

REFERRAL RESPONSE – DEVELOPMENT ENGINEERING

FILE NO: Development Applications/ 433/2021/1
ADDRESS: 188 New South Head Road EDGECLIFF 2027
PROPOSAL: Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone
FROM: Mr R Lam
TO: Mrs L Holbert

1. ISSUES

- None
- Please refer to comments and conditions from Council's Traffic Engineer separately

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, prepared by Urbis, dated September 2021.
- Architectural Plans, prepared by BVN Architecture Pty Ltd, project numbered 1911025, dated 11/06/2021.
- Survey Plan, prepared by Rygate & Company Pty Ltd, referenced 76389-Rev L, dated 29/07/2020.
- Stormwater Disposal Concept Plan, referenced 301350266-Rev C, prepared by Stantec Australia P/L, dated 1 June 2021.
- Geotechnical Report, prepared by Martens & Associates Pty Ltd, referenced P2108194JR02V02, dated May 2021.

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 stormwater plan that an OSD system of 120m² will be constructed as part of this application. Stormwater runoff from the development site will be discharged to the existing point of discharge in New South Head Road by gravity. Besides, it is further noted that the applicant has addressed the stormwater quality requirements and that proposal meets the water quality targets.

Council's Infrastructure & Sustainability 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

Council's Drainage Engineer has determined that the development proposal is generally satisfactory and no flood specific conditions are required.

c. Impacts on Council Infrastructure comments

It is noted from the submitted architectural plans that the hinged doors for the new fire hydrant & Sprinkler booster cupboard will be swung open onto Council's property which is not supported. Condition will be imposed for the removal for these doors or be replaced with a roller door.

d. Traffic comments

Refer to comment and condition(s) from Council's Traffic Engineer separately

e. Vehicle Access & Accommodation comments

Not relevant

f. Geotechnical, Hydrogeological and/or Structural comments

A Geotechnical Report by martens consulting engineers, referenced P2108194JR02V02, dated May 2021, has been submitted in support of the application. The proposal involves excavation depth of 0.4m in the South to a maximum depth of 3.7m in the North.

The report identified that the subsurface conditions as:

- a) Fill comprising silty sand to a maximum depth of 0.9m*
- b) Depth of natural sand with various density from a depth beneath the fill to a depth of 7.5m*
- c) Sandstone bedrock was not 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.*

Council's Infrastructure and Sustainability 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)
301350266-Rev C	Stormwater Report	Stantec Australia P/L	1 June 2021
P2108194JR02V02	Geotechnical Report	Martens Consulting Engineers	May 2021

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.4 Modification of Details of the Development (section 4.17(1)(g) of the Act)

The approved plans and the Construction Certificate plans and specification, required to be submitted to the Certifying Authority pursuant to clause 139 of the *Regulation*, must detail the following amendments:

- a) The hinged doors for the new fire hydrant & Sprinkler booster cupboard shall not be swung open onto Council's property. They must either be removed or replaced with a roller door.

Note: The effect of this condition is that it requires design changes and/or further information to be provided with the Construction Certificate drawings and specifications to address specific issues identified during assessment under section 4.15 of the *Act*.

Note: Clause 146 of the *Regulation* prohibits the issue of any Construction Certificate subject to this condition unless the Certifying Authority is satisfied that the condition has been complied with.

Note: Clause 145 of the *Regulation* prohibits the issue of any Construction Certificate that is inconsistent with this consent.

Standard Condition: C4 (Autotext CC4)

C.5 Security Deposits

Property Damage Security Deposit (\$138)	\$213,560	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.51 Stormwater Management Plan

The *Construction Certificate* plans and specifications, required by Clause 139 of the *Regulation*, must include a *Stormwater Management Plan* for the site. The *Stormwater Management Plan* must detail:

- a) General design in accordance with stormwater management report, referenced 301350266-SWMP_001-Rev C, prepared by Stantec Australia P/L, dated 1 June 2021, other than amended by this and other conditions,
- b) The discharge of stormwater from the proposed OSD system shall be made, by direct connection, to the TfNSW's underground drainage system in New South Head Road by gravity;
- c) The installation of on-site detention (OSD) system with minimum storage capacity of 120m³. Stormwater runoff from the development site shall be directed to the proposed OSD system;
- d) The installation of stormwater quality treatment system to satisfy the water quality targets that are stipulated in Chapter E2.2.3 of Council's DCP. This includes but not limited to the installation of 6 x 690 PSORB StormFilter Cartridges and 5 x Enviropod by Ocean Protect;
- e) The installation of minimum 65m² raingardens for stormwater quality controls;
- f) Compliance the objectives and performance requirements of the BCA;
- g) General compliance with the Council's Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.

OSR Requirements

The minimum (OSD) Site Storage Requirements ("SSR") and the Peak Site Discharge ("PSD") from the site must be 120m³ and 204l/s.

The *Stormwater Management Plan* must also include the following specific requirements:

Layout plan

A detailed drainage plan at a scale of 1:100 based on drainage calculations prepared in accordance with the Institute of Engineers Australia publication, *Australian Rainfall and Run-off*, 1987 edition or most current version thereof. It must include:

- a) All pipe layouts, dimensions, grades, lengths and material specification,
- b) Location of proposed rainwater tanks,
- c) All invert levels reduced to Australian Height Datum (AHD),
- d) Location and dimensions of all drainage pits,
- e) Point and method of connection to Councils drainage infrastructure, and
- f) Overland flow paths over impervious areas.

On-site Detention (OSD) details:

- a) Any potential conflict between existing and proposed trees and vegetation,
- b) Internal dimensions and volume of the proposed detention storage,
- c) Diameter of the outlet to the proposed detention storage basin,

- d) Plans, elevations and sections showing the detention storage basin invert level, centre-line level of outlet, top water level, finished surface level and adjacent structures,
- e) Details of access and maintenance facilities,
- f) Construction and structural details of all tanks and pits and/or manufacturer's specifications for proprietary products,
- g) Details of the emergency overland flow-path (to an approved Council drainage point) in the event of a blockage to the on-site detention system,
- h) Non-removable fixing details for orifice plates where used,

Note: This Condition is imposed to ensure that site stormwater is disposed of in a controlled and sustainable manner.

Note: The collection, storage and use of rainwater is to be in accordance with *Standards Australia HB230-2008 "Rainwater Tank Design and Installation Handbook"*.
Standard Condition: C.51 (Autotext CC51)

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

D.6 Adjoining buildings founded on loose foundation materials

D.14 Erosion and Sediment Controls – Installation

E. Conditions which must be satisfied during any development work

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.15 Erosion and Sediment Controls – Maintenance

E.17 Disposal of Site Water during Construction

E.20 Check Surveys - boundary location, building location, building height, stormwater drainage system and flood protection measures relative to Australian Height Datum

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))

H.20 Positive Covenant and Works-As-Executed Certification of Stormwater Systems

Prior to issue of any Occupation Certificate, stormwater drainage works are to be certified by a professional engineer with works-as-executed drawings prepared by a registered surveyor and submitted for approval by the Principal Certifying Authority detailing:

- a) compliance with conditions of development consent relating to stormwater,
- b) the structural adequacy of the on-site detention system (OSD),
- c) that the works and detention storage volume have been constructed in accordance with the approved construction stormwater management plans,
- d) that the stormwater quality measures have been constructed in accordance with the approved construction stormwater management plans,
- e) pipe invert levels and surface levels to Australian Height Datum, and
- f) contours indicating the direction in which water will flow over land should the capacity of the pit be exceeded in a storm event exceeding design limits.

A positive covenant pursuant to section 88E of the *Conveyancing Act 1919* must be created on the title of the subject property, providing for the indemnification of Council from any claims or actions and for the on-going maintenance of the on-site-detention system and/or absorption trenches, including any pumps and sumps incorporated in the development. The wording of the Instrument must be in accordance with Council's standard format and the Instrument must be registered with the NSW Land Registry Services.

Note: The required wording of the Instrument can be downloaded from Council's website www.woollahra.nsw.gov.au. The PC must supply a copy of the WAE plans to Council together with the Final Occupation Certificate.

Note: The Final Occupation Certificate must not be issued until this condition has been satisfied.
Standard Condition: H20 (Autotext HH20)

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

I.29 Ongoing Maintenance of the On-Site-Detention System

The owner(s) must in accordance with this condition and any positive covenant:

- a) Permit stormwater to be temporarily detained by the system.
- b) Keep the system clean and free of silt rubbish and debris.
- c) Maintain renew and repair as reasonably required from time to time the whole or part of the system so that it functions in a safe and efficient manner and in doing so complete the same within the time and in the manner reasonably specified in written notice issued by Council.
- d) Carry out the matters referred to in paragraphs (b) and (c) at the owner's expense.
- e) Not make any alterations to the system or elements thereof without prior consent in writing of the Council and not interfere with the system or by its act or omission cause it to be interfered with so that it does not function or operate properly.
- f) Permit Council or its authorised agents from time to time upon giving reasonable notice (but at any time and without notice in the case of an emergency) to enter

and inspect the land with regard to compliance with the requirements of this covenant.

- g) Comply with the terms of any written notice issued by Council in respect to the requirements of this clause within the time reasonably stated in the notice.
- h) Where the owner fails to comply with the owner's obligations under this covenant, permit Council or its agents at all times and on reasonable notice at the owner's cost to enter the land with equipment, machinery or otherwise to carry out the works required by those obligations.
- i) Indemnify the Council against all claims or actions and costs arising from those claims or actions which Council may suffer or incur in respect of the system and caused by an act or omission by the owners in respect of the owner's obligations under this condition.

Note: This condition has been imposed to ensure that owners are aware of require maintenance requirements for their stormwater systems.

Note: This condition is supplementary to the owner(s) obligations and Council's rights under any positive covenant.

Standard Condition: I29

J. Miscellaneous Conditions

Nil

K. Advisings

Nil

Memorandum – Traffic

Date 10 February, 2022

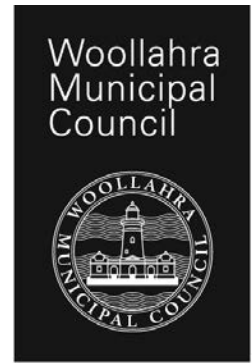
File No. Development Applications: 433/2021/1

To Mrs L Holbert

CC Mr R Lam

From Ms E Fang & Mr E Andari

Address **188, 208 & 210 NEW SOUTH HEAD ROAD & 37, 43 & 45 DARLING POINT ROAD EDGECLIFF 2027**



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I refer to the memo from the Planning Department dated 12 October 2021 requesting comments in relation to the above.

Traffic Engineering has reviewed:

1. Statement of Environmental Effects, referenced Project Code P0030564, prepared by Urbis Pty Ltd, dated September 2021;
2. Traffic and Parking Assessment Report, Final, referenced Job No.280586, prepared by ARUP, dated 27 July 2021;
3. Green Travel Plan Report, Final, referenced Job No.280586-00, prepared by ARUP, dated 20 June 2021;
4. Operational Transport Management Plan, Final, referenced Job No.280586-00, prepared by ARUP, dated 9 July 2021;
5. Preliminary Construction Traffic Management Plan, Final, referenced Job No.280586-00, prepared by ARUP, dated 24 June 2021;
6. Referral Response from TfNSW, referenced SYD21/01253, prepared by TfNSW, dated 1 November 2021;
7. Architectural Plans, Issue 4, referenced Project No.1911025, prepared by BVN Architects, dated 11 June 2021, including:

SHEET NUMBER	SHEET NAME	INFORMATION TYPE
A-XX-01	COVER SHEET	A - INTRODUCTORY
A-XX-02	SITE PLAN	A - INTRODUCTORY
A-XX-03	PROPOSED EXTERNAL FINISHES	A - INTRODUCTORY
B-00-01	FLOOR PLAN LOWER GROUND	B - PLANS
B-00-02	FLOOR PLAN GROUND	B - PLANS
B-01-03	FLOOR PLAN LEVEL 01	B - PLANS
B-02-04	FLOOR PLAN LEVEL 02	B - PLANS
B-03-05	ROOF PLAN	B - PLANS
C-FH-01	ELEVATIONS - FIONA HERITAGE	C - ELEVATIONS
C-FW-01	ELEVATIONS - FIONA WING	C - ELEVATIONS
C-NF-01	ELEVATIONS - NEW FIONA HALL	C - ELEVATIONS
D-FH-01	SECTIONS - FIONA HERITAGE	D - SECTIONS
D-FW-01	SECTIONS - FIONA WING	D - SECTIONS
D-NF-01	SECTIONS - NEW FIONA HALL	D - SECTIONS
R-XX-01	SHADOW DIAGRAM PROPOSED 01	R - MISCELLANEOUS
R-XX-02	SHADOW DIAGRAMS COMPARISON 02	R - MISCELLANEOUS
R-XX-03	SHADOW DIAGRAMS COMPARISON 03	R - MISCELLANEOUS
U-XX-01	DEMO PLAN - LOWER GROUND	U - DEMOLITION PLANS
U-XX-02	DEMO PLAN - GROUND	U - DEMOLITION PLANS
U-XX-03	DEMO PLAN - LEVEL 1	U - DEMOLITION PLANS
U-XX-04	DEMO PLAN - LEVEL 2	U - DEMOLITION PLANS
U-XX-05	DEMO ELEVATIONS	U - DEMOLITION PLANS

Proposal

Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone

COMMENTS

Parking Provision & Green Travel Plan

Table 1: Additional Car Parking Provision

Non-Residential Component	Quantity	DCP Minimum Requirement	DCP Minimum Required Parking
Educational Establishment	468.4m ²	1 per 100m ² GFA	4.7 (5)
Accessible Parking	4 car spaces	1 per 50 car spaces	0
Total Minimum Required			5

Table 2: Additional Bicycle and Motorbike Parking Provision

BICYCLE			
	Quantity	DCP Minimum Requirement	DCP Minimum Required Parking
Non-Residential Employees	-	1 per 10 staff	-
Non-Residential Visitors	-	1 per 20 students	-
Total			0
MOTORBIKE			
	Quantity	DCP Minimum Requirement	DCP Minimum Required Parking
Car Spaces	5	1 per 10 car spaces	0.5 (1)
Total			1

Traffic Section has undertaken assessment on the on-site parking requirement in accordance with Council's *DCP 2015 Chapter E1 Parking*. It is noted that the incorporation of 208 & 210 New South Head Road will add 468.4m² of GFA to the existing campus, which generates additional parking demand by five (5) car parking spaces, as per Council's DCP. Additional parking demand for accessible parking and motorcycle parking are calculated to be negligible. It is also noted that the proposal does not result in any increase to the existing student/staff numbers or capacity above the approved cap under DA550/2013, therefore no additional provision for bicycle parking is required.

Reference is also made to previous developments on the subject site, including Duntrim Development and Margaret Bailey Development, as shown in Table 3. It is noted that on-site parking provision for Duntrim Building exceeds the minimum requirement by 20 car parking spaces, however Margaret Bailey Development generates a shortfall of 60 car parking spaces, which results in a total

undersupply of 40 spaces. The proposal under this DA requires a further removal of 6 parking spaces, which creates a total shortfall of 51 car parking spaces.

Table 2: On-site Parking Condition

	Required Parking (Additional)	Proposed Parking	Shortfall
Approved Developments			
Duntrim	17	37	-20
Margaret Bailey	213	153	60
Proposed Development			
Fiona	5	-6	11
Total			51

It is understood a Green Travel Plan (GTP) is developed to facilitate alternative transport modes. Council's Traffic Engineers generally support the proposed measures and the targets set in the GTP and. Should the targets be achieved, it appears that staff parking will be decreased from 168 (254 current staff number x 66% car driver) to 114 (254 staff number x 45% targeted share of driving), which should address the parking shortfall. It should however be noted that travel data for this plan are from School Travel Survey dated in 2013, which may not reflect the current situation and does not account for the impact of COVID pandemic.

Furthermore, it is noted that on-site parking is available for staff on an allocated or balloted basis. Concerns are raised on the shortfall of on-site parking and the pressure imposed on kerbside parking in the surrounding road network. A quantifiable analysis with more recent data with consideration of work from home arrangement and staff preference on travel mode under pandemic should be submitted for further assessment.

Pick-up/Drop-off

It is noted the proposal includes a reconfiguration of pick-up/drop-off at the main entrance on New South Head Road. It is also noted an Operational Transport Management Plan (OTMP) is developed for the redevelopment of Fiona Building, which is consistent with the wider Ascham School Operational Transport Management Plan developed in 2014.

It is understood that students are prohibited from driving to school and that pick-up/drop-off within the site are only for Junior School and Preparatory School students during peak traffic levels, where the main entrance carline (at New South Head Road) are mainly for Junior students. The proposed reconfiguration of pick-up/drop-off carline would increase the queuing capacity by three (3) vehicles, however it should be noted that Council constantly receives complaints from the local community regarding traffic near New South Head Road entrance during peak school hours. Whilst queuing beyond the entry point is prohibited, as per the OTMP requirements, spillback often occurs and impedes the traffic flow on New South Head Road. It is unclear if the additional 3 spaces are sufficient for the accessing vehicles, or if the decreased egressing area can accommodate vehicles waiting to enter New South Head Road without blocking the carline.

It should also be noted that, whilst the GTP sets targets to encourage older girls to use public transport, the survey data is from 2013 and does not account for the impact on travel pattern/preference from COVID pandemic. It is also unclear, as per the recent Fiona Car Line Information dated 28 January

2021, the size of the Walkers Group, where students are escorted to the Edgecliff Centre and wait to be picked up.

Therefore, a more quantifiable analysis should be submitted regarding the pick-up/drop-off operation demonstrating:

- 1) Average pick-up/drop-off time per vehicle in the carline;
- 2) Travel mode split during Covid pandemic;
- 3) Size of Walkers Group to the Edgecliff Station;
- 4) Number of waiting spaces needed to prevent approaching queue spillback onto New South Head Road;
- 5) Number of waiting spaces needed to prevent egressing queue blocking the carline.

Construction Traffic Management Plan

CTMP has been reviewed in accordance with Council's application criteria, amendment are required regarding the following issues:

- 1) Hours of work: detail that when demolition, excavation and construction works are to be undertaken on school days, all vehicular movements associated with this work shall only be undertaken between the hours of 9.30am and 2.30pm, in order to minimise disruption to the traffic network during school pick up and drop off times;
- 2) Accommodation of trucks: if trucks are to be accommodated on the site, provide a scaled drawing showing where the construction vehicles will stand;
- 3) Vehicle Routes: Detail the vehicles routes that SRV/MRV will use (if different) approaching and leaving the site from different directions

Please note that this is a preliminary assessment, should the development be approved, an application for Construction Management Plan is to be lodged with Council providing more detailed information, including swept path analysis (detailed to lanes) accessing and egressing the site, traffic control plans, number, frequency and size of construction vehicles, etc.

Referral from TfNSW/STA

It is noted that TfNSW and STA do not raise objections to the proposed development, subject to conditions. Conditions are noted and will be incorporated, should all traffic issues be resolved.

RECOMMENDATION

Council's Traffic Engineer has reviewed the application and recommend that the development not be supported at this stage until the following issues are addressed:

1. Parking Provision –
 - 1) A total shortfall of 51 spaces for on-site parking provision;
 - 2) A revised GTP using more recent data with consideration of work from home arrangement and staff preference on travel mode under pandemic be submitted for further assessment;

2. Pick-up/Drop-off – a more quantifiable analysis should be submitted regarding the pick-up/drop-off operation demonstrating:
 - Average pick-up/drop-off time per vehicle in the carline;
 - Travel mode split during Covid pandemic;
 - Size of Walkers Group to the Edgecliff Station;
 - Number of waiting spaces needed to prevent approaching queue spillback onto New South Head Road;
 - Number of waiting spaces needed to prevent egressing queue blocking the carline.
3. Construction Traffic Management Plan – A revised CTMP be provided containing additional information as per required in the report.

Memorandum – Traffic

Date 20 April, 2022

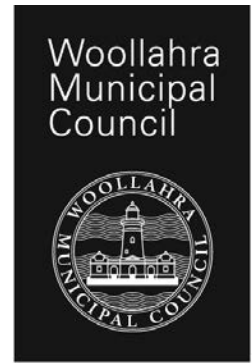
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I refer to the memo from the Planning Department dated 5 April 2022 requesting comments in relation to the above.

Traffic Engineering has reviewed:

1. Amended Traffic and Parking Assessment Report, Rev.6, referenced Job No.280586, prepared by ARUP, dated 4 April 2022;
2. Amended Green Travel Plan Report, Rev.4, referenced Job No.280586-00, prepared by ARUP, dated 23 March 2022.

Proposal

Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone

COMMENTS

Parking Provision & Green Travel Plan

Table 1: Additional Car Parking Provision

Non-Residential Component	Quantity	DCP Minimum Requirement	DCP Minimum Required Parking
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Educational Establishment	468.4m ²	1 per 100m ² GFA	4.7 (5)
Accessible Parking	4 car spaces	1 per 50 car spaces	0
Total Minimum Required			5

Table 2: Additional Bicycle and Motorbike Parking Provision

BICYCLE			
	Quantity	DCP Minimum Requirement	DCP Minimum Required Parking
Non-Residential Employees	-	1 per 10 staff	-
Non-Residential Visitors	-	1 per 20 students	-
Total			0
MOTORBIKE			
	Quantity	DCP Minimum Requirement	DCP Minimum Required Parking
Car Spaces	5	1 per 10 car spaces	0.5 (1)
Total			1

On-site parking provision has been assessed in accordance with Council's *DCP 2015 Chapter E1 Parking*. It is noted that the proposed incorporation of 208 & 210 New South Head Road will add 468.4m² of GFA to the existing campus, which will generate an increased parking demand of five (5) spaces, as per Council's DCP. It is however acknowledged that student/staff number will remain status quo, therefore no additional parking demand will be created.

It is also noted that six (6) existing parking will be removed to accommodate the realignment of pick-up/drop-off. Traffic survey data in 2016 was used to illustrate post-pandemic commuting conditions and on-site inspection in 2021 was undertaken to capture changes of travel pattern during COVID situations, which is deemed reasonable. The proposed measures and the targets set in the GTP are considered acceptable. Should the targets be achieved, staff parking will be decreased from 168 (254 current staff number x 66% car driver) to 114 (254 staff number x 45% targeted share of driving), which would address the parking shortfall.

Pick-up/Drop-off

It is noted the proposal includes a reconfiguration of pick-up/drop-off at the main entrance on New South Head Road. It is also noted an Operational Transport Management Plan (OTMP) is developed for the redevelopment of Fiona Building, which is consistent with the wider Ascham School Operational Transport Management Plan developed in 2014.

It is understood that students are prohibited from driving to school and that pick-up/drop-off within the site are only for Junior School and Preparatory School students during peak traffic levels, where the main entrance carline (at New South Head Road) are mainly for Junior students. The proposed reconfiguration of pick-up/drop-off carline would introduce additional vehicle loading spaces to allow more pick-up/drop-off simultaneously and increase the available queuing space, which will

reduce the operational time for pick-up/drop-off and therefore reduce the potential queue spillback onto New South Head Road. This is considered acceptable. Conditions will be imposed to ensure compliance with OTMP that queuing is not to occur beyond the entry point.

Referral from TfNSW/STA

It is noted that TfNSW and STA do not raise objections to the proposed development, subject to conditions. Conditions are noted and will be incorporated, should all traffic issues be resolved.

RECOMMENDATION

Should this development be approved, it is recommended that the following modifications to the original conditions be included:

A. General Conditions

A.5 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)
280586	Amended Traffic and Parking Assessment Report, Rev.6	ARUP	4 April 2022
280586-00	Amended Green Travel Plan Report, Rev.4	ARUP	23 March 2022
280586-00	Operational Transport Management Plan	ARUP	9 July 2021

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*.)

A.14 General Terms of Approval – Roads Act 1993 (TfNSW - Classified Roads)

The following general terms of approval have been imposed by Transport for NSW (TfNSW) in relation to classified roads.

1. All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property unlimited in height or depth along the New South Head Road boundary.
2. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on the New South Head Road.
3. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on the New South Head Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

Note: These conditions have not been imposed by Council but are required to be incorporate as conditions of development consent. Where there is any inconsistency between these general terms of approval and other conditions of this consent the more onerous requirement prevails.

Note: In relation to local roads (not classified roads) development is not integrated development in respect of consent required under section 138 of the Roads Act 1993 if, in order for the development to be carried out, it requires the development consent of Council and Roads Act Approval of Council. Separate Council approval is required for all works within the road as defined by the Roads Act 1993 including works:

- erect a structure or carry out a work in, on or over a public road, or
- dig up or disturb the surface of a public road, or
- remove or interfere with a structure, work or tree on a public road, or
- pump water into a public road from any land adjoining the road, or
- connect a road (whether public or private) to a classified road

Standard Condition: A14 (Autotext AA14)

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

D.9 Construction Management Plan

D.10 Works (Construction) Zone – Approval & Implementation

E. Conditions which must be satisfied during any development work

E.3 Compliance with Construction Management Plan

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

I.21 Provision of Off-Street Parking

The owner and occupier, in compliance with AS2890.3:2015 Parking Facilities - Bicycle Parking Facilities, and AS/NZS 2890.1:2004: Parking Facilities - Off-Street Car Parking, must maintain unimpeded public access to off-street parking as follows:

Use		Number of spaces
Car parking	Front Driveway Fiona Redevelopment Carpark	44
	Fiona Building	5
	Total	49

This condition has been imposed to ensure adequate on-site parking is maintained.

I.31 Operation in Accordance with Traffic Management Plans (Special Condition)

- a) The operation and management of the premises shall be in accordance with the approved Operational Transport Management Plan and Green Travel Plan;
- b) The OPTM and GTP cannot be altered without the written consent of Council;
- c) Monitoring annual reports would be required for a minimum of 5 years post occupation.

Standard Condition: I15 (Autotext: II15)

Memorandum – Traffic

Date 20 April, 2022

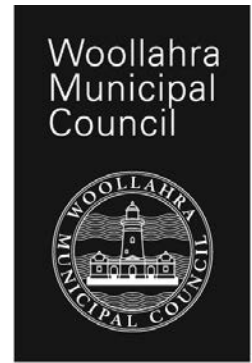
File No. Development Applications: 433/2021/1

To Mrs L Holbert

CC Mr R Lam

From Ms E Fang

Address 188, 208 & 210 NEW SOUTH HEAD ROAD & 37, 43 & 45 DARLING POINT ROAD EDGECLIFF 2027



ABN 32 218 483 245

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 5 April 2022 requesting comments in relation to the above.

Traffic Engineering has reviewed:

1. Amended Traffic and Parking Assessment Report, Rev.6, referenced Job No.280586, prepared by ARUP, dated 4 April 2022;
2. Amended Green Travel Plan Report, Rev.4, referenced Job No.280586-00, prepared by ARUP, dated 23 March 2022.

Proposal

Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone

COMMENTS

Parking Provision & Green Travel Plan

Table 1: Additional Car Parking Provision

Non-Residential Component	Quantity	DCP Minimum Requirement	DCP Minimum Required Parking
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Educational Establishment	468.4m ²	1 per 100m ² GFA	4.7 (5)
Accessible Parking	4 car spaces	1 per 50 car spaces	0
Total Minimum Required			5

Table 2: Additional Bicycle and Motorbike Parking Provision

BICYCLE			
	Quantity	DCP Minimum Requirement	DCP Minimum Required Parking
Non-Residential Employees	-	1 per 10 staff	-
Non-Residential Visitors	-	1 per 20 students	-
Total			0
MOTORBIKE			
	Quantity	DCP Minimum Requirement	DCP Minimum Required Parking
Car Spaces	5	1 per 10 car spaces	0.5 (1)
Total			1

On-site parking provision has been assessed in accordance with Council's *DCP 2015 Chapter E1 Parking*. It is noted that the proposed incorporation of 208 & 210 New South Head Road will add 468.4m² of GFA to the existing campus, which will generate an increased parking demand of five (5) spaces, as per Council's DCP. It is however acknowledged that student/staff number will remain status quo, therefore no additional parking demand will be created.

It is also noted that six (6) existing parking will be removed to accommodate the realignment of pick-up/drop-off. Traffic survey data in 2016 was used to illustrate post-pandemic commuting conditions and on-site inspection in 2021 was undertaken to capture changes of travel pattern during COVID situations, which is deemed reasonable. The proposed measures and the targets set in the GTP are considered acceptable. Should the targets be achieved, staff parking will be decreased from 168 (254 current staff number x 66% car driver) to 114 (254 staff number x 45% targeted share of driving), which would address the parking shortfall.

Pick-up/Drop-off

It is noted the proposal includes a reconfiguration of pick-up/drop-off at the main entrance on New South Head Road. It is also noted an Operational Transport Management Plan (OTMP) is developed for the redevelopment of Fiona Building, which is consistent with the wider Ascham School Operational Transport Management Plan developed in 2014.

It is understood that students are prohibited from driving to school and that pick-up/drop-off within the site are only for Junior School and Preparatory School students during peak traffic levels, where the main entrance carline (at New South Head Road) are mainly for Junior students. The proposed reconfiguration of pick-up/drop-off carline would introduce additional vehicle loading spaces to allow more pick-up/drop-off simultaneously and increase the available queuing space, which will

reduce the operational time for pick-up/drop-off and therefore reduce the potential queue spillback onto New South Head Road. This is considered acceptable. Conditions will be imposed to ensure compliance with OTMP that queuing is not to occur beyond the entry point.

Referral from TfNSW/STA

It is noted that TfNSW and STA do not raise objections to the proposed development, subject to conditions. Conditions are noted and will be incorporated, should all traffic issues be resolved.

RECOMMENDATION

Should this development be approved, it is recommended that the following modifications to the original conditions be included:

A. General Conditions

A.5 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)
280586	Amended Traffic and Parking Assessment Report, Rev.6	ARUP	4 April 2022
280586-00	Amended Green Travel Plan Report, Rev.4	ARUP	23 March 2022
280586-00	Operational Transport Management Plan	ARUP	9 July 2021

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*.)

A.14 General Terms of Approval – Roads Act 1993 (TfNSW - Classified Roads)

The following general terms of approval have been imposed by Transport for NSW (TfNSW) in relation to classified roads.

1. All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property unlimited in height or depth along the New South Head Road boundary.
2. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on the New South Head Road.
3. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on the New South Head Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

Note: These conditions have not been imposed by Council but are required to be incorporate as conditions of development consent. Where there is any inconsistency between these general terms of approval and other conditions of this consent the more onerous requirement prevails.

Note: In relation to local roads (not classified roads) development is not integrated development in respect of consent required under section 138 of the Roads Act 1993 if, in order for the development to be carried out, it requires the development consent of Council and Roads Act Approval of Council. Separate Council approval is required for all works within the road as defined by the Roads Act 1993 including works:

- erect a structure or carry out a work in, on or over a public road, or
- dig up or disturb the surface of a public road, or
- remove or interfere with a structure, work or tree on a public road, or
- pump water into a public road from any land adjoining the road, or
- connect a road (whether public or private) to a classified road

Standard Condition: A14 (Autotext AA14)

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

D.9 Construction Management Plan

D.10 Works (Construction) Zone – Approval & Implementation

E. Conditions which must be satisfied during any development work

E.3 Compliance with Construction Management Plan

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

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- a) The operation and management of the premises shall be in accordance with the approved Operational Transport Management Plan and Green Travel Plan;
- b) The OPTM and GTP cannot be altered without the written consent of Council;
- c) Monitoring annual reports would be required for a minimum of 5 years post occupation.

Standard Condition: II15 (Autotext: II15)

REFERRAL RESPONSE – TREES & LANDSCAPING

FILE NO: DA 433/2021/1

ADDRESS: 188 New South Head Road EDGECLIFF 2027

PROPOSAL: Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone

FROM: Gorka Ojeda - Trees & Landscape Officer

TO: Mrs L Holbert

I refer to the following documents received for this report:

- Statement of Environmental Effects, prepared by Urbis, dated Sept 2021
- Survey Plan Reference No. 76389 Revision L, drafted by Rygate Surveyors, dated 29/07/2020
- Architectural Drawing Set by BVN - Ascham Fiona Development - 188 New South Head Rd, Edgecliff - Project No. 1911025 - Issue 4 for DA - Dated 11/06/2021
- Stormwater Management Report Ref 301350266, drawn by Stantec Australia Pty Ltd, dated 1 June 2021
- Arboricultural Impact Assessment Report, prepared by Arborsafe, dated 8/7/2021
- Landscape Plan No. s 21009_DA1 to 21009_DA13 Rev. 05, designed by Aspect Studios, dated 29/06/2021

A site inspection was carried out on 10/01/2022.

Relevant Control:

- Woollahra Local Environment Plan 2014
- Woollahra Development Control Plan 2015
- Significant Tree Register 1991 Volume 1 Significant Trees Under Private Ownership, Volume 2 Significant Trees Under Private Ownership, Volume 3 Significant Trees, Volume 4 Significant Trees in Public Parks
- 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

The proposal requires the removal of fourteen (14) trees (including 4 exempt trees) located within the development footprint. The trees are of low-moderate retention value and their removal is supported.

A comprehensive Landscape Plan includes enhanced tree replacement with twenty six (26) trees that will overtime provide a significant increase in tree canopy cover.

A Tree Management Plan during construction contains recommendations to ensure the protection of important trees to be retained during construction works .

COMMENTS

Tree removal and landscape plan

The proposal will require the removal of two rows of conifers located within the proposed development footprint, including Trees 37, 38, 39 & 40 adjacent to the carpark (moderate landscape value) and Trees 8, 9, 10, 11, 12 & 223 east of the main vehicle entrance (low landscape value).

Although the trees provide some amenity around the vehicle entry and carpark area the trees are not considered significant and their removal can be offset in the short term by the proposed planting.

The landscape proposal is considerate and well designed and incorporates new usable cantilevered decked areas over the eastern bank side of the property, which are compatible with the retention of existing deep soil and trees along the bank.

Importantly, the Landscape Plan provides an increased canopy cover over the site, stating the following:

*'For each tree removed, a new tree of similar or increased canopy cover is proposed. A total of **68.5m²** of existing tree canopy is proposed to be removed. A mature canopy cover replacement of **325.8m²** is proposed.*

The proposed planting is heavily themed by Australian native species (several locally indigenous) and is considered to offset the proposed loss of vegetation and significantly improve the overall landscape amenity of the area. This is considered an excellent outcome in terms of canopy cover.

Other trees retained

Of special mention is T20 *Ficus macrophylla* Moreton Bay Fig.

The tree is the only specimen remaining of four heritage trees (item 239 in the WLEP) included in the Woollahra Council Register of Significant Trees.

The proposed works are sufficiently offset from the tree and should not provide direct impacts, provided some generic tree protection measures are followed and construction supervised by the project arborist.

One street tree close to the entrance (T224) is unlikely to be directly impacted by the works, however its position close to the access point may expose it to mechanical damage. Conditions are drafted below to protect this tree.

A Thyer Tree Valuation has provided value of \$17,019 for this tree. An amount of \$15000 is recommended as a Tree Damage Security Deposit.

The provided arborist report contains tree protection and pruning advice that should be conditioned in the consent. Ensure the Arborist Report and the Landscape Plan form part of the approved documentation.

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	Height by spread (metres)
T2	<i>Magnolia grandiflora</i> Bullbay Magnolia	As per Landscape Plan	10m x 10m
T3	<i>Grevillea robusta</i> Silky Oak		15m x 15m
T5	<i>Lophostemon confertus</i> . Queensland Box		15m x 15m
T6	<i>Lophostemon confertus</i> . Queensland Box		15m x 15m
T7	<i>Lophostemon confertus</i> . Queensland Box		15m x 15m
T15	<i>Cupressus sempervirens</i> Italian cypress		10m x 10m
T18	<i>Camellia sasanqua</i> Camellia		5m x 10m
T19	<i>Populus sp.</i> Poplar		8m x 6m
T20	<i>Ficus macrophylla</i> Moreton Bay Fig		20-30m x 30m
T23	<i>Jacaranda mimosifolia</i> Jacaranda		15m x 20m
T24	<i>Lophostemon confertus</i> Brushbox		20m x 15m
T25	<i>Celtis sinensis</i> Chinese Hackberry		20m x 15m
T26	<i>Magnolia grandiflora</i> Bullbay Magnolia		15m x 20m
T27	<i>Celtis sinensis</i> Chinese Hackberry		10m x 10m
T30	<i>Celtis sinensis</i> Chinese Hackberry		10m x 10m
T31	<i>Celtis sinensis</i> Chinese Hackberry		15m x 20m
T32	<i>Jacaranda mimosifolia</i> Jacaranda		10m x 15m
T33	<i>Bauhinia variegata</i>		10m x 10m

	(Orchid Tree)		
T41	<i>Toona australis</i> Red Cedar		10m x 15m
T180	<i>Ficus macrophylla</i> Moreton Bay Fig		8m x 5m
T217	<i>Cupressus sempervirens</i> 'Stricta' Pencil Pine		10m x 5m
T218	<i>Cupressus sempervirens</i> 'Stricta' Pencil Pine		10m x 5m
T219	<i>Cupressus sempervirens</i> 'Stricta' Pencil Pine		15m x 5m
T220	<i>Cupressus sempervirens</i> 'Stricta' Pencil Pine		15m x 5m

- Trees on Council Land

Council Ref No.	Species	Location	Dimension (metres)	Tree Value
T224	<i>Lophostemon confertus</i> . Queensland Box	Public footpath east of driveway	15m x 10m	\$15000

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

b) The following trees may be removed:

Council Ref No.	Species	Location	Dimension (metres)
T8	<i>Cupressus sempervirens</i> Italian cypress	As per Landscape Plan	10m x 5m
T9	<i>Cupressus sempervirens</i> Italian cypress		10m x 10m
T10	<i>Cupressus sempervirens</i> Italian cypress		10m x 5m
T11	<i>Cupressus sempervirens</i> Italian cypress		10m x 5m
T12	<i>Cupressus sempervirens</i> Italian cypress		10m x 10m
T13	<i>Cupressocyparis leylandii</i> Leyland Cypress		10m x 5m
T14	<i>Cupressocyparis leylandii</i> Leyland Cypress		10m x 5m
T221	<i>Olea africana</i> African Olive*		4m x 7m
T222	<i>Olea africana</i> African Olive*		4m x 7m
T223	<i>Celtis sinensis</i> Chinese Hackberry		10mx 20m
T37	<i>Cupressus torulosa</i> Bhutan Cypress		15m x 5m
T38	<i>Cupressus torulosa</i> Bhutan Cypress		15m x 5m
T39	<i>Cupressus torulosa</i> Bhutan Cypress		15m x 5m
T40	<i>Cupressus torulosa</i> Bhutan Cypress		15m x 5m

Note: Tree/s to be removed shall appear coloured red on the construction certificate plans.

*This species is exempt from the WMC DCP Chapter E.3 - Tree Management and can be removed without consent.

A.2 Approved Plans and supporting documents

Reference	Description	Author/Drawn	Date(s)
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No's 21009_DA1 to 21009_DA13 Rev. 05	Landscape Plan	Aspect Studios	29/06/2021
21/197543	Arboricultural Impact Assessment Report	Arborsafe	8/7/2021

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

B.1 Establishment of Tree Protection Zone (TPZ) Fence

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	Tree Location	Fence Radius from Centre of Trunk (Metres)
T19	<i>Populus sp.</i> Poplar	As per Landscape Plan	1.5
T20	<i>Ficus macrophylla</i> Moreton Bay Fig		Fencing embankment along the perimeter of the proposed platforms
T23	<i>Jacaranda mimosifolia</i> Jacaranda		
T24	<i>Lophostemon confertus</i> Brushbox		
T25	<i>Celtis sinensis</i> Chinese Hackberry		
T26	<i>Magnolia grandiflora</i> Bullbay Magnolia		
T27	<i>Celtis sinensis</i> Chinese Hackberry		
T30	<i>Celtis sinensis</i> Chinese Hackberry		
T31	<i>Celtis sinensis</i> Chinese Hackberry		
T32	<i>Jacaranda mimosifolia</i> Jacaranda		
T33	<i>Bauhinia variegata</i> (Orchid Tree)		
T41	<i>Toona australis</i> Red Cedar		1.5
T180	<i>Ficus macrophylla</i> Moreton Bay Fig		1.5
T224	<i>Lophostemon confertus.</i> Queensland Box	Public footpath Opposite driveway	1.5

Note: Where this condition relates to street trees and the fence cannot be placed at the specified radius, the fencing shall be positioned so that the entire verge (nature strip) area in front of the subject property, excluding existing driveways, footpaths and bus stops is protected.

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 brought 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
T15	<i>Cupressus sempervirens</i> Italian Cypress
T18	<i>Camellia sasanqua</i> Camellia
T217	<i>Cupressus sempervirens</i> 'Stricta' Pencil Pine
T218	<i>Cupressus sempervirens</i> 'Stricta' Pencil Pine
T219	<i>Cupressus sempervirens</i> 'Stricta' Pencil Pine
T220	<i>Cupressus sempervirens</i> 'Stricta' Pencil Pine

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) 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 this consent.
- g) The site foreman must be made aware of all tree protection requirements associated with these conditions of consent by the project arborist. Any subsequent site personnel and contractors to the site must be made aware of all tree protection requirements by the site foreman.
- 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
	All trees to be retained	Within TPZ	Excavation for piers under arborist supervision. Decking around trees must be constructed providing sufficient clearance to the trunks to allow for future growth

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

B.3 Demolition and Construction Management Plan

The Demolition and Construction Management Plan shall be reviewed and certified by the Project Arborist that appropriate tree protection measures have been accounted for. The Demolition and Construction Management Plan shall be prepared in accordance with all tree protection measures specified within this consent. Considerations by the Project Arborist shall include but not be limited to:

- a) Drawings and method statement showing details and the location of hoarding and scaffold and any pruning required to accommodate the hoarding and scaffolding;
- b) The movement and positioning of heavy machinery, lifting cranes, pier drilling gantry etc;
- c) Site construction access, temporary crossings and movement corridors on the site defined;
- d) Contractors car parking;
- e) Phasing of construction works;
- f) The space needed for all foundation excavations and construction works;
- g) All changes in ground level;
- h) Space for site sheds and other temporary structures such as toilets;
- i) Space for sorting and storing materials (short or long term), spoil and fuel and the mixing of cement and concrete; and
- j) The effects of slope on the movement of potentially harmful liquid spillages towards or into tree protection areas

B.4 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; and
- 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
Demolition of structures within TPZ's	Condition of exposed roots
Excavation within TPZ's	Supervise works. Compliance with tree protection measures
Inspection of pier holes within TPZ's	Piers positioned to avoid the severance of and damage to roots greater than 50mm
Prior to the issue of a Final Occupation Certificate	Supervise the dismantling of tree protection measures and compliance with this consent

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

C.1 Tree Management Plan

The *Construction Certificate* plans and specifications shall show the following information:

- a) Trees to be numbered in accordance with these conditions:
- shaded green where required to be retained and protected
 - shaded red where authorised to be removed
 - shaded yellow where required to be transplanted
 - shaded blue where required to be pruned
- b) References to applicable tree management plan, arborists report or transplant method statement.

This plan shall be kept on site until the issue of the final occupation certificate.

C.2 Payment of Security, Levies and Fees (S80A(6) & S94 of the Act, Section 608 of the Local Government Act 1993)

Description	Amount	Indexed	Council Fee Code
LONG SERVICE LEVY under Building and Construction Industry Long Service Payments Act 1986			
Tree Damage Security Deposit – Making good any damage caused to any public tree as a consequence of the doing of anything to which the consent relates.	\$15,000	No	T114
INSPECTION FEES under section 608 of the Local Government Act 1993			
Tree Inspection Fee	\$200.00	No	T95

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, Chapter E.3 Tree Management 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) The TPZ must be maintained during all development work unless otherwise specified within these conditions of consent.
- c) Decking around trees and other landscape elements must be constructed providing sufficient clearance to the trunks to allow for future growth.
- d) Excavation must cease where tree roots with a diameter exceeding 50mm 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.

- e) 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 2303:2018). The replacement tree shall be planted in a *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)
26 trees of the following species, including at least 5 large trees (15m x 8m): <i>Angophora costata</i> - Smooth-barked Apple <i>Acacia longifolia</i> - Sydney Golden Wattle <i>Acacia suaveolens</i> - Wild Sweet Wattle <i>Backhousia citriodora</i> - Lemon Myrtle <i>Banksia integrifolia</i> - Coast Banksia <i>Banksia serrata</i> - Old Man Banksia <i>Brachychiton acerifolius</i> Illawarra Flame Tree <i>Corymbia gummifera</i> - Red Bloodwood <i>Elaeocarpus reticulatus</i> - Blueberry Ash <i>Eucalyptus haemastoma</i> - Scribbly Gum <i>Tristaniopsis laurina</i> - Water Gum <i>Lagerstroemia</i> 'Twilight Magic' - Crepe Myrtle <i>Magnolia grandiflora</i> - 'Teddy Bear' Magnolia <i>Syzygium australe</i> 'Resilience'	As per Landscape Plan (DWg 21009_DA-2, Rev 5, Aspect Studios)	45L

The project arborist shall document compliance with the above condition.

E.3 Paving in the vicinity of trees

Paving works within the specified radius from the trunks of the following trees shall be constructed in such a way as to ensure that the existing moisture infiltration and gaseous exchange to the tree root system are maintained. When preparing an area for paving within the specified radius the soil surface shall not be skimmed. The new surface shall be established above the former ground level.

Council Ref No.	Species	Location	Radius from centre of trunk (metres)
T20	<i>Ficus macrophylla</i> - Moreton Bay Fig	Southeast	15m

Paving works are to be designed in consultation with a qualified Arborist (minimum qualification of Australian Qualification Framework Level 5 or recognised equivalent) and are to utilise such measures as semiporous material.

The project arborist shall document compliance with the above condition.

E.4 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	Location	Radius from centre of trunk (metres)
	All trees to be retained	Along the eastern embankment	Within the embankment
T20	<i>Ficus macrophylla</i> - Moreton Bay Fig	Southeast	15m

The project arborist shall document compliance with the above condition.

E.5 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	Location	Radius from centre of trunk (metres)
	All trees to be retained	Along the eastern embankment	Within the TPZ
T20	<i>Ficus macrophylla</i> - Moreton Bay Fig	Southeast	15m

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 50mm 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 5 or recognised equivalent).

The project arborist shall document compliance with the above condition.

E.6 Footings in the vicinity of trees

Footings for any structure within the specified radius from the trunks of the following trees shall be supported using an isolated pier and beam system.

Council Ref No.	Species	Location	Radius from centre of trunk (metres)
	All trees to be retained	Along the eastern embankment	Within the TPZ
T20	<i>Ficus macrophylla</i> - Moreton Bay Fig	Southeast	15m

Excavations for installation of piers shall be located so that no tree root with a diameter equal to or in excess of 50mm is severed or damaged. The smallest possible area shall be excavated which allows construction of the pier. The beam is to be placed a minimum of 100mm above ground level and is to be designed to bridge all tree roots with a diameter equal to or in excess of 50mm.

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)

F.1 Amenity Landscaping

The *owner* or *principal contractor* must install all approved amenity landscaping (screen planting, soil stabilisation planting, etc.) prior to any occupation or use of the site.

Note: This condition has been imposed to ensure that the environmental impacts of the development are mitigated by approved landscaping prior to any occupation of the development.

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.

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

Nil

J. Miscellaneous Conditions

Nil

K. Advisings

K.1 Pruning or Removing a Tree Growing on Private Property

Woollahra Municipal Development Control Plan (DCP) 2015, Chapter E.3 Tree Management may require that an application be made to Council prior to pruning or

removing any tree. The aim is to secure the amenity of trees and preserve the existing landscape within our urban environment.

Before you prune or remove a tree, make sure you read all relevant conditions. You can obtain a copy of the DCP from Council's website www.woollahra.nsw.gov.au or you may contact Council on 9391-7000 for further advice.

Gorka Ojeda
Tree & Landscape Officer



14 January 2022

REFERRAL RESPONSE - HERITAGE

FILE NO: Development Applications/ 433/2021/1

ADDRESS: 188 New South Head Road EDGECLIFF 2027

PROPOSAL: Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone

FROM: Nastaran Forouzesh - Heritage Officer

TO: Mrs L Holbert

DOCUMENTATION

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

- Drawing set by BVN Architects, dated 11 June 2021, Issue 4
- Photomontages, undated
- Heritage Impact Statement by Hector Abrahams Architects, dated 27 July 2021
- Demolition Report for 208 New South Head Road by Hector Abrahams Architects, dated 27 July 2021
- Statement of Environmental Effects by Urbis, dated September 2021
- Survey plan by Rygate Surveyors, ref 76389, dated 29 July 2020
- Conservation Management Plan for Ascham School by Hector Abrahams Architects, dated August 2021, Version 2.3
- Interpretation plan for Ascham School (Fiona) by Hector Abrahams Architects, dated 3 August 2021

SITE INSPECTION / RESEARCH

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

- The site was (previously) inspected on 13 April 2021, including the interior of the 'Fiona' building and the general locality.

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 Heritage Referral Response dated 30 April 2021.
- 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:



- National Parks & Wildlife Act 1974
- Woollahra LEP 2014
- Woollahra DCP 2015

ASSESSMENT OF HERITAGE IMPACT

Compliance with the relevant legislative framework and planning controls

SIGNIFICANCE OF SUBJECT PROPERTY

The proposed works are located within the Ascham School Precinct.

Ascham School Precinct – 188 New South Head Road

Ascham School is one of the oldest independent private schools for girls in Australia. Distinguished by its innovative educational method (the Dalton method), the precinct is a microcosm of European history of Darling Point. It contains the Octagon (designed by Ambrose Hallen in 1832), considered the first building on the point and other early houses such as Dower House (1850) and Fiona (1864), both designed by Architect J.F. Hilly, Glenrock (designed by David MacBeath, 1874), Raine House (formerly Yeomerry, by Maurice Halligan, c1909), Hillingdon (Herbert Wardell, 1909), Holmwood (1910) and Duntrim (Maurice Halligan, 1911).

The site is associated with notable persons of New South Wales – Colonial Architect Ambrose Hallen, the eminent Architect John Frederick Hilly, the prominent figure of Sir Edward Knox, the educator Margaret Bailey and the Littlejohn family.

The precinct contains a rare collection of architecturally fine houses with historic, aesthetic and representative significance, most of which are intact with their intact original front garden spaces. The Octagon is a distinguished work of Georgian colonial architecture, the only known extant example of the work of Ambrose Hallen, Colonial Architect. Fiona is an exceptional Italianate villa by leading Victorian architect J. F. Hilly.

The precinct, including its buildings, trees, memorials, archives and ephemera, provides a unique resource into the history of the school. As one of the oldest non-denominational girls' schools in Sydney, established in 1886, it is held in high esteem by students, staff and parents, past and present. The site, its buildings and grounds, together with the Ascham archives held on site, are an important resource for the history of the education of girls in NSW and Australia. The introduction of the Dalton Plan to the school in 1922, and its continued use in educating Ascham students is unique in NSW, and possibly Australia.

Source: NSW State Heritage Inventory, 4 May 2020

‘Fiona’

The proposed works are mostly to the building known as ‘Fiona’, within the Ascham School Precinct. The Conservation Management Plan (CMP) by Hector Abrahams Architects in November 2016 identifies the original ‘Fiona’ building constructed in 1864, the Fiona fig trees, the Fiona lawn and the view of Fiona from the lower driveway to Glenrock to be of exceptional significance, the north-east and north-west additions to ‘Fiona’ to be of little significance, and the south-west additions to ‘Fiona’ to be of intrusive significance. The following historical development of ‘Fiona’ has been sourced from the CMP by Hector Abrahams Architects:

1835	<i>Part of Glenrock estate. Described as scrubby land.</i>
1864	<i>Edward Knox purchased the land from T.W. Smith and erected Fiona. He also purchased the Dower House and included it with Fiona. J.F. Hilly said to be the architects for both Fiona and the Dower House. Two big glass houses were constructed between Fiona and the Dower House to maintain plants.</i>
1901	<i>House comes into ownership of Fannie and Katie Knox</i>
1943	<i>Acquired by Ascham Pty Ltd from the executors of the estate of the late Misses Knox for £10,000. The grounds provided playing fields. The Dower House also included in the sale. Considerable alterations and repairs made to the house. Accommodated 180 girls of the Middle School in nine classrooms with quarters for staff</i>



1946	<i>Funds raised by Diamond Jubilee help to build sports field at Fiona</i>
1948	<i>Necessary work considered to be the completion of alterations to Fiona being the construction of lavatories, cloakrooms, floor to the basement, painting and minor repairs.</i>
1959	<i>Two new classrooms</i>
1960	<i>Three blocks of land in the Fiona estate secondary to school purposes sold</i>
	<i>Fiona wall and the roof facing onto the drive renovated</i>
1961	<i>Plans of new entrance tabled</i>
1962	<i>Primary school objective identified as modernising Fiona</i>
	<i>Approval given to paint Fiona and remove shutters from the outside</i>
1963	<i>AGM notes that further improvements need to Fiona but unable to fund them at the time</i>
1965/6	<i>Major improvements and additions</i>
	<i>Two new classrooms and a library on upper floor of domestic wing and one classroom made by building over the rooms on the western side of the courtyard and the others by demolishing all the interior walls on the southern side. Existing balcony was extended along the new classroom. A new concrete stairway led from courtyard to the balcony. In the main building the small anterooms and the hallways were incorporated into adjacent classrooms and all walls/floors put into good order. Smaller rooms used for office and staffrooms</i>
1965	<i>AGM notes that improvements to Fiona commenced</i>
1966	<i>AGM notes that the major improvements completed which encompassed the addition of two classrooms and alterations to other</i>
1976	<i>Classified by the National Trust</i>
1979	<i>Plans for additions prepared by E.A and T. M. Scott</i>
1987	<i>New classrooms for computers</i>

Source: Conservation Management Plan by Hector Abrahams Architects in November 2016

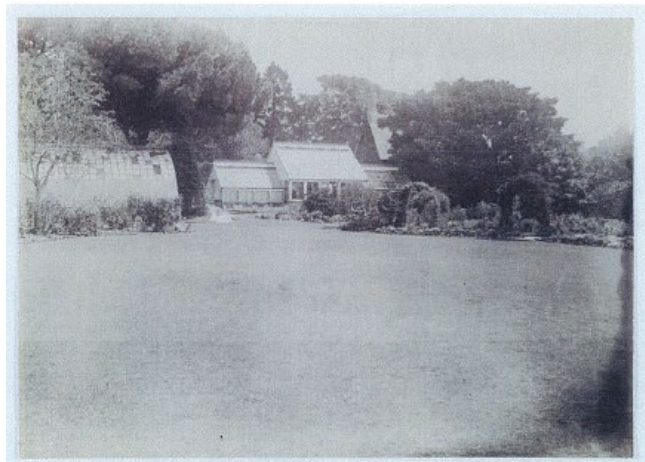


Figure 1. View of Fiona garden & glasshouses c. 1880s during the ownership of the Knox Family.

Source: CMP by Hector Abrahams Architects, November 2016.



Figure 2. View of Fiona and landscape, c. 1880s.
Source: CMP by Hector Abrahams Architects, November 2016.

208 New South Head Road

The subject property comprises land that was originally part of the Ascham School and was later subdivided. The development site comprises one allotment (Lot 1, DP102868). There is one structure on the subject site, a two storey commercial building. The extant commercial building constructed c.1959 is a modified double storey modernist building that was designed by E.A & T.M Scott who was a prominent architecture firm. The existing building is constructed of brick masonry and the primary façade exhibits glass, timber and fibro. The roof appears to be pitched and covered with metal sheeting. The side walls exhibit tiles at ground floor level. Further, it appears that the shop front has been modified from the original design. It is noted that the existing built form has simple detailing and is not exemplar of E.A and T.M Scott's work as it does not demonstrate a comparable level of architectural detailing to their more notable work. In addition, the existing built form is not a fine example of modernist architecture. The interiors of the building do not exhibit any fabric of heritage significance an exhibit contemporary finishes.

The Demolition Report prepared by Hector Abraham Architects provides the following assessment of significance for the property located at 208 New South Head Road:

Criterion (a): 208 New South Head Road provides some evidence of the development of Edgecliff in the mid-late 20th century. It does not meet the threshold for listing under this criterion.

Criterion (b): 208 New South Head Road has an association with T.M. Scott, its architect. Although the work of the firm was locally prominent in the inter-war period, when there were the lad of construction of prestige apartment blocks, this much later building is not a remarkable example of the firm's work. It does not meet the threshold for listing under this criterion.

Criterion (c): 208 New South Head Road demonstrates some key aesthetic characteristics of modernist architecture and appears to represent an evolved Moderne style, applied to a two-storey form. The use of windows and fibro board on the façade at the upper level is the most distinctive architectural element of style. It is not, however, a particularly fine example of modernist architecture and is quite altered below the awning. It does not meet the threshold for listing under this criterion.

Criterion (d): There is no known association with a particular community or cultural group. It does not meet the threshold for listing under this criterion.

Criterion (e): There is no potential to yield information that will contribute to an understanding of NSW cultural or natural history. It is possible (though unlikely) that demolition of the building may reveal information about the history of Fiona and its estate. It does not meet the threshold for listing under this criterion.

Criterion (f): 208 New South Head Road does not possess any uncommon, rare or endangered aspects of NSW cultural or natural history. It does not meet the threshold for listing under this criterion.



Criterion (g): 208 New South Head Road does demonstrate some of the principal characteristics of modernist shop buildings. However, it appears to be much altered and therefore is not a good representative example. It does not meet the threshold for listing under this criterion.

The existing structure at 208 New South Head Road, Edgecliff is not considered to be a fine example of a type, and has no distinctive landmark qualities or other features that would make the structure potentially significant or rare. Internally, the dwelling does not retain any significant fabric or detailing. In addition, there are finer examples of the building typology within the Municipality. Although associated with prominent architectural firm E.A & T.M Scott, it is not exemplar of their work. Therefore, it is not considered to meet the threshold for listing as a local heritage item. Accordingly, the property is not considered a potential heritage item and therefore no objection is raised to the proposed demolition of the structure.

National Parks and Wildlife Act 1974

The site is in an area of Potential Aboriginal Heritage Sensitivity. A basic search conducted on AHIMS (Aboriginal Heritage Information Management System) on 15 December 2021 from the Office of Environment & Heritage NSW (OEH) website has revealed that there are 0 recorded Aboriginal sites recorded within a 200m buffer in or near the above location.

The site does not contain landscape features that indicate the likely existence of Aboriginal objects as defined in Section 2, Step 2 p.12 of the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW ('Due Diligence Code') published by the Department of Environment, Climate Change and Water and dated 13 September 2010. The subject site is considered to be on 'disturbed land' as per the definition outlined in the Due Diligence Code, p. 18. Nevertheless, Due Diligence Unexpected Finds and Heritage Induction conditions of consent will apply.

Woollahra LEP 2014

The subject site is a heritage item in the Woollahra Local Environment Plan 2014 'the LEP' and is not within a heritage conservation area.

The following listings apply to the proposed works area:

- "Ascham School precinct comprising: "Fiona" including interiors and former entrance gates, "Glenrock" including interiors and inner and outer gates, the Dower House including interiors, sandstone 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]" - Item No. 239.

The larger Ascham School property also comprises the following heritage items:

- "The "Octagon" – building and interiors (Item no. 179)
- "Yeomerry" – building and interiors (Item no.181)
- "Duntrim" – building and interiors (formerly a house) and grounds, including a Norfolk Island Pine

Therefore, Clause 5.10 does apply. The following consideration is provided.

188 New South Head Road

The proposal entails works to the 'Fiona' building, a two-storey commercial building at 208 New South Head Road, and to the school grounds. The following consideration is provided:

Setting of 'Fiona' and the larger Ascham School Precinct

- The proposed demolition of the later addition annexe building located along the southern elevation of the



'Fiona' building is supported on heritage grounds, as it is not an original structure, nor is it an early and significant addition, given it is not visible on a 1943 aerial photograph.

- The form and siting of the rear additions to the existing later addition northern wing of 'Fiona' are generally supported due to their distance from the original building. The siting of these works would ensure that the curtilage of 'Fiona' is respected.
- The footprint of the new building at 208 New South Head Road will extend beyond the footprint of the existing structure, extending to the north. While it is noted that this would protrude into the curtilage of 'Fiona', the intrusion is considered to be minor. In addition the curtilage of 'Fiona' along the south was reduced by the subdivision and construction of the existing structure. As a result, the proposed siting and footprint of the new structure at 208 is supported in this instance.
- The proposed additions will not engender a negative impact on the setting of the heritage items in the vicinity.

Views

- The removal of the later addition annexe building would open up views to the southern elevation of the 'Fiona' building, which is supported.
- It is noted that the new structure at 208 New South Head Road would be higher than the existing structure and will conceal some views to the southern elevation of 'Fiona'. However, the lower section of the 'Fiona' building is already concealed by the existing structures along New South Head Road, and the additional height of the new structure will not drastically alter view lines to this elevation. It is therefore supported in this instance.
- The proposed works will not engender any negative impacts on significant view lines to heritage items in the vicinity.

External fabric of 'Fiona'

- The proposed removal of non-original elements within the courtyard of 'Fiona' and their replacement with new elements as well as the removal of non-original fittings and stairs and their replacement with new fittings and stairs is supported.
- The new reception pavilion will not be attached to the walls of the 'Fiona' building which is supported and complies.
- The demolition of the second storey and roof of the later addition northern wing and other non-original elements of this wing are supported on heritage grounds as this structure is not original or significant.
- The proposed partial removal of the southern wall of the 'Fiona' servant's wing for the introduction of new openings is supported as it would not be visible from the public domain and this elevation has already been modified as a result of the construction of the later addition annexe building which is proposed to be removed.
- Any reinstatement works to this façade and any works to the significant and/or original fabric of the 'Fiona' building are to ensure the protection of significant fabric. These works are to be monitored by a suitably qualified heritage architect. In addition, a Schedule of Conservation Works is to be prepared with detailed conservation works to the significant external and internal fabric of the 'Fiona' building. Conditions of consent will be provided below.
- The existing unpainted and un-rendered stone and brickwork of the original 'Fiona' building is not to be rendered or painted. A condition of consent will be provided below.
- During the introduction of the lift structure within the interiors of the 'Fiona' building, all original windows of the 'Fiona' building are to be retained. A condition of consent will be provided below.

Internal Fabric of 'Fiona'

- The majority of the original internal fabric of the early 'Fiona' wing (western wing) wing will also be retained. The proposal does include the creation of some openings within the original walls, removal of doors and openings. This is generally supported as the original room layout will still be able to be interpreted, and the remainder of the original fabric will be retained. New openings within the 'Fiona' building are to be timber framed and of timber construction. A condition of consent will be provided below. In addition, original internal fabric is to be protected and retained during the construction works and works to surrounding fabric as discussed above in order to comply.
- The proposal will retain the majority of the original fabric of the original 'Fiona' building. It does however involve some minor partial demolition works within this structure including the creation of new openings in original walls, demolition works for the provision of a new lift, and the removal of non-original fabric within already modified areas. The removal of non-original elements is supported. The creation of a small number of new openings in existing original walls and the provision of a new lift is also supported in principle as the majority of original fabric will be retained, these elements will not be visible from the public domain and will



not adversely impact the significance of the building. Further, the new lift will be located within the building envelope and will not protrude from the roof. However, significant fabric of the basement, ground floor, first floor and second floor levels of the 'Fiona' building are to be protected and retained during the introduction of the new lift. This includes fireplaces and mantles, original windows, walls, internal and external joinery, cornices, and chimney flues. In addition, original openings are to be interpreted. The detailing of how this fabric is to be protected is to be prepared in consultation with a suitably qualified heritage architect and is to be included in the Schedule of Conservation Works, to be submitted to Council's Heritage Officer.

Landscape

- The proposal includes the removal of some trees surrounding the 'Fiona' building. It is noted that these are not mature trees. In addition, the proposal includes addition landscaping works to ensure that the garden setting of the heritage item is enhanced and retained.
- The proposed works to the grounds including new landscape works are generally supported from a heritage perspective, as they will continue to retain the significant fabric of the heritage item, setting and views. New landscape elements would complement and reference the significance of the site.
- The alterations and additions to the driveway and carpark would not engender a negative impact on the significance of the site and the Fiona building.

Design

- The new structure at 208 New South Head Road will present to New South Head Road as two storeys, and will be higher than the adjacent shop and of a contemporary but sympathetic form. As discussed above, the siting, footprint and height of the new structure is supported. The contemporary materiality of the structure is also supported.
- The new second storey addition to the later addition northern wing of 'Fiona' will increase the height of the structure, to increase the floor to ceiling height within the upper level. While it is noted that the height of the building would be higher than the 'Fiona' building, its height is supported as it would not be seen to visually dominate 'Fiona', due to the distance and siting of the structure, as well as the topography of the site.
- The proposal to introduce three new canopies, along the southern elevation of the early 'Fiona' wing, along the eastern elevation of the later addition northern wing and to cover the courtyard is generally supported, due to their appropriate locations away from the main 'Fiona' building, and their sympathetic height and scale, respecting the fabric, setting and views of the heritage item. The new canopies would be self-supporting, and would not be attached to the original and/or early elements of 'Fiona' in any way, which is supported.
- The solid to void ratio of the new additions would be similar to that of the 'Fiona' building and is therefore supported from a heritage perspective.
- The materiality of the new additions along the southern elevation of the 'Fiona' building would be contemporary which is supported in principal as it would differentiate between original and new fabric and this section of the building has already been modified. However, the frames of the new openings along this elevation are to have similar thickness to a traditional timber frame in order to comply. A condition of consent will be provided below.
- The contemporary materiality of the new additions is supported from a heritage perspective as it would not negatively impact the heritage significance of the site and would clearly distinguish between original and new fabric.

Archaeology

- The HIS by Hector Abrahams Architects indicates that "there is (some) limited potential for archaeological remains relating to the historical garden and front entrance". As a result, an 'Unexpected Findings' condition of consent will apply and be included below.

Significance of items in the vicinity

The following listed heritage items are located in proximity of the site:

- '3 Norfolk Island Pines, 2 Moreton bay Figs, 2 Port Jackson Figs, Candlenut Tree' at Ocean Avenue (within road reserve), Item no. 223.

Due to the siting of the works and the height of the proposed additions, there will be no heritage impact on the listed trees.



Clause 1.2 Aims of Plan

Subclause 1.2. (2) (f) – to conserve built and natural environmental heritage

208 New South Head Road

As discussed above, the extant structure on the subject property comprises a double storey modernist shop, originally constructed in 1959. The dwelling has been modified over time. While the building provides evidence of the historical development patterns of the area and makes a modest contribution to the streetscape, it is not considered to be a fine example of its type. The subject property is not heritage listed and is not located within a heritage conservation area.

A Demolition Report has been submitted with the development application and includes historical research on the development of the property over time. Although the building is associated with E.A and T.M Scott, as discussed above, it is not exemplar of their work and exhibits simple detailing. In addition, the building has no distinctive landmark qualities or other features that would make it potentially significant or rare. The report has assessed the potential heritage significance of the existing site and has concluded that it does not meet the criteria for identification as a place of local significance. The findings of the report are considered to be accurate. Accordingly, the property is not of heritage value and therefore no objection is raised to the proposed demolition of the structures within the site.

The Demolition Report does meet the standard requirement for the recording of buildings of little significance.

Woollahra DCP 2015

The Ascham School and the Fiona building are located within the Darling Point precinct of the Residential Precincts Chapter of the DCP.

Part B – General Residential – B1 Residential Precincts

CLAUSE B1.2 DARLING POINT PRECINCT

B1.2.2 Desired future character

Objectives O1, O2, O4, O5, O6, O8, O11, O13

- As discussed above, the proposed works to the southern elevation of the 'Fiona' building are supported in principal, as discussed above, retaining the streetscape character of New South Head Road and the sense of the historic grand estate.
- The proposed works to the interiors of 'Fiona' are generally supported, as discussed above. Conditions of consent will be provided below to ensure the protection of and retention of significant fabric, and the heritage significance of the heritage item.
- The form, scale and siting of the additions to the rear later addition northern wing are generally supported, as discussed above. The new additions will be designed and sited to respond to the topography and minimise cut and fill, which is supported and complies.
- The introduction of three new canopies to the 'Fiona' building is supported as discussed above.
- The proposed removal of some trees is generally supported as discussed above.

Part F – Land Use Specific Controls – F2 Educational Establishments

F2.1 Introduction

Objectives O2, O3

- The proposed demolition works to the Fiona building are supported, as discussed above. Conditions of consent will be provided below to ensure the protection of significant fabric.
- The new additions to the rear northern addition of 'Fiona' will not bear any adverse impacts on the heritage items in the vicinity of the site, which is supported.

F2.2 Building and urban design

Objectives O2

- The proposed removal of intrusive additions to the building is supported, as discussed above. The additions to the later addition northern wing are also generally supported.
- The proposed scale, form and design of the new structure at 208 New South Head is also supported from a heritage perspective as discussed above.

F2.3 Siting of Development



Objectives O4

- The proposed demolition works to the Fiona building to open up views to the southern elevation are generally supported as discussed above. In addition, as discussed above, the impact of the new structure at 208 New South Head Road on views to the 'Fiona' building have been considered and are supported in this instance.

F2.4 Heritage Conservation

Objectives O1, O2

Controls C1, C2, C4

- The proposed works to the interiors and exteriors of 'Fiona' and its later addition extensions are generally supported as discussed above. Conditions of consent will be provided below to ensure the protection of the significance of the heritage item.
- The scale, form and siting of the proposed additions is supported from a heritage perspective as discussed above.
- The materiality of the additions is supported in general as discussed above.

Conservation Management Plan by Hector Abrahams Architects dated August 2021

The CMP by Hector Abrahams Architects, dated August 2021 provides information regarding the historical development of 'Fiona', as well as a general grading of significance for the different structures within the larger Ascham School.

The HIS accompanying the DA has assessed the proposal against the conservation policies outlined in pages 15-27 of the CMP. The findings of the HIS are concurred with.

Interpretation Plan by Hector Abrahams Architects dated 3 August 2021

An Interpretation Plan has been submitted with the DA for 'Fiona'. The Interpretation Plan indicates that the site has existing interpretation including naming the building by its original name, preserving the original paint scheme, documentary evidence housed in the Ascham Archives and a chronological history of Ascham included in the school's website. The Interpretation Plan also indicates that a website with promotional material, landscaping of rear garden and landscaping of entrance space is proposed as part of new interpretation.

The content of the Interpretation Plan is not considered to be sufficient. The Interpretation Plan is to be modified to include a plaque and an interpretation panel, depicting the history of the 'Fiona' building to any visitors, including historical photographs and historical information. The interpretation plan is to be prepared by a suitably qualified heritage consultant and is also to include a proposed suitable location of the new interpretive material. A condition of consent will be provided below.

CONCLUSION

National Parks & Wildlife Service Act, 1979

Appropriate conditions of consent to manage Aboriginal heritage will be provided below.

Woollahra LEP 2014

Clause 1.2 (2) (f) The development does conserve the built heritage of Woollahra.

Part 5.10

- Clause 1(a) The development does conserve the heritage of Woollahra subject to conditions of consent.
- Clause 1(b) The impact upon the heritage significance of the heritage item will be neutral subject to conditions of consent.



- Clause 4 This referral constitutes an assessment under this clause.

RECOMMENDATION

The proposal is generally acceptable, subject to conditions, as it complies with the relevant statutory and policy documents and would have a satisfactory impact.

Consent, subject to conditions:

1. Prior to the issue of a Construction Certificate, the Principal Certifying Authority must be provided with plans showing:
 - Existing exposed, unpainted and un-rendered stone and masonry walls and fabric of the 'Fiona' building are not to be rendered or painted.
 - The window and door frames of the new openings along the southern elevation of the 'Fiona' servant's wing are to have a similar thickness to traditional timber window frames.
 - New openings within the interiors of the 'Fiona' building at all levels are to be timber framed and the new doors are to be timber framed.

2. Protection of Significant Fabric

Prior to the issue of a Construction Certificate, Council must be provided with a Heritage Protection Plan certified by an experienced and suitably qualified Heritage Architect detailing how significant original fabric of the existing building is to be protected during site preparation and construction works from potential damage. This includes the general construction works to and surrounding the 'Fiona' building, works to the southern elevation of the 'Fiona' building, as well as the internal works within the 'Fiona' building including but not limited to the introduction of the new lift. All works are to be undertaken in accordance with the Australia ICOMOS Burra Charter 2013. The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building. Equipment laydown areas and contractor vehicles must be located away from the heritage structures and areas of heritage significance to minimise any potential impact to the external or internal fabric. Contractor's vehicles must not be parked near heritage structures or landscaped areas which could inadvertently be damaged. Protection measures recommended in the Heritage protection plan are to be specified in the construction management plan.

Significant fabric of the basement, ground floor, first floor and second floor levels of the 'Fiona' building are to be protected and retained during the introduction of the new lift. This includes fireplaces and mantles, original windows, walls, internal and external joinery, cornices, and chimney flues. In addition, original openings are to be interpreted. The detailing of how this fabric is to be protected is to be prepared in consultation with a suitably qualified heritage architect and is to be included in the Schedule of Conservation Works to be submitted to Council's Heritage Officer.

3. Schedule of Conservation Works

Prior to the issue of the Construction Certificate, Council's Heritage Officer must be provided with a Schedule of Conservation Works with detailed documentation of the conservation works



to the significant fabric of the 'Fiona' building. More specifically, the Schedule of Conservation Works is to address the reinstatement works to the southern façade of 'Fiona' and the internal works. The Schedule of Conservation Works is to be prepared by a qualified Heritage Architect in accordance with the Australia ICOMOS Burra Charter 2013.

The schedule is to detail the conservation of all significant fabric. The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building.

4. Compliance with Schedule of Conservation Works

All development activities must be carried out in accordance with the approved Schedule of Conservation Works (SCW). All controls in the SCW must be maintained at all times. A copy of the SCW must be kept on-site at all times and made available to the Principal Certifier, tradespeople or Council on request.

5. Heritage Architect Supervision

Prior to the issue of a Construction Certificate, Council must be provided with the details of an experienced suitably qualified & Heritage Architect who will be commissioned to assist and to provide advice to the consultant team throughout the design development, contract documentation and construction stages of the project.

The heritage architect is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage architect is to be provided with full access to the site on a regular basis and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project. Minutes of the heritage architect's regular inspections and a final sign off are to be provided to Council prior to the issue of an Occupation Certificate.

6. Heritage Interpretation Plan

Prior to the issue of a Construction Certificate, Council's Heritage Officer must be provided with an amended Heritage Interpretation Plan for the 'Fiona' building. The plan is to be prepared by a suitably qualified and experienced heritage practitioner, interpretation specialist or historian in accordance with the 'Heritage Interpretation Policy' published by the Heritage Council of NSW and the NSW Department of Planning in August 2005 and 'Heritage Information. Series, Interpreting Heritage Places and Items Guidelines' published by the former NSW Heritage Office in August 2005.

The interpretation plan must detail how archival, oral and other specific historical information regarding the historical development and significance of the 'Fiona' building will be provided for the public and make recommendations regarding public accessibility, interpretive panels and plaques. The plan must specify the location, type, details, materials and content of the interpretation device/s being proposed.



7. Prior to the issue of an Occupation Certificate and after the Interpretation Plan has been approved by Council, the Certifying Authority is to be provided of the details of the implementation of the approved interpretation plan.
8. Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details of the tradespeople. Works to the 'Fiona' building are to be carried out by suitably qualified and experienced tradespeople with prior experience in working with heritage buildings.
9. Aboriginal Objects – Unexpected Findings

If unexpected Aboriginal objects or bones are found during any activity associated with this consent, you must:

- a) Not further disturb or move these objects or bones.
- b) Immediately cease all work at the particular location.
- c) In the case of suspected human remains, notify NSW Police.
- d) Notify the Heritage NSW Environment Line on 131 555 and the La Perouse LALC on (02) 9311 4282 as soon as practicable and provide available details of the objects or remains and their location.
- e) Not recommence any work at the particular location unless authorised in writing by Heritage NSW. Additional assessment and approval pursuant to the *National Parks and Wildlife Act 1974* may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Note: The Definition of Aboriginal object as per the Woollahra Local Environmental Plan 2014: any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

Standard Condition: B10 (Autotext BB10)

10. Aboriginal Heritage Due Diligence Responsibilities

Nothing in this approval allows to cause harm to an Aboriginal object as defined in the *National Parks & Wildlife Act 1974*. Under the *National Parks & Wildlife Act 1974*, it is an offence to harm Aboriginal 'objects' (consisting of any material evidence of the Aboriginal occupation of NSW) without a valid Aboriginal Heritage Impact Permit under Section 90 of the Act. This applies whether the harm occurs either knowingly [s86(1)] or unknowingly [s86(2)].

It is a defence to the strict liability offence of harm to an Aboriginal object under s86(2) if a process of Due Diligence was followed which reasonably determined that the proposed activity would not harm an Aboriginal object.

Standard Condition: B12 (Autotext BB12)

11. Aboriginal Heritage Induction

- a) All construction staff and contractors must be made aware of their statutory obligations for Aboriginal heritage under the *National Parks and Wildlife Act 1974*;
- b) An Aboriginal heritage induction is to be delivered by the La Perouse Local Aboriginal Land Council or by a heritage consultant with Aboriginal heritage expertise, if a



representative of the Local Land Council is not able to provide the induction), to explain what Aboriginal heritage may be found and outline the unexpected findings procedures; and

- c) Documentary evidence demonstrating compliance with a. and b. above being submitted to Council and the Principal Certifier.

Standard Condition: B13 (Autotext BB13)

12. Archaeological Features – Unexpected Findings

If unexpected archaeological features are discovered during the works covered by this approval, work must cease immediately in the affected area(s) and the Department of Premier and Cabinet, Community Engagement, Heritage must be notified. Additional assessment and approval pursuant to the Heritage Act 1977 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Note: Definition of archaeological feature as per the NSW Heritage Manual: Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term ‘feature’ may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

Standard Condition: B8

13. Recording of Significant or Contributory Buildings Prior to any Demolition or Alteration

A full archival record of the building and landscape elements to be altered is to be submitted, to the satisfaction of Council’s heritage officer, prior to the commencement of any work and prior to the issue of a Construction Certificate.

The archival record is to be completed by a heritage consultant listed on the Consultants Directory by the NSW Office of Environment and Heritage or by a suitably qualified consultant who must demonstrate a working knowledge of archival principles.

Photographic archival records must be taken of the building, landscape or item in accordance with ‘The Heritage Information Series: Photographic Recording of Heritage Items Using Film or Digital Capture 2006’ published by the former NSW Department of Planning Heritage Branch.

There should be one digital set of the photographic report. The following table summarises the lodgement details for photographic records, depending on which material is selected. It is satisfactory to supply one material only and digital material is recommended.

Material	Minimum Requirement	Repository
Digital Materials	1 copy of photographic report including images	<u>Woollahra Council</u> Report and images (digital version)

The photographic archival recording is to be submitted in a digital 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 and directional details of photographs taken.



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- b) Floorplans of the internal layout and directional details of photographs taken.
- a) Coloured photographs in 300DPI resolution of:
 - each elevation,
 - each structure and landscape feature,
 - internal images of each room and significant architectural detailing, and
 - views to the subject property from each street and laneway or public space.

Note: Refer to the NSW Office of Environment and Heritage website for the free publication 'Photographic Recording of Heritage Items using Film or Digital Capture' available at www.environment.nsw.gov.au/resources/heritagebranch/heritage/infophotographicrecording2006.pdf

Standard Condition: B2 (Autotext BB2)

Nastaran Forouzesh - Heritage Officer

REFERRAL RESPONSE

URBAN DESIGN

FILE NO: Development Applications/ 433/2021/1

ADDRESS: 188 New South Head Road EDGECLIFF 2027

PROPOSAL: Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone

FROM: Senior Strategic Planner / Urban Designer

TO: Mrs L Holbert

Information

Architectural drawings: BVN - Ascham Fiona Development - 188 New South Head Rd, Edgecliff - Project No. 1911025 - Issue 4 for DA - Dated 11/06/2021

Statement of Environmental Effects: Urbis - Dated September 2021

Survey: Rygate Surveyors - Reference No. 76389 - Revision L - Dated 29/07/2020

Background

A Pre-Lodgement Meeting was held on 27 April 2021. The urban design comments on the preliminary plans and planning report were that the proposed alterations and additions do not result in any detrimental impacts on the surrounding bulk, scale and streetscape from an urban design perspective, given:

- the scale of the development is consistent with the surrounding context
- much of the proposed is situated internally to the site without any direct streetscape interface
- the proposed building at the interface with New South Head Road provides a minor non-compliant height but is not inconsistent with the overall existing character of the street
- the proposed FSR complies with the FSR development standard
- there is no perceived view impacts

Site and Context

The site relates to part of the Ascham School, which covers a significant landholding within the Edgecliff and Darling Point. The proposed development relates to the Fiona

building and grounds associated with the Junior School and No. 208 New South Head Road having having a frontage of approximately 15m and area of 278.8m².

Ascham School is one of the oldest independent private schools for girls in Australia. The school land and buildings evolved from the reestablishment on the site from elsewhere in the area with the purchase of the residential Glenrock estate including the Fiona building in early 1900s. Ascham School expanded over the years to include other land and many existing historic buildings and with the construction of many building works. Ascham School contains multiple heritage items including the Fiona building that part of the proposed works relates to, a stone villa in the Italian Renaissance style oriented toward the north opening up to a large lawn terrace and large trees. Substantial building works to Fiona occurred in 1948, 1959 and 1965.

Fiona originally had frontage to New South Head Road. Properties along New South Head Road in front of Fiona building up to Ocean Avenue were only subdivided post war into 5 lots in 1959 to fund school building works, however it seems only 3 lots were sold and 3 simple modernist shops built on Nos. 208-212 (208 and 210 now reacquired by Ascham). The original carriageway entrance part of the original fence, landscaped area and significant trees (now the school playground) and significant view of Fiona building to the east of the shops still gives a strong sense of the original street entry and street frontage address of the Fiona building.

The school is mostly internal away from street frontages, given its evolution from the residential properties. The main entrance to Ascham School is from New South Head Road, however it currently does not have a strong presence in the street, with only heritage gates relating to the Glenrock estate and partial view of the Fiona building.

The surrounding development includes a mix of low density (single dwelling houses) and higher density residential flat buildings to the north; a mix of low to medium density residential development to the east; New South Head Road and the Edgecliff local centre to the south; and mix of low density (two storey shop top housing) and higher density residential flat buildings to the west.

Proposal

Approval is sought for a various works that allow for the consolidation of the Junior School facilities within the overall Ascham Campus and to improve the connection of existing and new facilities to the heritage-listed Fiona building.

The proposed development will also provide a more conveniently located reception for the entire school and rationalise the existing pick up and drop off system - in turn this improves legibility and student safety on site, as well as reduces the potential for vehicle/pedestrian conflict.

The proposed development does not result in any increase to current school or staffing numbers.

The proposed works involves:

- partial demolition of the non-heritage Fiona Wing including removal of roof and staff room

- demolition of the Fiona annexe building that adjoins the south of the Fiona wing
- demolition of existing shop located at 208 New South Head Road
- upgrades to current learning facilities including:
 - internal refurbishment to Fiona heritage wing including relocation of school reception and addition meeting room and bathrooms
 - replacement of current non-compliant stairs in heritage Fiona wing courtyard to meet BCA requirements
 - installation of new lift within the main Fiona building to improve accessibility
 - minor internal refurbishment to the first two floors of the Fiona wing building and an extension of the existing building footprint for additional classrooms
 - new circulation node with lift, stair and accessible bathroom blocks connecting existing Fiona wing building and new Fiona wing addition building which houses staff room and classrooms
- construction of a new school hall, servery kitchen, bathrooms, plant room and classrooms at 208 New South Head Road
- external works including:
 - construction of new entrance courtyard adjacent to new hall
 - construction of new wet weather canopy/COLA next to Fiona wing
 - construction of new canopy over heritage courtyard for weather protection
 - construction of new entry pavilion at relocated reception area of the heritage Fiona wing
 - new paving and landscaping to improve connection between the Fiona main building and the new Junior School hall
 - construction of new pick-up/drop-off shelter adjacent to the Fiona wing building and carpark
- reconfiguration of the Junior School pick-up/drop-off zone to improve queuing, which results in a total reduction of 6 approved car spaces, however will result in an increased total queuing capacity of 17 cars (up from 13 cars)

Controls

- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- Woollahra Local Environment Plan 2014
- Woollahra Development Control Plan 2015

Compliance

The following is an assessment of the proposal against the relevant controls above.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (ESEPP)

The ESEPP provides the legislative planning framework for the educational establishments. Part 4 of the SEPP enables development for the purpose of a school to be carried out by any person with development consent on land in a prescribed zone (Clause 35). Most of the school is zoned SP2 Infrastructure and the recently acquired

property at 208 is B4 Mixed Use zone are both prescribed zones for the purposes of the ESEPP (Clause 33) and development for the purpose of a school is therefore permissible with consent on the site. The relevant provisions of the ESEPP include:

(6) *Before determining a development application for development of a kind referred to in subclause (1), (3) or (5), the consent authority must take into consideration—*

- (a) *the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 4, and*
- (b) *whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.*

Schedule 4 assessment

Principle	Statement	Assessment	Complies
<i>Principle 1: Context, built form and landscape</i>	<p><i>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</i></p> <p><i>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</i></p> <p><i>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.</i></p>	<p>The proposed development responds to the built form heritage and landscape context and enhances on site amenity through:</p> <ul style="list-style-type: none"> providing alterations and contemporary additions that is sympathetic and sensitively responds to, minimises impact on and enhances the heritage significance of the Fiona building heritage item on the site improving facilities for students of the Ascham Junior School the location of the hall along New South Head Road addressing the topography of the site significantly improving entry and frontage address to the school, enabling better connections between buildings and enhancing the streetscape enhanced landscape, that integrates and improves the heritage garden setting, enhances the amenity and enhances the landscape visual appearance of the school and streetscape <p>Acceptability of the build form of development of 208 New South Head Road also needs to be guided by assessment of the impact on the curtilage view of Fiona building under the heritage assessment.</p>	Yes, from urban design perspective
<i>Principle 2: Sustainable, efficient and durable</i>	<i>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.</i>	<p>Proposed works have been designed to meet the future environmental and social outcomes requirements of Ascham School.</p> <p>The proposal includes 97 additional solar panels.</p> <p>A green travel plan has been submitted</p>	Yes

	<p><i>Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.</i></p>	<p>with the DA with increased targets to encourage greater sustainable transport access to the school.</p> <p>The landscape scheme of plants, timber decks, paving and shade structures will enhance the biodiversity, reduce heat and reduce water consumption.</p> <p>Materials of construction are robust and durable for long term requirement.</p>	
<p>Principle 3: Accessible and inclusive</p>	<p><i>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</i></p> <p><i>Note—Wayfinding refers to information systems that guide people through a physical environment and enhance their understanding and experience of the space.</i></p> <p><i>Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.</i></p>	<p>The proposal will include upgrades to wayfinding and accessibility through compliance with the provisions of the Disability Discrimination Act 1992 (Commonwealth) and provide much greater space and priority for pedestrian movement over car movement.</p> <p>In particular it will significantly improve the legibility and equitable accessibility of the school by creating a clear entry route between the Road entry frontage, through the hall building at 208 New South Head Road (which incorporates a lift overcoming the large topography change) and enabling access to the new school reception within the Fiona building, now located closer to the school entry. This enables accessible connection from the entry, and better connection to the rest of the school buildings and grounds.</p> <p>Also a major accessibility upgrade of the Fiona building and grounds is proposed including two new lifts to enable access between floors and accessible sanitary facilities and 4 accessible car parking spaces.</p> <p>The SEE raises there is the opportunity for the use of the proposed hall to be used by the broader community to cater for activities outside of school hours which is highly suitable given the type of facility, accessible location fronting New South Head Road and close to public transport, separation from sensitive neighbouring land uses and accessibility compliance of facilities.</p> <p>However this is not committed to and should be formalised as part of any approval granted in accordance with Clause 33 6(b), also considering the ground level space does not provide an active frontage.</p>	<p>YES, except for shared use of the proposed hall and other facilities in development of 208 New South Head Road for the broader community</p>

Principle 4: Health and safety	<i>Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.</i>	<p>Measures will be incorporated into the design and management of the school to ensure a high level of safety and security is upheld for students and staff.</p> <p>The new greatly improved entry, connection and accessibility to the whole school, improved landscape and pathway design giving greater space and priority for pedestrians over cars, the relocation of reception closer to the front of the school and enhanced primary school drop off facilities will also enhance access control and safety of the school and make a more welcoming address and environment.</p>	YES
Principle 5: Amenity	<p><i>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.</i></p> <p><i>Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.</i></p> <p><i>Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.</i></p>	<p>The proposal will contain contemporary fit for purpose internal and external educational facilities, spaces and equipment for use by students and staff. These areas will provide a pleasant learning environment and encourage students to learn.</p> <p>To ensure all buildings can meet the relevant Australian Standards and NSW planning guidelines for internal noise levels:</p> <ul style="list-style-type: none"> • All external windows and doors will be fitted with acoustic seals. • All windows will be suitably glazed with windows facing New South Head Road and the driveway to be generally closed (but remain operable) <p>Upgrades to the building will enhance access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas of the building.</p>	YES
Principle 6: Whole of life, flexible and adaptive	<i>School design should consider future needs and take a whole-of-life-cycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.</i>	The new hall and classrooms have been designed to reflect the changing needs of students including flexible learning spaces.	YES
Principle 7: Aesthetics	<i>School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and</i>	<p>The scale, elements, materials, finishes and landscaping of the proposed school alterations and additions are responsive and appropriate for the location and are high quality in design.</p> <p>The design complement the surrounding natural and built environment of</p>	YES

	<p><i>surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.</i></p> <p><i>The built form should respond to the existing or desired future context, particularly, positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.</i></p>	<p>Woollahra and the heritage character of Ascham, provides a significantly improved visual address for the school entry and makes a positive contribution to the New South Head Road streetscape.</p>	
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Woollahra Local Environment Plan 2014 (WLEP2014)

The internal (SP2 zoned) part of the school has a maximum height of building development standard of 9.5m and No. 208 New South Head Road (B4 zoned) part of the school has a maximum height of building development standard of 8m. The proposal is generally compliant, however there is a minor non-compliance with the new hall/classroom building being 9.72m, 1.72m over the control at the highest part relating to the hall clerestory roof. As assessed below this is considered acceptable from an urban design perspective.

Also there is a non-compliance with the Fiona building being 12.64m, 3.14m over the control and the highest part relating to an extra storey and pitched roof associated with the alterations and additions to the Fiona wing. This is considered acceptable from an urban design perspective, noting it is primarily only the roof form that exceeds the maximum height of building development standard, it is internal to the site, is comparable with the scale of the Fiona building, and from the photomontage viewed from the intersection of New South Head Road and Ocean Avenue the wing does not dominate the Fiona building or view from the public domain.

The internal (SP2 zoned) part of the school has no applicable control. No. 208 New South Head Road (B4 zoned) part of the school has a maximum FSR of 1.5:1, which is not exceeded with the proposal having an FSR of 1.5:1.

Woollahra Development Control Plan 2015 (Woollahra DCP 2015)

The Woollahra DCP 2015 controls relevant to this DA are under Chapter F2 – Education Establishments: F.2.2 Building and urban design; F2.3 Siting of development; F2.4 Heritage Conservation; F2.5 Open Spaces; F2.6 Traffic, parking and access; F2.7 Planting, fencing and hard surfaces and F2.8 Community use

These matters as relevant to an urban design assessment have been addressed either under the ESEPP assessment above or in the urban design review below.

Urban Design Review

The design proposal submitted in the development application is very similar to that submitted with the Pre-lodgement meeting, being mostly only minor changes, with no

urban design implications. The alterations and additions to the Fiona building and grounds are internal within the school site and development relating to the Fiona building is primarily a matter for heritage assessment. However these works are considered to be of a high standard of design, with forms, elements, details, materials and landscaping acceptable from an urban design perspective.

The main relevant change from the Pre-lodgement design for the new hall and classroom building at 208 New South Head Road is that the clerestory roof now angles up to the north and the plant is now located on the roof behind this within a timber screen, instead of on the lower ground floor (New South Head Road level). This form is deeper to the north and higher, creating a larger roof bulk and further reducing views of Fiona building than previously in the Pre-lodgement design. While the proposed hall and classroom building at 208 New South Head Road causes a slight non-compliance with the LEP height of building development standard, from an urban design perspective I am still of the same opinion as the comments on the Pre-lodgement design, that this development is not inconsistent with the overall existing character of the street. However, the acceptability of this form should also be guided by assessment of the impact on the curtilage view of Fiona building under the heritage assessment.

In regards to the built form articulation and materially of the hall and classroom building at 208 New South Head Road, I consider the design an appropriate contemporary response to the site context. It has a wider whole site bay built form articulation, has no parapet and emphasises the verticality in the front fenestration and pillar façade treatment. I interpret the design is a subtle response to the modernist style in this strip of the Edgecliff centre from 208-212 New South Head Road, which was subdivided and developed in the post-war period. While these buildings may not remain into the future I consider it is still appropriate reflection of the layering of development history. Also the pillars pick up on the Fiona building with the use of masonry and verticality but appropriately in a contrasting contemporary design language, using the same language as proposed with the new wing off the Fiona building, which makes legible this new layer of the school development.

The school currently doesn't have a clear front address but this is the main entrance to the school. The design aims to make a more legible school entry and address, which is much safer, accessible and attractive and reorientates visitors to the school to the new reception area located within the Fiona building. It also celebrates the heritage significance of Fiona in its entry and treatment. Also these properties were always associated with the Fiona / Ascham school property. Accordingly, I think it is appropriate that this development more strongly expresses the Fiona building and the school front address and entry. Ideally in the long term, development would open up greater view of the Fiona building from New South Head Road to improve and restore the heritage item's street address, curtilage and setting.

Generally maintaining an active commercial frontage in the commercial centre would be required. However, the SEE notes that there may be opportunity for the hall to be let out for public events outside of school terms, which is strongly supported. So alternatively, I consider the focus should be on allowing flexibility of the facility including the design of the ground floor spaces, for broader community use. This facility is highly suitable for community use given the type of facility, accessible

location fronting New South Head Road and close to public transport, separation from sensitive neighbouring land uses and accessibility compliance of the facilities. However this is not committed to and should be formalised as part of any approval granted in accordance with Clause 33 6(b), also considering the ground level space does not provide an active frontage. Development of No. 210 as part of the school as an educational establishment, which appears will follow soon, should incorporate active frontage to New South Head Road.

Recommendation

Consideration of the development at 208 New South Head Road is required in terms of assessment of heritage impact on the curtilage and setting view of the Fiona building and ensuring flexibility of the facility, including the ground floor, for community use as an alternative to providing an active frontage.

Besides this, I reiterate the same comments made at the Pre-lodgement, that the proposed alterations and additions do not result in any detrimental impacts on the surrounding bulk, scale and streetscape and are considered to be of a high standard of design, with forms, elements, details, materials and landscaping acceptable from an urban design perspective.

Peter Failes

Senior Strategic Planner / Urban Design

REFERRAL RESPONSE - ENVIRONMENTAL HEALTH

FILE NO: Development Applications/ 433/2021/1
ADDRESS: 188 New South Head Road EDGECLIFF 2027
PROPOSAL: Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone
FROM: K Pakhomova
TO: Mrs L Holbert

1. ISSUES

2. DOCUMENTATION

I refer to the following documents received for this report:

- Acoustic Report, referenced 20210178.1 (Rev 2) , prepared by Acoustic Logic, dated 16/06/2021.

3. RESEARCH

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

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

4. SUMMARY OF PROPOSAL

Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone

5. ASSESSMENT

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

a) Acoustics

2 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The proposed development includes the following:

- Partial demolition of the non-heritage Fiona Wing including removal of roof and staff room.
- Demolition of the later addition Fiona Annexe Building.
- Demolition of existing shop located at 208 New South Head Road.
- Upgrades to current learning facilities including:
 - Internal refurbishment to Fiona Heritage Wing including relocation of school reception and addition meeting room and bathrooms.
 - Replacement of current non-complaint stairs in Heritage Fiona Wing courtyard to meet BCA requirements.
 - Installation of new lift within the Main Fiona Building to improve accessibility.
 - Minor internal refurbishment to the first two floors of the Fiona Wing Building. New second floor to building for classrooms.
 - New circulation node with lift, stair and accessible bathroom blocks connecting existing Fiona Wing Building and new Fiona Wing Additional Building which houses staff room and classrooms.
- Construction of a new school hall, servery kitchen, bathrooms, offices & classrooms at 208 New South Head Road.
- External works including:
 - Construction of new entrance courtyard adjacent to new hall.
 - Construction of new wet weather canopy/COLA next to Fiona wing.
 - Construction of new canopy over heritage courtyard for weather protection.
 - Construction of new entry pavilion at relocated reception area of the Heritage Fiona Wing.
 - New paving and landscaping to improve connection between the Fiona Main building and the new school hall.
 - Construction of new pick up/drop off shelter adjacent the Fiona Wing building and carpark.

With respect to the above proposal, this office has been advised the following:

- No increase to the existing student numbers or capacity above the currently approved cap.
- No change in the current operation hours of the school.
- No change in vehicle access points to the school.
- No changes to loading arrangements.

With respect to the use of the hall:

- During School Hours
 - Band Practice
 - Music Classes
 - School Assembly
 - Rehearsals and Performances
- Out of School Hours:
 - Performances
 - Community/School Events

Figure 1 below shows a site plan of the proposed development. On-site investigations have been carried out by this office, and we note the following regarding the existing acoustic environment surrounding the proposed development:

- The project site is bound by New South Head Road to the south, and Ocean avenue to the east.
- The proposed hall is to be located on the southern boundary. On this basis, the nearest noise sensitive receivers will be and residential receivers to the west along the common boundary, and commercial receivers to the south across New South Head Road.

The nearest noise sensitive receivers have been identified in Figure 3 along with unattended noise monitoring and attended measurement locations. Noise sensitive receivers can be summarised by the following:

-
- Receiver **R1** – Residential flat buildings situated along the western common boundary of the project site.
 - Receiver **R2** – Residential situated along the eastern common boundary of the project site.
 - Receiver **R3** – Residential flat building across New South Head Road.
 - Receiver **R4** – Commercial development across New South Head Road.

6.4 MECHANICAL VENTILATION

With respect to natural ventilation of the buildings, the NSW Department of Planning document "Development near Busy Roads and Rail Corridors - Interim Guideline" dictates that:

"If internal noise levels with windows or doors open exceed the criteria by more than 10dB(A), the design of the ventilation for these rooms should be such that occupants can leave windows closed, if they so desire, and also to meet the ventilation requirements of the Building Code of Australia."

With windows open, the allowable internal noise goal is permitted to be 10dB(A) higher than when the windows are closed (i.e. – allowable level in educational buildings becomes 50dB(A)).

For the new Fiona Hall, all windows on the southern (facing New South Head Road) and western (facing the driveway) facades must be closed in order to meet acoustic requirements. A mechanical engineer is to confirm if supplementary ventilation (to meet Australian Standard AS1668.2 requirements will be required to these rooms.

Note: These windows are still permitted to be operable.

6. RECOMMENDATION

Council's Environmental Health Officer has determined that insufficient information has been submitted to enable an assessment of the proposal. The following information is required before any further assessment of the application can be undertaken:

Environmental Health Section reviewed the Acoustic Report referenced 20210178.1 (Rev 2) prepared by Acoustic Logic dated 16/06/2021. Woollahra DCP 2015 states the following:

Noise from mechanical plant and equipment

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

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

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

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

NSW Industrial Noise Policy

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

ISBN 0 7313 2715 2, dated January 2000, and

Noise Guide for Local Government

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

ISBN 1741370671 , dated December 2004.

Standard Condition: I59

Acoustic Logic is required to advise Woollahra Council if this condition has been taken into consideration in the Acoustic Assessment.

K Pakhomova
Environmental Health Officer

Date: 3/11/2021

REFERRAL RESPONSE - ENVIRONMENTAL HEALTH

FILE NO: Development Applications/ 433/2021/1
ADDRESS: 188 New South Head Road EDGECLIFF 2027
PROPOSAL: Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone
FROM: K Pakhomova
TO: Mrs L Holbert

1. ISSUES

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, prepared by Urbis , dated September 2021.
- Architectural Plans, prepared by BVN , dated (for DA) 11/06/2021.
- Acoustic Report, referenced 20210178.1 (Rev 2) , prepared by Acoustic Logic, dated 16/06/2021
- Email regarding acoustic report, referenced (HPE) 21/230228, dated 10/11/2021

3. RESEARCH

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

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

4. SUMMARY OF PROPOSAL

This Statement of Environmental Effects (SEE) has been prepared by Urbis Pty Ltd on behalf of Ascham School ('the applicant') and in support of a DA for alterations and additions to the Fiona Junior School and additional buildings along New South Head Road associated with Ascham School. The primary street address for Ascham is 188 New South Head Road, Edgecliff.

The proposal involves various works that allow for the consolidation of the Fiona Junior School facilities within the overall school Campus. In turn, this allows greater space and efficiency for other facilities currently used by Junior School students (generally Year 3-6) across the broader Campus. The proposal does not result in any increase to current school or staffing numbers. These works will also improve the connection to the heritage-listed Fiona building and will provide a more conveniently located reception for the entire school.

Minor landscaping works are also proposed to reinvigorate the site, provide new outdoor learning spaces for students and improve the heritage setting of the original Fiona building.

As part of the redevelopment of the Junior School facilities, demolition of an existing shop located at 208 New South Head Road is proposed to provide learning spaces and a hall for the use of Junior students. The shop is currently used as the School's uniform shop.

The proposed works have an estimated cost of \$8,921,264 and development consent is sought in accordance with Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Pursuant to Section 4.7 of the EP&A Act, determination of the application will be by the Sydney East Planning Panel (the Panel) as the proposed development is for community infrastructure and the estimated cost of works of the project exceeds \$5 million.

5. ASSESSMENT

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

a) Acoustics

On Monday, 8 November 2021 Environmental Health requested a clarification regarding the acoustic report provided. Applicant's acoustic engineer responded to the query on Wednesday, 10 November 2021 advising that the report has 'considered noise emission controls from the NSW EPA and NSW Educational SEPP requirements. A detailed review of mechanical plant cannot be undertaken without equipment selections which will happen at CC stage, we would accept a condition in the consent to reflect Council's requirements.'

On this basis, a request for further information is not necessary.

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		
20210178.1 (Rev 2)	Acoustic Report	Acoustic Logic	16/06/2021
	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

B.1 Noise Control Objectives during Demolition Works

To assist in managing impacts of noise from the demolishing of the existing dwelling and outbuilding on residences and other sensitive land uses, it is recommended that the *NSW Department of Environment & Climate Change*:

Construction Noise Guideline be applied to the site to provide a quantitative and qualitative assessment for evaluating performance and compliance of resultant noise from demolishing works of the existing dwelling and outbuilding. In particular reference is made to Table 2 of the *NSW Department of Environment & Climate Change: Construction Noise Guideline* which sets out management levels for noise at residences and other sensitive land uses.

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

C.1 Light & Ventilation

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

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

Standard Condition C59

C.2 Acoustic Certification of Mechanical Plant & Equipment

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

The *background noise level* is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For

assessment purposes the background noise level is the L_{A90} , 15 minute level measured by a sound level meter.

Where sound attenuation is required this must be detailed.

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

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

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

Standard Condition: C62

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

E.3 Compliance with Acoustic Report

The Principal Contract / Owner Builder and any subcontractor must comply with the Acoustic Report, referenced 20210178.1 (Rev 2) , prepared by Acoustic Logic, dated 16/06/2021 and the relevant NSW Environmental Protection Authority and NSW Educational SEPP requirements.

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))

Nil.

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

I.1 Outdoor lighting – Commercial

Outdoor lighting must comply with AS 4282-1997: *Control of the obtrusive effects of outdoor lighting*. The maximum luminous intensity from each luminaire must not exceed the level 1 control relevant under table 2.2 of AS 4282. The maximum illuminance and the threshold limits must be in accordance with Table 2.1 of AS 4282.

This condition has been imposed to protect the amenity of neighbours and limit the obtrusive effects of outdoor lighting in public places.

Note: Council may consider, subject to an appropriate section 96 application relaxation of this condition where it can be demonstrated, by expert report, that the level of lighting in the existing area already exceeds the above criteria, where physical shielding is present or physical shielding is reasonably possible.
Standard Condition: I50

I.2 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: I56

I.3 Maintenance of Sound Attenuation

Sound attenuation must be maintained in accordance with the Acoustic Report, referenced 20210178.1 (Rev 2), prepared by Acoustic Logic, dated 16/06/2021.

Standard Condition: I57

I.4 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.

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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

K Pakhomova
Environmental Health Officer

Date: 1/12/21

REFERRAL RESPONSE - ENVIRONMENTAL HEALTH

FILE NO: Development Applications/ 433/2021/1
ADDRESS: 188 New South Head Road EDGECLIFF 2027
PROPOSAL: Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone
FROM: K Pakhomova
TO: Mrs L Holbert

1. ISSUES

2. DOCUMENTATION

I refer to the following documents received for this report:

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3. RESEARCH

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

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

4. SUMMARY OF PROPOSAL

This Statement of Environmental Effects (SEE) has been prepared by Urbis Pty Ltd on behalf of Ascham School ('the applicant') and in support of a DA for alterations and additions to the Fiona Junior School and additional buildings along New South Head Road associated with Ascham School. The primary street address for Ascham is 188 New South Head Road, Edgecliff.

The proposal involves various works that allow for the consolidation of the Fiona Junior School facilities within the overall school Campus. In turn, this allows greater space and efficiency for other facilities currently used by Junior School students (generally Year 3-6) across the broader Campus. The proposal does not result in any increase to current school or staffing numbers. These works will also improve the connection to the heritage-listed Fiona building and will provide a more conveniently located reception for the entire school.

Minor landscaping works are also proposed to reinvigorate the site, provide new outdoor learning spaces for students and improve the heritage setting of the original Fiona building.

As part of the redevelopment of the Junior School facilities, demolition of an existing shop located at 208 New South Head Road is proposed to provide learning spaces and a hall for the use of Junior students. The shop is currently used as the School's uniform shop.

The proposed works have an estimated cost of \$8,921,264 and development consent is sought in accordance with Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Pursuant to Section 4.7 of the EP&A Act, determination of the application will be by the Sydney East Planning Panel (the Panel) as the proposed development is for community infrastructure and the estimated cost of works of the project exceeds \$5 million.

5. ASSESSMENT

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

a) Acoustics

On Monday, 8 November 2021 Environmental Heath requested a clarification regarding the acoustic report provided. Applicant's acoustic engineer responded to the query on Wednesday, 10 November 2021 advising that the report has 'considered noise emission controls from the NSW EPA and NSW Educational SEPP requirements. A detailed review of mechanical plant cannot be undertaken without equipment selections which will happen at CC stage, we would accept a condition in the consent to reflect Council's requirements.'

On this basis, a request for further information is not necessary.

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.

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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

B.1 Noise Control Objectives during Demolition Works

To assist in managing impacts of noise from the demolishing of the existing dwelling and outbuilding on residences and other sensitive land uses, it is recommended that the *NSW Department of Environment & Climate Change*:

Construction Noise Guideline be applied to the site to provide a quantitative and qualitative assessment for evaluating performance and compliance of resultant noise from demolishing works of the existing dwelling and outbuilding. In particular reference is made to Table 2 of the *NSW Department of Environment & Climate Change: Construction Noise Guideline* which sets out management levels for noise at residences and other sensitive land uses.

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

C.1 Light & Ventilation

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

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

Standard Condition C59

C.2 Acoustic Certification of Mechanical Plant & Equipment

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

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assessment purposes the background noise level is the L_{A90} , 15 minute level measured by a sound level meter.

Where sound attenuation is required this must be detailed.

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

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

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

Standard Condition: C62

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

E.3 Compliance with Acoustic Report

The Principal Contract / Owner Builder and any subcontractor must comply with the Acoustic Report, referenced 20210178.1 (Rev 2) , prepared by Acoustic Logic, dated 16/06/2021 and the relevant NSW Environmental Protection Authority and NSW Educational SEPP requirements.

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))

Nil.

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

I.1 Outdoor lighting – Commercial

Outdoor lighting must comply with AS 4282-1997: *Control of the obtrusive effects of outdoor lighting*. The maximum luminous intensity from each luminaire must not exceed the level 1 control relevant under table 2.2 of AS 4282. The maximum illuminance and the threshold limits must be in accordance with Table 2.1 of AS 4282.

This condition has been imposed to protect the amenity of neighbours and limit the obtrusive effects of outdoor lighting in public places.

Note: Council may consider, subject to an appropriate section 96 application relaxation of this condition where it can be demonstrated, by expert report, that the level of lighting in the existing area already exceeds the above criteria, where physical shielding is present or physical shielding is reasonably possible.
Standard Condition: I50

I.2 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: I56

I.3 Maintenance of Sound Attenuation

Sound attenuation must be maintained in accordance with the Acoustic Report, referenced 20210178.1 (Rev 2), prepared by Acoustic Logic, dated 16/06/2021.

Standard Condition: I57

I.4 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 LA90, 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

K Pakhomova
Environmental Health Officer

Date: 1/12/21

REFERRAL RESPONSE – FIRE SAFETY

FILE NO: DA 433/2021/1
ADDRESS: 188 New South Head Road EDGECLIFF 2027
PROPOSAL: Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone
FROM: Richard Smith - Fire Safety Officer
TO: Mrs L Holbert

1. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced new hall & Fiona Wing prepared by URBIS, dated September 2021.
- Architectural Plans, referenced B-00-01, B-00-02, B-01-03, B-02-04, B-03-05, C-FH-01, C-FW-01 & C-NF-01, prepared by BVN, dated 11 June 2021,

2. RESEARCH

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

- A site inspection was carried out on the following date: *Could not be undertaken due to COVID-19.*

3. 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

4. ASSESSMENT

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

5. 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**

C.1 Building upgrade (Clause 94 of the Regulation)

Council considers, pursuant to clause 94 of the *Regulation*, that it is appropriate to require the existing building to be brought into total conformity with the BCA because the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls.

Accordingly, it is considered appropriate to require the existing building to be brought into total conformity with the BCA and the Construction Certificate plans and specification required to be submitted to the Certifying Authority pursuant to clause 139 of the *Regulation* must detail building upgrade works required by this condition.

The Certifying Authority must be satisfied that such work, to be implemented as part of the development, will upgrade the building to bring it into compliance with the provisions of the BCA as in force at the date of the Construction Certificate application.

Note: The Certifying Authority issuing the Construction Certificate has no power to remove the requirement to upgrade the existing building as required by this condition. Where this condition specifies compliance with performance requirements of the BCA the Certifying Authority, subject to their level of accreditation, may be satisfied as to such matters. Where this condition specifies compliance with prescriptive (Deemed-to-Satisfy) provisions of the BCA these prescriptive requirements must be satisfied and cannot be varied unless this condition is reviewed Part 8 Division 8.2 or amended under section 4.55 of the *Act*.

Note: This condition does not set aside the Certifying Authority's responsibility to ensure compliance with clause 143 of the *Regulation* in relation to Fire Protection and Structural Adequacy.

Note: AS 4655 *Guidelines for fire safety audits for buildings* (or any succeeding AS) should form the basis of any fire upgrade report.

Standard Condition: C10 (Autotext CC10)

- 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

Richard Smith
Fire Safety Officer

Date: 10 November 2021

Memorandum - Drainage



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Facsimile (02) 9391 7044

Date 17/06/2022
File No. Development Applications: DA2021/433/1
To Mr Robert Lam
CC
From Michael Casteleyn

Address 188, 208 & 210 New South Head Rd & 37, 43 &
45 Darling Point Rd EDGECLIFF

I refer to the following documents received for this report:

21/203499 Referral Response- TS Drainage - DA2021/433/1 - 188, 208 & 210 New South Head Rd & 37, 43 & 45 Darling Point Rd EDGECLIFF

RECOMMENDATION

Council's drainage engineer has determined that the development proposal is generally satisfactory and no flood specific conditions are required.

13 January 2022

REFERRAL RESPONSE

FILE NO: DA 433/2021/1

ADDRESS: 188 New South Head Road EDGECLIFF 2027

PROPOSAL: Demolition of existing uniform shop & partial demolition of existing school buildings; construction of new school hall, bathrooms, offices & classrooms; external works including reconfiguration of pick-up/drop-off zone

FROM: M Easton, Compliance Officer

TO: Mrs L Holbert

1. ISSUES

- Nil

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environmental Effects dated September 2021, prepared by Urbis

3. SUMMARY OF PROPOSAL

Alterations and additions to the Fiona Junior School and additional buildings along New South Head Road associated with Ascham School that allow for the consolidation of the Fiona Junior School facilities within the overall Ascham Campus.

4. ASSESSMENT

Student numbers

No increase in staff or student numbers is sought. Condition I.1 of DA 550/2013 limits the number of students to 1240 inclusive of 135 boarders (enrolled students). A condition of consent is recommended requiring the existing staff and student cap imposed under DA550/2013 to be retained.

Note: there is no evidence that the annual statement required by condition I.1 b) of DA 550/2013 has ever been submitted to Council showing the total number of staff and students enrolled and verifying compliance with the cap imposed.

Hours of use

The proposed development will not result in any change to the current hours of operation for the school (identified in the SEE as 7.30am to 5.00pm).

In 2018 a neighbouring resident from Greenoaks Ave Darling Point enquired about the hours of operation of the Ascham music hall (CRM 18/54036). A review of Council records at the time revealed DA 057/79 relates to the theatre and music rooms but the consent does not specify hours of operation; DA 550/2013 permits the science building to be used between 7am-10pm Mon-Sun and the roof terrace of Duntrim House between 9am-10pm Mon-Sun; and DA 507/2016 permits the English Centre building to be used between 7am-10pm Mon-Sun.

It is recommended that a condition be imposed to generally limit the hours of operation for the school to 7.30am to 5.00pm Mon – Sun, unless otherwise specified in previous consents.

5. RECOMMENDATION

Approval subject to the following conditions:

1.1 Staff, pupil and boarder numbers

- 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).
- 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.

Note: This condition has been imposed to mitigate amenity impacts upon the neighbourhood with regard to on and off-street car parking and traffic movements.

1.1 Hours of use

Unless otherwise specified in previous development consents for the science building, the roof terrace of Duntrim House and the English Centre building, the general hours of operation of the school are limited to the following:

- a) Monday to Sunday: 7.30am to 5.00pm

M Easton
Compliance Officer