link fencing with another, less intrusive fencing type to further integrate the building with its surrounds.
#3	In the unlikely event that historical archaeological remains are discovered, works must cease, and specialist services of Heritage NSW must be informed immediately. A qualified archaeologist should be engaged to assess the remains by means of the unexpected finds procedure, in consultation with Heritage NSW.

Yours sincerely,



Samuel Ward,
Heritage Consultant,
Niche Environment and Heritage

Table of Contents

1. Introduction	1
1.1 Project Background and Aims.....	1
1.2 Proposed Development.....	1
1.3 Assessment Methodology	1
1.4 Authorship and Acknowledgements	1
2. Regulatory and Assessment Framework	4
2.1 Preamble.....	4
2.2 Commonwealth and National legislation	4
2.3 State and Local legislation	4
2.4 Summary of Regulatory Constraints.....	6
3. Historical Context	8
3.1 Preamble.....	8
3.2 Aboriginal Landscape.....	8
3.3 The Oxford Falls Valley	8
3.4 The Oxford Falls Public School.....	13
4. Physical Analysis.....	15
4.1 Site Inspection	15
4.2 Pictorial Overview.....	15
5. Preliminary Assessment of Significance and Heritage Impact	19
5.1 Assessment of Significance:.....	19
5.2 Assessment of Heritage Impacts	21
6. Conclusions and Recommendations	23
6.1 Conclusion: Nature of Proposed Works	23
6.2 Conclusion: Summary of Heritage Constraints.....	23
6.3 Recommendations.....	23
7. References	24
8. Appendix A: Plans of the Proposed Works	25

List of Figures

Figure 1: Location of subject area (source: LPI and Niche)	2
Figure 2: The Location of proposed works (source: LPI, EPM Projects Pty Ltd and Niche).....	3
Figure 3: Historical Heritage items within proximity to the subject area (source: LPI, Spatial Services, EPM Projects Pty Ltd and Niche)	7

List of Plates

Plate 1: 1918 Manly Cove Parish Map, with the Renz property indicated (source: HLRV with Niche annotation).....	9
Plate 2: 1968 Manly Cove Parish Map with the Renz property indicated (source: HLRV with Niche annotation).....	9
Plate 3: 1930 aerial photograph showing the area surrounding the OFGS site with the subject area (red) and the OFPS (Gold) indicated (source: NSW Spatial Services with Niche annotation).....	11
Plate 4: 1965 aerial photograph showing the area surrounding the OFGS site with the subject area (red) and the OFPS (Gold) indicated (source: NSW Spatial Services with Niche annotation).....	12
Plate 5: 1970 aerial showing detail of the OFGS site – same annotation as above (source: NSW Spatial Services with Niche annotation).....	12
Plate 6: 1986 aerial showing detail of the now cleared OFGS site – same annotation as above (source: NSW Spatial Services with Niche annotation).....	12
Plate 7: Oxford Falls Primary School in 1928 with Mr Campbell (source: Amos 2018).....	13
Plate 8: Maypole Dancing at the School Opening in 1930 (source: Amos 2018).....	13
Plate 9: View of subject area looking east, from the south-western extent of the proposed works.	16
Plate 10: View north of the subject area from the south-western corner of the proposed works.....	16
Plate 11: View looking west from the south-western corner of the proposed works, showing the area proposed to re-locate the sports field.....	16
Plate 12: View looking southwest across the subject area from the gully near the north-eastern corner of the subject area.....	16
Plate 13: View north from Dreadnought Road showing the south-east corner of the proposed works.....	16
Plate 14: View showing the concrete bridge located to the south of the school site where Dreadnought Road crosses the stream.	16
Plate 15: View from the subject area towards the Peace Park.....	17

Plate 16: View from the Peace Park looking towards the subject area. Note the various objects which occlude sightlines to and from these locations.....	17
Plate 17: View looking east along Dreadnought Road from adjacent to the Peace Park. Note the ridgeline in the background, and the trees, power poles and the road which obscure views from this place.....	17
Plate 18: Detail of direct view 50m towards the subject area from the closest (northeast) corner of the Peace Park. Note the two sets of powerlines and road elements which are intrusive to this view's value...	17
Plate 19: View of the former OFPS classroom within the Peace Park, looking directly south.....	18
Plate 20: View of the gardens and former classroom looking towards the east, showing the secluded nature of this side of the Peace Park.	18

List of Tables

Table 1: Local Heritage Item within proximity to the subject area	5
Table 2: Significance evaluation for OFPS LEP item	19
Table 3: Significance evaluation for the subject area.....	20
Table 4: Visual Impacts to Heritage Item #I116	21

1. Introduction

1.1 Project Background and Aims

Niche Environment and Heritage Pty Ltd (Niche) has been commissioned by EPM Projects Pty Ltd on behalf of the proponent, Oxford Falls Grammar School (OFGS), to undertake a Preliminary Historical Heritage Assessment (PHHA) for the proposed construction of a Library/Administration building with an associated car park within a southern section of the OFGS (hereafter referred as the 'subject area') (Figure 1 and Figure 2).

Niche understand that the Project will be assessed under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as per the *State Environmental Planning Policy (Educational Establishments and Child Care Facilities)* (Education SEPP). The Project will be assessed using Part 4 Clause 36 Schools- development permitted without consent under Education SEPP. As such, Niche understands this PHHA will supplement a Review of Environmental Factors (REF).

Niche understands that EPM Projects Pty Ltd have obtained advice and support for the pathways chosen for this development. The proposed works can be seen in Figure 2 and Appendix A and are planned to be used for staff and students and adhere to the setback / building height requirements.

This PHHA forms part of the REF report and satisfies the requirement to assess European Heritage within or near to the subject area.

1.2 Proposed Development

The proposed works are within the boundary of the Oxford Grammar School Lot 100/-/DP1240806 at the school grounds at 1078 Oxford Falls Road, NSW 2100. The works will require earthworks, the removal and re-planting of vegetation, an additional entrance to the school off Dreadnought Street and will introduce a building which is raised above the associated car park, which will be used as a library and administration building. Plans of the proposed structure can be seen in Appendix A. An examination of the site was carried out in December 2019, the results of which can be seen in Section 4.

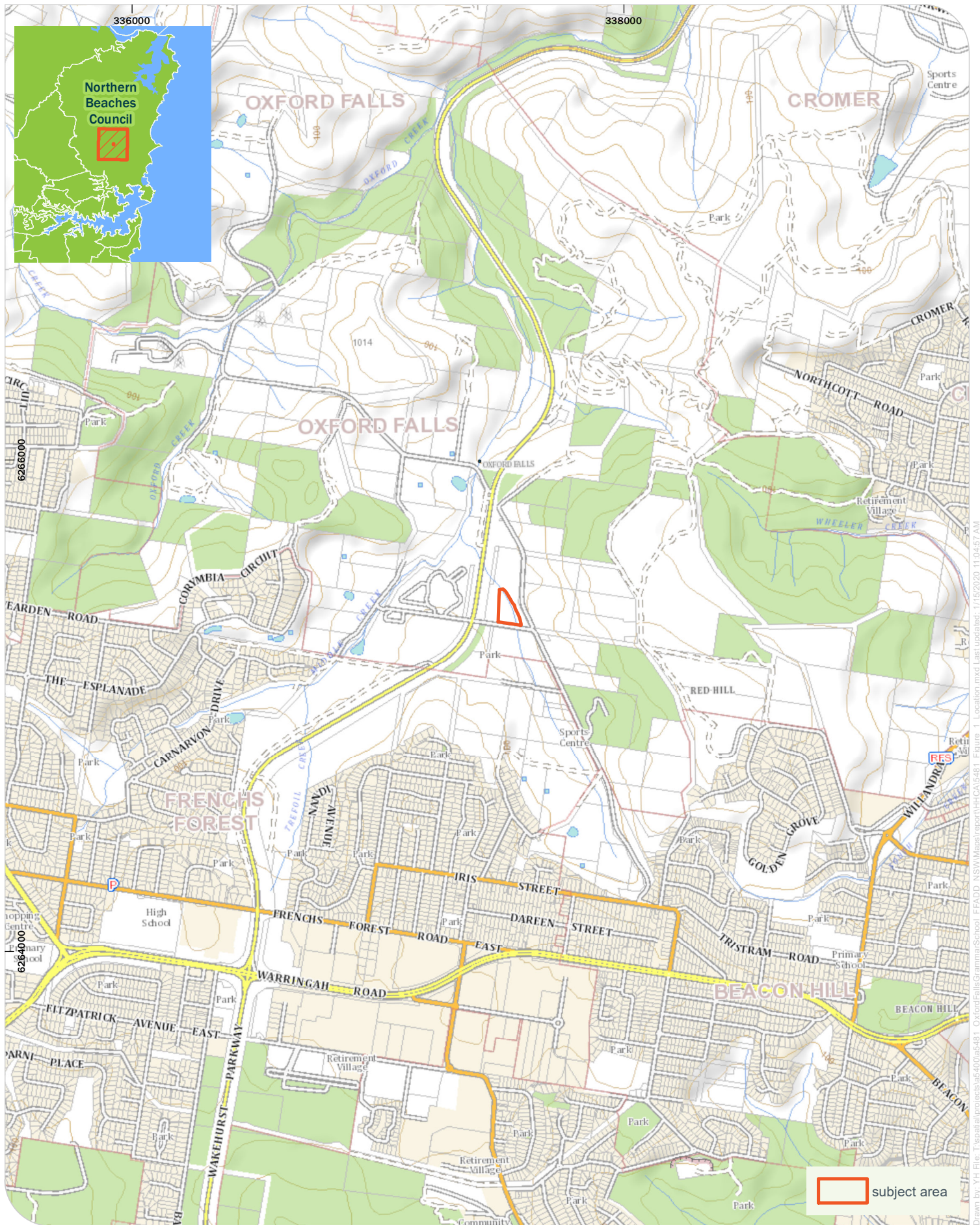
1.3 Assessment Methodology

This PHHA has been prepared with reference to The Burra Charter: *The Australia ICOMOS Charter for Places of Cultural Significance* (2013) and in accordance with the best practice standards set out by the NSW Heritage Division. The relevant best practice guidelines include:

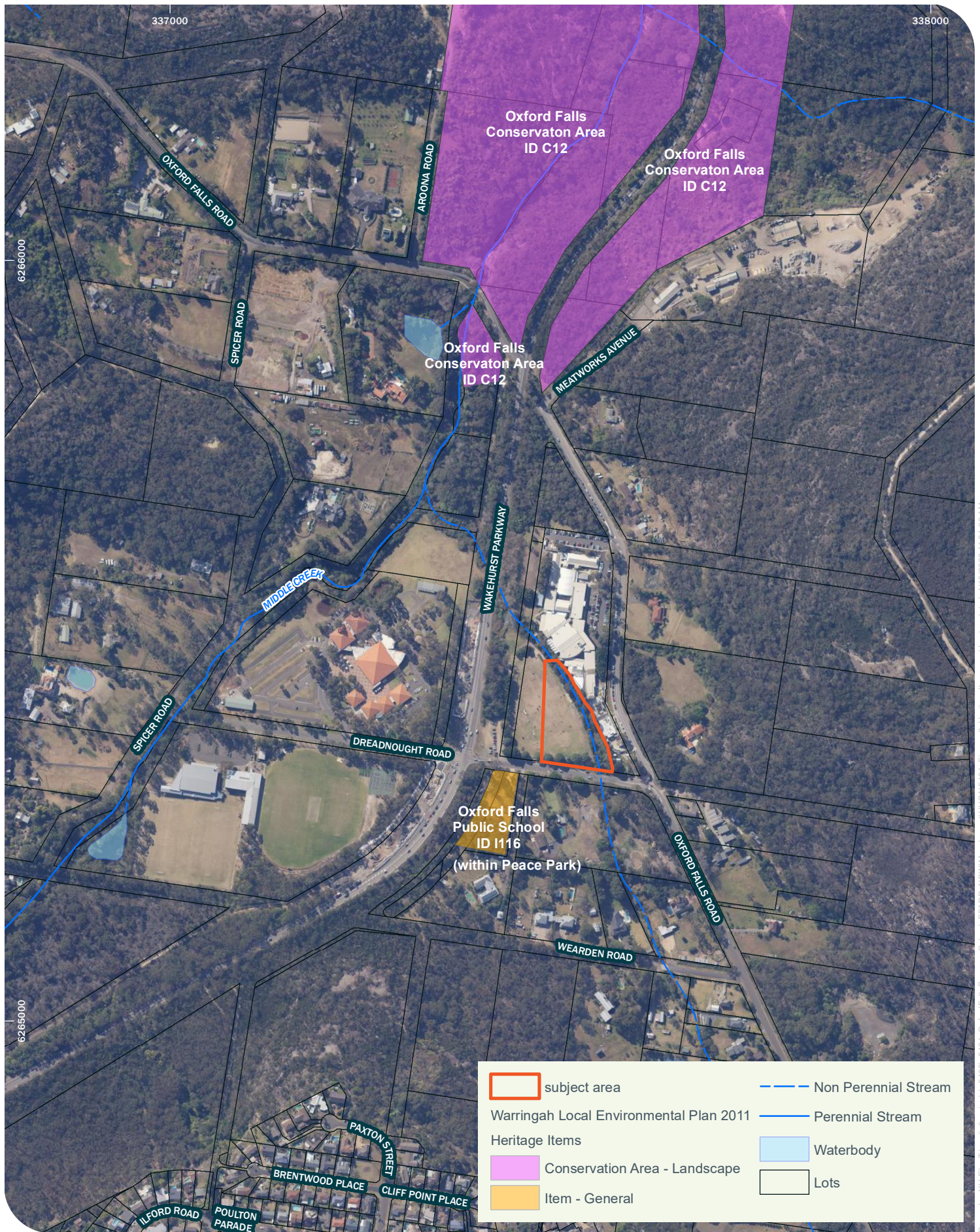
- 'Assessing Heritage Significance' (Heritage Office (former), 2001),
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Council, 2009);

1.4 Authorship and Acknowledgements

This report has been prepared by Samuel Ward (Heritage Consultant, Niche) and reviewed by Wendy Thorp (Director – Cultural Resources Management) with technical assistance provided by Yin Hua (Graduate GIS Consultant, Niche). Unless otherwise attributed, images used in this report are produced by Niche.



Drawn by: YH File: T:\spatial\projects\as400\as400_1_Oxford Falls Grammar School_FFADD_NSW Maps report\HCA\5481_Figure_1_Location.mxd Last updated: 1/15/2020 11:04:57 AM



2. Regulatory and Assessment Framework

2.1 Preamble

This section provides a summary of relevant legislation and associated planning instruments designed to protect and conserve significant heritage items and their values. The results of register searches undertaken as part of this assessment are presented alongside their corresponding legislation; however, it was determined that there was no listed item on the Commonwealth Heritage List (CHL), the National Heritage List (NHL), the (non-statutory) Register of the National Estate (RNE) or the State Heritage Register (SHR) near to or within the subject area.

2.2 Commonwealth and National legislation

Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places. Under the EPBC Act, protected heritage items of significance are listed on the National Heritage List (NHL) or the Commonwealth Heritage List (CHL). The NHL provides protection to places of cultural significance to the nation of Australia, while the CHL comprises natural, Aboriginal and historic heritage places owned and controlled by the Commonwealth.

No Items or Places within or near the subject area are listed on the CHL, NHL or RNE.

2.3 State and Local legislation

Heritage Act 1977

The Heritage Act 1977 affords statutory protection to those items identified as having heritage significance and which form part of the NSW heritage record. The Act defines a heritage item as "a place, building, work, relic, moveable object or precinct". Items that are assessed as having State heritage significance can be listed on the NSW State Heritage Register (SHR). Proposals to alter, damage, move or destroy heritage items listed on the SHR (or protected by an Interim Heritage Order [IHO]), require an approval under s60 of the Heritage Act 1977.

Archaeological features and deposits are afforded statutory protection by the 'relics provisions' of the Act. A relic is defined as "any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and is of State or local heritage significance". Land disturbance or excavation that will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed is prohibited under the provisions of the Act, unless carried out in accordance with a permit issued under s140 or s139 of the Act.

State Heritage and Conservation (s.170) registers

Under s.170 of the Heritage Act 1977, NSW government agencies are required to maintain a register of heritage assets under their control or ownership. Each government agency is responsible for ensuring that the items entered on its register under s.170 are maintained with due diligence in accordance with State

Owned Heritage Management Principles. Items listed on s.170 Heritage and Conservation Registers are listed on the State Heritage Inventory (SHI).

No Items within or near the subject area are listed on the SHR or State Heritage and/or Conservation (s.170) Register.

Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process in NSW. The Act requires that environmental impacts, including those to heritage items, are considered prior to land development. The EP&A Act also requires local governments to prepare planning instruments, such as Local Environmental Plans to provide guidance on the level of environmental assessment required.

Local government planning instruments

Each Local Government Area (LGA) is required to create and maintain a Development Control Plan (DCP) which regulates what development is allowed within the LGA, and a Local Environmental Plan (LEP) that identifies and conserves Aboriginal objects and historical heritage items. These items are protected under the EP&A Act. Heritage items within each LGA are listed in Schedule 5 and are subject to the planning controls and provisions set out in Clause 5.10 (Heritage Conservation) of an LEP.

Heritage items within the North Sydney LGA are listed in Schedule 5 of the *Warringah Local Environmental Plan (LEP) 2011*. The *Warringah Development Control Plan (DCP) 2011* gives guidance and outlines controls in place to regulate development within the North Sydney LGA. These items are subject to the planning controls and provisions set out in Clause 5.10 (Heritage Conservation) of that LEP.

No Items within or near the subject area are listed under the Warringah Local Environmental Plan (LEP) 2011, nor was there any heritage controls listed for the subject area in the Warringah Development Control Plan (DCP) 2011.

An item of local significance located approximately 50 metres from the subject area was identified under the Warringah LEP 2011 (table) (fig). This item will be assessed below.

Table 1: Local Heritage Item within proximity to the subject area

Item #	Item Name	Level of Significance	Suburb	Address	Proximity to subject area
I116	Oxford Falls Public School	Local	Oxford Falls	Corner of Dreadnought Road and Wakehurst Parkway	Located approximately 50 metres southwest from the subject area.

State Environmental Planning Policy (SEPP)

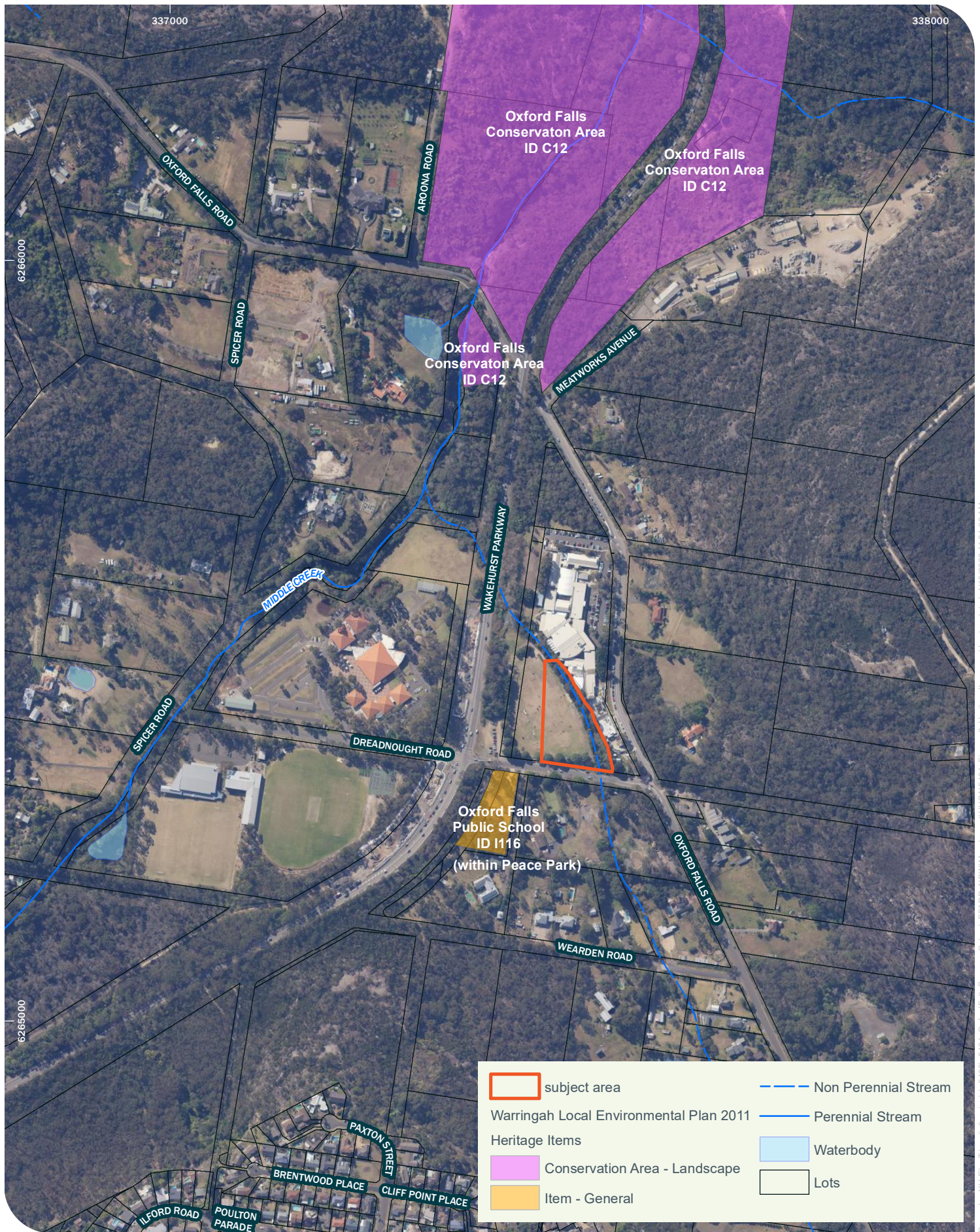
State Environmental Planning Policies or SEPP's are environmental planning instruments that deal with matters of State or Regional environmental planning significance. The effect of a SEPP is that it can override a LEP and can prohibit certain types of development or can allow development in a certain zone.

The subject area is affected by the State Environmental Planning Policy - Educational Establishments and Child Care Facilities 2017 (ESEPP) due to its status as 'Registered Non-Government School'. Because of this,

the Oxford Falls Grammar School is considered to be and act as a 'Public Authority' under the ESEPP, in the meaning specified by the ESEPP with regard to exempt development (see above).

2.4 Summary of Regulatory Constraints

Based on the searches undertaken to check all lists of Heritage Items which could constrain the proposed works, it was determined that there are no listed Historical (European) Heritage items within the subject area. A listed LEP item, I116 Oxford Falls Public School (OFPS), is located approximately 50 metres from the proposed works, within the Peace Park to the south of the OFGS grounds. The significance of this item, and the possible impact to its Heritage Value will be assessed as part of this PHHA.



3. Historical Context

3.1 Preamble

This section discusses the history of the immediate area surrounding the subject area and provides a limited overview of the historical context of this site. This historical background informs the assessment of significance of the heritage item located near the subject area. This assessment determines the scope of any potential impacts to heritage values which could result from the proposed works.

3.2 Aboriginal Landscape

Aboriginal People have lived in the Oxford Falls area for thousands of years prior to the coming of Europeans in the 1780s. There is some uncertainty about which ethno-linguistic regional group are the traditional custodians of this land. This is due to the fragmentation of the original clans a result of the impact of smallpox, competition for resources and forced displacement caused by European settlement. The region is currently represented by the Metropolitan Aboriginal Land Council and is considered part of the area inhabited by the Darug People (Attenbrow 2010, p33). However, the Guringal People, who settled the area around Broken Bay to the north of the subject area might have originally inhabited this region. In 1788 Governor Phillip took small expeditions to the Ku-Ring-Gai area and, although he did not see any Aboriginal people, he noted their presence in the area evidenced through their engravings (Barber, M. 1995:2)

3.3 The Oxford Falls Valley

Nineteenth Century:

The suburb of Oxford Falls was created in 1902 from a property granted to Alexander Bowen in 1878 which was originally known as 'Bloodwood Gully' (Glendill 1948). Parish maps (parish of Manly Cove) showing the area record a sparse pattern of European settlement in the nineteenth century. These small farming land parcels were preceded by timber-cutting cutters. In the later decades of the nineteenth century the cutters selected and had removed the desirable trees from the area, sometimes collecting 1700 palings-worth from a single tree (Amos 2018).

Families and persons who acquired land during this early settlement period included John MacGregor, the Minnises, Johnstons, Sloanes, Cooks, Martins, Holmes, Whites, Rigbys, John Boyer, a South African, who named his property 'Pilgrim's Rest'. The original land grants in this area were made to Lancelot Threlkeld (son of the missionary of that name), an auctioneer; and Alexander Bowman, Member for Hawkesbury in the Legislative Council. Bowman sold part of his land to the Oxford Land Company for subdivision as 'Oxford Estate' (Amos 2018). Land grants were given to M.M. Renz in the location which was to become the Oxford Falls Grammar School (containing the subject area see below Plate 1 and Plate 2 from 1909 and 1912).

The land surrounding the grants was subdivided into small allotments. Small scale farming was the typical settlement pattern in the region of the subject area. Those who engaged in running 'farmlets' typically had fruit trees, poultry, pigs, or market vegetables. Other owners were only resident on weekends. Boyer relates they "would come in, chop a few trees down, run out the line of a fence, and then depart" (Amos 2018).

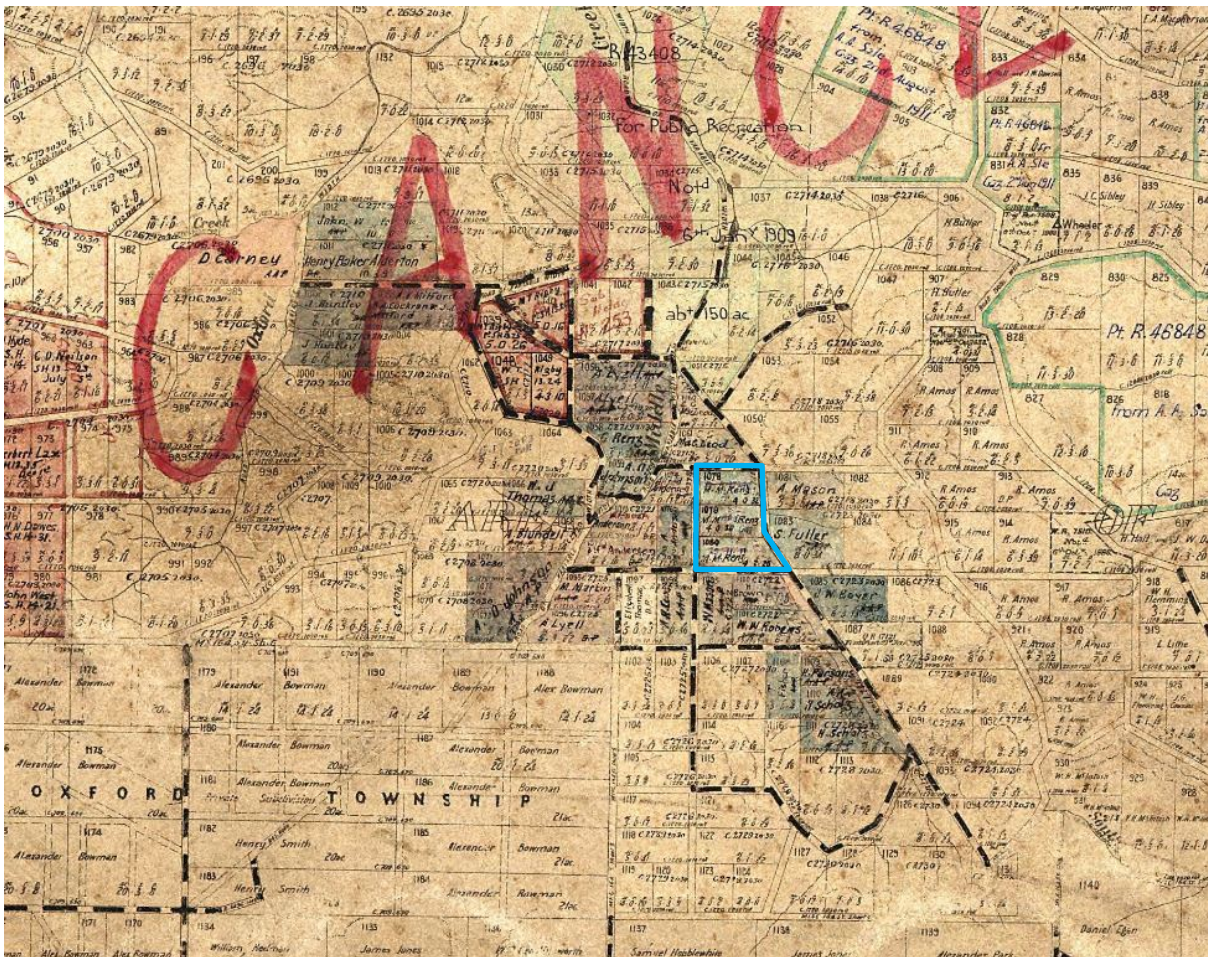


Plate 1: 1918 Manly Cove Parish Map, with the Renz property indicated (source: HLRV with Niche annotation).

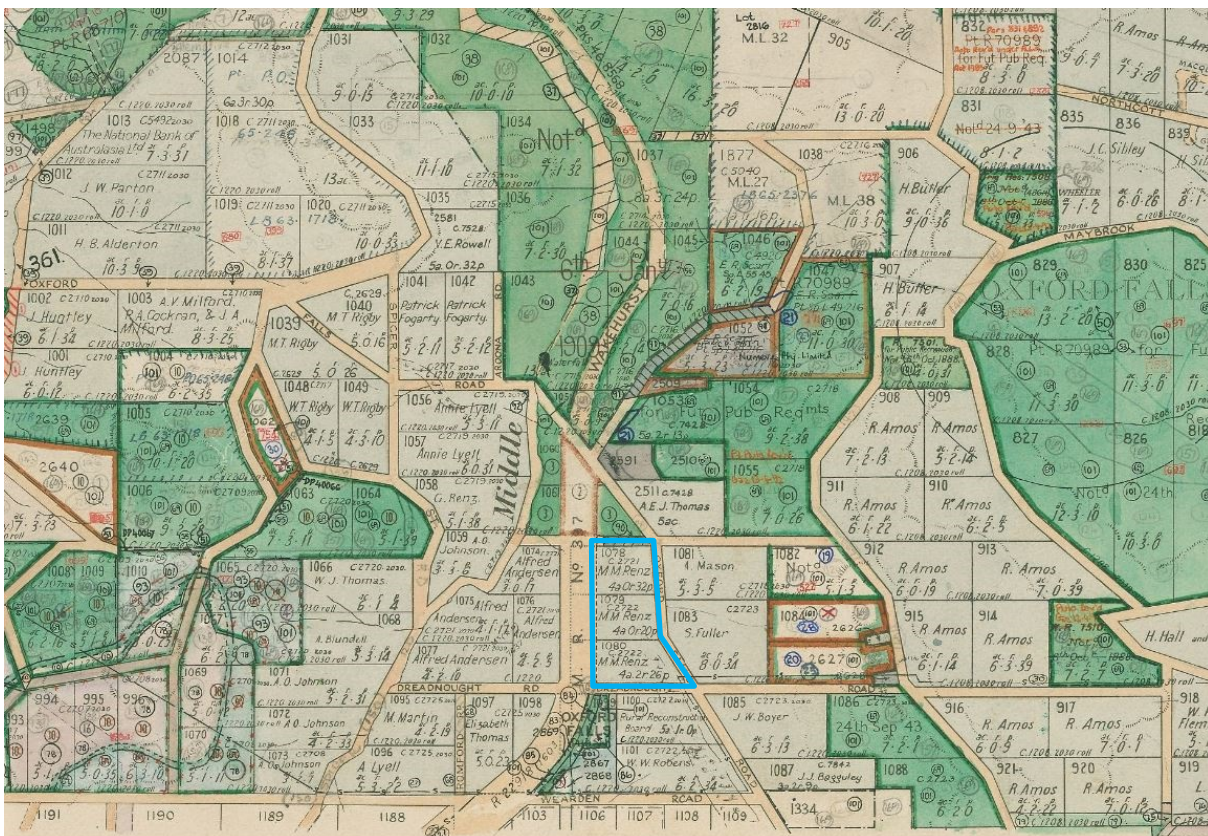


Plate 2: 1968 Manly Cove Parish Map with the Renz property indicated (source: HLRV with Niche annotation).

Twentieth Century:

The M.M. Renz shown on Parish Maps (see Plate 1 and Plate 2 above) refers to Maria Renz, widow of the proprietor of the Australia Café in Sydney's George Street. Upon his death in 1909, she moved to this property in Oxford Falls which they had previously acquired. In 1912 Maria, or Madame Renz as she was locally known, extended her lands by 12 acres for the sum of 12 pounds. She had some pisé huts (huts of rammed earth construction) built on her property and rented them out, probably to weekend sightseers (Amos 2018). The proximity to Sydney and the rural/bush location had given Oxford Falls a reputation as a scenic attraction. She called her property 'Jerusalem Park' and lived there for about ten years before retiring to a flat in Kangaroo Street, Manly, where she died in 1926 (Amos 2018).

Aerial photography of the subject area from the Twentieth Century (see the below Plate 3, Plate 4, Plate 5, and Plate 6) shows the development which occurred here during this period. Settlement increased during the initial post-war era., This development was associated with intensive agricultural practices. When Oxford Falls Grammar School was founded in 1984 it was no longer the economic focus of the region.

Plate 3 shows the area immediately around what is now OFGS. The subject area is marked in a red outline, and it is noted that there is no evidence of construction in this area, with the property's buildings located further north, across the drainage line. The OFPS building has yet to be constructed; it was built in 1930 – the site of this is indicated by a gold outline. Some evidence of the increase in intensive agricultural practises is present in the surrounding properties, with orchards clearly visible.

In the next two images, taken in 1965 (Plate 4) and 1970 (Plate 5) respectively, the utilisation of the region for agriculture is visible, with many sheds, outbuildings and pens visible. The subject area (marked in red outline) has a large shed built partially within it but is otherwise unchanged. The gold outline indicates the OFPS site, which shows the single-classroom school building, which is currently within the modern peace park.

The final image is from 1986 (Plate 6) and clearly shows the decline in agriculture in the region, with many outbuildings in the surrounding farms no longer remaining. The Renz property was sold to OFGS by 1986 and the whole site has been cleared to the ground, including the subject area (red outline). The vegetation along drainage lines has been cleared, and the ground level graded. The gold outline shows the OFPS, which closed in 1986, but the single-classroom school building, which is currently within the modern peace park, was left standing.



Plate 3: 1930 aerial photograph showing the area surrounding the OFGS site with the subject area (red) and the OFPS (Gold) indicated (source: NSW Spatial Services with Niche annotation).

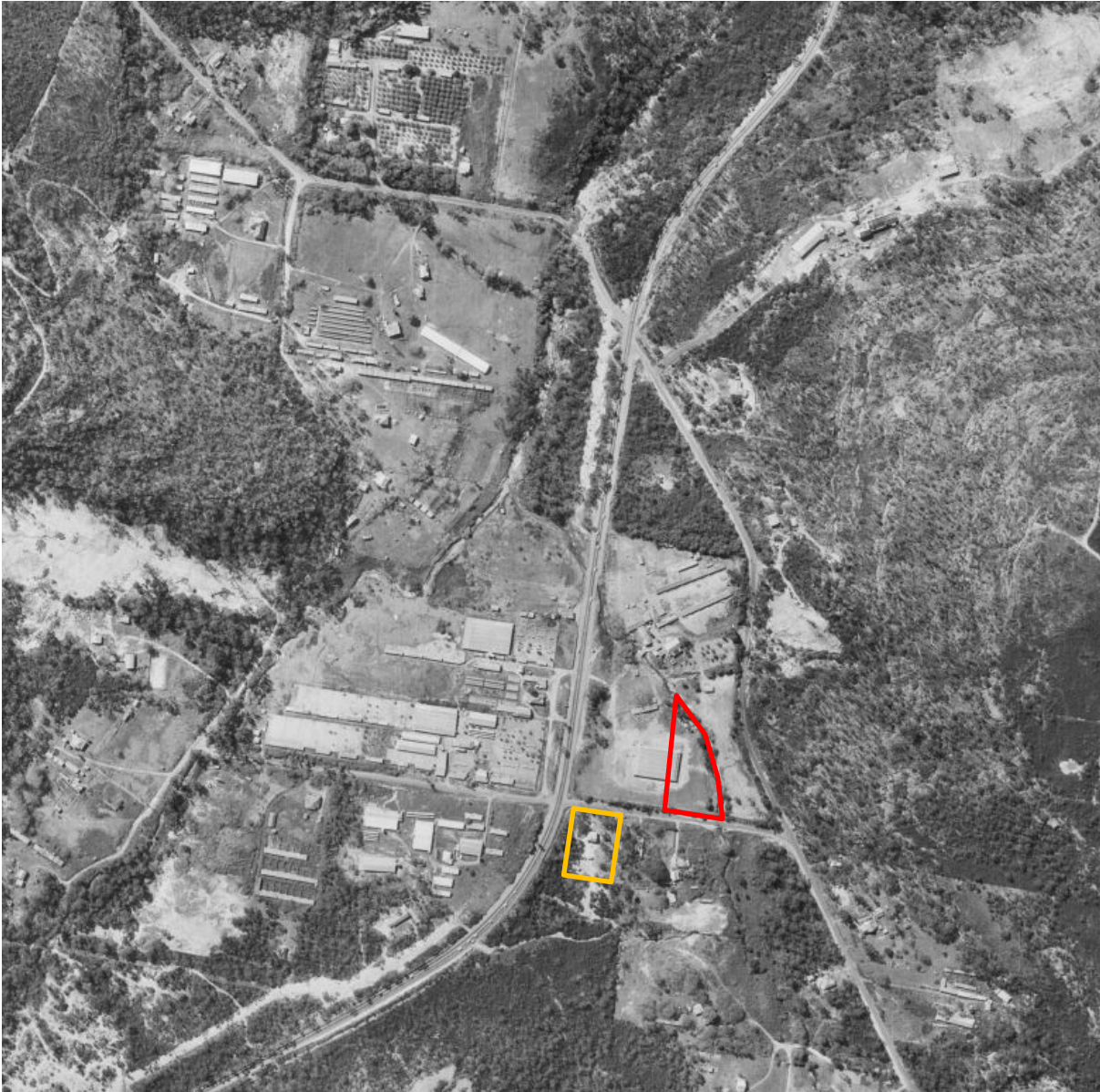


Plate 4: 1965 aerial photograph showing the area surrounding the OFGS site with the subject area (red) and the OFPS (Gold) indicated (source: NSW Spatial Services with Niche annotation).

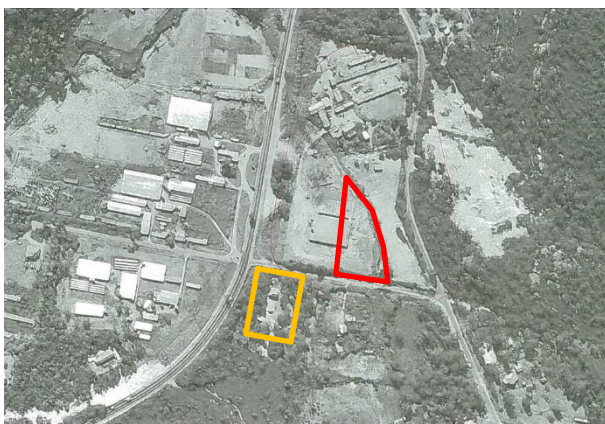


Plate 5: 1970 aerial showing detail of the OFGS site – same annotation as above (source: NSW Spatial Services with Niche annotation)



Plate 6: 1986 aerial showing detail of the now cleared OFGS site – same annotation as above (source: NSW Spatial Services with Niche annotation)

3.4 The Oxford Falls Public School

The need for a local school to cater for the growing community in Oxford Falls was identified in the early 1900s, with children walking up to 4 miles to attend Brookvale School between 1915 to 1917 (Amos 2018). The NSW Education Department rented the St Andrews church hall as a schoolroom and posted the first teacher, George Campbell there in January 1928. In total, 23 pupils attended the church hall school in its opening year (Amos 2018).

The new school's building was completed in April 1930 by Sellar Brothers of Dee Why who reported the following:

This is a newly established building upon a new site and comprises one classroom affording seating for 40 pupils, there is also a verandah and a hatroom, the latter having 4 basins for washing purposes. The building is constructed of wood walls on brick piers, is covered with galvanized iron and is well lighted and ventilated. The cost (inclusive of closets) has been 487 pounds 7 shillings and 7 pence' (Amos 2018).

The Oxford Falls Provisional School was officially opened on 7 June 1930 with a special celebration of Maypole dancing provided by the students (see Plate 7 and Plate 8). Mr Campbell was highly respected by both the pupils and community. He played a key role in establishing the school and had served there more than seven years when school was abruptly suspended on Monday 27 May 1935; Mr Campbell had collapsed and passed away aged 63 (Amos 2018).



Plate 7: Oxford Falls Primary School in 1928 with Mr Campbell (source: Amos 2018)



Plate 8: Maypole Dancing at the School Opening in 1930 (source: Amos 2018)

The character of the district changed during the course of the twentieth century with the advent of improvements such as electricity and greater access from the Wakehurst Parkway. However, OFPS remained little changed from its beginnings up to into the 1980s. The school was the last one-teacher school remaining in NSW at this time, as the practise of using the school for training of graduate teachers had been discontinued previously (Amos 2018). A recollection by a substitute teacher named George Champion, who is a resident of the area, recounts:

You had to be everything at the school, including teacher and headmaster, and you needed the co-operation of all the kids. There were no problems with discipline. With one-teacher schools you have to train the big kids to help the little kids... After lunch you'd have to whistle the kids out of the bush where they had been playing. They knew the bush very well and they showed me the Aboriginal engravings on the hill above the school' (Amos 2018)

OFPS had become an anachronism when nearly all schoolchildren were attending bigger schools that were better resourced, more economically viable to run, and offered wider educational and social experiences. In these circumstances, the Department closed the school in February 1986. Eight pupils were attending during the school's final year (Amos 2018).

In 1991 the Education Department announced that it intended to dispose of the site after demolition of the buildings. Warringah Council then assumed control of the site. The P&C Association had erected a small war memorial in front of the schoolroom in 1951. This site has remained significant for annual community gatherings. This role led to considerable community pressure on the future use of the place. The site was established as Oxford Falls Peace Park in 1995 (Amos 2018). The Warringah ANZAC dawn service is held at this park each year, and a memorial wall on the site commemorates the war veterans, former students, migrants and Aboriginal custodians who have ties to this place.

4. Physical Analysis

4.1 Site Inspection

A site inspection was conducted by Sarah Hart and Samuel Ward on the 18/12/2019. This site assessment encompassed the footprint of the proposed works, and the adjacent non-perennial stream which is just outside the eastern boundary of the footprint.

The stream is located in a small gully and has been re-vegetated since the site clearance which occurred in the 1980s. The area is overgrown with weeds and introduced species of flora. During the inspection the visible and eroded areas were examined for evidence of historic- period and Aboriginal heritage. The site was found to be heavily disturbed; it is covered with rubbish from the current school use mixed with construction materials such as plastic mesh and concrete aggregate. This material is scattered throughout the sides of the gully. The stream's bed is less disturbed, with moss-covered rocks with a weathering pattern from the stream's water wash. However, this stream has been modified during the construction of the school to create sections of standing water. No evidence of Aboriginal or historic-period artefacts was found.

The area where the building is to be located is currently used as a playing field but is otherwise unchanged from the re-grading of the site undertaken in the 1980s, with contemporary fencing and the existing trees the dominant features. There were no Aboriginal or historical heritage items found in this area. The degree of disturbance here is very high.

The Peace Park (created in 1995) is located diagonally across the road from the subject area. This area (which is a locally listed heritage item) is well maintained and decoratively landscaped. The assessment evaluated the impact of the proposed works on views to and from this item. Proposed construction is separate to this item.

The views towards Dreadnought Road from the Peace Park rise up towards the ridgeline approximately a kilometre behind the level of Oxford Falls Grammar School. These views are obstructed by two sets of powerlines. Dreadnought Road has moderate traffic and is an intrusive element. There are also lines of trees on both sides of Dreadnought Road which filter the views through their boughs.

4.2 Pictorial Overview

The following photographs (Plate 9 to Plate 20) show the areas discussed above and were taken on the 18/12/2019.



Plate 9: View of subject area looking east, from the south-western extent of the proposed works.



Plate 10: View north of the subject area from the south-western corner of the proposed works.



Plate 11: View looking west from the south-western corner of the proposed works, showing the area proposed to re-locate the sports field.



Plate 12: View looking southwest across the subject area from the gully near the north-eastern corner of the subject area.



Plate 13: View north from Dreadnought Road showing the south-east corner of the proposed works.



Plate 14: View showing the concrete bridge located to the south of the school site where Dreadnought Road crosses the stream.



Plate 15: View from the subject area towards the Peace Park.



Plate 16: View from the Peace Park looking towards the subject area. Note the various objects which occlude sightlines to and from these locations.



Plate 17: View looking east along Dreadnought Road from adjacent to the Peace Park. Note the ridgeline in the background, and the trees, power poles and the road which obscure views from this place.



Plate 18: Detail of direct view 50m towards the subject area from the closest (northeast) corner of the Peace Park. Note the two sets of powerlines and road elements which are intrusive to this view's value.



Plate 19: View of the former OFPS classroom within the Peace Park, looking directly south.

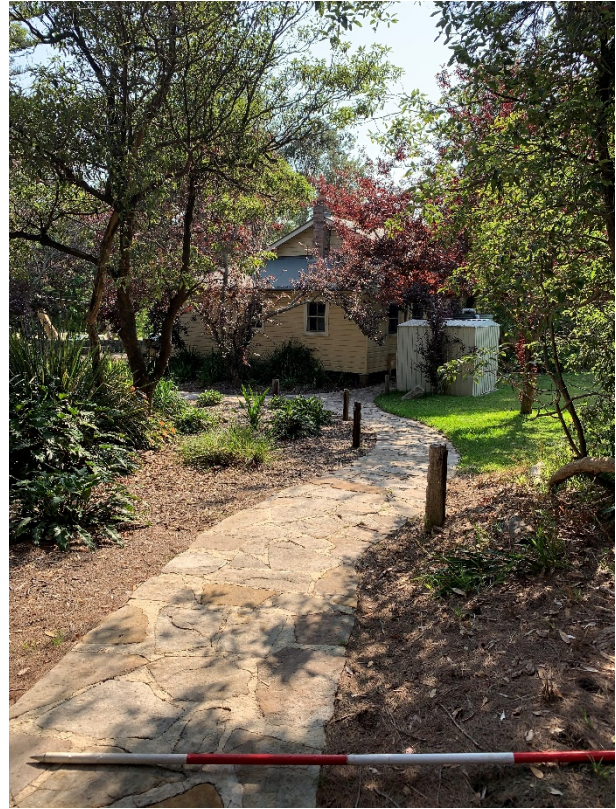


Plate 20: View of the gardens and former classroom looking towards the east, showing the secluded nature of this side of the Peace Park.

5. Preliminary Assessment of Significance and Heritage Impact

5.1 Assessment of Significance:

An assessment of significance is undertaken in order to identify why a place may be of importance, the reasons or values that make it important and the community to which it has importance. This provides the framework for establishing management and mitigation strategies that will guide the future of the item.

The following section provides an assessment of heritage significance. The evaluation is made using the criteria defined in the NSW guidelines *Assessing Heritage Significance* (Heritage Council 2001). Both the OFPS item and the subject area have been evaluated using the NSW Heritage criteria expressed in this guideline, and the results have been used to formulate a statement of cultural significance for both areas. Further explanation of each criterion can be found within this guideline.

The subject area, as stated above, is wholly located within the current grounds of OFGS, which was, prior to this, a semi-rural property. The nearby LEP item, OFPS (the public school) is currently located southwest from the subject area across Dreadnought road and is physically separate to it. Because of this, two significance assessments were undertaken.

1.1.1 Evaluation of Significance: Oxford Falls Public School Item (now a Peace Park)

Table 2: Significance evaluation for OFPS LEP item

Heritage significance criteria	Evaluation of significance criteria for OFPS LEP item
Criterion a): Historical Significance	The OFPS meets the criterion for historical significance at local significance level. This structure provides evidence of the extent of development in the inter-war period, specifically for educational infrastructure in the region. It was the first school in this local area. In addition, this school was also the last single teacher school in Sydney when it closed, providing insight into this type of educational experience.
Criterion b) Associative significance	This item is associated with people and events that, while valuable in their own right, are of limited historical importance. It therefore does not meet this criterion.
Criterion c) Aesthetic significance	The OFPS item is not aesthetically distinctive, nor is it associated with an important designer or have landmark qualities, so does not meet this criterion.
Criterion d) Social significance	The OFPS is important for its associations with the past students who attended the school in the twentieth century, as well as its current function as a war memorial and peace park. The criterion for social significance is met at a local level.
Criterion e) Research potential	Due to past disturbance there is little archaeological or research potential to be gained from this item. It does not meet this criterion.
Criterion f) Rarity	This item is not rare but is representative, and so does not meet this criterion.
Criterion g) Representativeness	The OFPS meets the criterion for representativeness at a local level of significance, as an example of a small inter-war school building. The item displays high integrity with much original fabric remaining and has been restored to facilitate the interpretation of its original function.
Summary:	The OFPS LEP item meets the criteria for: a) historical significance; d) social significance; and g) representativeness at a local significance level. It does not meet criteria b), c), e) or f).

1.1.2 Evaluation of Significance: the subject area

Table 3: Significance evaluation for the subject area

Heritage Assessment criteria	Evaluation of significance criteria for the subject area
Criterion a) Historical Significance	This area was a portion of a semi-rural property of no particular local significance. It has been substantially altered in the 1980s (see section 3.3); it can no longer provide evidence of a particular association. The subject area does not meet this criterion.
Criterion b) Associative significance	In addition to the high level of disturbance, this area is not associated with a significant event or historical person and does not meet this criterion.
Criterion c) Aesthetic significance	The subject area does not have a positive visual or sensory appeal and does not meet this criterion.
Criterion d) Social significance	While the subject area is currently important to the school community of Oxford Falls Grammar, this is only for amenity reasons as part of a playing field. This area has no historical association with the nearby public school site, which was historically separate. While the area is currently used for educational purposes, this is not a continuation of an historical use. This criterion is not met by the subject area.
Criterion e) Research potential	Due to the limited past uses and the level of disturbance and change the subject area has little to no non-aboriginal archaeological or research potential. This criterion is not met.
Criterion f) Rarity	This area is similar to many areas in the region and the surrounding suburbs. It does not meet the criterion for rarity.
Criterion g) Representativeness	This area is not intact, having been significantly disturbed in the 1980s as well as in contemporary times. It does not meet the criterion for representativeness.
Summary	Due to the level of disturbance, both throughout its history as well as in contemporary times, and since it is removed both physically and in terms of association from the OFPS LEP item, the subject area does not meet any criteria for heritage significance at any level.

1.1.3 Statements of Cultural Significance for the subject area and OFPS

OFPS:

The OFPS, an item of local heritage significance listed under the Warringah LEP 2011 has been identified within the vicinity of the subject area (see Figure 3). The OFPS (LEP item ID# I116), built between 1926 and 1928, is a single storey school building. It has a skillion addition added in the later 1940s (OEH 2001). The school is representative of inter-war buildings of this type. It displays high integrity with much of the original fabric remaining. Historically, this item provides a landmark of local development and was also the last single teacher school in Sydney when it closed. It has a significance for those persons within the local community who attended this school in the twentieth century. Currently it has importance for the community for its role as a peace park and war memorial. (OEH 2001).

The subject area:

This area is the portion of the current Grammar school site on which it is proposed to construct a new library building. While the current use of the land is educational, there is no other association with the nearby LEP item, being both physically removed from the curtilage of the OFPS and having a different historical use. Due to the high level of disturbance, both historically and in contemporary times, as well as meeting none of the assessment criteria for significance, the subject area is not of heritage significance.

5.2 Assessment of Heritage Impacts

Evaluation

While there are not any identified historical heritage items located within subject area, the OFPS (I116) which is an item of local significance listed under the Warringah LEP 2011 is located within the vicinity of the subject area (Figure 3). The proposed works are within its visual catchment, but physically removed from its curtilage.

The proposed development is a raised library/administration building and is located on the southern boundary of the OFGS site. This building will not directly impact any known items of heritage significance, including the nearby OFPS LEP Item (ID# I116). This is due to the following considerations:

- The proposed works are located 50m diagonally to the north-east of the Peace Park which is the site of the heritage item. The separation between this site and the proposed work ensures the use, fabric, or archaeological potential of the OFPS is not expected to be impacted as a result of the proposed works. The historical significance, and representativeness of the OFPS item will not be impeded due to this construction.
- The proposed works are consistent with the surrounding area, being constructed in a style similar to existing buildings at the Oxford Falls Grammar School and other nearby school buildings. The new library is consistent with the historical use of the nearby heritage item (as a school building) and would reinforce this historical theme. Therefore, this PHHA has determined that the visual setting of the area, and the social significance of the LEP item, would not be disrupted by the proposed building.

However, this report has identified that the proposed works would cause a temporary and direct visual impact (due to the construction processes); as well as a permanent and indirect visual impact (caused by the new building's façade); to the OFPS (I116). The below Table 4 discusses these impacts further:

Table 4: Visual Impacts to Heritage Item #I116

Visual impact category	Description of Impact	Mitigative measures/circumstances
Temporary direct impact – construction	Impact from construction fencing, traffic, cranes, materials and other significant, intrusive elements related to the construction process. These elements have the potential to significantly disrupt sightlines to and from Item #I116, during the period of construction.	During construction, care should be taken to lessen the impact of construction traffic and equipment on Dreadnought Road, and that earthworks and construction stages are managed to avoid times when the Peace Park (which contains the heritage item) is planned for use (such as the ANZAC day dawn service).

Visual impact category	Description of Impact	Mitigative measures/circumstances
Permanent indirect impact – new building façade	A permanent change to the sightlines from Item #I116 is anticipated in the wake of construction, with the façade of the new building introducing a new element which partially modifies views from this item. This impact can be mitigated using mitigative measures, and the impact is not assessed to be out of character with the surrounding visual setting, or the heritage themes of the Item's former use.	<p>The plans of the new building are not required to comply with the Warringah DCP 2011, particularly the development regulations regarding setbacks and building frontage (pers comms (EPM Projects) 11/3/2020).</p> <p>However, the building has been designed with reference to its visual impact in the context of the current character and visual catchments present at this location. This should ensure that the building façade does present an imposition to the visual landscape.</p> <p>Sightlines from the heritage Item are already obscured by intrusive elements such as powerlines, the busy Dreadnought Road, and are filtered by tree plantings across the views. The proposed works are also not located in the direct path of views from the Peace Park, but rather are located to the side of these views, on an indirect path.</p> <p>The colours and design of the new building's façade should be developed with the objective of merging with the ridgeline behind it. Replacement of the intrusive chain-link fencing would further enhance the views towards this façade.</p> <p>In addition, the new building's purpose as part of a school is complimentary to the heritage themes expressed by Item #I116.</p>

Due to the mitigative measures and circumstances discussed in Table 4, the visual impacts to the OFPS Item #I116 are determined to be non-significant. This is due to either the temporary nature of the visual disruption caused by construction, or those factors which reduce the visual impact caused by the introduction of a new building façade into the periphery of the Peace Park's visual catchment.

Statement of Heritage Impact

This evaluation has concluded that the proposed works will not have any substantial impacts to the heritage values identified for the OFPS. There are no direct physical impacts to its fabric, there are temporary impacts which will cease with the completion of construction and the lasting impacts on the visual setting and views may be managed with mitigation strategies applied to the new development. There are no heritage impacts to any cultural values of the subject area; it has no significant historical associations, aesthetic or social values and no archaeological research potential.

6. Conclusions and Recommendations

6.1 Conclusion: Nature of Proposed Works

This PHHA has found that OFGS proposes to undertake construction of a Library/Administration building with an associated car park within a southern section of their site (the subject area).

Niche understands that this development is being carried out on the basis of 'Development Permitted without Consent' under the 'ESEPP' 2017, and that this approvals pathway is contingent on the outcome of an environmental assessment, undertaken as a 'Review of Environmental Factors' (REF) report.

This PHHA forms part of the REF report and satisfies the requirement to assess European Heritage within or near to the subject area.

6.2 Conclusion: Summary of Heritage Constraints

No items of heritage significance were identified within the subject area.

An item of local heritage significance listed under the Warringah LEP 2011 has been identified within the vicinity of the Subject Area (see Figure 3). The proposed works are located 50m diagonally to the north-east of the Peace Park containing this item. This evaluation has concluded that the use, fabric, or archaeological potential of the OFPS is will not be impacted as a result of the proposed works.

This PHHA has identified that the proposed works would cause a non-significant visual impact to the OFPS Item #I116. This impact encompasses the introduction of a new building façade into the periphery of the Peace Park's visual catchment and the temporary visual disruption caused by construction. However, these non-significant impacts can be mitigated with the various circumstances and measures discussed in Table 4.

6.3 Recommendations

As a result of the above conclusions, the following recommendations have been developed:

Recommendations	
#1	During construction, and machinery, material and related infrastructure be placed as far away as possible from the OFPS (ID #I116 – currently a Peace Park), and that, through consultation with the Peace Park's administration, consideration be given to important dates where this site will be in use.
#2	That the design of the new building's façade and the colours used are chosen to complement the existing natural features of the site, especially as viewed from the Peace Park, towards the ridgeline behind. It is also recommended that landscaping comply with the Warringah DCP's guidelines for development, especially in reference to sightlines and visual catchments, and that these features are used to integrate the new building into the existing visual setting. In addition, that consideration be given to replacing the existing chain-link fencing with another, less intrusive fencing type to further integrate the building with its surrounds.
#3	In the unlikely event that historical archaeological remains are discovered, works must cease, and specialist services of Heritage NSW must be informed immediately. A qualified archaeologist should be engaged to assess the remains by means of the unexpected finds procedure, in consultation with Heritage NSW.

7. References

Amos, K. (2018). *Oxford Falls Public School 1928-1986*. Article in Volume 11 No. 2 March of: *Peninsula Historian: Newsletter of the Manly; Warringah & Pittwater Historical Society Inc*, Manly, Sydney.

Australia ICOMOS (2013). *The Burra Charter, the Australia ICOMOS Charter for Places of Cultural Significance*, ICOMOS Australia.

Attenbrow, V. (2010b). *Sydney's Aboriginal Past: Investigating the Archaeological and Historical Records*. University of New South Wales Press.

Department of Planning and Environment (1979). *Environmental Planning and Assessment Act 1979*, NSW.

Department of Premier and Cabinet (1977). *NSW Heritage Act 1977*, NSW.

Department of Urban Affairs and Planning. (1996). *NSW Heritage Manual*.

Glendill, P.W. (1948). *Manly & Pittwater: Its Beauty and Progress*. Manly, Warringah and Pittwater Historical Society, Sydney.

Heritage Office (former) (2001). *Assessing Heritage Significance*. Heritage Council of NSW.

Heritage Council (2009). *Assessing Significance for Historical Archaeological Sites and 'Relics'*. Heritage Council of NSW.

Northern Beaches Council (2011). *Warringah Local Environment Plan (LEP) 2011*, Manly, NSW

Northern Beaches Council (2011). *Warringah Development Control Plan (DCP) 2011*, Manly, NSW

NSW State Government (2017). *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ESEPP)*, NSW.

8. Appendix A: Plans of the Proposed Works



DRAWING LIST

- REF101 SITE PLAN
- REF201 GROUND LEVEL PLAN
- REF202 LEVEL 1 PLAN
- REF203 ROOF PLAN
- REF311 ELEVATIONS - SHEET 1
- REF312 ELEVATIONS - SHEET 2
- REF321 SECTIONS
- REF401 SHADOW DIAGRAMS
- REF601 PERSPECTIVES

ABBREVIATIONS

A/C	AIR CONDITIONING	FP	FIRE INDICATOR PANEL	REF	REFRIGERATOR
AFSL	ABOVE STRUCTURAL FLOOR LEVEL	FLR	FLOOR	RA	RETURN AIR
AL	ALUMINIUM	FP	FIBROUS PLASTER	RAO	RADIUS
AO	ACCESS OPENING	FR	FIRE RESISTANCE LEVEL	RC	REINFORCED CONCRETE
AP	ACCESS PANEL	FR	FLOOR WASTE TO SEWER	RCH	RANGE HOOD
AT	ACUSTIC TILE	GALV	GALVANISED	RH	ROBE HOOK
B	BOLLARD	GD	GATED DRAIN	RHS	RECTANGULAR HOLLOW SECTION
BAL	BALUSTRADE	GL	GLAZING	RJ	RENDER JOINT (V-JOINT)
BDY	BOUNDARY	GND	GROUND	RL	REDUCED LEVEL
BN	BORNDIE	GPO	GENERAL PURPOSE (POWER) OUTLET	ROW	RIGHT OF WAY
BHD	BULKHEAD	GR	GRAB RAIL	RS	ROLLER SHUTTER
BK	BRICK	GRANO	GRANOLITHIC	RW	RETAINING WALL
BLG	BUILDING	GRC	GLASS REINFORCED CONCRETE/CEMENT	RWH	RAINWATER HEAD
BLK	BLOCKWORK	GT	GATE	RWO	RAINWATER OUTLET TO STORMWATER
BN	BALUNOSE	GTP	GREASE TRAP	RWP	RAINWATER PIPE
BCE	BRICK-ON-EDGE	HYD	HYDRANT	SA	SUPPLY AIR
BSN	BASIN	HC	HOSE COOK	SC	STEEL COLUMN
BTH	BATH	HMR	HIGH MOISTURE RESISTANT	SCR	SUNSCREEN
BWK	BRICKWORK	HR	HANDRAIL	SCT	SUSPENDED CEILING TILE
BWU	BUILDING WATER UNIT	HTR	HEATER	SD	SEWER DRAIN
CB	CONCRETE BLOCK	HW	HOT WATER	SFL	STRUCTURE FINISHED LEVEL
CCTV	CLOSED CIRCUIT TELEVISION	HND	HARDWOOD	SHB	SHOWER BATH
CD	CLOTHES DRYER	HNU	HOT WATER/LANT	SHR	SHOWER
CFC	COMPRESSED FIBROUS CEMENT	ID	INSIDE DIAMETER	SHS	SQUARE HOLLOW SECTION
CHS	CIRCULAR HOLLOW SECTION	IL	INVERT LEVEL	SK	SKIRTING
CI	CAST IRON	INCL	INCLUDE	SKL	SKYLIGHT
CIP	CAST IRON PIPE	INT	INTERNAL	SKK	SINK
CJ	CONTROL JOINT	IO	INSPECTION OPENING	SP	SEWER PIT
CL	CENTRE LINE	J	JOINT	SPRC	SPECIFICATION
CNR	CLEANER	JT	JOINT	SPL	SPLASHBACK
COL	COLUMN	KB	KERB	SRL	SHOWER ROSE
CONC	CONCRETE	KG	KERB AND GUTTER	SS	STAINLESS STEEL
CP	CHROME-PLATED	KIT	KITCHEN	ST	STONE
CPT	CURB/BOARD	L	LOUIRE	SVP	SEWER VENT PIPE
CPT	CARPET	LDY	LAUNDRY	SW	STORM WATER
CS	CEMENT RENDER	LS	LOUIRE SCREEN	SWP	STORMWATER PIT
CSK	COUNTERSINK	M	MIRROR	T	TILE
CT	COOK TOP	MC	METAL CLADDING	TEL	TELEPHONE
CTR	CENTRE	MDF	MEDIUM DENSITY FIBREBOARD	TGSI	TACTILE INDICATORS
CW	COLD WATER	MP	MANHOLE	TMB	TIMBER
D	DOOR	MSC	MISCELLANEOUS	TOH	TOP OF HOH
DB	DISTRIBUTION BOARD	MJ	MOVEMENT JOINT	TOK	TOP OF KERB
DF	DRINKING FOUNTAIN	NLM	NELMINE	TOW	TOP OF WALL
DG	DRAIN GROOVE	MO	MOISTURE RESISTANT	TP	TAP
DA	DIAMETER	MR	MOISTURE RESISTANT	TPH	TOILET PAPER HOLDER
DM	DIMENSION	MRS	METAL ROOF SHEETING	TR	TOWEL RAIL
DP	DORMER	MS	MILD STEEL	TRZD	TERRAZZO
DPC	DAMP-PROOF COURSE	MSB	MAIN SWITCHBOARD	TUB	LAUNDRY TUB
DPN	DAMP-PROOF MEMBRANE	MV	MECHANICAL VENT	TV	TELEVISION
DWG	DRAWING	MW	METALWORK	TYP	TYPICAL
DS	DUCTED SKIRTING	NGL	NATURAL GROUND LEVEL	UGS	UNDERGROUND
DW	DRAIN	NC	NOT IN CONTRACT	US	UNDERSIDE
EA	EACH	ND	NUMBER	UB	UNIVERSAL BEAM
EDE	ELECTRICAL DISTRIBUTION BOARD	NGM	NOMINAL	UC	UNIVERSAL COLUMN
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	URN	URNAL
EQ	EQUAL	OD	OUTSIDE DIAMETER	V	VINYL
ESB	ELECTRICAL SWITCHBOARD	OF	OVERFLOW/RAINWATER	VB	VANITY BORN
EX	EXISTING (PRIOR TO)	OFC	OFF-FORM CONCRETE	VOS	VERIFY ON SITE
EXT	EXTERNAL	OH	OVERHEAD DOOR	VP	VENT PIPE
F	FRIED GLAZING	OP	OPENING	W	WINDOW
FB	FACE BRICK	OY	OVEN	WB	WEATHERBOARD
FBL	FACE BLOCK	P	PAINT (FINISH)	WC	WATER CLOSET
FCL	FINISHED CEILING LEVEL	PAV	PAVING	WR	WALK-IN ROBE
FCU	FAN COIL UNIT	PB	PLASTERBOARD	WM	WASHING MACHINE
FEN	FENCE	PC	PRECAST CONCRETE	WO	WALL OVEN
FFL	FINISHED FLOOR LEVEL	PBS	POSSIBLE BALLAST	WP	WASTE PIPE
FGL	FINISHED GROUND LEVEL	PFC	PARALLEL FLANGE CHANNEL	WPM	WATERPROOF MEMBRANE
FHR	FIRE HOSE REEL	PLY	PLYWOOD	WR	WANDROSE
		PTD	PAPER TOWEL DISPENSER	WS	WALL STIFFENER

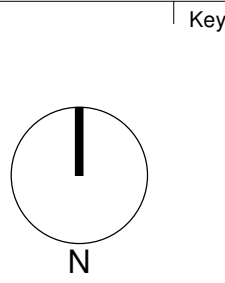
FOR REVIEW OF ENVIRONMENTAL FACTORS

OXFORD FALLS GRAMMAR SCHOOL LIBRARY / ADMIN BUILDING

1078 OXFORD FALLS ROAD
OXFORD FALLS, NSW 2100

Revisions	No.	Date	Description
1	19/12/19	DRAWING	ISSUE TO REF
2	11/03/20		

Checked: NZ
Approved: JW

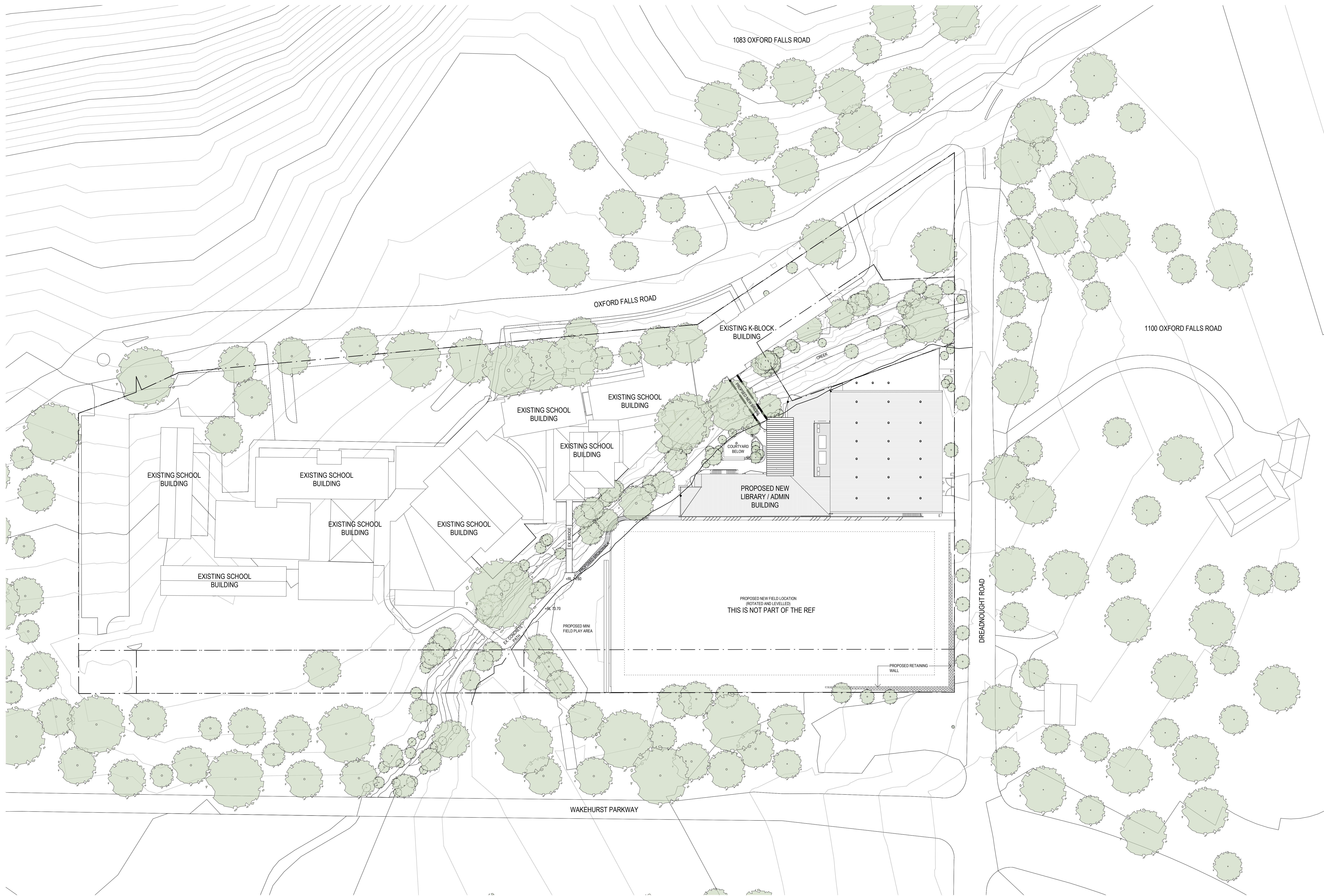


Architect
AJ+C
ALLEN JACK+COTTER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fr +61 2 9311 8200
ABN 53 063 732 250

Project
OFGS LIBRARY / ADMIN BUILDING
1078 OXFORD FALLS ROAD
OXFORD FALLS, NSW 2100
Proj. No. 18025

Drawing Title
COVER SHEET
Project Status
NOT FOR CONSTRUCTION

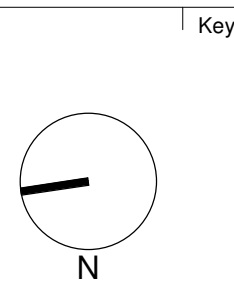
Scale
Drawing No.
REF001
Issue
2





Revisions		
No.	Date	Description
1	19/12/19	DRAFT REF
2	11/03/20	ISSUE TO REF

Checked: NZ
Approved: JW



Architect
AJ+C
ALLEN JACK+COTTER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fr +61 2 9311 8200
ABN 53 063 732 250

Project:
OFGS LIBRARY / ADMIN BUILDING
1078 OXFORD FALLS ROAD
OXFORD FALLS, NSW 2100

Proj. No. 18025

Drawing Title
ROOF PLAN

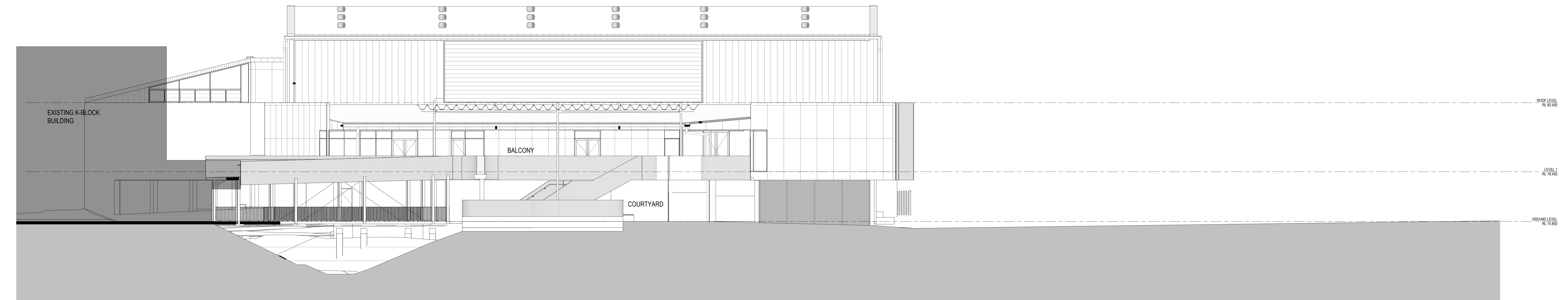
Project Status
NOT FOR CONSTRUCTION

Scale
1 : 100 @A0 REF203

Drawing No.
2



2 EAST ELEVATION 1:100



1 NORTH ELEVATION 1:100

Revisions	No.	Date	Description	Checked	Approved
1	11/12/19	ISSUE FOR CONSULTANT COORDINATION			
2	19/12/19	ISSUE FOR REF			
3	11/03/20	ISSUE TO REF		NZ	JW

Key

Client



Architect

AJ+C
ALLEN JACK+COTTER

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 063 782 250

Project

OFGS LIBRARY / ADMIN BUILDING
1078 OXFORD FALLS ROAD
OXFORD FALLS, NSW 2100

Proj. No. 18025

Drawing Title

ELEVATIONS - SHEET 1

Project Status

NOT FOR CONSTRUCTION

Scale

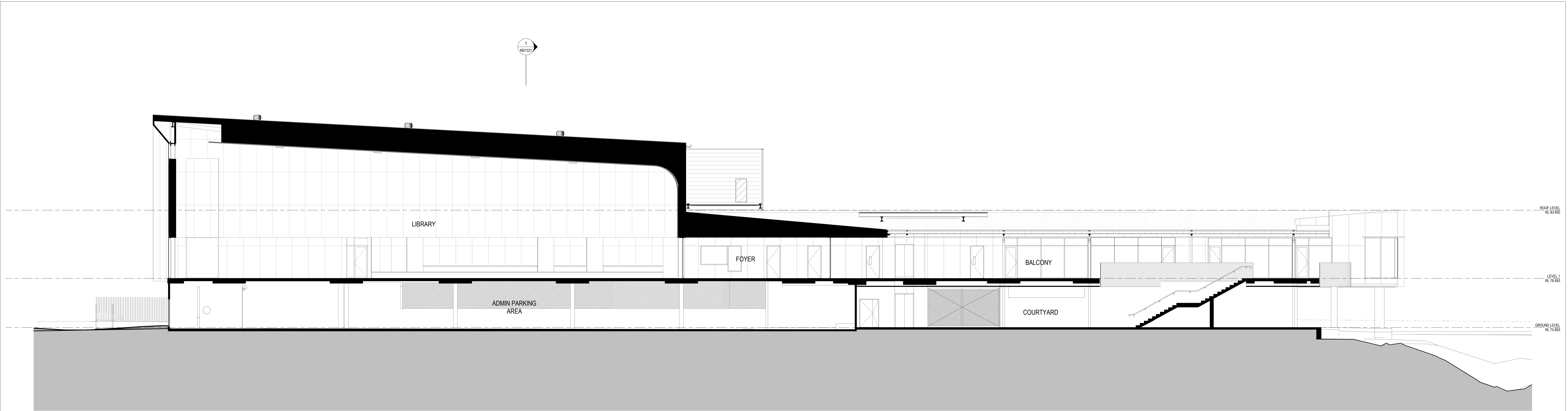
1:100 @A0 REF311

Drawing No.

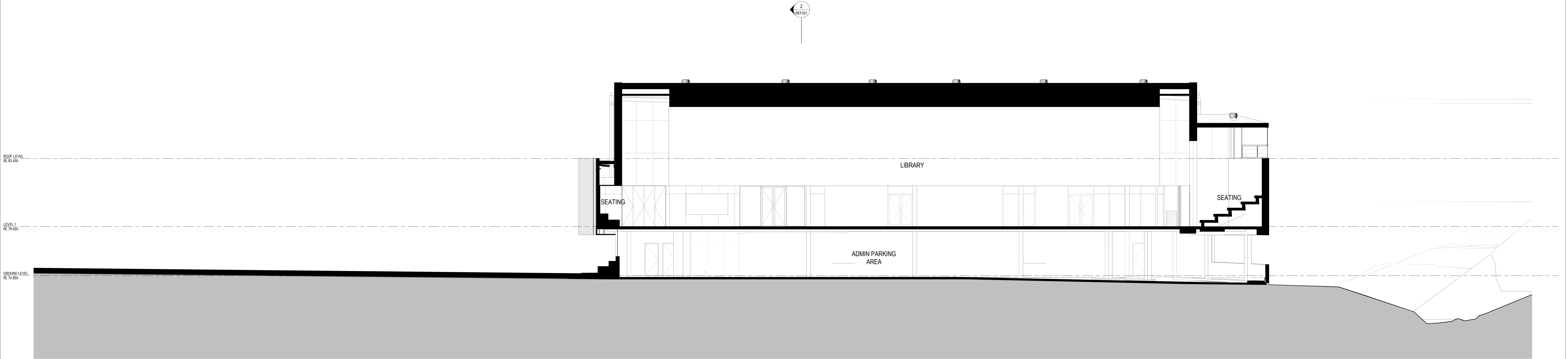
3

Issue

3



2 SECTION A 1:100



1 SECTION B 1:100

Revisions	No.	Date	Description	Checked	Approved
1	11/12/19		ISSUE FOR CONSULTANT COORDINATION		
2	19/12/19		SMART REF		
3	11/03/20		ISSUE TO REF	NZ	JW

Key



Architect
AJ+C
ALLEN JACK+COTTER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fr +61 2 9311 8200
ABN 53 063 782 250

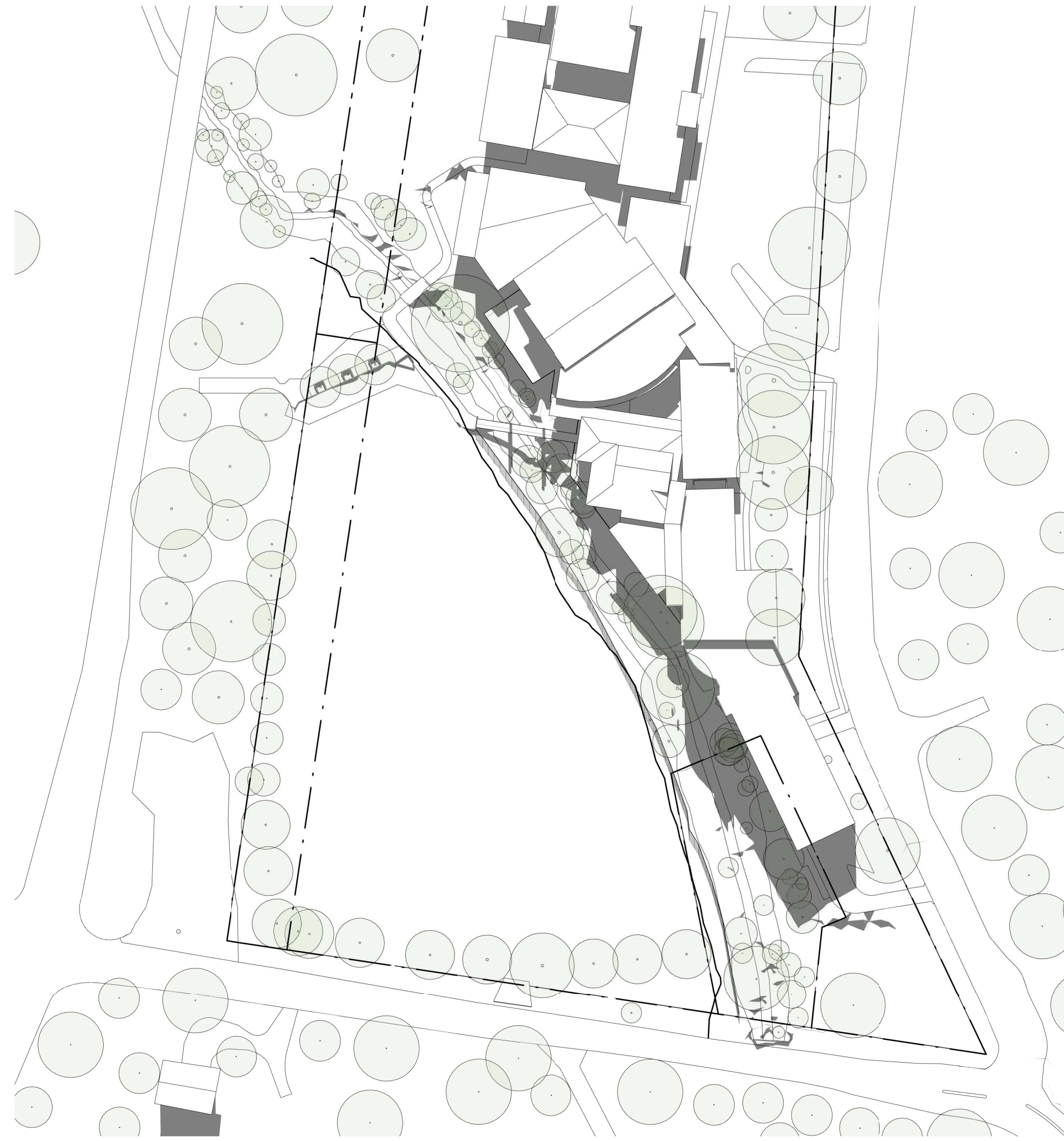
Project
OFGS LIBRARY / ADMIN BUILDING
1078 OXFORD FALLS ROAD
OXFORD FALLS, NSW 2100
Proj. No. 18025

Drawing Title
SECTIONS
Project Status
NOT FOR CONSTRUCTION

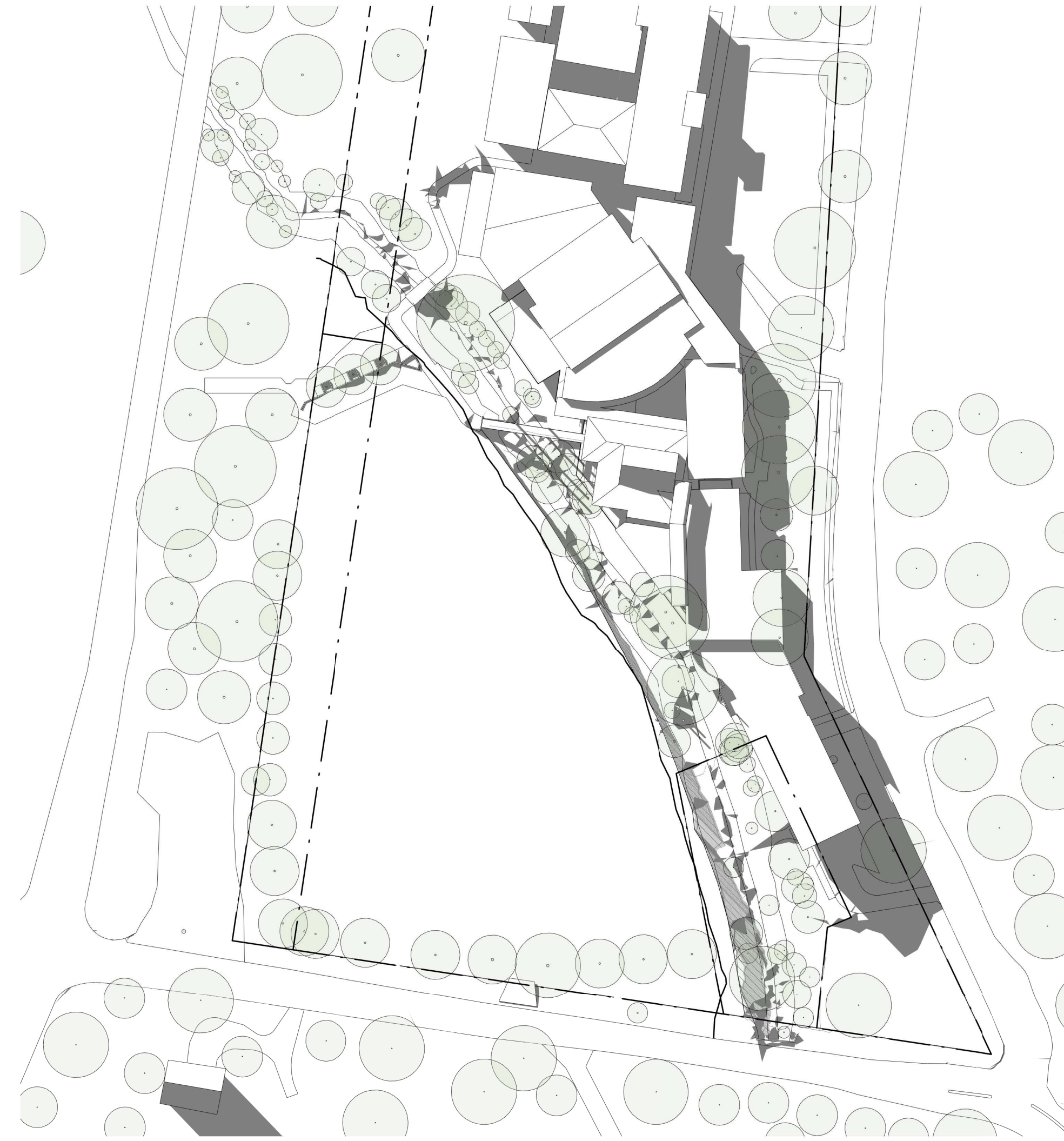
Scale
1:100 @A0
Drawing No.
REF321
Issue
3



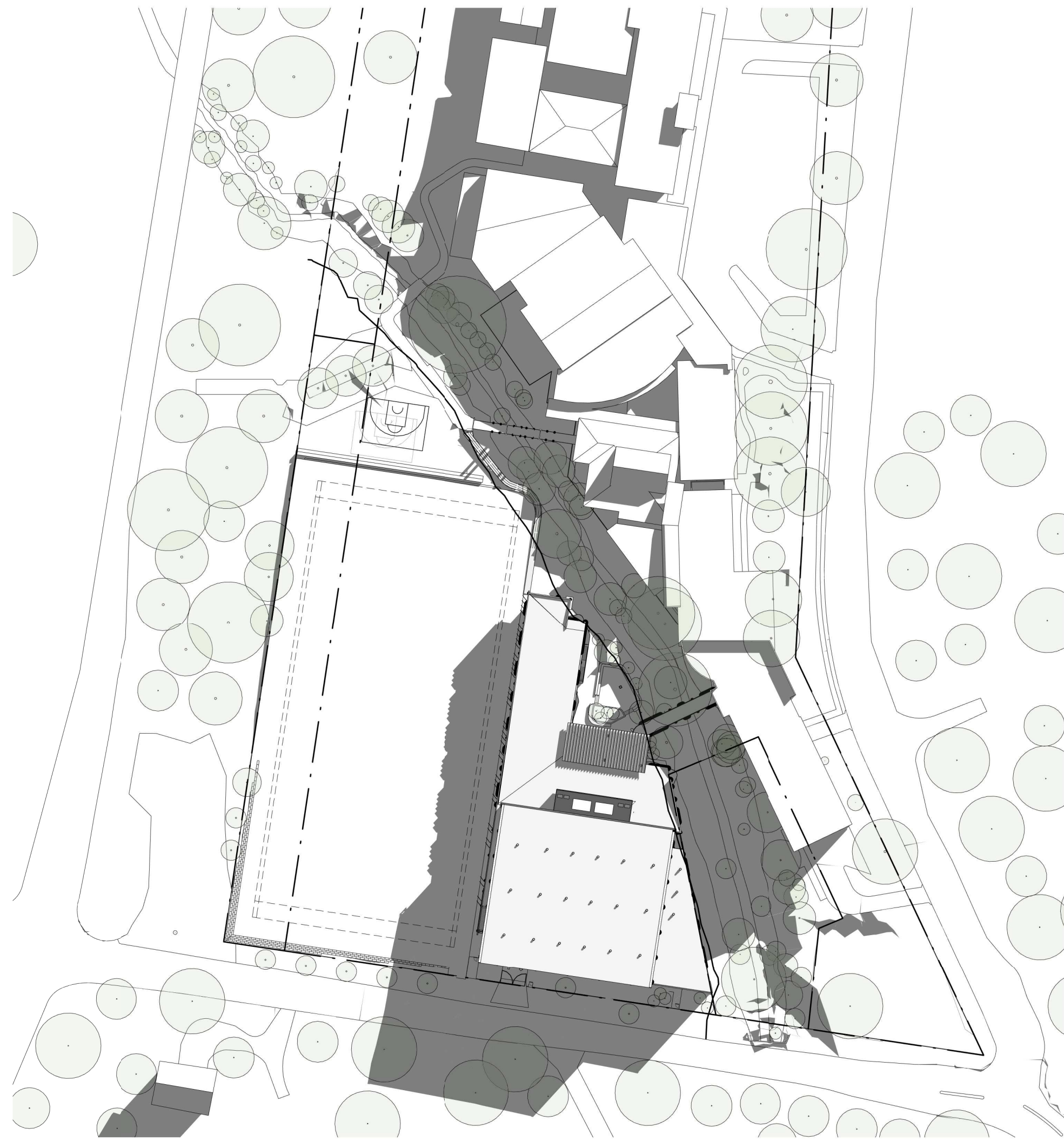
4 EXISTING - JUNE 21 9.00AM
1:1000



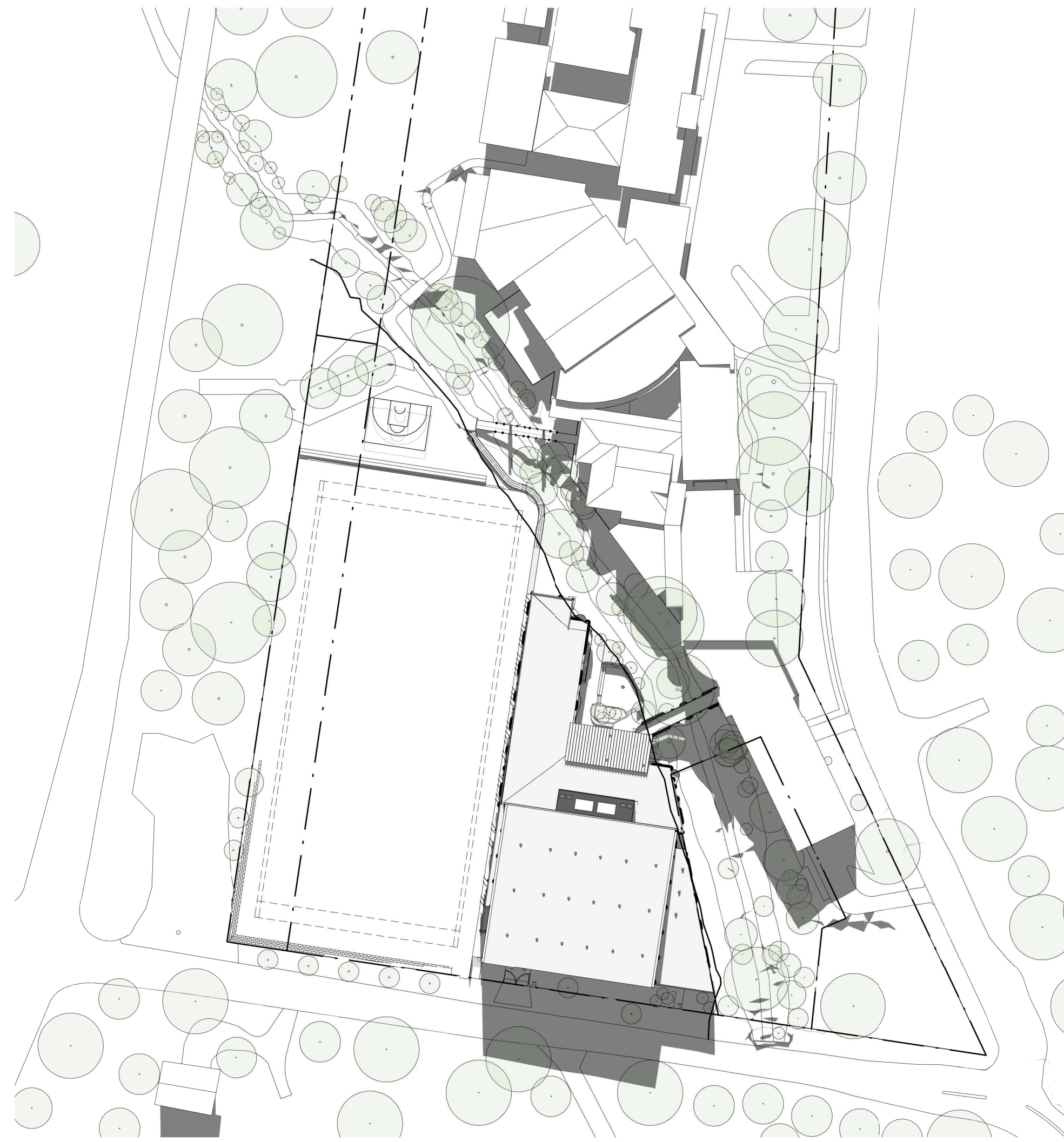
5 EXISTING - JUNE 21 12.00PM
1:1000



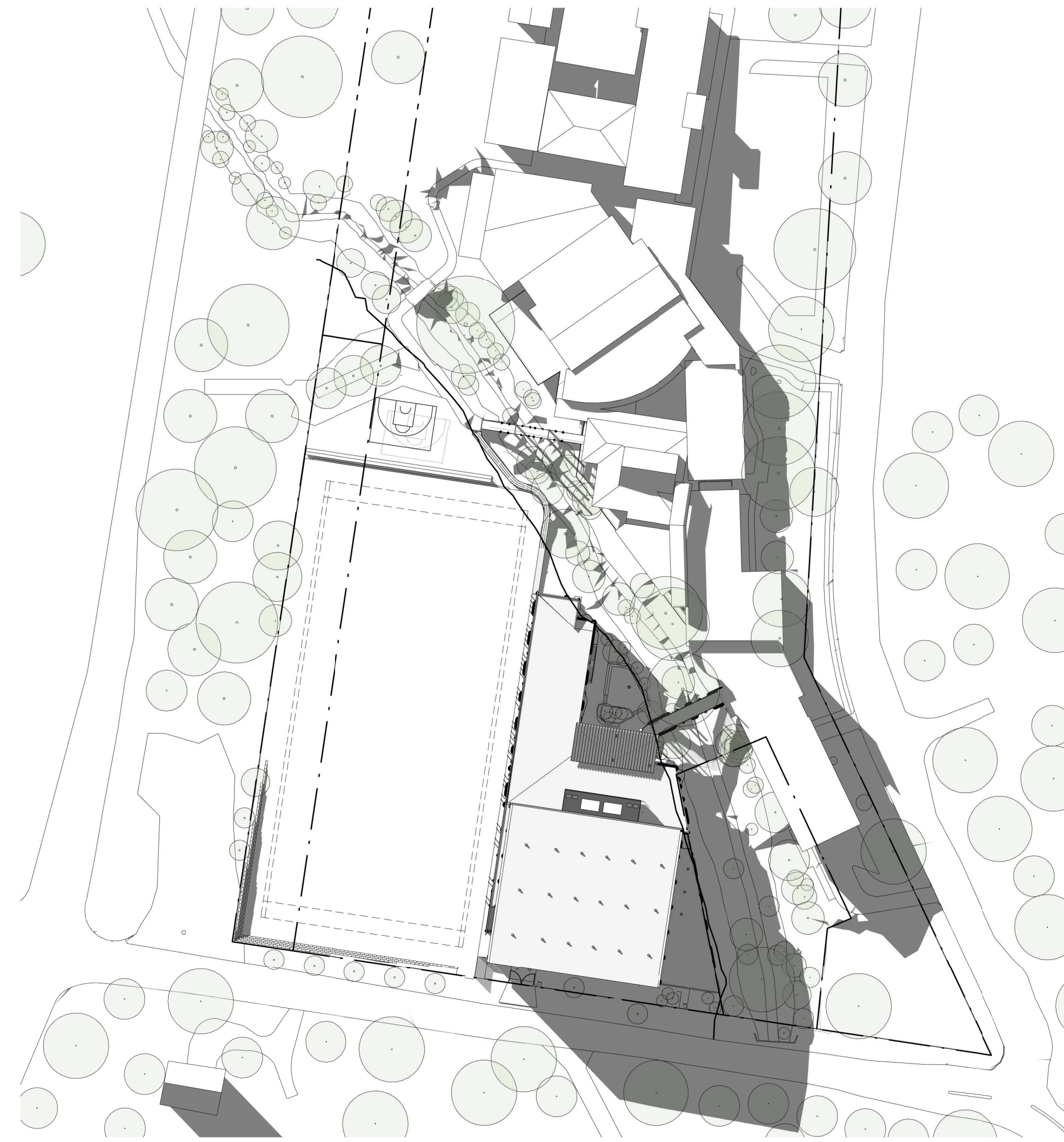
6 EXISTING - JUNE 21 3.00PM
1:1000



1 PROPOSED - JUNE 21 9.00AM
1:1000



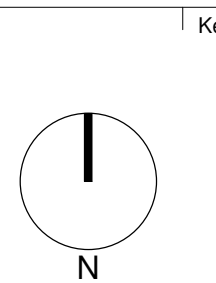
2 PROPOSED - JUNE 21 12.00PM
1:1000



3 PROPOSED - JUNE 21 3.00PM
1:1000

Revisions	No.	Date	Description
	1	19/12/19	DRAWING
	2	11/03/20	ISSUE TO REF

Checked	Approved
NZ	JW



Key



Client



Architect

79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fr +61 2 9311 8200
ABN 53 063 782 250

Project:
OFGS LIBRARY / ADMIN BUILDING
1078 OXFORD FALLS ROAD
OXFORD FALLS, NSW 2100

Proj. No. 18025

Drawing Title
SHADOW DIAGRAMS

Project Status
NOT FOR CONSTRUCTION

Scale	Drawing No.	Issue
1:1000 @A0	REF401	2



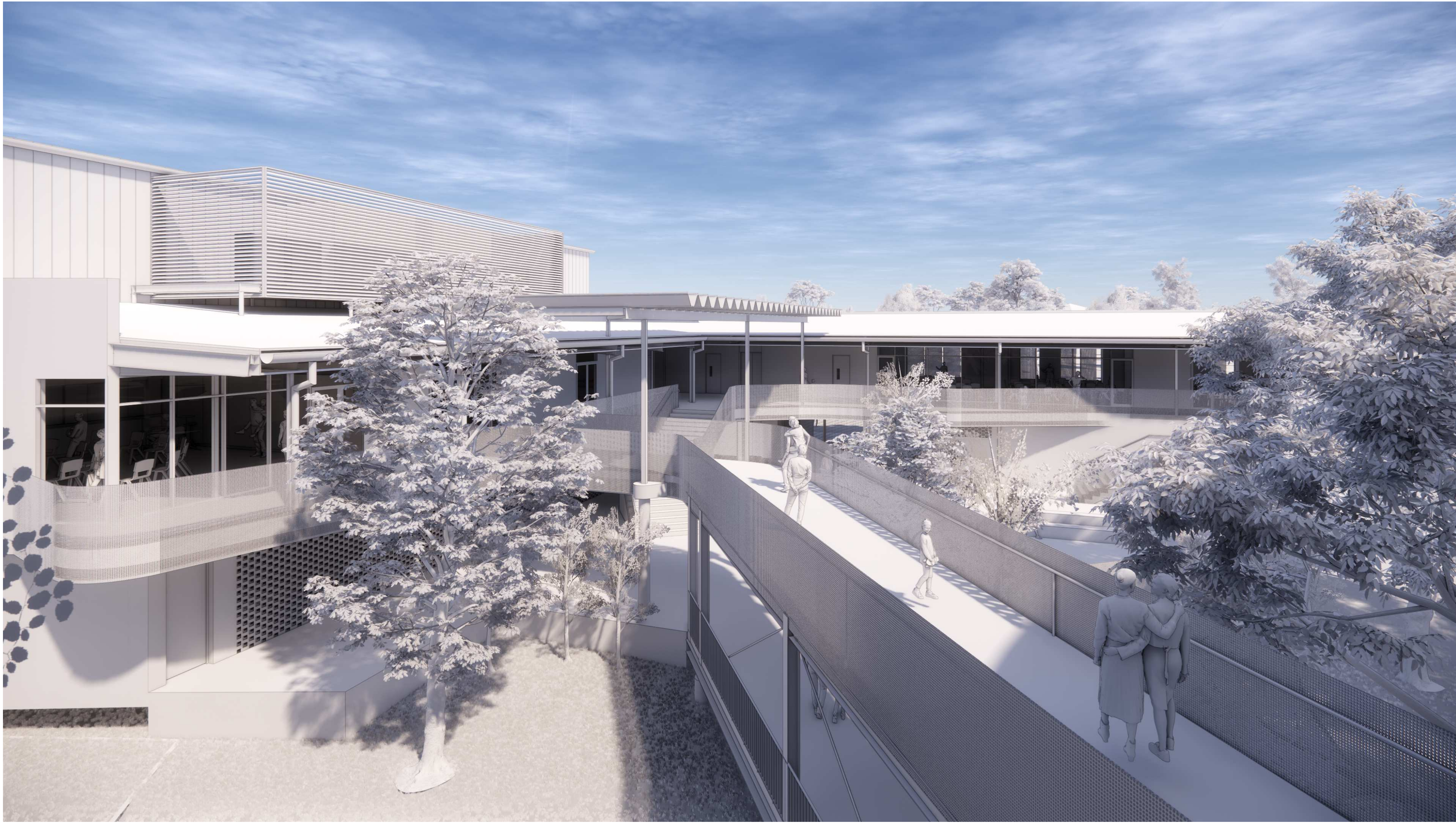
5 PERSPECTIVE FROM PROPOSED FIELD
1:1



1 PERSPECTIVE FROM DREADNOUGHT ROAD
1:1



2 PERSPECTIVE FROM BALCONY TO COURTYARD
1:1



3 PERSPECTIVE FROM K-BLOCK
1:1

Revisions:	No.	Date	Description	Checked	Approved
1	19/12/19	DRAWING	ISSUE TO REF	NZ	JW
2	11/03/20				

Key



Architect
AJ+C
ALLEN JACK + COTTER
79 Myrtle Street Chippendale NSW 2008 AUSTRALIA
ph +61 2 9311 8222 fx +61 2 9311 8200
ABN 53 063 782 250

Project:
OFGS LIBRARY / ADMIN BUILDING
1078 OXFORD FALLS ROAD,
OXFORD FALLS, NSW 2100

Proj. No. 18025

Drawing Title
PERSPECTIVES

Project Status
NOT FOR CONSTRUCTION

Scale
Drawing No.
REF601

Issue
2

Contact Us

Niche Environment and Heritage
02 9630 5658
info@niche-eh.com

NSW Head Office – Sydney
PO Box 2443 North Parramatta
NSW 1750 Australia

QLD Head Office – Brisbane
PO Box 540 Sandgate
QLD 4017 Australia

Sydney
Brisbane
Cairns
Port Macquarie
Illawarra
Coffs Harbour
Central Coast
Gold Coast
Canberra



© Niche Environment and Heritage, 2019

Our services

Ecology and biodiversity

Terrestrial
Freshwater
Marine and coastal
Research and monitoring
Wildlife Schools and training

Heritage management

Aboriginal heritage
Historical heritage
Conservation management
Community consultation
Archaeological, built and landscape values

Environmental management and approvals

Impact assessments
Development and activity approvals
Rehabilitation
Stakeholder consultation and facilitation
Project management

Environmental offsetting

Offset strategy and assessment (NSW, QLD, Commonwealth)
Accredited BAM assessors (NSW)
Biodiversity Stewardship Site Agreements (NSW)
Offset site establishment and management
Offset brokerage
Advanced Offset establishment (QLD)