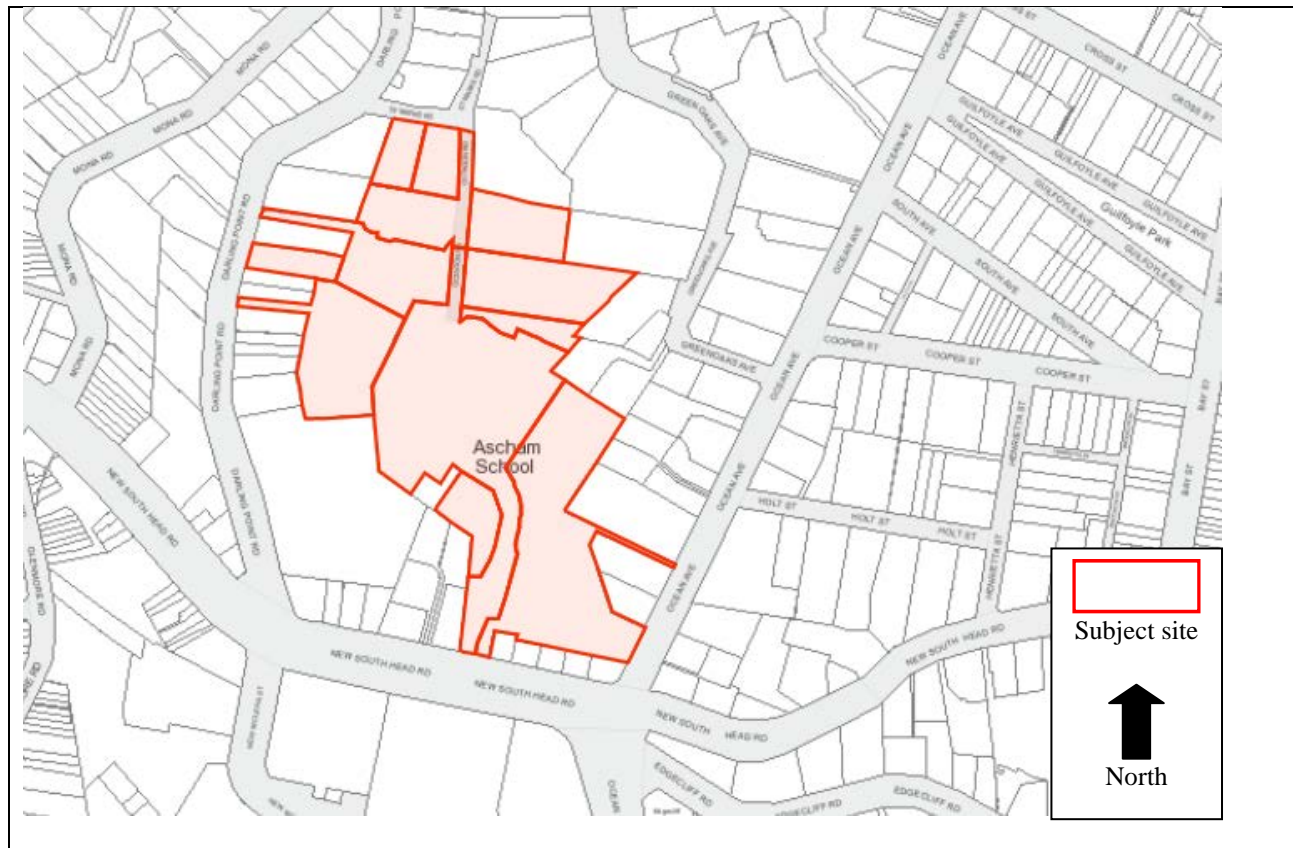


## SECTION 96 APPLICATION ASSESSMENT REPORT

<b>ITEM No.</b>	0.0
<b>FILE No.</b>	DA507/2016/2
<b>ADDRESS</b>	188 New South Head Road EDGECLIFF (Lot 81 DP217078, Lot 1 DP225312, Lot 9 DP5444, Lot 10 DP5444, Lot 1 DP68900, Lot 1 DP69838, Lot 1 DP224844, Lot 1 DP723473, Lots 1 and 2 DP183645, Lot 1 DP74398) 37 Darling Point Road DARLING POINT (Lot A DP108600) 43 Darling Point Road DARLING POINT (Lot 4 DP5444) (aka <b>Ascham School</b> )
<b>SITE AREA</b>	39,363m <sup>2</sup>
<b>ZONING</b>	SP2 Infrastructure
<b>EXISTING CONSENT</b>	Demolition of the existing Margaret Bailey building & the construction of a new 4 storey, English Centre building
<b>DATE OF CONSENT</b>	4/5/2017
<b>TYPE OF CONSENT</b>	Local development
<b>CONSENT AUTHORITY</b>	Sydney Central Planning Panel
<b>PROPOSED MODIFICATION</b>	Modifications to the approved English Centre building including modifications to the approved landscaping
<b>DATE S96 LODGED</b>	03/08/2017
<b>APPLICANT</b>	Ascham School Ltd
<b>OWNER</b>	Ascham School Ltd
<b>AUTHOR</b>	Mr T Wong
<b>TEAM LEADER</b>	George Fotis
<b>SUBMISSIONS</b>	Nil
<b>RECOMMENDATION</b>	Approval

## SUMMARY

### 1. LOCALITY PLAN



### 2. LEVEL OF DELEGATION

Given that the initial development application was determined by the Sydney Central Planning Panel (SCPP) and this section 96 application falls under the ambit of s96(2), the consent authority is the SCPP

### 3. SUMMARY OF APPROVED DEVELOPMENT

The approved development involved the following works:

- Demolition of the existing Margaret Bailey Building and the associated walkway providing access to the Whitehead Building
- Construction of a new 4 storey English Centre comprising:
  - Ground Floor
    - 5x English classrooms
    - Office
    - Informal learning area
    - WC facilities
  - Level 1
    - 5x English classrooms
    - Office
    - Informal learning area
    - WC and male staff WC
    - Balcony

- Level 2
    - 1x English classrooms
    - 4x Language classrooms
    - Informal learning area
    - WC facilities
    - Balcony
  - Level 3
    - General learning area
    - Plant and store rooms
    - WC and disabled WC
    - Balcony
  - Roof
    - Solar panels (Halse Rogers Building)
    - Skylights
- Reinstate one southern elevation window to Level 3 of the Halse Rogers Building
  - New landscaping to associated courtyard

#### **4. SUMMARY OF PREVIOUS SECTION 96 MODIFICATIONS**

Nil

#### **5. SUMMARY OF PROPOSED MODIFICATION**

The Section 96 (2) application involves the following works:

- Ground floor
  - The bottom row of windows to all classrooms are changed from translucent glazing to awning windows with clear glazing
  - An office is changed to a staff WC
  - Addition of a new maintenance access door
  - Relocation of the existing a/c equipment within the Halse Rogers Building
- Level 1
  - The bottom row of windows to all classrooms are changed from translucent glazing to awning windows with clear glazing
  - A staff WC office is changed to a meeting room
  - Addition of a new balcony to the Halse Rogers Building facing the internal courtyard
- Level 2
  - The bottom row of windows to all classrooms are changed from translucent glazing to awning windows with clear glazing
  - Minor re-positioning of the staff WC
  - Enlarge 5 existing windows of the Halse Rogers Building facing the internal courtyard
- Level 3
  - Minor layout changes between the plant room and the store room
- Roof
  - Minor re-positioning of the solar panels to the roof of the Halse Rogers Building

- Addition of 4 skylights above the Level 2 covered balcony facing the internal courtyard
  - Addition of 4 roof ventilation exhaust on the roof of the new building
  - Addition of opening to the mansard roof over the plant room on Level 3 to allow ventilation
  - Deletion of the pebble ballast on the roof of the new building
- External Finishes
  - Change of external brick colour from white to grey
- Building Height
  - The height of the lift overrun is increased by 0.2m from RL56.41 to RL56.61
  - The height of the roof ventilator is increased by 0.2m from RL56.55 to RL56.749  
(Note: The height of the building has remained unchanged)
- Landscaping
  - Addition of a row of 42 Syzygium austral ‘AATS’ Pinnacle trees along the western and south-western sides of the building
  - Other minor modifications to the approved landscaping to the internal courtyard area

## 6. ISSUES

### 6.1. Primary Issues

- Increase of building height (lift overrun) – exceeding the height of buildings development standard further

### 6.2. Summary of Submissions

No submissions have been received.

## PROPERTY DETAILS AND REFERRALS

## 7. SITE AND LOCALITY

Physical features
The subject site which has an area of 39,363m <sup>2</sup> containing multiple allotments which are as follows: <ul style="list-style-type: none"><li>● 188 New South Head Road EDGECLIFF (Lot 81 DP217078, Lot 1 DP225312, Lot 9 DP5444, Lot 10 DP5444, Lot 1 DP68900, Lot 1 DP69838, Lot 1 DP224844, Lot 1 DP723473, Lots 1 and 2 DP183645, Lot 1 DP74398);</li><li>● 37 Darling Point Road DARLING POINT (Lot A DP108600); and</li><li>● 43 Darling Point Road DARLING POINT (Lot 4 DP5444)</li></ul>
Topography
The topography of the site varies with the natural terrain. The area where the proposed new English Centre building will be located is relatively flat.
Existing buildings and structures
Existing on the site are school buildings and sports fields/courts.
Surrounding Environment
The site is surrounded predominately by medium density residential development. The southern portion of the site and its main entrance adjoins retail and commercial uses. A multi-storey residential flat building (known as the ‘Ranelagh’) and its outdoor swimming pool and surrounding grounds are located to the immediate west of the proposed works.





Figure 1: Aerial photo

## 8. RELEVANT PROPERTY HISTORY

<b>Current use</b>
Educational Establishment
<b>Relevant Application History</b>
<p>A search of Council's Authority database identified the following relevant planning history:</p> <ul style="list-style-type: none"> <li>DA550/2013- Alterations, additions &amp; use of Duntrum House and Annexe building for school boarding facilities; construction of new science classroom building connecting to the Ascham School Whitehead Building; associated landscaping works; student cap of 1,240 inclusive of boarders - Approved- 28/04/2014. The following conditions were imposed and are relevant to this current DA: <ul style="list-style-type: none"> <li><b>1.1 Staff, pupil and boarder numbers</b> <ul style="list-style-type: none"> <li>a) The existing number of staff, pupils and boarders at Ascham School shall not exceed 255 staff, 1240 students inclusive of 135 boarders (enrolled students).</li> <li>b) An annual statement is required to be submitted to Council showing the total number of staff and students enrolled and verifying compliance with the cap imposed.</li> </ul> </li> </ul> </li> </ul>

## **I.2 Hours of use**

*The hours of use of the proposed new science building is limited to the following:*

*a) Monday to Sunday: 7am to 10pm*

**Note: The above relevant conditions have been imposed as part of the consent to the original DA.**

- DA550/2013/2- Internal and external changes to the approved scheme: changes to building facade and approved landscaping, addition of a new sub-station (Condition C.7) and modification to Construction Management Plan (Condition D.3)- Approved- 17/09/2014;
- DA550/2013/3- Removal of two trees (T4 - located on the southern side of Darling Point Road access driveway and T72 located on the western side of Dutrim House) - Approved- 26/06/2015;
- DA550/2013/4- Removal of Lophostemon confertus tree (Brushbox - T45) - Approved- 17/02/2016;
- DA331/2014- Remove two heritage Moreton Bay fig trees from grounds of Ascham School- Approved – 30/09/2014;
- DA366/2015- Refurbishment of children's playground including new equipment soft fall landscaping and seating- Approved – 16/09/2015;
- DA460/2016/1 for demolition of the existing substation located in the vicinity of Margaret Bailey Building and the construction of a new substation kiosk and a main switchboard in the car park in the southern portion of the site modifications to cables to the site and erection of bollards around the new substation – This DA was deferred by the DCC on 8/5/2017. The applicant has lodged a Class 1 Appeal with the Land and Environment Court on 5/6/2017. A s34 conciliation conference was carried out on 28/9/2017. Both parties failed to reach an agreement and the matter will be heard on a hearing of which the date is yet to set down.

## **9. REFERRALS**

<b>Referral</b>	<b>Summary of Referral Response</b>	<b>Annexure</b>
Heritage	Satisfactory, no further conditions are required.	2
Environmental Health	Satisfactory, relevant conditions are already imposed in the original consent.	3

## **ASSESSMENT UNDER SECTION 96**

The application is assessed under Section 96 of the Environmental Planning and Assessment Act 1979.

### **10. SECTION 96(2): OTHER MODIFICATIONS**

Section 96(2) relates to the modification of a development consent for all other modifications. The application involves modifications as described in Section 5.

The considerations in Section 96(2) require Council to consider the following:

- a) *It is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all) – YES*
- b) *It has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted*

*by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent – N/A*

- c) *It has notified the application in accordance with:*
- i) *The regulations, if the regulations so require, or*
  - ii) *A development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent – YES*
- d) *It has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be – No submissions have been received*

## **ENVIRONMENTAL ASSESSMENT UNDER SECTION 79C**

The relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act 1979 include the following:

1. The provisions of any environmental planning instrument
2. The provisions of any proposed instrument that is/has been the subject of public consultation
3. The provisions of any development control plan
4. Any planning agreement that has been entered into
5. Any draft planning agreement that a developer has offered to enter into
6. The regulations
7. Any coastal zone management plan
8. The likely impacts of that development:
  - i) Environmental impacts on the natural and built environments
  - ii) Social and economic impacts
9. The suitability of the site
10. Any submissions
11. The public interest

## **11. ADVERTISING AND NOTIFICATION**

### **11.1. Submissions**

The application was advertised and notified from 23/8/2017 to 6/9/2017 in accordance with Chapters A2.2.1, A2.3.1 and A2.8 of the Woollahra DCP 2015. No submissions were received.

### **11.2. Re-advertising and Re-notification**

The application was re-advertised and re-notified from 6/9/2017 to 20/9/2017 to indicate all lot and DP numbers with respect to the property address. No submissions were received.

### **11.3. Statutory Declaration**

The applicant has completed the statutory declaration dated 21/9/2017 declaring that the site notice for DA507/2016/2 was erected and maintained during the notification period in accordance with Chapter A2.3.5 of the Woollahra DCP 2015.

## **12. STATE ENVIRONMENTAL PLANNING POLICY 55: REMEDIATION OF LAND**

An assessment of the Initial Site Evaluation provided by the applicant indicates the land does not require further consideration under Clause 7(1)(b) and (c) of SEPP 55. The proposal is therefore acceptable with regard to SEPP 55: Remediation of Land.

## **13. STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007**

### **13.1. Division 3: Educational Establishments**

SEPP (Infrastructure) 2007 applies as the development application involves an education establishment.

### **13.2. Clause 28: Development Permitted with Consent**

Clause 28(2) of the SEPP states:

*Development for any of the following purposes may be carried out by any person with consent on any of the following land:*

- (a) development for the purpose of educational establishments—on land on which there is an existing educational establishment,*
- (b) development for the purpose of the expansion of existing educational establishments—on land adjacent to the existing educational establishment.*

Clause 28(3) of the SEPP states:

*An educational establishment (including any part of its site and any of its facilities) may be used, with consent, for any community purpose, whether or not it is a commercial use of the establishment.*

In accordance with the above-mentioned provisions, the proposed development is permissible with consent.

### **13.3. Clause 32: Determination of Development Applications**

The relevant provisions of Clause 32 state:

- (2) Before determining a development application for development for the purposes of a school, the consent authority must take into consideration all relevant standards in the following State government publications (as in force on the commencement of this Policy):*
  - (a) School Facilities Standards—Landscape Standard—Version 22 (March 2002),*
  - (b) Schools Facilities Standards—Design Standard (Version 1/09/2006),*
  - (c) Schools Facilities Standards—Specification Standard (Version 01/11/2008).*
- (3) If there is an inconsistency between a standard referred to in subclause (2) and a provision of a development control plan, the standard prevails to the extent of the inconsistency.*

The applicant has provided a written statement that the s96 application is consistent with regard to the above-mentioned standards.



## 14. SYDNEY REGIONAL ENVIRONMENTAL PLAN (SYDNEY HARBOUR CATCHMENT) 2005

The land is within the Sydney Harbour catchment but is outside the Foreshores and Waterways Area and therefore there are no specific matters for consideration.

## 15. WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 2014

### 15.1. Part 1.2: Aims of Plan

The proposal is consistent with the aims in Part 1.2(2) of the Woollahra LEP 2014.

### 15.2. Land Use Table

The proposal is defined as an ancillary use to the educational establishment and is permitted and is consistent with the objectives of the SP2 Infrastructure – Educational Establishment zone.

### 15.3. Part 4.3: Height of Buildings

Part 4.3 limits development to a maximum height of 9.5m.

	Existing	Approved Development	Proposed Modifications	Control	Complies
Maximum Building Height	11.84m	<ul style="list-style-type: none"><li>11.81m (roof, RL55.98)</li><li>12.07m (lift overrun, RL56.41)</li></ul>	<ul style="list-style-type: none"><li>11.81m (roof, RL55.98, no change)</li><li>12.27m (lift overrun, RL56.61)</li></ul>	9.5m	NO*

\* A written request pursuant to Cl 4.6 of WLEP 2014 was submitted with the original DA and was considered to be well founded.

The proposed building height does not comply with the maximum building height prescribed by Part 4.3 of Woollahra LEP 2014 and is assessed in the following manner:

**(a) To establish building heights that are consistent with the desired future character of the neighbourhood**

Assessment: The proposed increase in building height by 0.2m is limited to the lift overrun. The height of the approved new building will remain unchanged. The extent of further non-compliance is considered to be negligible as this part of the building will not be easily discernible.

The proposed increase in the height of the lift overrun will achieve consistency with objective (a).

**(b) To establish a transition in scale between zones to protect local amenity**

Assessment: The subject site is within the SP2 Infrastructure (Educational Establishment) zone and adjoins the R3 Medium Density Residential zone on which sits a multi-storey residential flat building at No. 3-17 Darling Point Road, Darling Point ('Ranelagh') located to the immediate south-west.

As discussed in the original assessment report under the cl. 4.6 assessment, it has been considered that “*while the proposed lift overrun will be higher than at the main roof, they will have a neutral impact in terms scale and bulk between zones*”. The proposed increase in building height by 0.2m is limited to the lift overrun and will not significantly increase the apparent bulk of the overall appearance of the new building.

The proposed increase to the height of the lift overrun will therefore achieve consistency with objective (b).

**(c) *To minimise the loss of solar access to existing buildings and open space***

Assessment: The proposed increase to the height of the lift overrun will not result in any loss of solar access to existing buildings and open spaces on adjoining properties and therefore the proposal will achieve consistency with objective (c).

**(d) *To minimise the impacts of new development on adjoining or nearby properties from disruption of views, loss of privacy, overshadowing or visual intrusion***

Assessment: The proposed increase to the height of the lift overrun will not result in any adverse amenity impacts to adjoining or nearby properties in terms of views, loss of privacy, overshadowing or visual intrusion and therefore the proposal will achieve consistency with objective (d).

**(e) *To protect the amenity of the public domain by providing public views of the harbour and surrounding areas***

Assessment: The proposed increase to the height of the lift overrun will not result in any adverse amenity impacts to the public domain or views from public areas and therefore the proposal will achieve consistency with objective (e)

The proposed increase to building height will achieve consistency with Objectives (a) to (e) of the Height of Buildings development standard prescribed in Part 4.3 of Woollahra LEP 2014.

#### **15.4. Part 5.9: Preservation of Trees or Vegetation**

Part 5.9(1) seeks to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation where there are works to any tree or other vegetation.

The proposed modifications are acceptable with regard to Part 5.9 of the Woollahra LEP 2014.

#### **15.5. Part 5.10: Heritage Conservation**

The subject site is not located in a heritage conservation area but contains a Heritage Item – 239 described in Schedule 5 of WLEP 2015 as follow:

Suburb	Item name	Address	Property description	Significance	Item no
Edgecliff	Ascham school precinct comprising: “Fiona” including interiors and former entrance gates, “Glenrock” including interiors and inner and outer gates, the Dower	188 New South Head Road	Lot 1, DP 74398; Lot 1, DP 224844; Lots 1 and 2, DP 183645; Lots 4 and 5, DP 33456; Lot 1, DP 69838; Lot 1, DP 68900; Lot 1, DP	Local	239

Suburb	Item name	Address	Property description	Significance	Item no
	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]		723473; Lot 81, DP 217078; Lot 1, DP 225312; Lots 9 and 10, DP 5444		

Council's Heritage Officer has no objection to the proposed modifications which are considered to be minor and will have negligible impact on the heritage significance of the Ascham School Precinct.

The proposed modifications are acceptable with regard to the objectives in Parts 5.10 of the Woollahra LEP 2014.

## 16. WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015

### 16.1. Chapter B1: Darling Point Residential Precinct

The proposed modifications satisfy the precinct objectives outlined in Part B1.1.3 of the Woollahra DCP 2015.

The proposed modifications meet the streetscape character and key elements of the precinct and desired future character objectives of the Darling Point precinct, as noted in Part B1.2.2 of the Woollahra DCP 2015.

### 16.2. Chapter F2: Educational Establishments

#### 16.2.1 Part F2.2: Building and Urban Design

	Existing	Proposed	Control	Complies
Solar Access to Adjoining Properties	>50% for 2 hours between 9am and 3pm on June 21	>50% for 2 hours between 9am and 3pm on June 21	50% for 2 hours between 9am and 3pm on June 21	YES

*C1 requires high architectural design, materials and detailing.*

#### Assessment:

The built form of the approved new building has been considered to be responsive to the existing contemporary new buildings within the school while the prominence and significance of the heritage Glenrock Building directly opposite is retained. The proposed modifications will have minimal and negligible impacts to the architectural design of the approved new building and the associated landscaping. The proposed modifications are considered to be satisfactory with regard to C1.



Figure 2: Photomontage of the proposed development (Source: BVN)

*C2 requires a distinguishable entry point from the street.*

Assessment:

The existing entry points from the streets will not be impacted upon.

*C3 states that development on the boundary provide sympathetic transition in terms of height, scale, bulk and materials.*

Assessment:

The built form of the approved new building has been carefully articulated thereby ensuring a compatible appearance with the adjoining buildings and a sympathetic transition to the 'Ranelagh'. The proposed modifications will maintain the general outlook of the approved new building. In addition, a row of 42 Syzygium austral 'AATS' Pinnacle trees are proposed to run along the western and south-western sides of the building further softening the visual bulk and scale. The proposed modifications are considered to be satisfactory with regard to C3.

### 16.2.2 Part F2.3: Siting of Development

*C2 and C3 state that side and rear setbacks are to be such that sunlight is provided to adjoining properties to 50% or 35m<sup>2</sup> (with minimum dimension 2.5m), whichever is smaller of the main ground level private open space of adjacent properties for a minimum of two hours between 9am and 3pm on June 21. Where it is already greater than this, it is not to be further reduced.*

Assessment:

The approved new building will generally maintain and continue the building setback from the south-western and western boundaries of the site. The proposed modifications will not alter the approved setback. Based on the shadow diagrams provided by the applicant, additional overshadowing due to the proposed roof ventilation exhausts will be minimal and negligible. The adjoining properties will still receive sunlight more than the minimum requirements prescribed in Control C2.

*C4 and C5 require side and rear setbacks to ensure acoustic and visual privacy to adjoining residents.*

Assessment:

As discussed above, the proposed modifications will maintain and continue the building setback from the south western boundary of the site. The design of the new building as amended has taken due regard to maintaining and protecting the privacy of the 'Ranelagh' in the following ways:

- a. The proposed replacement of the bottom row of windows to all classrooms with awning windows with clear glazing will not result in adverse privacy impacts given the significant distance between the two buildings (approximately 27m).
- b. The addition of a row of 42 *Syzygium austral* 'AATS' Pinnacle trees running along the western and south-western sides of the building will provide additional visual screening.
- c. The introduction of openings to the mansard roof over the plant area on Level 3 is supported by an acoustic report by Acoustic Logic. The submitted acoustic report concluded that the noise emission from the proposed mechanical plant and equipment are predicted to comply with the requirements of the following original consent conditions:
  - C.7 - Acoustic Certification of Mechanical Plant & Equipment
  - I.3 - Noise Control
  - I.4 - Noise from mechanical plant and equipment

Council's Environmental Health Officer has reviewed the submitted acoustic report and has no objection to the report's recommendations.

- d. The proposed addition of new balcony and enlargement of existing windows to the Halse Rogers Building are facing internally to the proposed landscaped courtyard. These proposed modifications will have no privacy impacts.

*C6 requires the retention of public domain views and C7 requires the provision of view sharing.*

Assessment:

The proposed modifications will not impact on any significant view from the public domain or private properties.

### **16.2.3 Part F2.4: Heritage Conservation**

The proposed modifications will not impact upon the heritage significance of the subject heritage item. Council's Heritage Officer has no objection to the proposed modifications.

### **16.2.4 Chapter F2.5: Open Spaces**

The proposed modifications will not impact upon the existing playground, sports fields or open space of the school and is considered to be acceptable in this regard.

### **16.2.5 Part F2.6: Traffic, Parking and Access**

C7 requires compliance with the parking generation rates in Chapter E1. C8 requires provision for emergency access.

The approved development has been considered to be acceptable in terms of traffic and parking. The proposed modifications will not increase the floor area of the approved new building and the applicant does not seek to increase the maximum numbers of staff, pupils and boarders. The proposed modifications will have no impacts in this regard.

### **16.2.6 Part F2.8: Community Use**

The approved development and proposed modifications do not involve any community use, and therefore, this part of the Chapter is not relevant.

### **16.2.7 Conclusion**

The proposed modifications are acceptable with regard to the objectives and controls in Chapter F2 of the Woollahra DCP 2015.

## **17. DRAFT AMENDMENTS TO POLICIES AND PLANS**

### **17.1. DRAFT SEPP (COASTAL MANAGEMENT) 2016**

The provisions of this draft planning instrument that are relevant to the subject application involve managing development in the coastal zone and protecting the environmental assets of the coast.

The subject site is outside of the coastal zone and therefore the Draft SEPP is not applicable.

## **18. APPLICABLE ACTS/REGULATIONS**

None applicable.

## **19. THE LIKELY IMPACTS OF THE PROPOSAL**

All likely impacts have been addressed elsewhere in the report, or are considered to be satisfactory and not warrant further consideration.

## **20. THE PUBLIC INTEREST**

The proposal is considered to be in the public interest.

## **21. DISCLOSURE STATEMENTS**

There have been no disclosure statements regarding political donations or gifts made to any Councillor or to any council employee associated with this application by the applicant or any person who made a submission.

## **22. RECOMMENDATION: PURSUANT TO SECTION 96 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**



THAT the Sydney Central Planning Panel, as the consent authority, modify development consent to DA 507/2016/1 for demolition of the existing Margaret Bailey building & the construction of a new 4 storey, English Centre building on land at 188 New South Head Road EDGECLIFF (Lot 81 DP217078, Lot 1 DP225312, Lot 9 DP5444, Lot 10 DP5444, Lot 1 DP68900, Lot 1 DP69838, Lot 1 DP224844, Lot 1 DP723473, Lots 1 and 2 DP183645, Lot 1 DP74398), 37 Darling Point Road DARLING POINT (Lot A DP108600), 43 Darling Point Road DARLING POINT (Lot 4 DP5444), subject to the following:

**The following condition is added:**

#### **A.5 Approved Amended (s96) Plans and supporting documents**

Those acting upon or under this amended consent must carry out all work and maintain the use and works in accordance with the approved plans and supporting documents listed in the original consent, as amended by the amended architectural approved plans to which is affixed a Council stamp “Approved” and supporting documents as submitted by the Applicant listed below otherwise than modified by further condition(s). Where the plans relate to amendments, alterations or additions only those works shown in colour or highlighted are approved.

<b>Reference</b>	<b>Description</b>	<b>Author/Drawn</b>	<b>Date(s)</b>
20161359.2/1705A/R2/HP (Rev 2)	Acoustic Report – Margaret Bailey Building, Ascham School: Mechanical Noise Emission Assessment	Acoustic Logic	17/5/2017
AR-A-XX-03 (Issue F)	Proposed Site Plan	All by BVN	24/7/2017
AR-A-XX-04 (Issue E)	Proposed External Finishes		24/7/2017
AR-B-02-01 (Issue H)	Proposed Ground Floor Plan		24/7/2017
AR-B-03-01 (Issue H)	Proposed Level 01 Floor Plan		24/7/2017
AR-B-04-01 (Issue H)	Proposed Level 02 Floor Plan		24/7/2017
AR-B-05-01 (Issue H)	Proposed Level 03 Floor Plan		24/7/2017
AR-B-06-01 (Issue H)	Proposed Roof Plan		24/7/2017
AR-C-XX-01 (Issue H)	Elevations Sheet 01		24/7/2017
AR-D-XX-01 (Issue I)	Sections		24/7/2017
AR-D-XX-10 (Issue A)	Detail Section		18/8/2017
L-100 (Rev G)	Landscape General Arrangement + Surface Finishes Plan	OCULUS	26/7/2017
L-200 (Rev F)	Detail Levels + Set Out Plan	OCULUS	26/7/2017
L-201 (Rev D)	Set Out Plan	OCULUS	26/7/2017
L-300 (Rev F)	Planning Plan	OCULUS	26/7/2017

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

Standard Condition: A6 (Autotext AA6)

## **ANNEXURES**

1. Plans and elevations
2. Referral Response – Heritage
3. Referral Response – Environmental Health