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A	25.07.16	FOR INFORMATION
B	31.08.16	FOR INFORMATION
C	10.10.16	FOR INFORMATION
D	17.10.16	80% ISSUE
E	02.11.16	DA ISSUE

TOWN PLANNER

MECONE
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LANDSCAPE ARCHITECT

OCULUS
TEL 02 9557 5533

STRUCTURAL CONSULTANT

SDA STRUCTURES
TEL 02 9211 7777

PROJECT MANAGER

EPM PROJECTS
TEL 02 9452 8300

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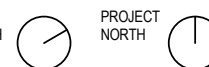
PROJECT

ASCHAM SCHOOL MARGARET
BAILEY BUILDING

BVN PROJECT NUMBER

S1505003

TRUE NORTH



SCALE

1:500 @ A3 DO NOT SCALE
100000

STATUS

DEVELOPMENT APPLICATION

DRAWING

PROPOSED SITE PLAN

DRAWING NUMBER
AR-A-XX-03

ISSUE
E



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S1505003

TRUE NORTH



PROJECT NORTH



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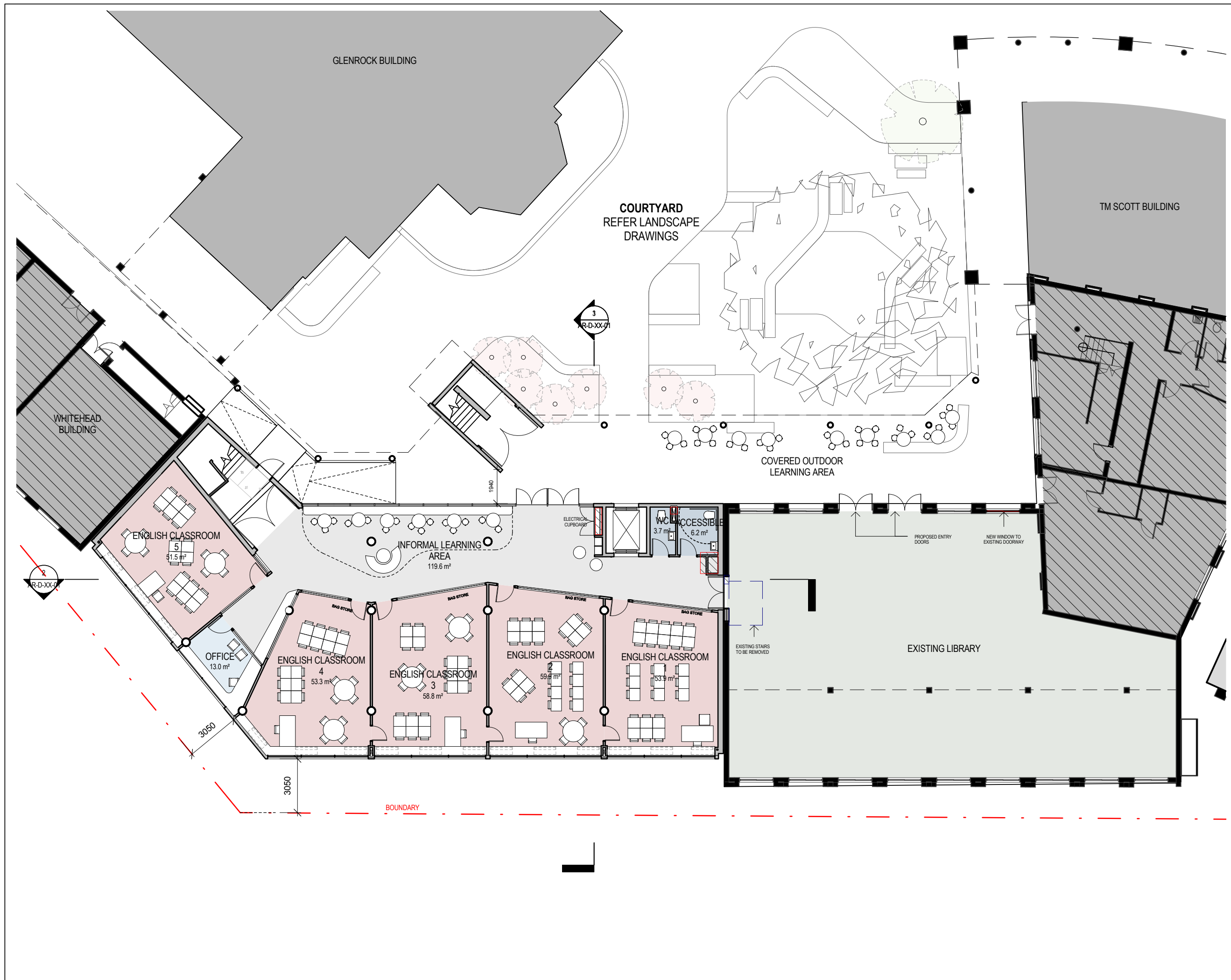
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DEVELOPMENT APPLICATION

DRAWING

PROPOSED GROUND FLOOR PLAN

DRAWING NUMBER AR-B-02-01	ISSUE G
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PROJECT

ASCHAM SCHOOL MARGARET
BAILEY BUILDING

BVN PROJECT NUMBER

S1505003

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PROJECT NORTH



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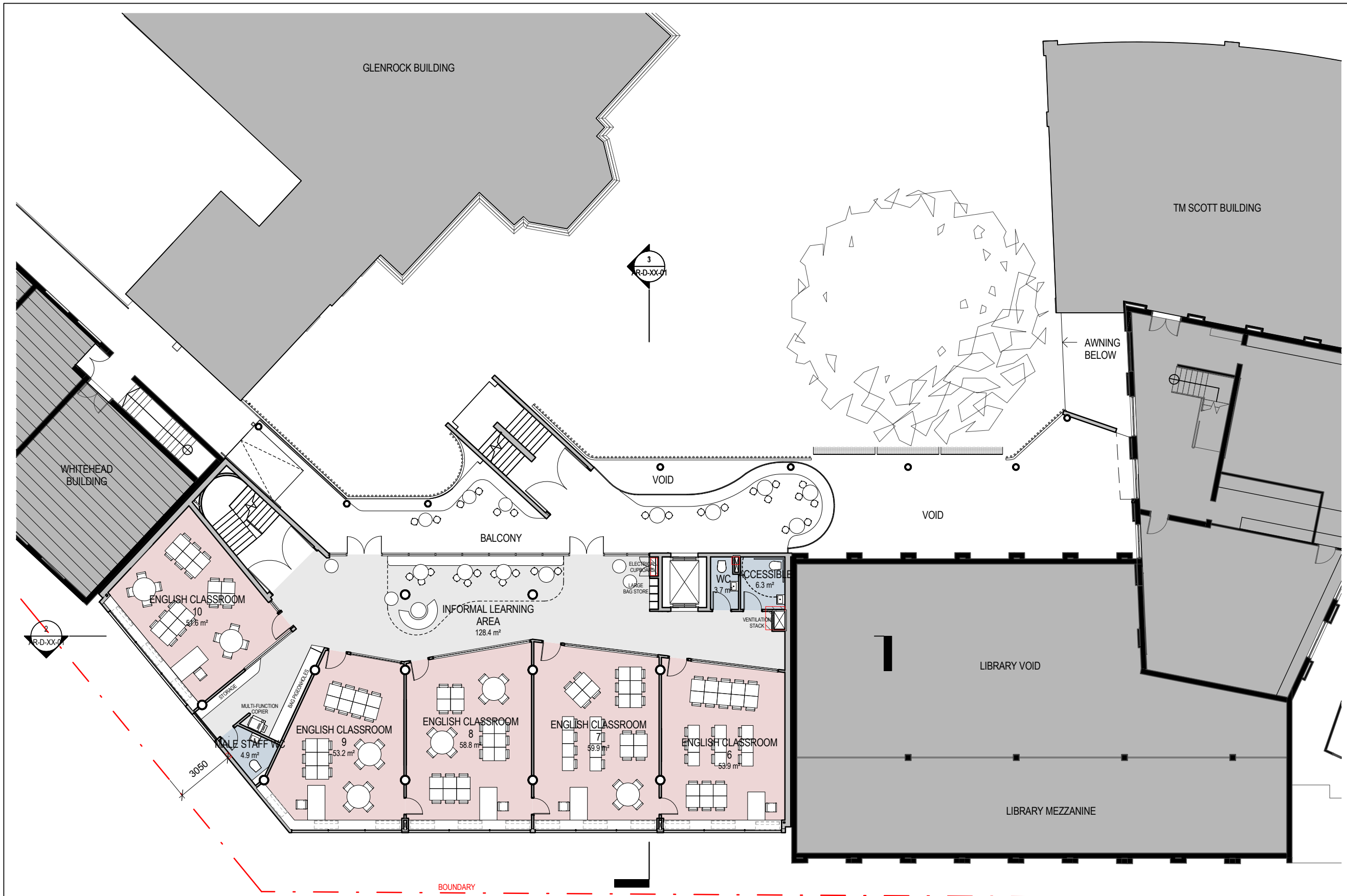
DEVELOPMENT APPLICATION

DRAWING

PROPOSED LEVEL 01 FLOOR PLAN

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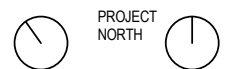
PROJECT

ASCHAM SCHOOL MARGARET
BAILEY BUILDING

BVN PROJECT NUMBER

S1505003

TRUE
NORTH



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1 : 200 @ A3 DO NOT SCALE
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STATUS

DEVELOPMENT APPLICATION

DRAWING

PROPOSED LEVEL 02 FLOOR PLAN

DRAWING NUMBER
AR-B-04-01

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PROJECT

ASCHAM SCHOOL MARGARET
BAILEY BUILDING

BVN PROJECT NUMBER

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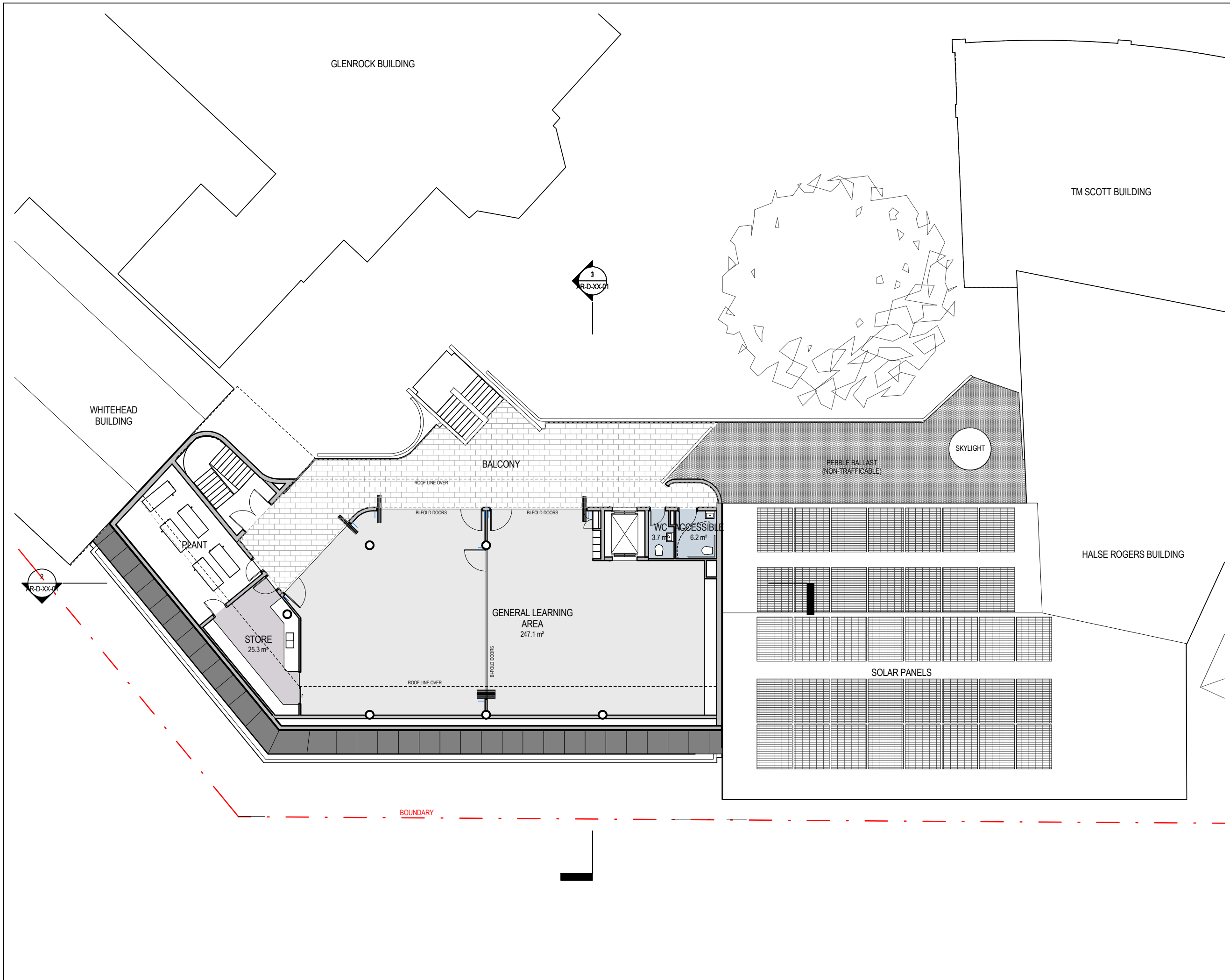
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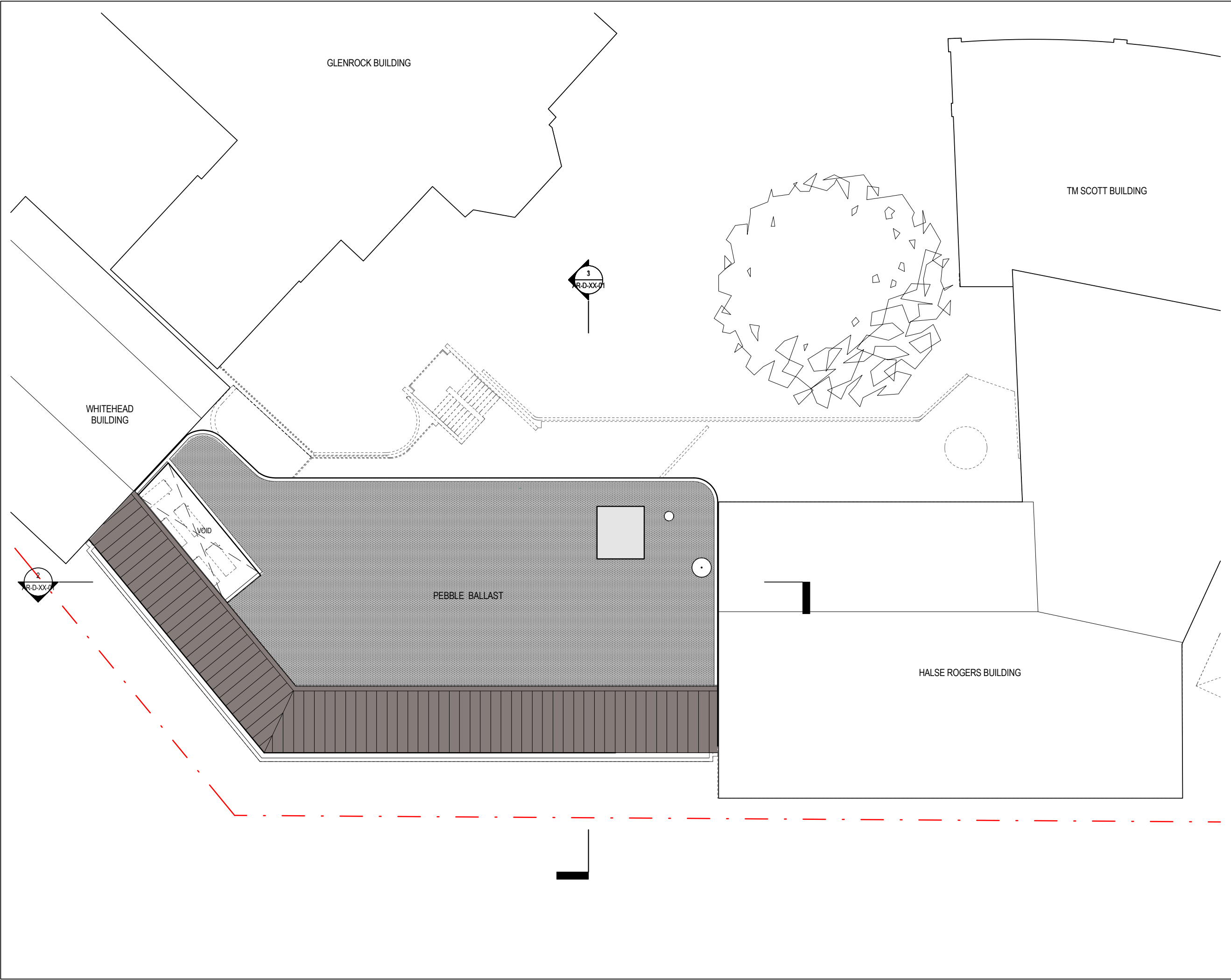
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BAILEY BUILDING

BVN PROJECT NUMBER

S1505003

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STATUS

DEVELOPMENT APPLICATION

DRAWING

PROPOSED ROOF PLAN

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AR-B-06-01

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BVN PROJECT NUMBER

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DEVELOPMENT APPLICATION

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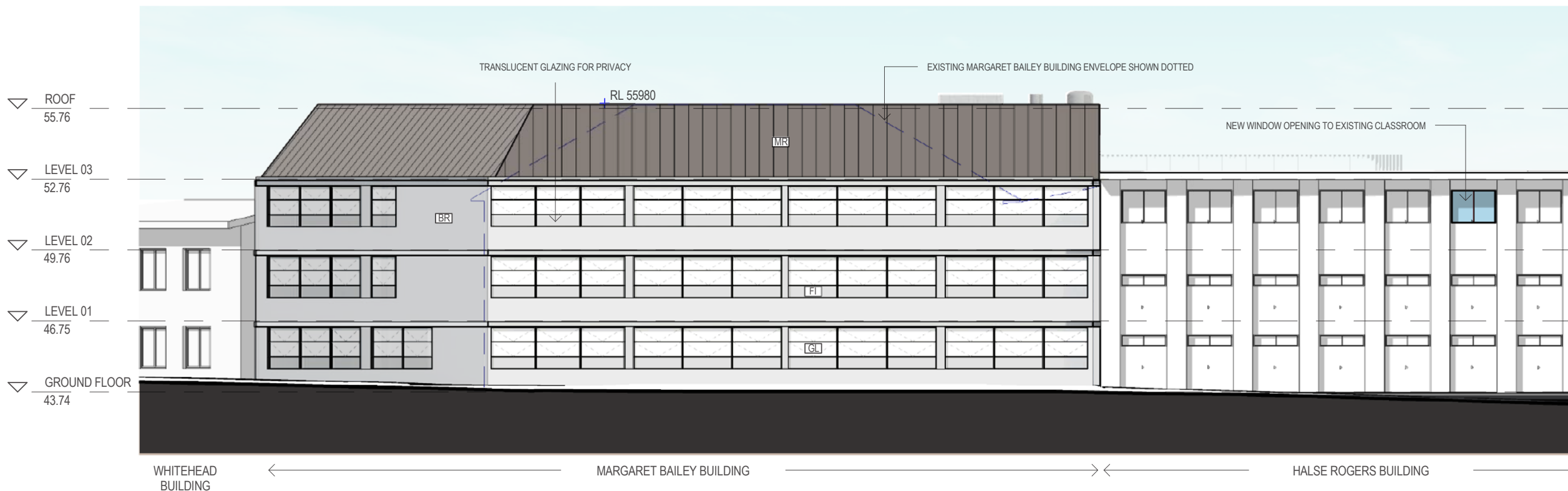
ELEVATIONS SHEET 01

DRAWING NUMBER
AR-C-XX-01

ISSUE
G

LEGEND

CC	CONCRETE	MS	METAL SCREEN
BR	FACE BRICK	FS	FABRIC SCREEN
GL	GLAZING	MB	METAL BALUSTRADE
MR	METAL ROOF CLADDING	FI	FILM





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PROJECT

ASCHAM SCHOOL MARGARET
BAILEY BUILDING

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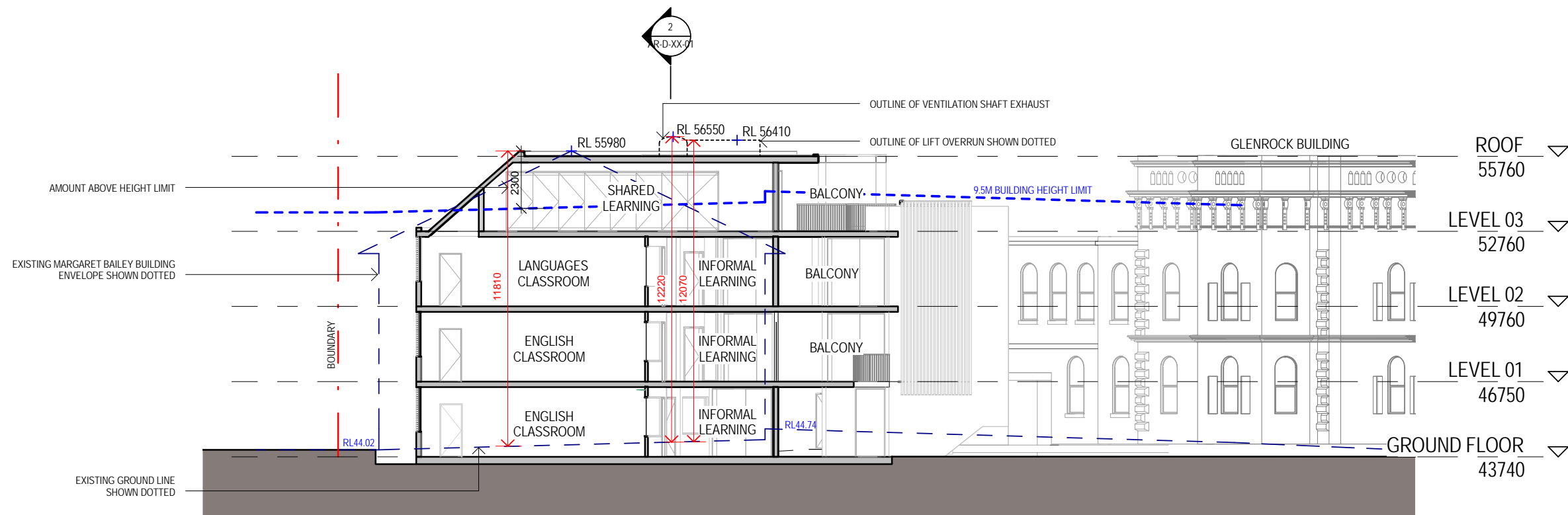
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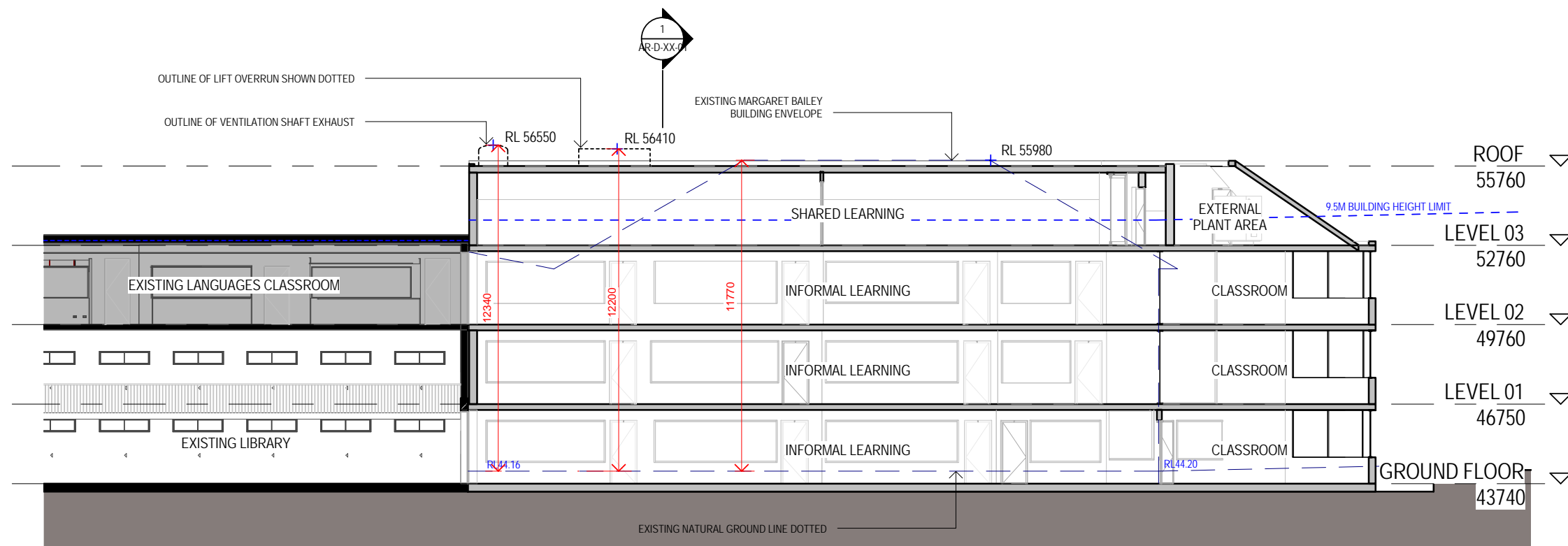
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AR-D-XX-01

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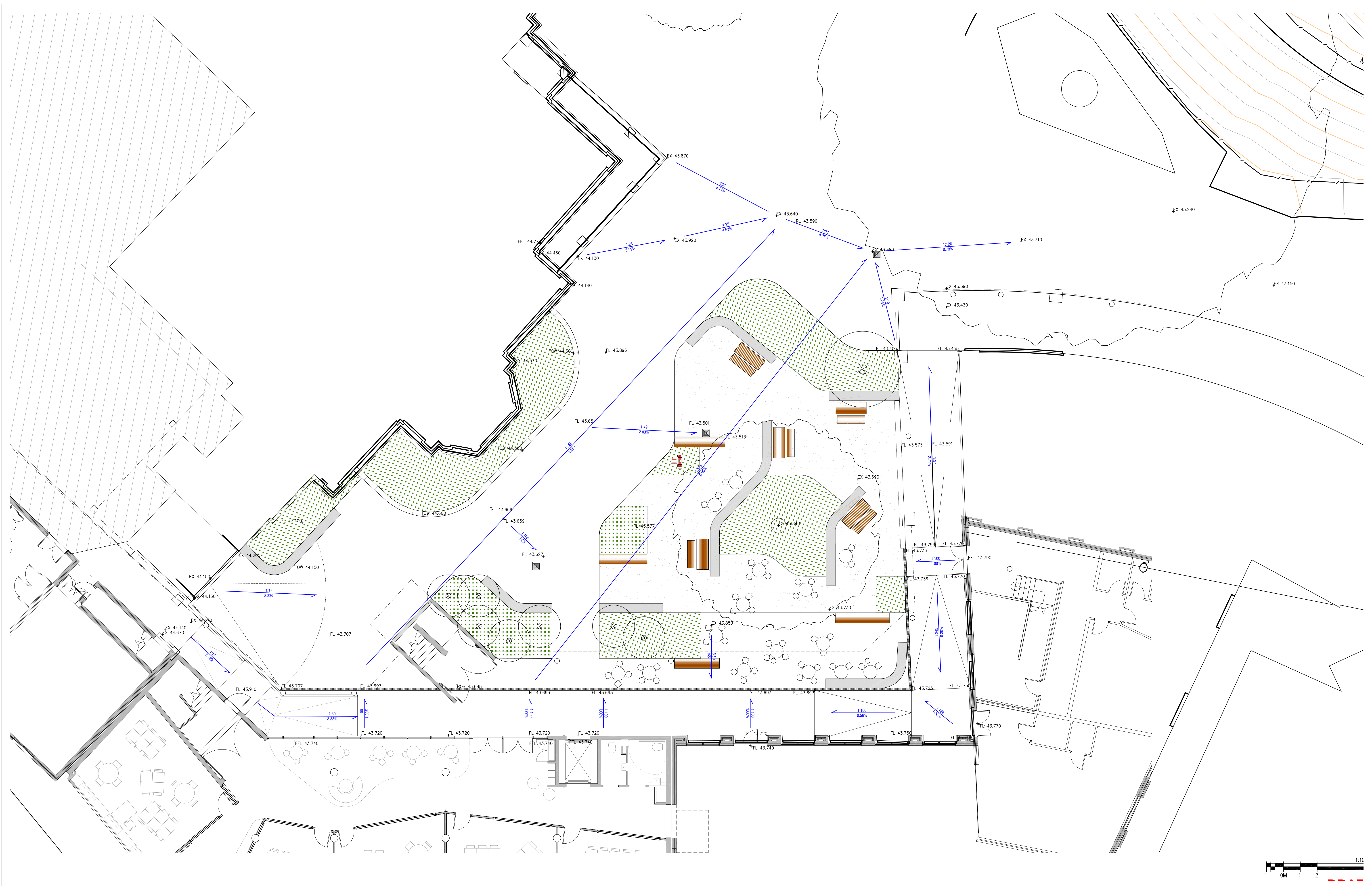


1 SECTION AA
AR-B-02-01 1 : 200



2 SECTION BB
AR-B-02-01 1 : 200



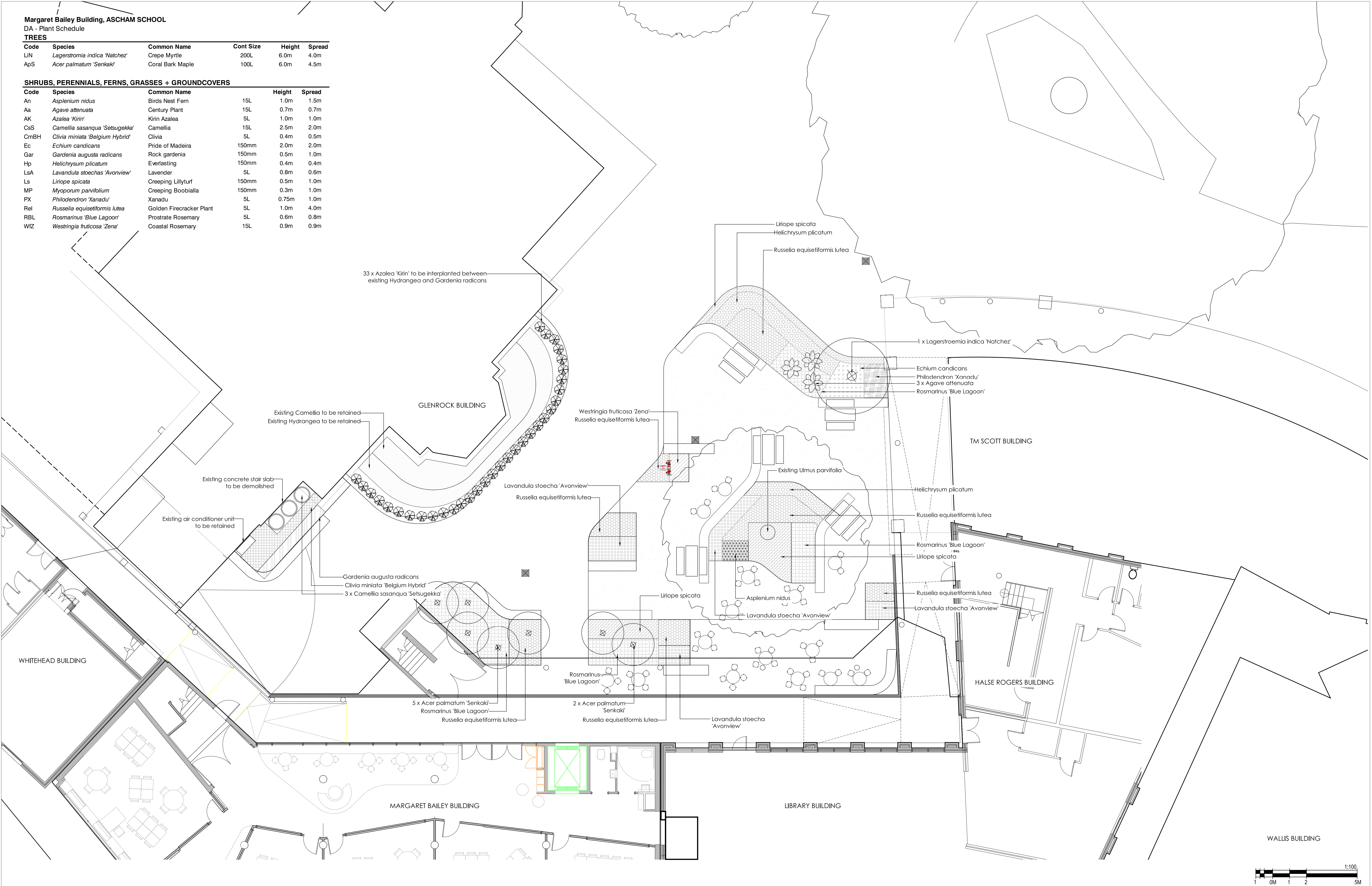


Margaret Bailey Building, ASCHAM SCHOOL
DA - Plant Schedule

TREES					
Code	Species	Common Name	Cont Size	Height	Spread
LiN	<i>Lagerstromia indica</i> 'Natchez'	Creepe Myrtle	200L	6.0m	4.0m
ApS	<i>Acer palmatum</i> 'Senkaki'	Coral Bark Maple	100L	6.0m	4.5m

SHRUBS, PERENNIALS, FERNS, GRASSES + GROUNDCOVERS

Code	Species	Common Name	Height	Spread
An	<i>Asplenium nidus</i>	Birds Nest Fern	15L	1.0m
Aa	<i>Agave attenuata</i>	Century Plant	15L	0.7m
AK	<i>Azalea</i> 'Kirin'	Kirin Azalea	5L	1.0m
CsS	<i>Camellia sasanqua</i> 'Setsugekka'	Camellia	15L	2.5m
CmBH	<i>Clivia miniata</i> 'Belgium Hybrid'	Clivia	5L	0.4m
Ec	<i>Echium candicans</i>	Pride of Madeira	150mm	2.0m
Gar	<i>Gardenia augusta radicans</i>	Rock gardenia	150mm	0.5m
Hp	<i>Helichrysum plicatum</i>	Everlasting	150mm	0.4m
LsA	<i>Lavandula stoechas</i> 'Avonview'	Lavender	5L	0.8m
Ls	<i>Liriope spicata</i>	Creeping Lillyturf	150mm	0.5m
MP	<i>Myoporum parvifolium</i>	Creeping Boobialla	150mm	0.3m
PX	<i>Philodendron</i> 'Xanadu'	Xanadu	5L	0.75m
Rel	<i>Russelia equisetiformis lutea</i>	Golden Firecracker Plant	5L	1.0m
RBL	<i>Rosmarinus</i> 'Blue Lagoon'	Prostrate Rosemary	5L	0.6m
WfZ	<i>Westringia fruticosa</i> 'Zena'	Coastal Rosemary	15L	0.9m



REV	DATE	STATUS	REV	DATE	STATUS
01	30.08.16	FOR REVIEW			
02	22.09.16	DRAFT DA			
03	13.10.16	ISSUED FOR DA			



REFERRAL RESPONSE – TECHNICAL SERVICES

FILE NO: Development Applications/ 507/2016/1
ADDRESS: 188 New South Head Road EDGECLIFF 2027
PROPOSAL: Demolition of existing Margaret Bailey building & construction of new 4 storey English centre
FROM: Mr R Lam
TO: Mr T Wong

1. ISSUES

- None

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, prepared by Mecone, dated Nov 2016.
- Architectural Plans, prepared by BVN Architecture Pty Ltd, project numbered S1505003, dated 02/11/16.
- Survey Plan, prepared by Rygate & Company Pty Ltd, referenced 76389, plan numbered COMBINED_REV_G, revision I, Sheet 1 – Sheet 6, dated 2 Mar 2016
- Revised Stormwater Disposal Concept Plan, prepared by AJ Whipps Consulting Group, project numbered 20160216, drawing numbered H001/P1, dated 13 Oct 2016.
- Preliminary Site Investigation Report, prepared by Martens & Associates Pty Ltd, referenced P1605566JR02V01, dated 1 Nov 2016.
- Traffic and Parking Assessment Report, prepared by ARUP, job numbered 233415, dated 18 Nov 2016.
- Construction Management Plan, prepared by Infinity Construction Group Pty Ltd, dated 11 Nov 2016

3. ASSESSMENT

Comments have been prepared on the following.

a. Site Drainage comments

The submitted concept stormwater plans are considered satisfactory in principle subject to refinements at the CC stage. Conditions will be imposed to reflect any required changes required at the CC stage. It is noted from the submitted revised stormwater plan that there is a net reduction in impervious areas of less than 82m², in which case the installation of OSD system is not required. Stormwater runoff from the site will be discharged to the existing stormwater drainage system by gravity.

Council's Technical Services Division is satisfied that adequate provision could be made for the disposal of stormwater from the land it is proposed to develop and complies with Chapter E2 "Stormwater and Flood Risk Management" DCP.

b. Flooding & Overland Flow comments

The property is not subject to flood related development control.

c. Impacts on Council Infrastructure comments

Not relevant

d. Traffic comments

Council's Traffic engineer has provided the following comments:

"Should this development be approved, it is recommended that the following matters be addressed by the conditions of consent:

- 1. The applicant be required to submit a CMP together with a completed Construction Management Plan Application form and pay all relevant application fees. The submitted CMP must be approved by Council's Traffic Engineer prior to the issue of a Construction Certificate. Any use of Council property shall require appropriate separate permits/ approvals."*

e. Vehicle Access & Accommodation comments

Not relevant

f. Geotechnical, Hydrogeological and/or Structural comments

A Geotechnical Report by martens consulting engineers, Ref: P1605566JR01V01, dated November 2016, has been submitted in support of the application. The proposal involves excavation with a depth of about 1 metre for the proposed English and Languages Centre.

The report identified that the subsurface conditions as:

- a) Fill comprising silty sand to a maximum depth of 0.8m*
- b) Depth of natural sand with various density from a depth beneath the fill to a depth of 2.2m*
- c) Sandstone bedrock was encountered beneath the natural sand.*
- d) Groundwater appeared not to be an issue.*

The report made comments and recommendations on the following:

- Shoring and support,*
- Vibration Monitoring,*
- Excavation method,*
- Further Geotechnical input.*

Conditions covering these matters as well as others identified by Council have been added to the Referral.

Council's Technical Services has no objection to the proposed excavation on technical grounds. Notwithstanding this, Council's Planning Officer is also to undertake an assessment of the proposed excavation against the relevant excavation objectives and controls prescribed under the LEP and DCP.

4. RECOMMENDATION

Council's Development Engineer has determined that the proposal is satisfactory, subject to the following conditions:

A. General Conditions

A.5 Approved Plans & Supporting documents

Reference	Description	Author/Drawn	Date(s)
P1605566JR01V01	Geotechnical Report	Martens Consulting Engineers	3 February 2016

A.8 Ancillary Aspect of the Development (S80A(2) of the Act)

B. Conditions which must be satisfied prior to the demolition of any building or construction

B.7 Public Road Assets prior to any work/demolition

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

C.5 Security Deposits

Property Damage Security Deposit (S138)	\$208,600	No	T115
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C.25 Soil and Water Management Plan – Submissions & Approval

C.36 Professional Engineering Details

C.40 Geotechnical and Hydrogeological Design, Certification & Monitoring

C.49 Stormwater discharges to existing Stormwater Drainage System

D. Conditions which must be satisfied prior to the commencement of any development work

D.6 Adjoining buildings founded on loose foundation materials

D.9 Construction Management Plan

D.14 Erosion and Sediment Controls – Installation

E. Conditions which must be satisfied during any development work

E.3 Compliance with Construction Management Plan

E.7 Maintenance of Vehicular and Pedestrian Safety and Access

E.11 Maintenance of Environmental Controls

E.12 Compliance with Geotechnical/Hydrogeological Monitoring Program

E.13 Support of Adjoining Land Owners

E.14 Vibration Monitoring

E.15 Erosion and Sediment Controls – Maintenance

E.17 Disposal of Site Water during Construction

**F. Conditions which must be satisfied prior to any occupation or use of the building
(Part 4A of the Act and Part 8 Division 3 of the Regulation)**

F.7 Commissioning and Certification of Systems and Works

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

Nil

**H. 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

Nil

J. Miscellaneous Conditions

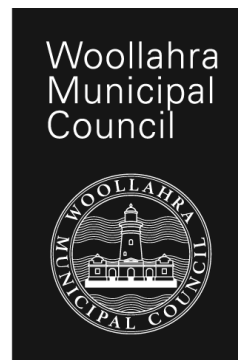
Nil

K. Advisings

Nil

Memorandum - Traffic

Date 18 January, 2017
File No. Development Applications: 507/2016/1
To Mr T Wong
CC Mr R Lam
From Ms Q Liu
Address 188 NEW SOUTH HEAD ROAD EDGECLIFF 2027



Redleaf Council Chambers
536 New South Head Road
Double Bay NSW 2028
Correspondence to
General Manager
PO Box 61
Double Bay NSW 1360
DX 3607 Double Bay
records@woollahra.nsw.gov.au
www.woollahra.nsw.gov.au
Telephone (02) 9391 7000
Facsimile (02) 9391 7044

I refer to the memo from the Planning Department dated 23 November 2016 requesting comments in relation to the above.

Traffic Engineering has reviewed:

1. Traffic and Parking Assessment dated 18 November 2016 by Arup Pty Ltd;
2. Construction Management Plan dated 11 November 2016 by Infinity Constructions Group Pty Ltd;
3. Architectural Plan dated November 2016 by BVN;
4. Letter dated 13 January 2017 by Mecone.

Proposal

Demolition of existing Margaret Bailey building & construction of new 4 storey English centre

COMMENTS

Parking Provision

For educational establishments, Council's *DCP 2015 Chapter E1 Parking and Access* stipulates on-site parking at the rate of minimum 1 space per 100m² and requires on-site parking for disabled persons to be provided at a minimum rate of one space per 50 car spaces or part thereof. The parking requirement has been calculated based on the above rate which generates a minimum parking requirement of

$$1 \text{ per } 100\text{m}^2 \times (1696\text{m}^2 - 754\text{m}^2) \approx 10 \text{ spaces}$$

No additional disabled parking is required.

The proposal does not include any additional on-site parking which results in a shortfall of 10 spaces. This parking provision does not satisfy Council DCP requirement.

Nevertheless Council has imposed a student as well as a staff population cap under DA 550/2013 – staff cap of 270 and student cap of 1240. As such, the parking implication associated with this proposed intensification will not noticeably differ from the implications that have already considered under DA 550/2013.

Traffic and Parking Assessment by Arup discussed various methods that have been implemented by the School to discourage car use. These methods appear to be effective so far as Traffic Section has not been made aware of any concerns raised by the community about on-street parking associated with the School. Resident permit parking schemes operate in close vicinity to the subject site which do currently assist to some extent neighbouring residents without off-street parking or visitors in terms of their ability to find on-street parking. Such schemes will remain viable as students and staff will be denied access to these schemes as per Council Policy. Overall it is considered that the proposed development will not generate unacceptable adverse impact on the on-street parking on the surrounding road network.

Traffic Generation

Traffic and Parking Assessment by Arup derived future traffic generation based on the proposed student number breakdown and the existing mode split. It is agreed that the traffic generation associated with the development will be marginal and thus the proposed development will not generate noticeable adverse traffic impact on the existing road network.

Pick up/Drop off

Traffic and Parking Assessment by Arup analysed pick up/drop off trips based on car trip generation. There is an increase in morning and afternoon pick up/drop off activities associated with senior students. It should however be noted that this increase is a result of the change in student number breakdown which is permitted under DA 550/2013. Improvements such as staggered pick up/drop off time and the utilisation of the existing on-site pick up/drop off have been proposed. Overall this arrangement is considered satisfactory.

RECOMMENDATION

Should this development be approved, it is recommended that the following matters be addressed by the conditions of consent:

1. The applicant be required to submit a CMP together with a completed Construction Management Plan Application form and pay all relevant application fees. The submitted CMP must be approved by Council's Traffic Engineer prior to the issue of a Construction Certificate. Any use of Council property shall require appropriate separate permits/approvals.

REFERRAL RESPONSE – TREES & LANDSCAPING

FILE NO: DA 507/2016/1

ADDRESS: 188 New South Head Road EDGECLIFF 2027

PROPOSAL: Demolition of existing Margaret Bailey building & construction of new 4 storey English centre

FROM: David Grey - Tree & Landscape Officer

TO: Mr T Wong

I refer to the following documents received for this report:

- Statement of Environmental Effects, prepared by Mecone, dated November 2016
- Survey Plan No. 76389, drafted by Rygate Surveyors, dated 5 August 2015
- Architectural Drawing No. XX-01 to XX-04, 01-01 to 06-01, C-XX-01, D-XX-01, drawn by BVN Architects, dated 2 November 2016
- Stormwater drainage Plan No. H001/P1, drawn by A J Whipps Consulting, dated 18 October 2016
- Arboricultural Impact Assessment Report, written by Arbor Safe, dated 10 November 2016
- Landscape Plan No. DA_L_001 to DA_L_005 , designed by Oculus, dated 13 October 2016

A site inspection was carried out on: 15 December 2016.

Relevant Control:

- Woollahra Local Environment Plan 2014
- Woollahra Residential Development Control Plan 2015
- The comments and recommendations within this Referral Response have taken into consideration the guidelines established within Australian Standard AS 4373 – Pruning of amenity trees and Australian Standard AS 4970 – Protection of trees on development sites

SUMMARY

Proposal is achievable with no major landscape impact.

COMMENTS

There are no major landscape issues associated with this proposal. An Arboricultural Impact Assessment of a good standard has been supplied in support of the proposal. Only one tree standing on the subject site may be impacted by the proposal. Several trees stand on the adjoining property to the west at 3-17 Darling Point Road adjacent to the proposed area of development. In general, these neighbouring trees are sufficiently spaced from the proposed works as to not be impacted. Some minor pruning of the crown of one of these trees may be required.

RECOMMENDATIONS

Council's Tree and Landscape Officer has determined that the development proposal is satisfactory in terms of tree preservation and landscaping, subject to compliance with the following Conditions of Consent.

CONDITIONS OF CONSENT

Please note that the standard conditions of consent are generally modified by the Technical Services Department to suit a particular development application. Please ensure all Technical Services conditions of consent are cut and pasted from this document only, and not inserted as standard conditions using the automatically generated (F3) function

A. General Conditions

A.1 Tree Preservation & Approved Landscaping Works

All landscape works shall be undertaken in accordance with the approved landscape plan, arborist report, tree management plan and transplant method statement as applicable.

a) The following trees shall be retained

- Trees on Private Land

Council Ref No.	Species	Location	Dimension (metres)
145	<i>Ulmus parvifolia</i> (Chinese Elm)	Existing Library Courtyard	7 x 10

b) The following trees shall be pruned in accordance with *Australian Standard Pruning of Amenity Trees* (AS 4373) and *Workcover NSW Code of Practice Amenity Tree Industry*, to the minimum extent necessary to provide clearance to the new development:

Council Ref No.	Species	Location	Approved pruning (extent of pruning)
145	<i>Ulmus parvifolia</i> (Chinese Elm)	Existing Library Courtyard	Prune to provide crown clearance from new balcony to south
181	<i>Araucaria bidwillii</i> (Bunya pine)	Standing on 3-17 darling Point Rd – Adj. to proposed works	Prune as required to provide crown clearance from new building alignment.

Note: The tree/s required to be pruned should appear coloured blue on the construction certificate plans.

A.2 Approved Plans and supporting documents

Reference	Description	Author/Drawn	Date(s)
L-001 to L-005	Landscape Plan	Oculus	13 Oct. 2016
	Arboricultural Impact Assessment Report	Arbor Safe	10 Nov. 2016

B. Conditions which must be satisfied prior to the demolition of any building or construction

B.1 Establishment of Tree Protection Zones (TPZ)

Tree Protection Zones shall be established around all trees to be retained and in accordance with Section 4 of the *Australian Standard Protection of Trees on Development Sites* (AS 4970- 2009). Tree protection zones must also comply with the following requirements;

a) Tree Protection Zone areas

Council Ref No.	Species	Location	Radius from Centre of Trunk (Metres)
145	<i>Ulmus parvifolia</i> (Chinese Elm)	Existing Library Courtyard	4.7m
181	<i>Araucaria bidwillii</i> (Bunya pine)	Standing on 3-17 darling Point Rd – Adj. to proposed works	4m
182	<i>Syagrus romanzoffiana</i> (Cocos palm)	Standing on 3-17 darling Point Rd – Adj. to proposed works	3m
186	<i>Cupressocyparis leylandii</i> (Leyland Cypress)	Standing on 3-17 darling Point Rd – Adj. to proposed works	2m
196	<i>Brachychiton acerifolius</i> (Illawarra Flame tree)	Standing on 3-17 darling Point Rd – Adj. to proposed works	3m
195	<i>Howea forsteriana</i> (Kentia palm)	Standing on 3-17 darling Point Rd – Adj. to proposed works	1.7m

Note: Where this condition relates to trees on private property the radial distance of fencing shall be positioned only within the subject property.

b) Tree Protection Zones shall be fenced with a 1.8 metre high chainmesh or weldmesh fence and secured to restrict access. The fence shall be established prior to any materials being bought onto the site and before the commencement of works including demolition. The area within the fence shall be mulched and maintained to a depth of 75mm. The soil within the TPZ shall be kept in a moist

condition for the duration of the construction works. Unless approved by the site arborist there shall be no access within the TPZ.

- c) Trunk protection shall be installed around the trunks of the following trees:

Council Ref No.	Species
145	<i>Ulmus parvifolia</i> (Chinese Elm)

Trunk protection shall consist of a padding material such as hessian or thick carpet underlay wrapped around the trunk. Hardwood planks (50mm x100mm or similar) shall be placed over the padding and around the trunk of the tree at 150mm centres. The planks shall be secured with 8 gauge wire at 300mm spacing. Trunk protection shall extend a minimum height of 2 metres or to the maximum possible length permitted by the first branches.

- d) A sign identifying the Tree Protection Zone shall be erected on each side of the protection fence indicating the existence of a TPZ. Signage must be visible from within the development site.
- e) No excavation, construction activity, grade changes, storage of materials, stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones, unless specified in Condition B.2 of this consent.
- f) Establishment of Ground protection
Temporary access within the TPZ for pedestrian and machinery movements shall only be permitted with the approval of the site arborist or unless specified in Condition B.2 of this consent. Appropriate ground protection shall be installed under the supervision of the site arborist.
- g) All site personnel and contractors must be made aware of all tree protection requirements associated with these conditions of consent.
- h) The project arborist shall provide written certification of compliance with the above condition.

B.2 Permissible work within Tree Protection Zones

The following works are permissible within the Tree Protection Zone:

Council Ref No.	Species	Radius from Trunk (metres)	Approved works
145	<i>Ulmus parvifolia</i> (Chinese Elm)	4.7m	Landscaping works. New seating
181	<i>Araucaria bidwillii</i> (Bunya pine)	4m	Excavation for footings of English Classroom building

The project arborist shall provide written certification of compliance with the above condition.

B.3 Arborists Documentation and Compliance Checklist

The site arborist shall provide written certification that all tree protection measures and construction techniques relevant to this consent have been complied with. Documentation for each site visit shall include:

- A record of the condition of trees to be retained prior to and throughout development
- Recommended actions to improve site conditions and rectification of non-compliance
- Recommendations for future works which may impact the trees

All compliance certification documents shall be kept on site by the Site Foreman.

As a minimum the following intervals of site inspections must be made:

Stage of arboricultural inspection	Compliance documentation and photos shall be included
Installation of tree protection fencing	Compliance with tree protection measures
Excavations for courtyard level reductions adjacent to Tree 145	Condition of any exposed roots
Excavations for English Classroom building footings adjacent to Tree 181	Condition of any exposed roots
Prior to pouring of slab	Condition of roots and soil
Prior to the issue of a Final Occupation Certificate	Supervise the dismantling of tree protection measures

Inspections and compliance documentation shall be made by an arborist with AQF Level 5 qualifications.

Additional site visits shall be made when required by site arborist and/or site foreman for ongoing monitoring/supervisory work.

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

NIL

D. Conditions which must be satisfied prior to the commencement of any development work

NIL

E. Conditions which must be satisfied during any development work

E.1 Tree Preservation

All persons must comply with Council's Development Control Plan (DCP) 2015, Tree Management Chapter E3 other than where varied by this consent. The DCP applies to any tree with a height greater than 5 metres or a diameter spread of branches greater than 3 metres.

General Protection Requirements

- a) There shall be no excavation or work within a Tree Protection Zone (TPZ). The TPZ must be maintained during all development work unless otherwise specified within these conditions of consent.
- b) Excavation must cease where tree roots with a diameter exceeding 30mm are exposed. The *principal contractor* must procure an inspection of the exposed tree roots by an arborist with a minimum AQF Level 5 qualification. Excavation must only recommence with the implementation of the recommendations of the arborist.
- c) Where there is damage to any part of a tree the *principal contractor* must procure an inspection of the tree by a qualified arborist immediately. The *principal contractor* must immediately implement treatment as directed by the arborist. The arborist is to supply a detailed report to the appointed certifier.

Note: Trees must be pruned in accordance with *Australian Standard AS 4373 "Pruning of Amenity Trees"* and *WorkCover NSW Code of Practice Amenity Tree Industry*.

E.2 Replacement/Supplementary trees which must be planted

Any replacement or supplementary tree shall be grown in accordance with Tree stock for landscape use (AS 2303:2015). The replacement tree shall be planted in *deep soil landscaped area* and maintained in a healthy and vigorous condition. If the replacement tree is found to be faulty, damaged, dying or dead before it attains a size whereby it is protected by Council's Tree Preservation Order, it must be replaced with another of the same species which complies with the criteria outlined below.

Species/Type	Planting/Location	Container Size/Size of Tree (at planting)	Minimum Dimensions at Maturity (metres)
1 x <i>Lagerstroemia indica</i> x <i>L. fauriei</i> ('Natchez')	North boundary of new landscape courtyard	200 litre	8 x 6
7 x <i>Acer palmatum</i> 'Senkaki' (Japanese Maple)	South boundary of landscape courtyard	100 litre	6 x 4

The project arborist shall document compliance with the above condition.

E.3 Level changes in the vicinity of trees

No level changes shall occur within the specified radius from the trunks of the following trees.

Council Ref No.	Species	Radius from Trunk (metres)
145	<i>Ulmus parvifolia</i> (Chinese Elm)	2.5m

The project arborist shall document compliance with the above condition.

E.4 Hand excavation within tree root zones

Excavation undertaken within the specified radius from the trunks of the following trees shall be hand dug.

Council Ref No.	Species	Radius from Trunk (metres)
145	<i>Ulmus parvifolia</i> (Chinese Elm)	4.7m
181	<i>Araucaria bidwillii</i> (Bunya pine)	4m

Small hand tools such as mattocks or using compressed air or water jetting only shall be used. Roots with a diameter equal to or in excess of 30mm shall not be severed or damaged unless approved in writing by the project arborist.

Mechanical excavation is permitted beyond this radius when root pruning by hand along the perimeter line is completed. Exposed roots to be retained shall be covered with mulch or a geotextile fabric and kept in a moist condition and prevented from drying out.

All root pruning must be undertaken in accordance with the Australian Standard 4373 "Pruning of Amenity Trees" and carried out by a qualified Arborist (minimum qualification of Australian Qualification Framework Level 4 or recognised equivalent).

The project arborist shall document compliance with the above condition.

F. Conditions which must be satisfied prior to any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)

NIL

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

NIL

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

H.1 Landscaping

The *principal contractor* or *owner* must provide to *PCA* a works-as-executed landscape plan and certification from a qualified landscape architect/designer, horticulturist and/or arborist as applicable to the effect that the works comply with this consent.

Note: This condition has been imposed to ensure that all Landscaping work is completed prior to the issue of the Final Occupation Certificate.



Tree Officer

REFERRAL RESPONSE - HERITAGE

FILE NO: Development Applications/ 507/2016/1

ADDRESS: 188 New South Head Road EDGECLIFF 2027

PROPOSAL: Demolition of existing Margaret Bailey building & construction of new 4 storey English centre

FROM: Flavia Scardamaglia
Heritage Officer

TO: Mr T Wong

ISSUES

- *An archival recording needs to be undertaken prior to the demolition of the current Margaret Bailey Building.*
-

DOCUMENTATION

The following documentation provided by the applicant has been examined for this referral response:

- Drawing set by BVN, dated 2 November 2016, and numbered AR-A-XX-01 to AR-R-XX-03
- Heritage Impact Statement by NBRS & Partners, dated November 2016
- Demolition Report by NBRS & Partners, dated October 2016
- Conservation Management Plan by Hector Abrahams Architects, dated November 2016

SITE INSPECTION / RESEARCH

The following research was undertaken in the preparation of this assessment:

- The site was inspected from the outside only on the 13 September 2016.

Review of the following documents and photographic evidence:

- Council's property system, to establish dates of earlier building and development applications for the subject and surrounding properties.
- Pre-DA minutes and previous referral responses.
 - Pre-DA Heritage Referral Response by Flavia Scardamaglia, Heritage Officer, dated 16 September 2016 (Pre-DA 27/2016/1)
- Council's photography files relevant to the immediate area
- Council's heritage inventory sheets
- Council's aerial photography and mapping database
- Google Maps – street view

STATUTORY AND POLICY DOCUMENTS

The following statutory and policy documents are relevant to the application:

- Woollahra LEP 2014
- Woollahra DCP 2015

HERITAGE FRAMEWORK

- The subject building is part of a precinct listed as a local heritage item in Woollahra Local Environment Plan 2014 'the LEP', namely 'Ascham School Precinct' (Item 239) comprising "Fiona" including interiors and former entrance gates, "Glenrock" including interiors and inner and outer gates, the Dower House including interiors, sand-stone works, remaining open space and oval adjacent to "Fiona", 4 Moreton Bay Figs, [see related items "The Octagon", (Octagon Road), "Yeomerry" (1 St Mark's Road) and "Duntrim" (37 Darling Point Road) which are part of Ascham school].
- The subject building is not listed on the State Heritage Register.

SIGNIFICANCE OF SUBJECT PROPERTY

The State Heritage Inventory does not have an updated Statement of Significance for the subject site. However, the Conservation Management Plan prepared by Hector Abrahams Architects has identified the following:

This is the site acquired for and developed as the campus of Ascham, which is among the oldest independent private schools for girls in Australia and distinguished by its innovative educational method.

The site is a microcosm of the European history of Darling Point before the Great War, as it contains the Octagon, considered the first building on the point; Glenrock (1874), the Dower house (1850) and Fiona (1864), which are three of the earliest houses to be built on Darling Point; and Raine House (formerly Yeomerry) (C.1909), Hillingdon (1909), Holmwood (1910) and Duntrim (1911) – four architect designed houses and garden spaces that typify the development of Darling Point in the Edwardian Period.

The site is associated with persons notable in New South Wales history – the colonial architect Ambrose Hallen and the eminent architect Frederick Hilly; the prominent nineteenth century figure Sir Edward Knox, the educator Margaret Bailey, and the Littlejohn family.

The site contains a collection of eight architecturally fine houses most of which are intact with the original front garden spaces. The Octagon is a distinguished work of Georgian colonial architecture, and Fiona an exceptionally Italianate villa by Hilly.

The site, many of its buildings, trees, memorials, archives, ephemera, provides a unique resource into the history of the school. It is held in high esteem by students, staff, councillors, and parents, past and present.

SIGNIFICANCE OF ITEMS IN THE VICINITY

The proposal will not adversely affect any heritage item located in close proximity of the subject site.

DESCRIPTION OF PROPOSAL

The following works are proposed:

- Demolition of the Margaret Bailey Building and associated walkway to the Whitehead Building
- New four storey building
- Associated landscape works
- Solar panels to the adjacent Halse Rogers Building
- Reinstatement of a window on Level 3 of the Halse Rogers building

ASSESSMENT OF HERITAGE IMPACT

Compliance with the relevant planning controls

The assessment is made using the following statutory and policy heritage conservation provisions:

Woollahra LEP 2014 Part 5.10 Clauses 1(a), 1(b), 4

- Clause 1(a) The development does conserve the heritage of Woollahra.
- Clause 1(b) The impact upon the heritage significance of the heritage item will be neutral.
- Clause 4 This referral constitutes an assessment under this clause.

Woollahra DCP 2015

Consideration

The Conservation Management Plan (CMP) by Hector Abrahams Architects has highlighted seven historical development phases of the history of the site, with the Margaret Bailey Building being built in 1933 (Phase III: 1930-1939. Expansion and Incorporation) to the design of Norman Weekes.

The CMP has graded the Margaret Bailey Building of being of 'Little' significance. The justification for this grading is that alterations that have already occurred to the building detract from heritage significance. The building is considered 'difficult to interpret' but it is nevertheless 'evidence of the history of the Ascham School'. It does not contribute to the overall significance of the Ascham School and it does not fulfil criteria for local or State listing (Section 5.4 of the CMP).

Demolition of the existing building

The Margaret Bailey building provides evidence of the 1930s historical development of the Ascham School. It is historically associated with the educator and headmistress Margaret Bailey and has some aesthetic value from its being an Inter-War Georgian style building. When it was built, it incorporated advanced school design features, such as the use of natural and artificial light, good ventilation and acoustics measures to mitigate sound and direct voice. Today however, it no longer fits the required standards for education facilities, and the campus requires an upgrade in order to continue to adopt its teaching principles based on the Dalton Plan method.

Although not ideal from a heritage perspective, given consideration to the fact that the heritage assessment has graded the building as having 'little' significance, and that the school grounds upgrade needs to limit adverse impacts on its other 'Exceptional' and 'High' buildings, its demolition can be accepted. The building has been substantially altered internally, and externally it does not show outstanding features that should be preserved, rather it is a quite modest and utilitarian building. Prior to the building's demolition, an archival recording undertaken in accordance with the NSW Heritage Division guidelines needs to be prepared by a suitably qualified heritage consultant.

The New Infill Development design

The new Margaret Bailey building will have a clearly contemporary character while occupying the existing building's footprint and height. The main elevation will have a metal screened façade that uniformly wraps along the Margaret Bailey and the existing Halse Roger building.

The proposed new building will have fairly prismatic geometric built form with an upper level setback and a concrete new stair protruding in the front, aiming to interpret a traditional clock tower that will be a landmark for the campus. It will be laid in approximately the same position as the existing building, thus not affecting on the presentation of the Glenrock building, but rather providing a consistent background to views to this heritage item. It will provide a better link to the adjacent Whitehead building, filling up the space between the building and the existing Margaret Bailey building, and forming a uniform curving courtyard to the south-west of Glenrock.

The new building will use metal for the main façade (north) and facebrick for the main walls, with metal roof cladding and concrete structure. Overall the colour, texture and materiality of the new development will be declaredly modern, but still sympathetic to the heritage precinct and the near heritage significant item Glenrock.

Overall, the new building has been designed with consideration to the historic and aesthetic context and is considered acceptable from a heritage perspective.

RECOMMENDATION

The application is generally acceptable as it complies with the relevant statutory and policy documents and would have a satisfactory impact.

Consent, subject to conditions.

1. In the unlikely event that historical archaeological remains or deposits are exposed during the works, all work should cease while an evaluation of their extent and significance is undertaken and the NSW Heritage Division notified under the requirements of the Heritage Act 1977.

Special Condition

1.1 Recording of buildings with little or no heritage significance that are to be demolished:

A photographic archival record of the building and landscape elements to be demolished is to be submitted prior to the commencement of demolition work and prior to the issue of a Construction certificate.

The photographic archival recording is to be bound in an A4 format and is to include the following:

- a) Site plan at a scale of 1:200 (or 1:500 if appropriate) of all structures and major landscape elements including their relationship to the street and adjoining properties.
- b) Postcard sized photographs of:
 - each elevation,
 - each structure and landscape feature;
 - any significant original internal features;
 - views to the subject property from each street and laneway or public space.

Each photograph to be mounted, labelled and cross-referenced in accordance with recognised archival recording practice.

One original coloured photographic set and a coloured photocopy are to be submitted to the satisfaction of Council prior to the commencement of demolition work and prior to the issue of a construction certificate. The original will be retained by Council and the coloured photocopy will be provided to the Woollahra Local History Library.

Standard Condition: B4 (Autotext BB4)

Flavia Scardamaglia
Heritage Officer

(Note: Condition requiring full archival recording for “significant buildings” amended on 6 April 2017 by Catherine Colville, Heritage Officer to condition requiring an archival recording of “buildings with little heritage significance”)

REFERRAL RESPONSE - ENVIRONMENTAL HEALTH

FILE NO: Development Applications/ 507/2016/1
ADDRESS: 188 New South Head Road EDGECLIFF 2027
PROPOSAL: Demolition of existing Margaret Bailey building & construction of new 4 storey English centre
FROM: Graeme Reilly Environmental Health Officer
TO: Mr T Wong

1. ISSUES

- NIL

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced prepared by , dated .
- Architectural Plans, referenced , prepared by , dated ,
- Survey, referenced , prepared by , dated .
- Acoustic Report, referenced , prepared by Acoustic Report Prepared by>>, dated .
- Noise Management Plan, referenced , prepared by , dated .
- Acid Sulphate Soil Report, referenced , prepared by dated .
- Land Contamination Report, referenced , prepared by , dated .
- Plan of Management, referenced , prepared by , dated

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: 06/12/2016

4. SUMMARY OF PROPOSAL

Demolition of existing Margaret Bailey building & construction of new 4 storey English centre

5. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

The proposed works include:

- Demolition of the Margaret Bailey Building and associated walkway with the Whitehead Building;
- The erection of a new 4 storey English centre which will include the following:
 - 11 x English classrooms which are greater than the minimum size required for the Dalton Plan;
 - 4 x Language classrooms which are greater than the minimum size required for the Dalton Plan;
 - 3 x informal learning areas which promote more informal spaces for students to learn independently and socially interact. The informal areas to levels 1 and 2 incorporate balcony areas which front the internal school courtyard while the balcony on level 2 extends in front of Halse Rogers Building;
 - A shared learning area with a balcony to the top floor with operable walls to manipulate the space so 2-4 teachers within the same faculty can combine their classes for team teaching. Furthermore, the combined learning area will be large enough to provide a whole year cohort of 120 students to sit and exam which does not currently exist on campus and is much needed;



2

-
- WC facilities to each level;
 - Office space to the ground floor; and
 - Store and plant rooms to the top floor.
 - Associated landscaping and paving works in the surrounding area;
 - Solar Panels to the roof top of the Halse Rogers Building; and
 - To reinstate the southern elevation window to level 3 of the Halse Rogers Building.

(a) **Acoustics**

This report presents our noise impact assessment of the proposed new Margaret Bailey Building at the Ascham School at Edgecliff.

In respect of noise impacts from the development on the surroundings, the following sources are considered:

- Noise emissions from the use of the classrooms;
- Sets project noise emission goals for mechanical plant and equipment;
- Sets out the framework for the management of construction noise and vibration.

In respect of noise impacts from the surroundings on the proposed building, this report presents the outcome of our traffic noise intrusion assessment along with the treatments proposed for compliance with the project internal noise goals.

No changes are proposed to the existing hours of operation of the school.

The assessment is based on architectural drawing set, Revision E dated 02.11.16.

Table 2 - Rating Background Noise Levels

Location	Rating Background Noise Level dB(A) L ₉₀		
	0700–1800 hours	1800–2200 hours	2200–0700 hours
Residential Boundary	49	46	40

From the long term unattended noise monitoring data, the existing traffic noise level at the façade of the Margaret Bailey Building is 61dB(A) L_{eq} worst 1hr day and 58dB(A) L_{eq} (15hour).

4 NOISE EMISSION ASSESSMENT

This section examines potential impacts on surrounding properties from noise sources associated with the proposed use, primarily:

- Noise breakout from internal activities within the classrooms;
- Noise from mechanical plant and equipment;
- Additional traffic noise generated by the development.

4.1 NOISE EMISSION OBJECTIVES

4.1.1 Mechanical Plant

Noise emissions from mechanical plant serving the development will be limited by the NSW Industrial Noise Policy.

Noise emissions from these sources will be assessed with reference to the NSW INP Intrusiveness and Amenity Criteria. Intrusiveness criteria are calculated with reference to the measured background noise levels, with noise emissions not to exceed background levels by more than 5dB(A). Amenity criteria set overall noise emission objectives based on the nature of surrounding land use (be it urban, suburban etc).

The Intrusiveness and Amenity Criteria are as follows:

Table 3 - Mechanical Noise Emission Criteria

Location	Time of Day	Intrusiveness Noise Objective (Background + 5dB) L_{eq} (15min)	Amenity Noise Objective (Suburban Areas) dB(A) L_{eq} (period)
Nearest Residents	Day (7am – 6pm)	54	55
	Evening (6pm – 10pm)	51	45
	Night (10pm – 7am)	45	40

6. RECOMMENDATION

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

A. General Conditions

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)
	Acid Sulphate Soil Management Plan		
Project No 20161359.1	Acoustic Report	Acoustic Logic	04/11/2016
	Noise Management Plan		
	Plan of Management		
	Contaminated Land - Initial Site Investigation Report (Stage 1)		
	Contaminated Land - Detailed Site Investigation Report (Stage 2)		
	Contaminated Land - Remedial Action Plan (Stage 3)		

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

B. Conditions which must be satisfied prior to the demolition of any building or construction

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 Design sound levels for building interiors

The *Construction Certificate* plans and specifications required by clause 139 of the Regulation, must provide details showing how the recommendations of the Environmental Noise Impact Assessment, prepared by Acoustic Logic will be implemented.

Design sound levels for building interiors should not exceed those recommended maximum design sound levels, LAeq, dB(A) specified by AS 2107-2000, *Acoustics - Recommended design sound levels and reverberation times for building interiors*.

Note: The design sound levels given in AS 2107-2000 are not necessarily appropriate in all circumstances. In particular, lower noise levels may be appropriate in quiet environments or where expectations of quality are high. For example, lower design sound levels than those given as satisfactory in AS 2107-2000 may be preferred for luxury hotels and apartments. However, additional costs will be incurred in achieving sufficient sound attenuation between spaces for acoustic privacy requirements. For each 5 dB reduction in the ambient sound level, 5 dB must be added to the overall sound isolation performance of the dividing elements to maintain the same level of acoustic privacy. There could also be additional costs associated with the provision of quieter building services. As a minimum compliance with the *BCA* is mandatory.

Standard Condition: C63

C.3 Ventilation - Internal Sanitary Rooms

All internal sanitary rooms and laundry facilities not provided with natural ventilation must be provided with a system of mechanical exhaust ventilation in accordance with *Table B1 Minimum Exhaust Ventilation Flow Rates of AS*

1668.2-1991. Details of any proposed mechanical ventilation system(s) being submitted with the Construction Certificate plans and specifications, required to be submitted to the Certifying Authority demonstrating compliance with AS 1668 Parts 1 & 2.

D. Conditions which must be satisfied prior to the commencement of any development work

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 any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

Nil.

H. 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>)

J. Miscellaneous Conditions

Nil.

K. Advisings

Nil

Graeme Reilly
Environmental Health Officer

Date: 08/12/2016

REFERRAL RESPONSE – FIRE SAFETY

FILE NO: DA 507/2016/1
ADDRESS: 188 New South Head Road EDGECLIFF 2027
PROPOSAL: Demolition of existing Margaret Bailey building & construction of new 4 storey English centre
FROM: Richard Smith - Fire Safety Officer
TO: Mr T Wong

1. ISSUES

- *That openings in the new building may be within 6 metres of adjoining buildings making the adjoining buildings openings non-compliant however as the building is joined it could be considered as part of the existing.*

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced demolition of the existing Margaret Bailey building & the construction of a new 4 storey English Centre along the western boundary of the site with 3-17 Darling Point Rd prepared by mecone, dated November 2016.
- Architectural Plans, referenced AR-A-XX-01, AR-A-XX-02, AR-A-XX-03, AR-B-02-01, AR-B-03-01, AR-B-04-01, AR-B-05-01 & AR-B-06-01, prepared by BVN, dated 11 November 2016,
- Fire Safety Report, referenced BCA capability statement for DA submission, prepared by BLACKETT MAGUIRE + GOLDSMITH, dated 9 NOVEMBER 2016.

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: 13 December 2016

4. LEGISLATION

A Building Code of Australia (BCA) assessment of this development application is required to satisfy the following statutory provisions of the *Environmental Planning & Assessment Regulation 2000*.

☒ Clause 94 – ‘Consent authority may require buildings to be upgraded’

- Compliance with the BCA if more than 50% of the volume has been changed in the last 3 years

- Fire safety – to protect persons using the building and facilitate their egress from the building as well as restricting the spread of fire from the building to other buildings

5. BUILDING DESCRIPTION

Type of Construction:	A
Class:	9b
Number of Storeys:	4
Rise in Storeys:	4
Effective Height:	<25 metres

6. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

7. RECOMMENDATION

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

- A. General Conditions**
- B. Conditions which must be satisfied prior to the demolition of any building or construction**
- C. Conditions which must be satisfied prior to the issue of any construction certificate**
- D. Conditions which must be satisfied prior to the commencement of any development work**
- E. Conditions which must be satisfied during any development work**
- F. Conditions which must be satisfied prior to any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)**
- F.1 Provision of Category 1 Fire Safety Provisions (clause 93 of the Regulation)**

A person must not commence occupation or use of the whole or any part of a the building unless such of the Category 1 fire safety provisions as are applicable to the building's proposed new use are provided.

Note: Category 1 fire safety provision means the following provisions of the BCA, EP1.3, EP1.4, EP1.6, EP2.1, EP2.2 and EP3.2 in Volume One of that Code and P2.3.2 in Volume Two of that Code.
Standard Condition: F3

F.2 Fire Safety Certificates

In the case of a *final occupation certificate* to authorise a person:

- a) to commence occupation or use of a *new building*, or
- b) to commence a change of building use for an existing building,

a *certifying authority* must be satisfied that a final fire safety certificate has been issued for the building.

In the case of an *interim occupation certificate* to authorise a person:

- a) to commence occupation or use of a partially completed *new building*, or
- b) to commence a change of building use for part of an existing building,

a *certifying authority* must be satisfied that a final fire safety certificate or an interim fire safety certificate has been issued for the relevant part of the building.

Note: This condition does not apply to a class 1a or class 10 building within the meaning of clause 167 of the Regulation.

Note: In this condition:

interim fire safety certificate has the same meaning as it has in Part 9 of the Regulation.

final fire safety certificate has the same meaning as it has in Part 9 of the Regulation.

new building has the same meaning as it has in section 109H of the Act.

Standard Condition: F4

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

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

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

I.1 Annual Fire Safety Statements (Class 1b to 9c buildings inclusive)

Each year, the owner of a building to which an *essential fire safety measure* is applicable must provide an *annual fire safety statement* to Council and the Commissioner of the NSW Fire Brigades. The *annual fire safety statement* must be prominently displayed in the building.

Note: *Essential fire safety measure* has the same meaning as in clause 165 of the *Regulation*.
Annual fire safety statement has the same meaning as in clause 175 of the *Regulation*.
Part 9 Division 5 of the *Regulation* applies in addition to this condition at the date of this consent. Visit Council's web site for additional information in relation to fire safety
www.woollahra.nsw.gov.au.
Standard Condition: I22

J. Miscellaneous Conditions

K. Advisings

Nil

Richard Smith
Fire Safety Officer

Date: 13 December 2016