

REFERRAL RESPONSE - ENVIRONMENTAL HEALTH

FILE NO: DA 315/2015/1
ADDRESS: 163A Victoria Road BELLEVUE HILL 2023
PROPOSAL: Alterations and additions to existing Bellevue Hill Public School including the demolition of buildings, the construction of a new school building and the refurbishment of the existing building to provide accommodation for an additional 450 students. The location of temporary demountables within Bellevue Hill Park during the construction period.
FROM: Louie Salvatore, Environmental Health Officer
TO: Mr D Booth

1. ISSUES

- Contamination of Soils: SEPP 55 – Remediation of Land, suitability of land for proposed use.
- Acid Sulfate Soils: potential for acid sulfate soils to be disturbed during excavation/construction works.
- Noise: adverse impacts of noise resulting from increased student numbers, mechanical plant and associated equipment and construction noise.
- Hazardous materials contained within buildings to be demolished.
- Pollution: water pollution and dust associated with excavation and construction works.
- Review of Letter: City Plan Services, 'Response to Submissions – DA 315/2015, Bellevue Hill Public School & Bellevue Hill Park'. Reference No. 14-170 dated 10 August 2015.
- Review of Acoustic Report: prepared by Acoustic Logic titled 'City East 1, Bellevue Hill School – Construction Noise & Vibration Management Plan'. Document Ref. 20150392.1/2807A/RO/BW dated 28/7/2015.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects: prepared by City Plan Services, Reference No. 14-170, dated June 2015.
- Architectural Plans: prepared by Group GSA P/L, Job No. 14196, Drawing No. A0000; A1000; A1101-A1103; A2000-A2004; A2010; A2020; A2030; A3000-A3002; A2101; A3102; A4000; A4100; A4200; A4300; A4301-A4303; L1001-1002.
- Acoustic Report: prepared by Acoustic Logic, Document No. 20150392.1/2503A/RO/BW dated 25/03/2015.
- Geotechnical Investigation: prepared by Douglas Partners, Project No. 84678.00, dated April 2015.

- Hazardous Building Materials Survey: prepared by Hibbs & Associates P/L, Reference No. S8347, dated October 2014.
- Letter: City Plan Services, 'Response to Submissions – DA 315/2015, Bellevue Hill Public School & Bellevue Hill Park'. Reference No. 14-170 dated 10 August 2015.
- Acoustic Report: prepared by Acoustic Logic titled 'City East 1, Bellevue Hill School – Construction Noise & Vibration Management Plan'. Document Ref. 20150392.1/2807A/RO/BW dated 28/7/2015.

3. SUMMARY OF PROPOSAL

It is proposed to redevelop of part of the existing Bellevue Hill Public School to accommodate approximately 1000 students. The redevelopment works will include:

- Conversion of Building A in order to accommodate a new Administrative Centre and home base;
- A new building at the northern portion of the site, consisting of a library and additional learning spaces;
- Extension to the COLA in Block H;
- A new canteen;
- New pedestrian and vehicle entry;
- Additional on-site car parking; and
- Associated civil and landscape works.
- Four buildings will be demolished and the eight existing demountables will be removed and/or relocated.

The school currently has the capacity of approximately 550 students and 37 staff members. As a result of the development, the school's capacity will increase to accommodate 1,000 students and 72 staff members.

The school will operate during normal operating hours and no changes are proposed to the existing use. The morning drop off will generally occur from 8.30am onwards and afternoon pick will occur from 3pm. During this time teachers will be assisting with students travelling by government provided transport or ensuring all students meet up with their guardians.

The proposed school is likely to hold the occasional special event within the school grounds which parents and community member are likely to be in attendance. The facilities may also be used by the community when needed including the use of buildings and/or the school grounds for after hours classes and weekend markets.

4. ASSESSMENT

Initial assessment

Review of Noise Impact Assessment Report prepared by Acoustic Logic, Document Reference No. 20150392.1/2503A/RO/BW, dated 25/03/2015.

The report has assessed the potential operational noise from the proposed refurbishment of the school. The report has:

- Identified nearby noise sensitive receivers and operational noise sources with the potential to adversely impact nearby development.
- Identified relevant Council and EPA noise emission criteria applicable to the development.
- Predicted operational noise emissions and assessed them against acoustic criteria.
- Determined if the building and/or management controls are necessary to mitigate potential noise impacts.

Assessment of Noise

Outdoor Play Areas

The outdoor play areas have been assessed against the AAAC guidelines for child care centres, which recommends a “background+10dB(A)” noise emission criterion for use of outdoor areas, provided it is limited to no more than 2 hours per day. As the published noise emission guidelines are applicable to childcare centres, they are used as a guide; decisions of the Land and Environment Court reflect this position that even if strict compliance is not achieved, the noise is not necessarily excessive/offensive (see *Pedavoli v Meriden*). Refer to Table 4 of the report for the Playground Noise Emission Goals to be achieved at the development site.

Traffic Noise

For the proposed development which has the potential to create additional traffic on public streets/drop off zones, the development should comply with the EPA Road Noise Policy. Noise levels generated by traffic should not exceed the noise levels set out in Table 5 of the report.

Mechanical Plant, Public Address System and School Bell

Detailed acoustic design of any proposed mechanical plant cannot be undertaken at approval stage, as plant selections and locations have not been finalised; detailed acoustic assessment of all ventilation and other plant items can be undertaken at Construction Certificate stage, once equipment has been selected and locations are finalised.

With regard to the school bell/PA system, both items are to be positioned to minimise noise spill to adjacent properties. The report recommends that if the speaker(s) and school bell are correctly positioned noise can be reduced to neighbouring properties and noise levels within the school grounds of 70-75dB(A) can still be maintained.

Predicted Noise Levels

Outdoor Play Areas

Predicted noise emission levels from the outdoor play areas impacting upon residences are presented in Table 6 of the report. It has been assumed that:

- The proposed development will include a centralised play and games area within the centre of the school; the area will be screened from the proposed buildings associated with the school.
- The average sound power generated by children during active play is 81-82dB(A)Leq, per child; assuming that one in two children are generating noise at any one time. The sound power has been determined based on long term noise logging of playground noise currently generated by the school; and measurements of playground noise generated at other primary schools.

The report notes that the proposed outdoor play areas represents the best acoustic location for such activities. ***The predicted noise levels of 53 db(A) Leq (15min) represents compliance with the relevant noise level criteria based on the location of the proposed play areas and the proximity to surrounding residential receivers.***

Based on the predicted noise emission levels, the report states that the resulting noise impact to all surrounding residential receivers will not negatively impact on the amenity of surrounding residential receivers.

Traffic Noise

Noise from increased traffic on public roads/drop off zones was assessed against the EPA Road Noise Policy with a noise criterion of 55dB(A)Leq(1hr). Based on the proposed location of the car park located to the south of the site the report finds that:

- In the event that all students leave at the same time, noise levels are likely to exceed the EPA RNP from the use of the car park for bus parking and drop offs/ pick up period.
- The proposed noise levels from the proposed car park will be similar to that in the event if there was no on site car park and the drop off/pick up was undertaken on a public roadways.
- Though vehicle noise currently exceeds EPA guidelines, the report states that any moderately size school located in a residential area will exceed EPA guidelines with respect to noise generated by the pick-up/drop off period.

To minimise the noise from traffic the report recommends the installation of a 1.8m high solid barrier to the south of the car park.

Mechanical Plant, Public Address System and School Bell

Detailed acoustic design of any proposed mechanical plant cannot be undertaken at approval stage, as plant selections and locations have not been finalised; detailed acoustic assessment of all ventilation and other plant items can be undertaken at Construction Certificate stage, once equipment has been selected and locations are finalised.

With regard to the school bell/PA system, both items are to be positioned to minimise noise spill to adjacent properties. The report recommends that if the speaker(s) and school bell are correctly positioned noise can be reduced to neighbouring properties and noise levels within the school grounds of 70-75dB(A) can still be maintained.

Comments

The acoustic report has not addressed the issue of noise associated with the construction phase of the development. Given the magnitude of the proposed development, it would have been expected that consideration was given in the acoustic report to Construction Noise Activity potentially impacting upon residential receivers.

The acoustic report should be amended to identify the type of machinery and equipment that could be used and provide for predicted noise impacts at the potentially most affected residential receivers against a nominated noise objective criteria. The amended acoustic report should also nominate all noise mitigation strategies that can be used for machinery and equipment during the construction phase such as fitting noise control equipment; acoustic screening and/enclosures, temporary or otherwise, and management strategies which includes a complaints handling procedure.

It is recommended that attended noise and vibration monitoring be carried out at the commencement of each construction process/activity that has the potential to produce excessive noise and/or vibration; attended monitoring offers the advantage of immediate identification of noise or vibration exceedances at the receiver and undertake ameliorative action where required to minimize the duration of the exposure of the noise and/or vibration.

Clarification is also sought of the predicted noise levels from children playing in the outdoor play areas. Considering that the school currently operates at a capacity of 550 and the proposal is for 1000 students, is there a difference in sound power levels for activities involving 550 students as opposed to 1000 students in the proposed outdoor play areas? If so is compliance achieved with the nominated noise criterion?

In addition a review of the Bellevue Hill School Website shows that a Kids Club is located on the school grounds offering before and after school care and holiday care. Since the assessment was based upon the AAAC guidelines for child care centres with an emission goal for use of outdoor areas limited to no more than 2 hours per day, the nominated noise goal of “background+10dB(A)” is not applicable in the opinion of the Health Services Section because ‘play times’ will be in excess of 2 hours per day. The criteria that should be applied is: Leq,15 minute noise level emitted from the outdoor play areas shall not exceed the background noise level by more than 5 dB at the assessment location (the assessment location being defined as the most affected point on or within any residential receiver property boundary).

Further, the sound power levels for groups of children playing as shown in the AAAC guidelines for childcare centres appear higher than sound power levels nominated in the acoustic report Acoustic Logic.

Recommendation

For reasons detailed in the comments provided above, the acoustic report titled ‘*Noise Impact Assessment Report*’ prepared by Acoustic Logic, Document Reference No.

20150392.1/2503A/RO/BW, dated 25/03/2015 is not accepted by Health Services Section.

It is recommended that further information be provided on the acoustic report amended to address the issues raised above pertaining to:

- Construction Noise Activity
- Applicable Noise Criterion for outdoor play areas
- Modification or additional noise mitigation strategies.

Geotechnical Investigation

Review of Geotechnical Investigation Report prepared by Douglas Partners, Project No. 84678.00, dated April 2015.

An in situ waste classification has been undertaken to assist in the disposal of surplus materials offsite. The waste classification did not include a contamination assessment or an assessment of the suitability of materials for re-use on the site.

The waste classification of the filling was conducted in accordance with the six step process as set out in the *NSW EPA Waste Classification Guidelines – 2014*; refer to Table 3 in the report. A summary of laboratory results together with the waste classification criteria are presented in Table 4 of Appendix F of the report.

Laboratory analysis showed that the concentrations of heavy metals, PAH, TPH, BTEX, PCB, OCP, OPP and Phenols were within the threshold criteria (CT1) for General Solid Waste (GSW) without toxicity characteristic leaching procedure (TCLP), except for exceedances of the threshold criteria for CT1, for lead and benzo(a)pyrene in all three samples, as well as for mercury and nickel in sample BH103/1.05-1.15 m. A summary of the TCLP test results together with the waste classification criteria are also provided in Table 4 of Appendix F of the report.

No asbestos was detected at the laboratory reporting limit in the filling. The asphalt and filling, described in Section 4.2 of the report, is provisionally classified as GSW (non-putrescible) at BH102 and BH104, based on the asphalt material being pre-classified under NSW EPA (2014), DP's observations and the recorded total concentrations of contaminants. The asphalt and filling, in BH102 and BH104, are therefore considered to be suitable for disposal to an appropriately licensed landfill facility as GSW non-putrescible. At BH103, however, the filling is provisionally classified as RSW (non-putrescible).

As the classification is preliminary only, the classification should be confirmed *ex situ* from stockpiled material sourced directly from the excavated material by visual and analytical means.

Hazardous Building Materials

Review of Hazardous Building Materials Survey Report prepared by Hibbs & Associates P/L, Reference No. S8347 dated October 2014.

The on-site risk assessment No hazardous building materials requiring short to medium term remedial works were identified during the site inspection.

Summary of Findings and Risk Assessment

Asbestos Materials

The asbestos containing materials in the building were in the form of significant quantities of cement sheeting; there are also minor quantities of vinyl floor tiles. The asbestos containing materials were in good and stable condition; in this condition and undisturbed they do not pose a health risk to the users of the site. The report recommends that the asbestos containing materials are labelled in accordance with requirements of the Safe Work Australia “How to Manage and Control Asbestos in the Workplace - Code of Practice, 2011”.

The report also recommends the implementation of asbestos management procedures that minimises the potential for future damage of the asbestos materials. The asbestos materials should be inspected on a regular basis in accordance with the recommendations in the asbestos register in Appendix 1 of the report to ensure any deterioration or damage is detected early and that the material(s) are maintained in a good and stable condition.

Synthetic Mineral Fibre Materials (SMF)

Significant quantities of bonded synthetic mineral fibre containing materials are present throughout the building. The SMF materials were found to have been installed in accordance with current industry practice and were in good and stable condition: they do not pose a significant health risk to the occupants in the building.

Lead Based Paint Systems

The lead based paints identified on the site were in good condition and no remedial works are recommended.

Polychlorinated Biphenyls (PCBs)

Fluorescent light fittings in rooms DR0001/DR0002 within building B00D were identified as potentially containing PCBs. These fittings were not inspected due to the height restriction, but are of an age indicative of housing PCB capacitors. The PCB status should be confirmed prior to refurbishment or demolition. No visual evidence of PCB oil leakage was noted.

Further assessment based upon the additional information submitted to Council.

a) Acoustics

- ***Review of Letter: City Plan Services, ‘Response to Submissions – DA 315/2015, Bellevue Hill Public School & Bellevue Hill Park’. Reference No. 14-170 dated 10 August 2015.***

The proposed development, as outlined in the previous acoustic report prepared by Acoustic Logic, Document No. 20150392.1/2503A/RO/BW dated 25/03/2015, can achieve “background+10dB(A)” when assessed against the AAAC Guidelines for Child Care Centres (where outdoor play is limited to no more than 2 hours per day).

Several effective noise mitigation strategies were recommended in the previous acoustic report; the acoustic consultant argues that additional mitigation strategies will not be effective. Such strategies will involve major structures to be constructed which will be a major cost to the project and will not result in further reduction in noise from the school.

Health Services must take into consideration the benefit in terms of significant noise reduction in further providing noise mitigation structures when compared to the cost benefit of such structures. Given that the subject site is bounded by several wide roads in particular to the north and west which will buffer the school from neighbouring properties and that the location of the proposed extensions will also provide sufficient acoustical buffers which will help 'soften' and minimise potential acoustical impacts.

The existing playgrounds are located in the centre of the subject site and share a common boundary to Bellevue Hill Park which will have minimal noise impacts upon residential properties. It should also be noted that the 'highest' noise levels from the school will be generated during school hours, predominately during lunchtime and concentrated in the playground area.

In summary the majority of noise generated from the school will be from students playing during the lunchtime period and restricted in the main to the playground area. Taking the above into consideration, and in particular the time and duration when peak noise levels will be experienced, Health Services is satisfied that compliance with the Noise Criterion AAAC Guidelines for Child Care Centres of "background+10dB(A)" is acceptable.

- ***Review of Acoustic Report: prepared by Acoustic Logic titled 'City East 1, Bellevue Hill School – Construction Noise & Vibration Management Plan'. Document Ref. 20150392.1/2807A/RO/BW dated 28/7/2015.***

Having reviewed the Construction Noise & Vibration Management Plan, it is considered satisfactory to Health Services Section. It is recommended that all acoustic strategies and procedures for all processes detailed in the *Acoustic Report prepared by Acoustic Logic titled 'City East 1, Bellevue Hill School – Construction Noise & Vibration Management Plan'. Document Ref. 20150392.1/2807A/RO/BW dated 28/7/2015*, during the construction phases of the proposed development are to be implemented upon commencement of all construction works to minimise noise and vibration emissions that may adversely impact upon nearby residential receivers.

5. RECOMMENDATION

Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions:

B.1 Noise Control Objectives during Demolition Works

To assist in managing impacts of noise from the demolishing of the existing dwelling and outbuilding on residences and other sensitive land uses, it is recommended that the *NSW Department of Environment & Climate Change: Construction Noise Guideline* be applied to the site to provide a quantitative and qualitative assessment for evaluating performance and compliance of resultant

noise from demolishing works of the existing dwelling and outbuilding. In particular reference is made to Table 2 of the *NSW Department of Environment & Climate Change: Construction Noise Guideline* which sets out management levels for noise at residences and other sensitive land uses.

C. Conditions which must be satisfied prior to the issue of any construction certificate

C.1 Light & Ventilation

The *Construction Certificate* plans and specifications, required to be submitted to the *Certifying Authority* pursuant to clause 139 of the *Regulation*, must detail all a lighting, mechanical ventilation or air-conditioning systems complying with Part F.4 of the *BCA* or clause 3.8.4 and 3.8.5 of the *BCA Housing Provisions*, inclusive of [AS 1668.1](#), [AS 1668.2](#) and [AS/NZS 3666.1](#). If an alternate solution is proposed then the *Construction Certificate* application must include a statement as to how the performance requirements of the *BCA* are to be complied with and support the performance based solution by expert *evidence of suitability*. This condition does not set aside the mandatory requirements of the *Public Health (Microbial Control) Regulation 2000* in relation to *regulated systems*. This condition does not set aside the effect of the *Protection of the Environment Operations Act 1997* in relation to offensive noise or odour.

Note: Clause 98 of the *Regulation* requires compliance with the *BCA*. Clause 145 of the *Regulation* prevents the issue of a *Construction Certificate* unless the *Accredited Certifier/Council* is satisfied that compliance has been achieved. Schedule 1, Part 3 of the *Regulation* details what information must be submitted with any *Construction Certificate*. It is the Applicant's responsibility to demonstrate compliance through the *Construction Certificate* application process. Applicants must also consider possible noise and odour nuisances that may arise. The provisions of the *Protection of the Environment Operations Act 1997* have overriding effect if offensive noise or odour arises from the use. Applicant's must pay attention to the location of air intakes and air exhausts relative to sources of potentially contaminated air and neighbouring windows and air intakes respectively, see section 2 and 3 of [AS 1668.2](#).

Standard Condition C59

C.2 Acoustic Certification of Mechanical Plant & Equipment

The *Construction Certificate* plans and specification required to be submitted pursuant to clause 139 of the *Regulation* must be accompanied by a certificate from a *professional engineer* (acoustic engineer) certifying that the noise level measured at any boundary of the site at any time while the proposed mechanical plant and equipment is operating will not exceed the *background noise level*. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed *background noise level*, at any time.

The *background noise level* is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the $L_{A90, 15 \text{ minute}}$ level measured by a sound level meter.

Where sound attenuation is required this must be detailed.

Note: Further information including lists of Acoustic Engineers can be obtained from:

1. Australian Acoustical Society—professional society of noise-related professionals ([www.acoustics.asn.au /index.php](http://www.acoustics.asn.au/index.php)).

2. Association of Australian Acoustical Consultants—professional society of noise related professionals (www.aaac.org.au).

Standard Condition: C62

E. Conditions which must be satisfied during any development work

E.1 Hours of Work –Amenity of the neighbourhood

- a) No *work* must take place on any Sunday or public holiday,
- b) No *work* must take place before 7am or after 5pm any weekday,
- c) No *work* must take place before 7am or after 1pm any Saturday,
- d) The following *work* **must not** take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday;
 - (i) Piling;
 - (ii) Piering;
 - (iii) Rock or concrete cutting, boring or drilling;
 - (iv) Rock breaking;
 - (v) Rock sawing;
 - (vi) Jack hammering; or
 - (vii) Machine excavation,
- e) No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.
- f) No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday
- g) No rock excavation being cutting, boring, drilling, breaking, sawing , jack hammering or bulk excavation of rock, must occur without a 15 minute break every hour.

This condition has been imposed to mitigate the impact of work upon the amenity of the neighbourhood. Impact of work includes, but is not limited to, noise, vibration, dust, odour, traffic and parking impacts.

Note: The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.

Note: Each and every breach of this condition by any person may be subject to separate penalty infringement notice or prosecution.

Note: The delivery and removal of plant, equipment and machinery associated with wide loads subject to RTA and Police restrictions on their movement out side the approved hours of work will be considered on a case by case basis.

Note: Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the *Protection of the Environment Operations Act 1997*, the *Protection of the Environment Operations (Noise Control) Regulation 2000*.

Note: EPA Guidelines can be down loaded from

<http://www.epa.nsw.gov.au/noise/nglg.htm> .

Note: see http://www.epa.nsw.gov.au/resources/ci_build_sheet7.pdf
Standard Condition: E6

E.2 Dust Mitigation

Dust mitigation must be implemented in accordance with “*Dust Control - Do it right on site*” published by the Southern Sydney Regional Organisation of Councils.

This generally requires:

- a) Dust screens to all hoardings and site fences.
- b) All stockpiles or loose materials to be covered when not being used.
- c) All equipment, where capable, being fitted with dust catchers.
- d) All loose materials being placed bags before placing into waste or skip bins.
- e) All waste and skip bins being kept covered when not being filled or emptied.
- f) The surface of excavation work being kept wet to minimise dust.
- g) Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.

Note: “*Dust Control - Do it right on site*” can be down loaded free of charge from Council’s web site www.woollahra.nsw.gov.au or obtained from Council’s office.

Note: Special precautions must be taken when removing asbestos or lead materials from development sites. Additional information can be obtained from www.workcover.nsw.gov.au and www.epa.nsw.gov.au . Other specific condition and advice may apply.

Note: Demolition and construction activities may affect local air quality and contribute to urban air pollution. The causes are dust, smoke and fumes coming from equipment or activities, and airborne chemicals when spraying for pest management. Precautions must be taken to prevent air pollution.

Standard Condition: E23

F. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (s109C(1)(c))

Nil.

I. Conditions which must be satisfied during the ongoing use of the development

I.1 Noise Control

The use of the premises must not give rise to the transmission of *offensive noise* to any place of different occupancy. *Offensive noise* is defined in the *Protection of the Environment Operations Act 1997*.

This condition has been imposed to protect the amenity of the neighbourhood.

Note: Council will generally enforce this condition in accordance with the *Noise Guide for Local Government* (<http://www.environment.nsw.gov.au/noise/nglg.htm>) and the *Industrial Noise Guidelines* (<http://www.environment.nsw.gov.au/noise/industrial.htm>) publish by the Department of Environment and Conservation. Other state government authorities also regulate the *Protection of the Environment Operations Act 1997*.

Useful links:

Community Justice Centres—free mediation service provided by the NSW Government (www.cjc.nsw.gov.au).

Department of Environment and Conservation NSW, Noise Policy Section web page (www.environment.nsw.gov.au/noise).

New South Wales Government Legislation home page for access to all NSW legislation, including the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Noise Control Regulation 2000* (www.legislation.nsw.gov.au).

Australian Acoustical Society—professional society of noise-related professionals (www.acoustics.asn.au/index.php).

Association of Australian Acoustical Consultants—professional society of noise related professionals (www.aaac.org.au).

Department of Gaming and Racing - (www.dgr.nsw.gov.au).

Standard Condition: I50

I.2 Noise from mechanical plant and equipment

The noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the *background noise level*. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed *background noise level* at any time.

The *background noise level* is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the L_{A90} , 15 minute level measured by a sound level meter.

This condition has been imposed to protect the amenity of the neighbourhood.

Note: Words in this condition have the same meaning as in the:

NSW Industrial Noise Policy

(http://www.environment.nsw.gov.au/resources/ind_noise.pdf)

ISBN 0 7313 2715 2, dated January 2000, and

Noise Guide for Local Government

(<http://www.environment.nsw.gov.au/noise/nglg.htm>)

ISBN 1741370671 , dated December 2004.

Standard Condition: I53

A.1 Approved Plans and supporting documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with the plans and supporting documents listed below as submitted by the Applicant and to which is affixed a Council stamp

“Approved DA Plans” unless modified by any following condition. Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
20150392.1/2807 A/RO/BW	Construction Noise & Vibration Management Plan	Acoustic Logic	28 July 2015

Note: Warning to Accredited Certifiers – You should always insist on sighting the original Council stamped approved plans. You should not rely solely upon the plan reference numbers in this condition. Should the applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plan.

Note: These plans and supporting documentation may be subject to conditions imposed under section 80A(1)(g) of the *Act* modifying or amending the development (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

Standard Condition: A5

E.1 Acoustics – Construction Noise & Vibration Management Plan

That all acoustic strategies and procedures for all processes detailed in the *Acoustic Report prepared by Acoustic Logic titled ‘City East 1, Bellevue Hill School – Construction Noise & Vibration Management Plan’*. Document Ref. 20150392.1/2807A/RO/BW dated 28/7/2015, during the construction phases of the proposed development are to be implemented upon commencement of all construction works to minimise noise and vibration emissions that may adversely impact upon nearby residential receivers.

Louie Salvatore
Environmental Health Officer

Date: 26/08/2015