



planning consultants

22 May 2014  
Our Ref: 8349A.11DW

The General Manager  
Woollahra Municipal Council  
PO Box 61  
Double Bay NSW 1360

Attention: George Fotis and Larissa Holbert

Dear George and Larissa,

**RE: ITEM No.R2 – DA 72/2014/1 – 250-290 JERSEY ROAD WOOLLAHRA  
REFURBISHMENT TO SENIORS LIVING DEVELOPMENT  
RECOMMENDED AMENDMENTS TO DRAFT CONDITIONS**

Thank you for the Memorandum provided to the Development Control Committee (DCC) as late correspondence that informed and advised the DCC as to our requests detailed in our letter dated 16 May 2014. We understand the DCC adopted the report recommendation including amendment of conditions of consent as per your Memorandum. However, given that advice from Council's technical officers could not be obtained for all the requested amendments in time for the DCC meeting a number of conditions flagged in our 16 May 2014 letter remain unresolved.

Should Council agree that these unresolved conditions be amended, we suggest the rewording of the draft conditions as detailed in the table below. Clearly amendment of these conditions will also require late correspondence to be provided to the JRPP prior to its consideration of the DA on 28 May 2014.

Draft Condition	Recommended Draft Condition
<b>C.6 j) Building upgrade (Clause 94 of the Regulation)</b> That the sound transmission and insulation levels between sole occupancy units shall comply with the requirements of part F5 of the BCA.	<b>C.6 j) Building upgrade (Clause 94 of the Regulation)</b> That the sound transmission and insulation levels between sole occupancy units (where one or both are new units) shall comply with the requirements of part F5 of the BCA.
<b>C.7 Road and Public Domain Works</b> A separate application under Section 138 of the Roads Act 1993 is to be made to, and be approved by, Council for the following infrastructure works prior to the issuing of any Construction Certificate. The infrastructure works must be carried out at the applicant's expense:  <u>Drainage</u> - The construction of a new pipeline and pits connecting the 2 existing major stormwater discharge points in Jersey Road. This involves the construction of approximately 50 m of 375dia RCP, from the discharge point with pits, crossing of Jersey Road and connection to Council's existing	<del><b>C.7 Road and Public Domain Works</b></del>  <b>Deleted</b>  (Reason: Entire condition is recommended to be deleted as no works are required in road reserve)

Draft Condition	Recommended Draft Condition
<p>system at a pit outside No 117 Jersey Road</p> <ul style="list-style-type: none"> <li>- Construction of a standard gully pits in the kerb fronting the subject site in accordance with Council's Standard "Grated Gully Pit with extended Kerb Inlet" drawing DR1.</li> <li>- The developer shall be responsible for carrying out any service investigations to allow a gravity connection.</li> </ul> <p><u>Bond</u></p> <ul style="list-style-type: none"> <li>- A bond of \$60,500 will be used as security to ensure the satisfactory completion of the infrastructure works. The security or bank guarantee must be the original and not have an expiry date.</li> <li>- Council may use all or part of the Infrastructure Bond as well as the Property Damage Security Deposit to meet the cost of removing or completing the works if they do not meet Council's requirements.</li> <li>- The Deposit/Bond will not be released until Council has inspected the site and is satisfied that the Works have been completed in accordance with Council approved drawings and to Council requirements.</li> </ul>	
<p><b>C.15 Stormwater management plan (Site greater than 500m<sup>2</sup>)(Clause 25(2) WLEP 1995)</b> The Construction Certificate plans and specifications, required by clause 139 of the Regulation, must include a Stormwater Management Plan for the site.</p> <p>The Stormwater Management Plan must detail:</p> <p>a. general design in accordance with Stormwater disposal Report and concept Plans prepared by WSP Buildings P/L Dwg No. H400 and H401 Rev B and A dated 18.12.2013 other than amended by this and other conditions;</p> <p>b. the discharge of stormwater, by direct connection, to Council's in-ground stormwater drainage system as follows;</p> <p><u>Jersey Road:</u></p> <ul style="list-style-type: none"> <li>- The construction of a new pipeline and pits connecting the 2 existing major stormwater discharge points in Jersey Road.</li> <li>- The construction of approximately 50 m of 375dia RCP, from the discharge point with pits and crossing Jersey Road and connecting to Council's existing system at a pit outside No 117 Jersey Road</li> <li>- Construction of a standard gully pits in the kerb fronting the subject site in accordance with Council's Standard "Grated Gully Pit with extended Kerb Inlet" drawing DR1.</li> </ul>	<p><b>C.15 Stormwater management plan (Site greater than 500m<sup>2</sup>)(Clause 25(2) WLEP 1995)</b> The Construction Certificate plans and specifications, required by clause 139 of the Regulation, must include a Stormwater Management Plan for the site.</p> <p>The Stormwater Management Plan must detail:</p> <p>a. general design in accordance with Stormwater disposal Report and concept Plans prepared by WSP Buildings P/L Dwg No. H400 and H401 Rev B and A dated 18.12.2013 other than amended by this and other conditions.</p> <p><b>Remainder of C.15 deleted</b></p> <p>(Reason: Only minor alterations to existing stormwater drainage system on site and no new direct connections with Council's in-ground stormwater drainage system. Clause 139 of Regulations only requires specifications in this instance not detailed plans)</p>

Draft Condition	Recommended Draft Condition
<p><u>Bowling/Tennis Club:</u></p> <ul style="list-style-type: none"> <li>- A silt/litter arrester pit is to be used to treat all stormwater before disposal off the site.</li> <li>- c. Compliance the objectives and performance requirements of the BCA;</li> <li>- d. Any rainwater tank required by BASIX commitments including their overflow connection to the Stormwater Drainage System, and</li> </ul> <p>The Stormwater Management Plan must include the following specific requirements:</p> <p><u>Layout plan</u></p> <p>A detailed drainage plan at a scale of 1:100 based on drainage calculations prepared in accordance with the Institute of Engineers Australia publication, Australian Rainfall and Runoff, 1987 edition or most current version thereof. It must include:</p> <ul style="list-style-type: none"> <li>- All pipe layouts, dimensions, grades, lengths and material specification,</li> <li>- All invert levels reduced to Australian Height Datum (AHD),</li> <li>- Location and dimensions of all drainage pits,</li> <li>- Point and method of connection to Councils drainage infrastructure, and</li> <li>- Overland flow paths over impervious areas.</li> <li>- Copies of certificates of title, showing the creation of private easements to drain water by gravity, if required.</li> <li>- Subsoil drainage details, clean out points, discharge point.</li> </ul>	

We thank you for Council's assistance with this matter. Please contact Daniel West or Rob Player at DFP should you have any queries.

Yours faithfully

**DFP PLANNING CONSULTANTS PTY LIMITED (ON BEHALF OF ARV)**



**ROBERT PLAYER  
MANAGING DIRECTOR**

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Reviewed: \_\_\_\_\_

