

Condition	Details	Response																																																
1.  (C.5) Security Deposits	<p>The certifying authority must not issue any <i>Part 4A Certificate</i> until provided with the original receipt(s) for the payment of all of the following levy, security, contributions, and fees prior to the issue of a <i>construction certificate, subdivision certificate or occupation certificate</i>, as will apply.</p> <table><thead><tr><th>Description</th><th>Amount</th><th>Indexed</th><th>Council Fee Code</th></tr></thead><tbody><tr><td colspan="4"><b>LONG SERVICE LEVY</b> under Building and Construction Industry Long Service Payments Act 1986</td></tr><tr><td><b>Long Service Levy</b> <a href="http://www.lspc.nsw.gov.au/levy_information/levy_information/levy_calculator.stm">http://www.lspc.nsw.gov.au/levy_information/levy_information/levy_calculator.stm</a></td><td>Contact LSL Corporation or use online calculator</td><td>No</td><td></td></tr><tr><td colspan="4"><b>SECURITY</b> under section 80A(6) of the Environmental Planning and Assessment Act 1979</td></tr><tr><td><b>Property Damage Security Deposit</b> -making good any damage caused to any property of the Council</td><td>\$560,000</td><td>No</td><td>T115</td></tr><tr><td><b>Infrastructure Works Bond</b> -completing any public work required in connection with the consent.</td><td>\$118,500</td><td>No</td><td>T113</td></tr><tr><td colspan="4"><b>DEVELOPMENT LEVY</b> under Woollahra Section 94A Development Contributions Plan 2011 This plan may be inspected at Woollahra Council or downloaded at <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>.</td></tr><tr><td><b>Development Levy (Section 94A)</b></td><td>\$1,250,000 + Index Amount</td><td>Yes, quarterly</td><td>T96</td></tr><tr><td colspan="4"><b>INSPECTION FEES</b> under Section 608 of the Local Government Act 1993</td></tr><tr><td><b>Public Road/Footpath Infrastructure Inspection Fee</b></td><td>\$2,766</td><td>No</td><td>T45</td></tr><tr><td><b>Security Administration Fee</b></td><td>\$194</td><td>No</td><td>T16</td></tr><tr><td><b>TOTAL SECURITY, CONTRIBUTIONS, LEVIES AND FEES</b></td><td colspan="3"><b>\$1,931,460</b> plus any relevant indexed amounts and long service levy</td></tr></tbody></table>	Description	Amount	Indexed	Council Fee Code	<b>LONG SERVICE LEVY</b> under Building and Construction Industry Long Service Payments Act 1986				<b>Long Service Levy</b> <a href="http://www.lspc.nsw.gov.au/levy_information/levy_information/levy_calculator.stm">http://www.lspc.nsw.gov.au/levy_information/levy_information/levy_calculator.stm</a>	Contact LSL Corporation or use online calculator	No		<b>SECURITY</b> under section 80A(6) of the Environmental Planning and Assessment Act 1979				<b>Property Damage Security Deposit</b> -making good any damage caused to any property of the Council	\$560,000	No	T115	<b>Infrastructure Works Bond</b> -completing any public work required in connection with the consent.	\$118,500	No	T113	<b>DEVELOPMENT LEVY</b> under Woollahra Section 94A Development Contributions Plan 2011 This plan may be inspected at Woollahra Council or downloaded at <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a> .				<b>Development Levy (Section 94A)</b>	\$1,250,000 + Index Amount	Yes, quarterly	T96	<b>INSPECTION FEES</b> under Section 608 of the Local Government Act 1993				<b>Public Road/Footpath Infrastructure Inspection Fee</b>	\$2,766	No	T45	<b>Security Administration Fee</b>	\$194	No	T16	<b>TOTAL SECURITY, CONTRIBUTIONS, LEVIES AND FEES</b>	<b>\$1,931,460</b> plus any relevant indexed amounts and long service levy			<p>Cranbrook School intend to negotiate a Voluntary Planning Agreement (VPA) with Woollahra Municipal Council to offset against Section 94A contributions. Cranbrook School seek an agreed condition of consent that the Section 94A contributions will be paid in the event a VPA satisfactory to both parties cannot be agreed.</p> <p>We suggest the condition be drafted as follows:</p> <p><u>The certifying authority must not issue any Part 4A Certificate until one of the following is satisfied;</u></p> <p>a) <u>Execution of a Voluntary Planning Agreement (VPA) in accordance with Section 7.4(1) of the EP&amp;A Act with Woollahra Municipal Council in lieu of payment of Section 94A Development Contributions or;</u></p> <p>b) <u>Payment of Section 94A Development Contributions in accordance with the below table,</u></p> <p><u>and the payment of the following levy, security and fees prior to the issue of a <i>construction certificate, subdivision certificate or occupation certificate</i>, as will apply.</u></p>
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2.  Green Travel Plan	A Green Travel Plan, prepared by a suitably qualified Traffic Engineer is to be prepared in accordance with Part E1.12 of Woollahra DCP 2015. The recommendations of the report shall be fully complied with and integrated into the design of the development.	Refer to the separately attached Appendix E - Response to Submission prepared by Parking & Traffic Consultants (PTC) which includes a response to compliance with the controls in Part E1.12.1 of Woollahra DCP 2015 and a copy of the Green Travel Plan (Revision 3, dated 21st September 2018) within the document.  If the above stated report is satisfactory to Council to meet this condition, we request this condition be deleted.																																																				
3.  On-site Bicycle Facilities	On-site bicycle storage and facilities are to be provided in accordance with Part E1.6 of Woollahra DCP 2015.	As outlined below the school has a staff FTE of 115 and a student population enrolment cap of 1115. Applying the Council requirements to the existing school population leads to the following requirements: Staff – 1 space for 5% member of staff – 6 spaces Students - 1 space for 10% of students - 112 spaces Total - 118 spaces																																																				

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		<p>The proposed Basement 1 car park includes the provision of 20 bicycle spaces and 20 spaces within the forecourt of the Aquatic Centre, therefore requiring a further 78 spaces throughout the rest of the campus.</p> <p>There are currently five locations within the campus where bicycles are stored/parked and as part of the development, 78 spaces will be formalised with bike racks to provide the required bicycle provision.</p> <p>Given that there is no proposed increase in staff or student numbers as part of the development, the provision of 40 additional spaces and the formalisation of the existing provisions, are deemed acceptable, in accordance with the DCP requirements and also promotes a healthier and an alternative mode of transport for both staff and students.</p> <p>The provision of these spaces will be in accordance with the requirements of AS2890.3 2015 and the final design and specification of these spaces will be documented within the Construction Certificate documentation.</p> <p>We have no objection to this condition.</p>
4. (D.9) Construction Management Plan	<p>As a result of the site constraints, limited space and access a Construction Management Plan (CMP) is to be submitted to Council. Also, due to lack of on-street parking a Work Zone may be required during construction.</p> <p>The principal contractor or owner must submit an application for approval of the Construction Management Plan by Council's Traffic Engineer and pay all fees associated with the application. The plan must be submitted as a self-contained document that outlines the nature of the construction project and as applicable, include the following information:-</p> <p>a) Detail the scope of the works to be completed including details of the various stages, e.g. Demolition, Excavation, Construction etc. and the duration of each stage.</p>	<p>Response from PTC:</p> <p>Refer to Appendix O – Construction Traffic Management Plan (CTMP) prepared by Parking &amp; Traffic Consultants. The CTMP was developed to satisfy the traffic requirements within Standard Condition D.9 Construction Management Plan.</p> <p>Cranbrook School wish to seek approval of Appendix O – Construction Traffic Management Plan issued with this Response to Submission.</p> <p>Response from EPM:</p> <p>a) Noted, a detailed Construction Management Plan (CMP) will be prepared prior to issue of the Construction Certificate and</p>

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	<ul style="list-style-type: none"> <li>b) Identify local traffic routes to be used by construction vehicles.</li> <li>c) Identify ways to manage construction works to address impacts on local traffic routes.</li> <li>d) Identify other developments that may be occurring in the area and identify ways to minimise the cumulative traffic impact of these developments. Should other developments be occurring in close proximity (500m or in the same street) to the subject site, the developer/builder is to liaise fortnightly with the other developers/builders undertaking work in the area in order to minimise the cumulative traffic and parking impacts of the developments.</li> <li>e) Detail how construction workers will travel to and from the site and parking arrangements for those that drive.</li> <li>f) Identify any proposed road closures, temporary traffic routes, loss of pedestrian or cyclist access or reversing manoeuvres onto a public road and provide Traffic Control Plans (TCPs) prepared by an accredited RMS Red or Orange card holder to manage these temporary changes.</li> <li>g) Detail the size (including dimensions), numbers and frequency of arrival of the construction vehicles that will service the site for each stage of works.</li> <li>h) Provide for the standing of vehicles during construction.</li> <li>i) If construction vehicles are to be accommodated on the site, provide a scaled drawing showing where these vehicles will stand and the vehicle swept path to show that these vehicles can access and egress the site in a forward direction (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).</li> <li>j) If trucks are to be accommodated on Council property, provide a scaled drawing showing the location of any proposed Works Zone (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).</li> </ul>	<p>will append the CTMP issued with this Response to Submission in Appendix O.</p> <ul style="list-style-type: none"> <li>b) Refer to Appendix O - CTMP</li> <li>c) Refer to Appendix O - CTMP</li> <li>d) Refer to Appendix O - CTMP</li> <li>e) Refer to Appendix O - CTMP</li> <li>f) Refer to Appendix O - CTMP</li> <li>g) Refer to Appendix O - CTMP</li> <li>h) Refer to Appendix O - CTMP</li> <li>i) Refer to Appendix O - CTMP</li> <li>j) Refer to Appendix O - CTMP</li> <li>k) As per item a) above</li> <li>l) As per item a) above</li> <li>m) As per item a) above</li> <li>n) Refer to Appendix O - CTMP</li> <li>o) As per item a) above</li> <li>p) Restricting vehicular movements to 9:30am – 2:30pm on School days would extend the project construction programme and prolong the period of potential impacts to local traffic and residents. A preliminary desktop study has shown that these restrictions have the potential to extend the demolition and excavation phases by up to 30 weeks. There will also be impacts to the subsequent construction phase, the extent to which is yet to be ascertained.</li> </ul> <p>As outlined in the CTMP prepared by Parking &amp; Traffic Consultants, construction vehicle activity will be programmed (wherever possible) to outside network peak times and the school drop off and pick up periods. An effective on-site traffic and pedestrian management system is proposed to mitigate the impacts on local traffic, safely manage the interface between the School and Construction Traffic whilst maintaining flexibility for Cranbrook.</p>
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	<p>k) Show the location of any site sheds and any anticipated use of cranes and concrete pumps and identify the relevant permits that will be required.</p> <p>l) If a crane/s are to be accommodated on site, detail how the crane/s will be erected and removed, including the location, number and size of vehicles involved in the erection/removal of the cranes, the duration of the operation and the proposed day and times, any full or partial road closures required to erect or remove the crane/s and appropriate Traffic Control Plans (TCPs) prepared by an approved RMS Red or Orange Card holder.</p> <p>m) Make provision for all materials, plant, etc. to be stored within the development site at all times during construction.</p> <p>n) State that any oversized vehicles proposed to operate on Council property (including Council approved Works Zones) will attain a Permit to Stand Plant on each occasion (Note: Oversized vehicles are vehicles longer than 7.5m or heavier than 4.5T.</p> <p>o) Show the location of any proposed excavation and estimated volumes.</p> <p>p) 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.</p> <p>q) Show the location of all Tree Protection (Exclusion) zones (Note: storage of building materials or access through Reserve will not be permitted without prior approval by Council).</p> <p>Note: A minimum of eight weeks will be required for assessment. Work must not commence until the Construction Management Plan is approved. Failure to comply with this condition may result in fines and proceedings to stop work.</p> <p>Standard Condition D9</p>	<p>We proposed the following wording for condition (4)(p):</p> <p>“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 <u>agreed hours listed in the approved Construction Traffic Management Plan</u>, in order to minimise disruption to the traffic network during school pick up and drop off times.”</p> <p>q) As per item a) above</p> <p>If the above stated response and associated CTMP is satisfactory to Council to meet this condition, we request parts (b) to (j) and (n) be deleted from this standard condition.</p>
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<p>5. Water Sensitive Design</p>	<p>The applicant is to provide integrated water sensitive design which includes the following at a minimum:</p> <ul style="list-style-type: none"> <li>• A rainwater/stormwater collection tanks/s (harvest tanks) with a minimum additional capacity of 200m<sup>3</sup>.</li> <li>• A stormwater diversion system that continually diverts and treats water from the existing Council drainage system is to be implemented</li> <li>• All new roof areas hard paved areas are to be directed to the harvest tanks.</li> <li>• The integrated water sensitive design system is to be designed to meet or exceed Councils water treatment guidelines</li> </ul>	<p><i>The applicant is to provide integrated water sensitive design which includes the following at a minimum:</i></p> <ul style="list-style-type: none"> <li>• <i>A rainwater/stormwater collection tanks/s (harvest tanks) with a minimum additional capacity of 200m<sup>3</sup></i></li> </ul> <p>AECOM Response: We propose rewording this condition to the following: <u>"A rainwater/stormwater collection tank/s (harvest tanks) sized to accommodate the irrigation and water re-use demand of the site"</u></p> <p>Also refer to separately attached Memo from AECOM on Rainwater Re-use (26/11/18).</p> <ul style="list-style-type: none"> <li>• <i>A stormwater diversion system that continually diverts and treats water from the existing Council drainage system is to be implemented</i></li> </ul> <p>AECOM Response: We proposed rewording this condition to the following: <u>"A stormwater management system that continually manages and treats discharge offsite prior to entering the Council drainage system is implemented"</u>.</p> <ul style="list-style-type: none"> <li>• <i>All new roof areas hard paved areas to be directed to the harvest tanks</i></li> </ul> <p>AECOM Response: We proposed rewording this condition to the following: <u>"New roof and hard paved areas to be directed to the harvest tanks to meet the requirements of the proposed water re-use and where there is sufficient fall"</u></p>
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		<ul style="list-style-type: none"> <li><i>The integrated water sensitive design system is to be designed to meet or exceed Councils water treatment guidelines.</i></li> </ul> <p>AECOM Response: The water sensitive urban design approach is contained within Section 5.3.5 of the Stormwater Management and Civil Design Report submitted as a part of the SSDA submission. The large open space on Hordern Oval and proposed re-use of water for irrigation will allow us to exceed council's water treatment guidelines.</p> <p>In addition to the above responses, refer to Appendix Z – Rainwater Re-Use &amp; Water Sensitive Urban Design prepared by AECOM.</p> <p>Response from Arcadia:</p> <p>We have reviewed the comments and concur with AECOM's responses / amendments to the wording.</p> <p>In terms of other opportunities we're quite limited in the landscape.</p> <p>We looked at utilising the garden bed in front of the AFC but this would have changed the levels through there detrimentally.</p> <p>In other areas we've prioritised turf / usable space or are restricted through either levels or space.</p> <p>We do have rooftop garden spaces and passive irrigation to turf zones which will capture rainfall before it enters the stormwater system.</p>
6. Water Quality Measures	<p>Water quality measures are installed that meet the following environmental targets for stormwater runoff leaving the site:</p> <ul style="list-style-type: none"> <li>a) 90% removal of gross pollutants (&gt; 5mm);</li> <li>b) 85% removal of total suspended solids;</li> <li>c) 65% removal of total phosphorous; and</li> <li>d) 45% removal of total nitrogen.</li> </ul>	<p>AECOM Response:</p> <p>Current targets are shown in Section 3.6 of the Stormwater Management and Civil Design Report submitted as a part of the SSDA submission. We meet these by the measures shown in Section 5.3.5 of the Stormwater Report.</p>



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		<p>Also, refer to Appendix Z – Rainwater Re-Use &amp; Water Sensitive Urban Design prepared by AECOM.</p> <p>Arcadia Response:</p> <p>We have reviewed the comments and concur with AECOM's responses</p>
7. New South Head Road Footpath Specifications	<p>The footpath fronting New South Head Road shall be built with the following specifications in order to accommodate a shared cycle path:</p> <ul style="list-style-type: none"> <li>• The width of the footpath is to be 2.5m.</li> <li>• The footpath shall be constructed in concrete.</li> <li>• A maximum cross fall of 3% shall be provided.</li> </ul>	<p>The proposed footpaths fronting New South Head Road will be built in accordance with Woollahra Municipal Council's specifications as at the date of consent.</p>
8. Creation of Easement for Access for the Public Footpath located within Private Property	<p>An easement for access shall be created for any portion of the proposed footpath adjacent to New South Head Road located within the property boundary.</p>	<p>We propose the below amended wording to this condition:</p> <p><u>"Prior to final Occupation Certificate,</u> an easement for access shall be created for any portion of the proposed footpath adjacent to New South Head Road located within the property boundary."</p>
9. (H.19) Covenant for Private Works on Council Property	<p>Prior to the granting of any Occupation Certificate and to ensure that all private structures on Council public road reserve are in accordance with Council's "Policy for Managing Encroachments on Council Road Reserves", the person with the benefit of this consent, being the owner of Cranbrook School, must enter into a legal agreement with the Council for the associated landscaping works and placement of private structures on Council's property.</p> <p>The owner must enter into a legal agreement as follows:</p> <ul style="list-style-type: none"> <li>• The registration on the title to the subject property to which this consent relates of a Public Positive Covenant pursuant to S88E of the Conveyancing Act 1919 burdening the subject</li> </ul>	<p>We propose the below amended wording to this condition:</p> <p>"Prior to the granting of a <u>final</u> Occupation Certificate and to ensure that all private structures on Council public road reserve are in accordance with Council's "Policy for Managing Encroachments on Council Road Reserves", the person with the benefit of this consent, being the owner of Cranbrook School, must enter into a legal agreement with the Council for the associated landscaping works and placement of private structures on Council's property.</p> <p>The owner must enter into a legal agreement as follows:</p> <ul style="list-style-type: none"> <li>• The registration on the title to the subject property to which this consent relates of a Public Positive Covenant pursuant to</li> </ul>



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	<p>property and benefiting the Council providing for the indemnification of Council from any claims or actions, and the ongoing maintenance of any private structures encroaching on the public road reserve for which consent has been given, such as steps, retaining walls, sitting furniture, access ways, overhang, balconies, awnings, signs and the like. This process has an estimated timeframe of 2 months.</p> <ul style="list-style-type: none"> <li>• The wording of the Public Positive Covenant must be in accordance with Council's standard format and the Instrument must be registered at the Land Property Information Office prior to the issuance of any Occupation Certificate.</li> <li>• The property owner must pay Council monetary compensation for the Public Positive Covenant, as determined by the Council, and must also pay all of Council's associated costs.</li> </ul> <p>Note: The required wording of the Instrument can be downloaded from Council's web site <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>. The PCA must supply a copy of the WAE Plans to Council together with the Occupation Certificate.</p> <p>Note: No Occupation Certificate must be issued until this condition has been satisfied.</p>	<p>S88E of the Conveyancing Act 1919 burdening the subject property and benefiting the Council providing for the indemnification of Council from any claims or actions, and the ongoing maintenance of any private structures encroaching on the public road reserve for which consent has been given, such as steps, retaining walls, sitting furniture, access ways, overhang, balconies, awnings, signs and the like. This process has an estimated timeframe of 2 months.</p> <ul style="list-style-type: none"> <li>• The wording of the Public Positive Covenant must be in accordance with Council's standard format and the Instrument must be registered at the Land Property Information Office prior to the issuance of the <u>final</u> Occupation Certificate.</li> <li>• The property owner must pay Council monetary compensation for the Public Positive Covenant, as determined by the Council, and must also pay all of Council's associated costs.</li> </ul> <p>Note: The required wording of the Instrument can be downloaded from Council's web site <a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a>. The PCA must supply a copy of the WAE Plans to Council together with the <u>final</u> Occupation Certificate.</p> <p>Note: The <u>final</u> Occupation Certificate must not be issued until this condition has been satisfied."</p>
10. (C.13) Road and public Domain Works	<p>A separate application under Section 138 of the Roads Act 1993 is to be made to, and be approved by Council as the road authority, for the following infrastructure works prior to the issuing of any Construction Certificate. The infrastructure works must be carried out at the applicant's expense:</p> <ol style="list-style-type: none"> <li>1. Road &amp; Footpath Works <ol style="list-style-type: none"> <li>a. The removal of existing kerb and gutter and the construction of a new 5.5 metres wide vehicular crossing for vehicular access into the proposed basement parking in</li> </ol> </li> </ol>	<p>Noted, an application will be made on behalf of Cranbrook prior to Construction Certificate.</p> <p>AECOM Response to item (1)(e):</p> <p>The Civil design is compliant with the required cross sections and notes, refer drawings C-0023, C-0024, C-0112. Notes within drawings also reference council standards.</p>

	<p>accordance with Council's standard driveway drawing RF2_D. The new crossing shall be constructed at right angle to the street kerb in plain concrete. A design longitudinal surface profile for the proposed driveway must be submitted for assessment.</p> <p>b. The removal of existing kerb and gutter and the construction of a new 3 metres wide vehicular crossing for vehicular access into the proposed maintenance building in accordance with Council's standard driveway drawing RF2_D. The new crossing shall be constructed at right angle to the street kerb in plain concrete. A design longitudinal surface profile for the proposed driveway must be submitted for assessment.</p> <p>c. The removal of the existing kerb ramp and the construction of a new kerb ramp in accordance with Council's Specification.</p> <p>d. The reconstruction of the existing kerb and gutter, between the new vehicular crossing for access into the maintenance building and the new kerb ramp removal of existing kerb and gutter in plain concrete accordance with Council's standard driveway drawing RF2_D.</p> <p>e. The reconstruction of the existing footpath across the frontage of the proposed works in New South Head Road in accordance with Council's standard driveway drawing RF2 D. It is required that the footpath shall be built with the following specification:</p> <ul style="list-style-type: none"> <li>• The width of the footpath is to be 2.5m.</li> <li>• The footpath shall be constructed in concrete.</li> <li>• A maximum cross/slope of 3% shall be provided.</li> <li>• Detailed long section and cross section at every 5m interval shall be prepared by a suitably qualified and experienced civil engineer.</li> </ul> <p>f. The construction of all traffic devices, associated landscaping and infrastructure (footpath, kerb and gutter and road pavement) works on Council's property in accordance with Council's Specification and relevant</p>	
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	<p>Australian Standards. Detailed design including certification from the designing structural/civil engineer must be submitted with the application certifying that all works are designed in accordance with Council's Specification and the relevant Australian Standards.</p> <p>g. Where a grass verge exists, the balance of the area between the footpath and the kerb over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of Couch turf.</p> <p>2. Bond</p> <p>a. A bond of \$118,500 will be used as security to ensure the satisfactory completion of the infrastructure works. The security or bank guarantee must be the original unconditional bank guarantee with no expiry date.</p> <p>b. Council may use all or part of the Infrastructure Bond as well as the Property Damage Security Deposit to meet the cost of removing or completing the works if they do not meet Council's requirements.</p> <p>c. The Deposit/Bond will not be released until Council has inspected the site and is satisfied that the Works have been completed in accordance with Council approved drawings and to Council requirements</p> <p>Note: To ensure that this work is completed to Council's satisfaction, this consent by separate condition, may impose one or more Infrastructure Works Bonds.</p> <p>Note: Road has the same meaning as in the Roads Act 1993.</p> <p>Note: The intent of this condition is that the design of the road, footpaths, driveway crossings and public storm water drainage works must be detailed and approved prior to the issue of any Construction Certificate. Changes in levels may arise from the detailed design of buildings, road, footpath, driveway crossing grades and stormwater. Changes required under Roads Act 1993 approvals may necessitate design and levels changes</p>	
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	<p>under this consent. This may in turn require the applicant to seek to amend this consent.</p> <p>Note: See condition K24 in Section K Advising of this Consent titled Roads Act Application.</p>	
11. Unexpected Finds	<p>In the instance where site works cause the generation of odours or the uncovering of unexpected contamination hotspot(s), it is recommended that an Unexpected Finds Protocol be prepared to ensure appropriate management of natural soils/fill material which may contain undefined levels of contamination.</p>	<p>Noted, an Unexpected Finds Protocol will be prepared prior to Construction Certificate.</p>
12. Revised Noise Impact Assessment Report	<p>The submitted Noise Impact Assessment Report, prepared by Acoustic Logic, shall be amended to identify and provide a quantitative assessment of the main noise and vibration generating sources during demolition, site preparation, bulk excavation, construction and operation, and any out of hours community use of school facilities, and outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land. The</p> <ul style="list-style-type: none"> <li>• NSW Industrial Noise Policy (EPA);</li> <li>• Interim Construction Noise Guideline (DECC);</li> <li>• Assessing Vibration: A Technical Guideline 2006; and</li> <li>• Development Near Rail Corridors and Busy Roads - Interim Guideline (Department of Planning 2008).assessment should have regard to:</li> </ul>	<p>Refer to a new report prepared by Acoustic Logic titled Construction Noise and Vibration Management Plan dated 25 October 2018.</p> <p>If the above stated report is satisfactory to Council to meet this condition, we request this condition be deleted.</p>
13. Compliance with recommendations of Heritage Impact Statement	<p>The recommendations contained within Section 7 of the Heritage Impact Statement prepared by Urbis, Issue 03 dated 07/05/2018 shall be fully complied with, as follows:</p> <ul style="list-style-type: none"> <li>• It is recommended that a Photographic Archival Recording (PAR) is undertaken where works are proposed, prior to any works being undertaken at the site;</li> </ul>	<p>Urbis Heritage response:</p> <ul style="list-style-type: none"> <li>• Photographic Archival Recording – Urbis will cover this item as part of Condition 15</li> <li>• Assessment and Inventory of moveable heritage items – Urbis will cover this item as part of Condition 16</li> <li>• Interpretation Plan – Urbis will cover this item as part of Condition 14</li> </ul>

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	<ul style="list-style-type: none"> <li>• An assessment and inventory of all items of moveable heritage located in or connected with the War Memorial Hall shall be undertaken. These elements should be incorporated in the New Centenary Building development;</li> <li>• An Interpretation Plan should be developed to convey the development and significance of the site to students and visitors to the site;</li> <li>• During the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged;</li> <li>• A suitably qualified heritage architect/consultant should be engaged to oversee all works to buildings of identified high significance, including the Perkins Building; and</li> <li>• A suitable protection methodology shall be prepared prior to works commencing on site to protect the significant Kauri Pine and rock face located in Camelia Court.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted, a suitably qualified archaeologist will be engaged during construction</li> <li>• Noted, a suitably qualified heritage architect / consultant will be engaged during the construction for buildings identified as high significance, including the Perkins Building</li> <li>• A suitable protection methodology has been prepared by Level 5 Arborist Botanics Tree Wise People in the amended "Construction Impact Assessment and Management Plan". Refer to Appendix M.</li> </ul>
14. Heritage Interpretation Strategy	A Heritage Interpretation Strategy shall be prepared and heritage interpretation measures incorporated into the design.	Noted, a Heritage Interpretation Strategy shall be prepared and incorporated into the design.
15. Photographic Archival Recording	A Photographic Archival Recording of all buildings and landscape elements to be demolished shall be prepared prior to any work occurring, to provide a record of the current layout and character of the school.	Noted, a Photographic Archival Recording will be prepared prior to the issue of a Construction Certificate.
16. Inventory of Moveable Heritage	An assessment and inventory of all items of moveable heritage located in or connected with the War Memorial Hall shall be undertaken, retained within the School site and incorporated in the New Centenary Building development.	Noted, a preliminary assessment and summary report have been prepared for internal use and will be incorporated into the design.

17. Heritage Architect/Consultant to Oversee Project	A suitably qualified heritage architect/consultant shall be engaged to oversee all works to buildings identified as being of high significance, including the Perkins Building.	Noted, a suitably qualified heritage architect/consultant will be engaged to oversee all works to buildings identified as being of high significance, including the Perkins building.
18. Mitigation Measures to Ensure No Impacts to Sports Pavilion (Rotunda)	Appropriate mitigation measures are to be implemented to ensure that no damage occurs during construction to the significant Sports Pavilion (Rotunda designed by John Horbury Hunt).	Noted, Cranbrook will seek recommendations from a suitably qualified heritage architect / consultant.
19. Archaeological and Aboriginal Heritage - Unexpected Finds	<p>If unexpected archaeological deposits or relics are discovered during Construction/excavation, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.</p> <p>Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately and the Office of Environment &amp; Heritage is to be informed in accordance with Section 89A of the National Parks and Wildlife Act, 1974 (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the National Parks and Wildlife Act, 1974.</p> <p>Where feasible and appropriate any archaeological relics uncovered by the works should be retained on site and displayed for public appreciation.</p>	<p>An Aboriginal Cultural Heritage consultant has been engaged and a Testing and Salvage methodology statement will be issued to the Office of Environment Heritage and Department of Planning and Environment to support the proposal for SSDA approval.</p> <p>A suitably qualified archaeologist will be engaged during construction to complete Testing and Salvage prior to and during demolition and excavation.</p>

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<p>20.</p> <p>(A.8) Ancillary Aspects of the Development</p>	<p>The owner must procure the repair, replacement or rebuilding of all road pavement, kerb, gutter, footway, footpaths adjoining the site or damaged as a result of work under this consent or as a consequence of work under this consent. Such work must be undertaken to Council's satisfaction in accordance with Council's "Specification for Roadworks, Drainage and Miscellaneous Works" dated February 2012 unless expressly provided otherwise by these conditions at the owner's expense.</p> <p>Note: This condition does not affect the principal contractor's or any sub-contractors obligations to protect and preserve public infrastructure from damage or affect their liability for any damage that occurs.</p>	<p>AECOM Response: Noted, this is a construction requirement and will be included as a note with design drawings and specifications</p> <p>We proposed rewording this condition to the following:</p> <p>"The owner must procure the repair, replacement or rebuilding of all road pavement, kerb, gutter, footway, footpaths adjoining the site <u>if</u> damaged as a result of work under this consent or as a consequence of work under this consent. Such work must be undertaken to Council's satisfaction in accordance with Council's "Specification for Roadworks, Drainage and Miscellaneous Works" dated February 2012 unless expressly provided otherwise by these conditions at the owner's expense.</p> <p>Note: This condition does not affect the principal contractor's or any sub-contractors obligations to protect and preserve public infrastructure from damage or affect their liability for any damage that occurs."</p>
<p>21.</p> <p>(B.7) Public Road Assets prior to any work/demolition</p>	<p>To clarify the condition of the existing public infrastructure prior to the commencement of any development (including prior to any demolition), the Applicant or Owner must submit to Council a full record of the condition of the Public Road infrastructure adjacent to the development site.</p> <p>The report must be submitted to Council prior to the commencement of any work and include photographs showing current condition and any existing damage fronting and adjoining the site to the:</p> <ul style="list-style-type: none"> <li>• road pavement,</li> <li>• kerb and gutter,</li> <li>• footway including footpath pavement and driveways,</li> <li>• retaining walls within the footway or road, and</li> <li>• Drainage structures/pits.</li> </ul>	<p>AECOM Response: Noted, this is a construction requirement and will be included within the Civil Specification.</p>



	<p>The reports are to be supplied in both paper copy and electronic format in Word. Photographs are to be in colour, digital and date stamped.</p> <p>If the required report is not submitted then Council will assume there was no damage to any infrastructure in the immediate vicinity of the site prior to the commencement of any work under this consent.</p> <p>Note: If the Applicant or Owner fails to submit the Asset condition report required by this condition and damage is occasioned to public assets adjoining the site, Council will deduct from security any costs associated with remedying, repairing or replacing damaged public infrastructure. Nothing in this condition prevents Council making any claim against security held for this purpose</p>	
<p>22. (C.21) Provision for Energy Supplies</p>	<p>The applicant must provide to the Certifying Authority a letter from Energy Australia setting out Energy Australia's requirements relative to the provision of electricity/gas supply to the development.</p> <p>Any required substation must be located within the boundaries of the site. Where an electricity substation is required within the site but no provision has been made to place it within the building and such substation has not been detailed upon the approved development consent plans a section 96 application is required to be submitted to Council. Council will assess the proposed location of the required substation.</p> <p>The Construction Certificate plans and specifications, required to be submitted pursuant to clause 139 of the Regulation, must detail provisions to meet the requirements of Energy Australia.</p> <p>Where the substation is required the Construction Certificate plans and specifications must provide:</p> <ol style="list-style-type: none"> <li>A setback not less than 3m from the road boundary and dense landscaping of local native plants to screen the substation from view within the streetscape,</li> </ol>	<p>The substation size and location will be designed in accordance with the requirements of the appropriate energy authority and Council.</p> <p>We proposed the below amendments to (22)(e):</p> <p><del>"The owner shall dedicate to the appropriate energy authority, free of cost, an area of land adjoining the street alignment to enable an electricity substation to be established, if required. The</del> size and location of the electricity substation is to be in accordance with the requirements of the appropriate energy authority and Council. The opening of any access doors must not intrude onto the public road reserve."</p>

	<ul style="list-style-type: none"> <li>b. A setback not less than 3m from any other site boundary (fire source feature) and not within the areas required to be kept clear of obstructions to vehicle visibility pursuant to clause 3.2.4 of AS2890.1-1993(See: Figures 3.2 and 3.3),</li> <li>c. A set back to and not within the drip line of any existing tree required to be retained,</li> <li>d. A setback not less than the 10m from any NSW Fire Brigade booster connection as prescribed by clause 5.6.3(d)(iii) of AS 2419.1-1994 or be separated from any booster connections by a construction with a fire resistance rating of not less than FRL 90/90/90 for a distance of not less than 2 m each side of and 3 m above the upper hose connections in the booster assembly pursuant to clause 5.6.3(c)(ii) of AS 2419.1-1994, and</li> <li>e. The owner shall dedicate to the appropriate energy authority, free of cost, an area of land adjoining the street alignment to enable an electricity substation to be established, if required. The size and location of the electricity substation is to be in accordance with the requirements of the appropriate energy authority and Council. The opening of any access doors must not intrude onto the public road reserve.</li> </ul>	
<p>23. (C.25) Soil and Water Management Plan - Submissions and Approval</p>	<p>The principal contractor or owner builder must submit to the Certifying Authority a soil and water management plan complying with:</p> <ul style="list-style-type: none"> <li>a) "Do it Right On Site, Soil and Water Management for the Construction Industry" published by the Southern Sydney Regional Organisation of Councils, 2001; and</li> <li>b) "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing 4th Edition" ('The Blue Book').</li> </ul> <p>Where there is any conflict The Blue Book takes precedence. The Certifying Authority must be satisfied that the soil and water</p>	<p>AECOM Response:</p> <p>Noted, wording will be reflected in the Erosion and Sediment Control Plan and within the Civil Specification</p>

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	management plan complies with the publications above prior to issuing any Construction Certificate.	
24. (C.36) Professional Engineering Details	<p>The Construction Certificate plans and specifications, required by clause 139 of the Regulation, must include detailed professional engineering plans and/or specifications for all structural, electrical, hydraulic, hydro-geological, geotechnical, mechanical. And civil work complying with this consent, approved plans, the statement of environmental effects and supporting documentation.</p> <p>Detailed professional engineering plans and/or specifications must be submitted to the Certifying Authority with the application for any Construction Certificate.</p>	<p>AECOM Response:</p> <p>Noted, Construction Certificate plans and specifications will include professional engineering plans and specifications and will be submitted to the Certifying Authority.</p>
25. (C.40) Geotechnical and Hydrogeological Design, Certification & Monitoring	<p>The Construction Certificate plans and specification required to be submitted to the Certifying Authority pursuant to clause 139 of the Regulation must be accompanied by a Geotechnical I Hydrogeological Monitoring Program together with civil and structural engineering details for foundation retaining walls, footings, basement tanking, and subsoil drainage systems, as applicable, prepared by a professional engineer, who is suitably qualified and experienced in geotechnical and hydrogeological engineering. These details must be certified by the professional engineer to:</p> <ul style="list-style-type: none"> <li>a) Provide appropriate support and retention to ensure there will be no ground settlement or movement, during excavation or after construction, sufficient to cause an adverse impact on adjoining property or public infrastructure.</li> <li>b) Provide appropriate support and retention to ensure there will be no adverse impact on surrounding property or infrastructure as a result of changes in local hydro geology (behaviour of groundwater).</li> <li>c) Provide foundation tanking prior to excavation such that any temporary changes to the groundwater level, during</li> </ul>	<p>AECOM Response:</p> <p>Noted, AECOM is providing civil and structural engineering details for design of foundation retaining walls for public domain works. Building design structural elements are designed by the structural consultant.</p> <p>We note the requirement for a Geotechnical and Hydrogeological Monitoring Plan and assume that this will be undertaken by the geotechnical consultant, we are happy to provide input as required.</p> <p>Douglas Partners Response:</p> <p>Condition 25 requires a Geotechnical and Hydrogeological Monitoring Plan to be prepared prior to CC. This is standard for developments in the Woollahra Municipal Council area. We can prepare this plan.</p> <p>The Monitoring Plan will need to reference the FOR CONSTRUCTION drawings and will need to be prepared for CC. The plan basically provides the hold points required for</p>

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	<p>construction, will be kept within the historical range of natural groundwater fluctuations. Where the historical range of natural groundwater fluctuations is unknown, the design must demonstrate that changes in the level of the natural water table, due to construction, will not exceed 0.3m at any time.</p> <p>d) Provide tanking of all below ground structures to prevent the entry of all ground water such that they are fully tanked and no on-going dewatering of the site is required.</p> <p>e) Provide a Geotechnical and Hydro geological Monitoring Program that:</p> <ul style="list-style-type: none"> <li>• Will detect any settlement associated with temporary and permanent works and structures;</li> <li>• Will detect deflection or movement of temporary and permanent retaining structures (foundation walls, shoring bracing or the like);</li> <li>• Will detect vibration in accordance with AS 2187.2-1993 Appendix J including acceptable velocity of vibration (peak particle velocity);</li> <li>• Will detect groundwater changes calibrated against natural groundwater variations;</li> <li>• Details the location and type of monitoring systems to be utilised; ·</li> <li>• Details the pre-set acceptable limits for peak particle velocity and ground water fluctuations;</li> <li>• Details recommended hold points to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and;</li> <li>• Details a contingency plan.</li> </ul>	<p>geotechnical inspections, survey of shoring walls, and monitoring of groundwater levels during dewatering.</p>
<p>26. (C.41) Ground Anchors</p>	<p>This development consent does NOT give approval to works or structures over, on or under public roads or footpaths excluding minor works subject to separate Road Opening Permit.</p> <p>The use of permanent ground anchors under Council land is not permitted.</p>	<p>Arup Response:</p> <ul style="list-style-type: none"> <li>• As indicated on the drawings, temporary anchors are used under council land. The areas of the permanent anchors are on the schools private land under Perkins.</li> <li>• Intent is to have temporary sand anchors due to the depth to rock on site.</li> </ul>

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	<p>Temporary ground anchors may be permitted, in accordance with Council's "Rock Anchor Policy", where alternative methods of stabilisation would not be practicable or viable, and where there would be benefits in terms of reduced community impact due to a shorter construction period, reduced disruption to pedestrian and vehicular traffic on adjacent public roads, and a safer working environment.</p> <p>If temporary ground anchors under Council land are proposed, a separate application, including payment of fees, must be made to Council under Section 138 of the Roads Act 1993. Application forms and Council's "Rock Anchor Policy" are available from Council's web-site <a href="http://www.woollahra.nsw.gov.au">http://www.woollahra.nsw.gov.au</a>. Approval may be granted subject to conditions of consent. Four weeks should be allowed for assessment.</p>	<ul style="list-style-type: none"> <li>A shoring wall and anchors solution has been selected due to the depth of the excavation, on site material and proximity to adjacent to existing building and boundaries. Alternative methods of stabilisation would not be practical.</li> <li>Anchors will be destressed when shoring and building structure are complete.</li> <li>As anchors are in the sands it is not feasible to remove the anchors and it is common practice to leave them in the ground.</li> <li>It is noted that the temporary anchors are designed and installed by a specialist subcontractor. It is expected that they will act as the "Applicants structural Engineer or Geotechnical Engineers" in regards to responsibility for the design and install of the anchors as noted in the councils "Rock Anchor Policy"</li> </ul> <p>Refer to Appendix W.</p>
27. (C.45) Car and Commercial Parking Details	<p>The Construction Certificate plans and specifications required by clause 139 of the Regulation, must include detailed plans and specifications for all bicycle, car and commercial vehicle parking in compliance with AS2890.3: 1993 Parking Facilities – Bicycle Parking Facilities, ASINZS 2890.1 :2004 : Parking Facilities - Off-Street Car Parking and AS 2890.2:2002 - Off-Street Parking: Commercial Vehicle Facilities respectively.</p> <p>Access levels and grades must comply with access levels and grade required by Council under the Roads Act 1993.</p> <p>The Certifying Authority has no discretion to reduce or increase the number or area of car parking or commercial parking spaces required to be provided and maintained by this consent.</p>	<p>AECOM Response:</p> <p>Access levels and grades comply with the access levels and grade required by Council under the Roads Act 1993 and other referenced standards.</p> <p>Parking spaces and layouts are designed by the traffic consultant.</p> <p>PTC Response:</p> <p>PTC will undertake an assessment of the Construction Certificate (CC) plans with reference to AS2890.1, AS2890.3 and AS2890.6 when available and when finalised, provide certification to the PCA to be included in the CC documentation.</p>
28. (C.51) Stormwater Management Plan	<p>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:</p>	<p>AECOM Response:</p> <p>The current Stormwater Management Plan complies with the requirements of this clause, however the use of</p>

<p>(Site greater than 500m<sup>2</sup>)</p>	<p>a. General design in accordance with stormwater plans prepared by AECOM, with the following amendments:</p> <ol style="list-style-type: none"> <li>1. The applicant is to provide integrated water sensitive design which includes the following at a minimum: <ol style="list-style-type: none"> <li>I. A rainwater/stormwater collection tanks/s (harvest tanks) with a minimum additional capacity of 200m<sup>3</sup>.</li> <li>II. A stormwater diversion system that continually diverts and treats water from the existing Council drainage system is to be implemented</li> <li>III. All new roof areas hard paved areas are to be directed to the harvest tanks.</li> <li>IV. The integrated water sensitive design system is to be designed to meet or exceed Councils water treatment guidelines.</li> </ol> </li> <li>2. Water quality measures are installed that meet the following environmental targets for stormwater runoff leaving the site: <ol style="list-style-type: none"> <li>I. 90% removal of gross pollutants(&gt; 5mm);</li> <li>II. 85% removal of total suspended solids;</li> <li>III. 65% removal of total phosphorous; and</li> <li>IV. 45% removal of total nitrogen.</li> </ol> </li> <li>b. Compliance the objectives and performance requirements of the BCA;</li> <li>c. The installation of minimum 1 00m<sup>3</sup> rainwater tank which is to be connected for non-potable uses such as all toilet flushings, laundry devices and garden irrigations. Overflow from the rainwater tank shall be directed to the proposed on-site absorption system;</li> <li>d. The installation of a bio-retention system to achieve the water quality targets stipulated in Chapter E2.2.3 of Council's DCP; and</li> <li>e. General compliance with the Council's Woollahra DCP 2015 Chapter E2- Stormwater and Flood Risk Management.</li> </ol> <p>The Stormwater Management Plan must also include the following specific requirements</p>	<p>rainwater/stormwater collection tanks are being coordinated with the hydraulic and ESD team.</p> <p>In particular AECOM have prepared the layout plan as required by this conditioning but are coordinating around the rainwater reuse system details.</p> <p>We note that the conditions from council are contradictory in item (28)(a)(1)(I) and (28)(c), hence our recommendation for providing tanks sized to accommodate the required water demand from the landscaping elements. The exact size of this is subject to the final design documentation.</p> <p>The conditions from council are largely generic and do not reference the specific flood impacts on the site (e.g. the site is not flood affected). However AECOM will assess overland flow for basement entries that will provide "flood" protection unrelated to downstream issues.</p> <p>We proposed rewording the following items from this condition:</p> <p>(28)(a)(1)(I): <u>"A rainwater/stormwater collection tank/s (harvest tanks) sized to accommodate the irrigation and water re-use demand of the site"</u></p> <p>(28)(a)(1)(II): <u>"A stormwater management system that continually manages and treats discharge offsite prior to entering the Council drainage system is implemented"</u>.</p> <p>(28)(a)(1)(III): <u>"New roof and hard paved areas to be directed to the harvest tanks to meet the requirements of the proposed water re-use and where there is sufficient fall"</u></p> <p>Also, refer to Appendix Z – Rainwater Re-Use &amp; Water Sensitive Urban Design prepared by AECOM.</p>
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	<p>Layout plan</p> <p>A detailed drainage plan at a scale of 1: 100 based on drainage calculations prepared in accordance with the Institute of Engineers Australia publication, Australian Rainfall and Runoff 1987 edition or most current version thereof. It must include:</p> <ol style="list-style-type: none"> <li>All pipe layouts, dimensions, grades, lengths and material specification,</li> <li>Location of proposed rainwater tanks,</li> <li>All invert levels reduced to Australian Height Datum (AHD),</li> <li>Location and dimensions of all drainage pits,</li> <li>Point and method of connection to Councils drainage infrastructure, and</li> <li>Overland flow paths over impervious areas.</li> </ol> <p>Rainwater Reuse System details:</p> <ol style="list-style-type: none"> <li>Any potential conflict between existing and proposed trees and vegetation,</li> <li>Internal dimensions and volume of the proposed rainwater storage,</li> <li>Plans, elevations and sections showing the rainwater tanks, finished surface level and adjacent structures,</li> <li>Details of access and maintenance facilities,</li> <li>Construction and structural details of all tanks and pits and/or manufacturer's specifications for proprietary products,</li> <li>Details of the emergency overland flow-path (to an approved Council drainage point) in the event of a blockage to the rainwater tanks.</li> </ol>	
29.	To clarify the existing state of public infrastructure prior to the commencement of any development (including prior to any demolition), the Principal Contractor must submit a dilapidation	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification.</p>



<p>(D.5) Dilapidation Reports for Public Infrastructure</p>	<p>report, prepared by a professional engineer, on Council's infrastructure within and near the development site.</p> <p>The dilapidation report must be submitted to Council prior to the commencement of any work and include:</p> <ul style="list-style-type: none"> <li>a. Photographs showing any existing damage to the road pavement fronting the site,</li> <li>b. Photographs showing any existing damage to the kerb and gutter fronting the site,</li> <li>c. Photographs showing any existing damage to the footway including footpath pavement fronting the site,</li> <li>d. Photographs showing any existing damage to retaining walls within the footway or road, and</li> <li>e. Closed circuit television/video inspection (in DVD format) of public stormwater drainage systems fronting, adjoining or within the site and</li> <li>f. The full name and signature of the professional engineer.</li> </ul> <p>The reports are to be supplied in both paper copy and electronic format in Word. Photographs are to be in colour, digital and date stamped.</p> <p>The dilapidation report must specify (with supporting photographic/DVD evidence) the exact location and extent of any damaged or defective public infrastructure prior to the commencement of any work. If the required report is not submitted then Council will assume there was no damage to any infrastructure in the immediate vicinity of the site prior to the commencement of any work under this consent.</p>	
<p>30. (D.6) Adjoining Buildings Founded on Loose Foundation Materials</p>	<p>The principal contractor must ensure that a professional engineer determines the possibility of any adjoining buildings founded on loose foundation materials being affected by piling, piers or excavation. The professional engineer (geotechnical consultant) must assess the requirements for underpinning any adjoining or adjacent buildings founded on such soil on a case by case basis</p>	<p>Arup Response:</p> <p>Test pits and investigation works was carried out along Perkins to investigate foundations (refer to Douglas Partners geotechnical report, "84944.02.R.001.Rev2.Cranbrook ECI Additional Geotech.pdf"). Centenary building retention has been designed</p>

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	and the principal contractor must comply with any reasonable direction of the professional engineer.	<p>considering foundation material and limiting deflections (refer to "Memo 01-rev 02 Settlement-CEN-181008.pdf" and "Memo 02 rev 03 - Centenary Retention Design_181001.pdf"). Shoring and excavation is also carried out adjacent to the Macdonald stand for the AFC building. Shoring wall in this area has also been designed for surcharge and limiting deflection considering the building adjacent to the shoring.</p> <p>Design has been carried out to have negligible impact on the on-site structure and beyond site boundary (Serviceability limits have been stated in the Anchor Specifications). As noted in structural specifications, the contractor must also consider adjoining lands and buildings when developing construction methodology.</p> <p>"Memo 01-rev 02 Settlement-CEN-181008.pdf" outlines the limits on the movement, the expected movement of the system and the amount of damage likely, with damage generally expected to be cosmetic. Provided this extent of minor damage is acceptable to the School, then we can confirm that underpinning is not required for the Perkins and Cranbrook House buildings.</p> <p>For other areas we can confirm there are no underpinning requirements.</p> <p>Douglas Partners Response:</p> <p>Condition 30 has been addressed by Arup in their design. It is noted that the only buildings at risk are Cranbrook buildings and it is unlikely that damages etc. under the Conveyancing Act will be relevant. This condition is probably a standard condition for smaller development sites.</p> <p>Refer to Appendices T, U &amp; V</p>
31. (D.7) Piezometers for monitoring of	The principal contractor must be provide 2 piezometers within the excavation area and a further 2 piezometers around the perimeter of the wall. The piezometers are to be installed to	<p>Douglas Partners Response:</p> <p>Condition 31 will be addressed in the Geotechnical and Hydrogeological Monitoring Plan. We will not be suggesting</p>

<p>Ground Water Levels (GWL)</p>	<p>monitor groundwater levels before and during all dewatering works for the construction phase.</p> <p>The Ground Water Levels monitoring wells and monitoring program must be maintained until the issue of the Final Occupation Certificate.</p> <p>Ground Water Levels are to be regularly monitored during the course of the works as required by the Work Method Statement for the control of Ground Water Levels. Any damaged piezometers are to be replaced to allow uninterrupted monitoring.</p> <p>Where there are any movements in the Ground Water Levels outside a safe range set by the Work Method Statement for the control of Ground Water Levels corrective action must be undertaken under the direction of the professional engineer (hydrological/geotechnical engineer).</p>	<p>piezometers within the excavation area as, obviously, this will not work. We will need to select appropriate locations with the contractor/builder to make sure they are not going to be damaged during construction. There are piezometers on the site which will be re-used for the monitoring if they are in appropriate locations and still in working order following demolition. New ones will only be required if there are no suitable existing ones.</p> <p>We suggest the rewording of the first paragraph of this condition as follows:</p> <p><u>"The principal contractor must provide piezometers in accordance with the Geotechnical and Hydrogeological Monitoring Plan. The piezometers are to be installed to monitor groundwater levels before and during all dewatering works for the construction phase."</u></p> <p>Arup Response:</p> <p>Piezometers have not been specifically mentioned in Arup reports. Groundwater monitoring standpipes are shown in the geotechnical report prepared by Douglas Partners. However, we have highlighted ground water monitoring is to be carried out. We have now added a note on the monitoring drawings for both buildings asking for Piezometers to be provided (as set out by Geotechnical engineer) for monitoring during construction.</p>
<p>32. (D.10) Works (Construction) Zone - Approval &amp; Implementation</p>	<p>A works zone may be required for this development. The principal contractor or owner can apply for a works zone. If the works zone is approved the principal contractor or owner must pay all fees for this works zone before it can be installed.</p> <p>The principal contractor must pay all fees associated with the application and occupation and use of the road as a works zone. All works zone signs must have been erected by Council to permit enforcement of the works zone by Rangers and Police before commencement of any work. Signs are not erected until full payment of works zone fees.</p>	<p>AECOM Response: Noted, this is a construction requirement and will be included within the Civil Specification and will also be detailed in the Construction Management Plan.</p>

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<p>33. (D.14) Erosion and Sediment Controls - Installation</p>	<p>The principal contractor or owner builder must install and maintain water pollution, erosion and sedimentation controls in accordance with:</p> <ul style="list-style-type: none"> <li>a) The Soil and Water Management Plan if required under this consent;</li> <li>b) "Do it Right On Site, Soil and Water Management/or the Construction Industry" published by the Southern Sydney Regional Organisation of Councils, 2001; and</li> <li>c) "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing 4th Edition" ('The Blue Book'). Where there is any conflict The Blue Book takes precedence.</li> </ul>	<p>AECOM Response: Noted, wording will be reflected in the Erosion and Sediment Control Plan and within the Civil Specification. Erosion and sediment control plans were included in the SSDA (please refer to drawings C-0201, C0202, C-0211 and the Stormwater Management Report).</p>
<p>34. (E.3) Compliance with Construction Management Plan</p>	<p>All development activities and traffic movements must be carried out in accordance with the approved construction management plan. All controls in the Plan must be maintained at all times. A copy of the Plan must be kept on-site at all times and made available to the PCA or Council on request.</p>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification and will also be detailed in the Construction Management Plan.</p> <p>PTC Response:</p> <p>A detailed Construction Management Plan (CMP) will be prepared prior to issue of the Construction Certificate and will append Appendix O – Construction Traffic Management Plan (CTMP) prepared by Parking &amp; Traffic Consultants. The CTMP was developed to satisfy the traffic requirements within Standard Condition D.9 Construction Management Plan.</p>
<p>35. (E. 7) Maintenance of Vehicular and Pedestrian Safety and Access</p>	<p>The principal contractor or owner builder and any other person acting with the benefit of this consent must:</p> <ul style="list-style-type: none"> <li>a. Not erect or maintain any gate or fence swing out or encroaching upon the road or the footway.</li> <li>b. Not use the road or footway for the storage of any article, material, matter, waste or thing.</li> <li>c. Not use the road or footway for any work.</li> </ul>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification and will also be detailed in the Construction Management Plan.</p> <p>PTC Response:</p> <p>Refer to Appendix O – Construction Traffic Management Plan (CTMP) prepared by Parking &amp; Traffic Consultants. The CTMP was</p>

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	<p>d. Keep the road and footway in good repair free of any trip hazard or obstruction.</p> <p>e. Not stand any plant and equipment upon the road or footway.</p> <p>f. Provide a clear safe pedestrian route a minimum of 1.5m wide.</p> <p>g. Protect heritage listed street name inlays in the footpath which are not to be removed or damaged during development.</p> <p>This condition does not apply to the extent that a permit or approval exists under the section 73 of the Road Transport (Safety and Traffic Management) Act 1999, section 138 of the Roads Act 1993 or section 94 of the Local Government Act 1993 except that at all time compliance is required with:</p> <p>a) Australian Standard AS 1742 (Set) Manual of uniform traffic control devices and all relevant parts of this set of standards.</p> <p>b) Australian Road Rules to the extent they are adopted under the Road Transport (Safety and Traffic Management) (Road Rules) Regulation 1999.</p>	<p>developed to satisfy the traffic requirements within Standard Condition D.9 Construction Management Plan.</p> <p>Cranbrook School wish to seek approval of Appendix O – Construction Traffic Management Plan issued with this Response to Submission.</p> <p>As noted in the CTMP, additional traffic controllers will be provided at the Victoria Road and Rose Bay Avenue Gates, during school zone times, to manage the interface between the school, general public and construction traffic to further mitigate conflicts.</p>
36. (E.11) Maintenance of Environmental Controls	<p>The principal contractor or owner builder must ensure that the following monitoring measures and controls are maintained:</p> <p>a) Erosion and sediment controls,</p> <p>b) Dust controls,</p> <p>c) Dewatering discharges,</p> <p>d) Noise controls;</p> <p>e) Vibration monitoring and controls;</p> <p>f) Ablutions;</p>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification and will also be detailed in the Construction Management Plan.</p>
37. (E.12) Compliance with	<p>Excavation must be undertaken in accordance with the recommendations of the Geotechnical I Hydrogeological</p>	<p>Arup Response:</p> <p>Noted, this is a construction requirement and will be included within the Structural Specification with reference to the</p>

<p>Geotechnical/Hydro geological Monitoring Program</p>	<p>Monitoring Program and any oral or written direction of the supervising professional engineer.</p> <p>The principal contractor and any sub-contractor must strictly follow the Geotechnical I Hydrogeological Monitoring Program for the development including, but not limited to;</p> <p>a) the location and type of monitoring systems to be utilised;</p> <p>b) recommended hold points to allow for inspection and certification of geotechnical and hydrogeological measures by the professional engineer; and</p> <p>c) the contingency plan</p>	<p>Geotechnical and Hydrogeological Monitoring Plan and Geotechnical report.</p> <p>Douglas Partners Response:</p> <p>Condition 37 requires the Geotechnical and Hydrogeological Monitoring Plan to be followed.</p>
<p>38. (E.13) Support of Adjoining Land Owners</p>	<p>A person must not to do anything on or in relation to the site (the supporting land) that removes the support provided by the supporting land to any other land (the supported land) or building (the supported building).</p> <p>For the purposes of this condition, supporting land includes the natural surface of the site, the subsoil of the site, any water beneath the site, and any part of the site that has been reclaimed.</p>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification.</p> <p>ARUP Response:</p> <p>Structurally we only have temporary anchors over the boundary. All permanent structure is within the boundary.</p>
<p>39. (E.14) Vibration Monitoring</p>	<p>Vibration monitoring equipment must be installed and maintained, under the supervision of a professional engineer with expertise and experience in geotechnical engineering, between any potential source of vibration and any building identified by the professional engineer as being potentially at risk of movement or damage from settlement and/or vibration during the excavation and during the removal of any excavated material from the land being developed. If vibration monitoring equipment detects any vibration at the level of the footings of any adjacent building exceeding the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity an audible alarm must</p>	<p>Arup Response:</p> <p>We would expect this to be provided by Douglas Partners as the project Geotechnical engineer. It would be assumed this would form a part of the Geotechnical and Hydrogeological Monitoring Plan.</p> <p>Douglas Partners Response:</p> <p>Condition 31 requires vibration monitoring. We will include this element in the Geotechnical and Hydrogeological Monitoring Plan to avoid the need for a separate Vibration Monitoring Plan.</p>

	<p>activate such that the principal contractor and any sub-contractor are easily alerted to the event. Where any such alarm triggers all excavation works must cease immediately. Prior to the vibration monitoring equipment being reset by the professional engineer and any further work recommencing the event must be recorded and the cause of the event identified and documented by the professional engineer. Where the event requires, in the opinion of the professional engineer, any change in work practices to ensure that vibration at the level of the footings of any adjacent building does not exceed the peak particle velocity adopted by the professional engineer as the maximum acceptable peak particle velocity these changes in work practices must be documented and a written direction given by the professional engineer to the principal contractor and any subcontractor clearly setting out required work practice. The principal contractor and any sub-contractor must comply with all work directions, verbal or written, given by the professional engineer.</p> <p>A copy of any written direction required by this condition must be provided to the Principal Certifying Authority within 24 hours of any event. Where there is any movement in foundations such that damaged is occasioned to any adjoining building or such that there is any removal of support to supported land the professional engineer, principal contractor and any sub-contractor responsible for such work must immediately cease all work, inform the owner of that supported land and take immediate action under the direction of the professional engineer to prevent any further damage and restore support to the supported land.</p>	
40. (E.15) Erosion and Sediment Controls - Maintenance	<p>The principal contractor or owner builder must maintain water pollution, erosion and sedimentation controls in accordance with:</p> <p>a) The Soil and Water Management Plan required under this consent;</p>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification – additionally we recommend this is added into any OEM plan or report.</p>



	<p>b) "Do it Right On Site, Soil and Water Management for the Construction Industry" published by the Southern Sydney Regional Organisation of Councils, 2001; and</p> <p>c) "Managing Urban Stormwater - Soils and Construction" published by the NSW Department of Housing 4th Edition ('The Blue Book'). Where there is any conflict The Blue Book takes precedence.</p>	<p>We proposed rewording the first sentence of this condition to the following:</p> <p>"The principal contractor or owner builder must maintain water pollution, erosion and sedimentation controls in accordance with <u>the approved Construction Management Plan and in accordance with the below:</u>"</p>
<p>41.</p> <p>(E.17) Disposal of Site Water during Construction</p>	<p>The principal contractor or owner builder must ensure:</p> <p>a) Prior to pumping any water into the road or public stormwater system that approval is obtained from Council under section 138(1)(d) of the Roads Act 1993;</p> <p>b) That water pollution, as defined by the Protection of the Environment Operations Act 1997, does not occur as the result of the discharge to the road, public storm water system or other place or any site water;</p> <p>c) That stormwater from any roof or other impervious areas is linked, via temporary downpipes and stormwater pipes, to a Council approved stormwater disposal system immediately upon completion of the roof installation or work creating other impervious areas.</p>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification and will also be detailed in the Construction Management Plan.</p>
<p>42.</p> <p>(E.19) Site Cranes</p>	<p>Site Crane(s) and hoist(s) may be erected within the boundary of the land 'being developed subject to compliance with Australian Standards AS 1418 , AS 2549 and AS 2550 and all relevant parts to these standards.</p> <p>Cranes must not swing or hoist over any public place unless the principal contractor or owner builder have the relevant approval under the Local Government Act 1993, Crown Lands Act 1989 or Roads Act 1993.</p> <p>The crane must not be illuminated outside approved working hours other than in relation to safety beacons required by the</p>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification and will also be detailed in the Construction Management Plan.</p>

	<p>Civil Aviation Safety Authority under the Civil Aviation Act 1988 (Cth).</p> <p>No illuminated sign(s) must be erected upon or displayed upon any site crane.</p>	
<p>43. (E.20) Check Surveys - boundary location, building location, building height, stormwater drainage system and flood protection measures relative to AHD</p>	<p>The Principal Contractor or Owner Builder must ensure that a surveyor registered under the Surveying Act 2002 carries out check surveys and provides survey certificates confirming the location of the building(s), ancillary works, flood protection works and the stormwater drainage system relative to the boundaries of the site and that the height of buildings, ancillary works, flood protection works and the stormwater drainage system relative to Australian Height Datum complies with this consent at the following critical stages.</p> <p>The Principal Contractor or Owner Builder must ensure that work must-not proceed beyond each of the following critical stages until compliance has been demonstrated to the PCA 's satisfaction:</p> <p>a) Upon the completion of foundation walls prior to the laying of any floor or the pouring of any floor slab and generally at damp proof course level;</p> <p>b) Upon the completion of formwork for floor slabs prior to the laying of any floor or the pouring of any concrete and generally at each storey;</p> <p>c) Upon the completion of formwork or framework for the roof(s) prior to the laying of any roofing or the pouring of any concrete roof;</p> <p>d) Upon the completion of formwork and steel fixing prior to pouring of any concrete for any ancillary structure, flood protection work, swimming pool or spa pool or the like;</p> <p>e) Upon the completion of formwork and steel fixing prior to pouring of any concrete for driveways showing transitions and</p>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification and will also be detailed in the Construction Management Plan.</p>

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	<p>crest thresholds confirming that driveway levels match Council approved driveway crossing levels and minimum flood levels.;</p> <p>f) Stormwater Drainage Systems prior to back filling over pipes confirming location, height and capacity of works.</p> <p>g) Flood protection measures are in place confirming location, height and capacity.</p>	
<p>44.</p> <p>(E.25) Replacement of Sandstone Kerb or Gutter</p>	<p>Where existing sandstone kerb or gutter is to be replaced in concrete, the sandstone remains the property of Council. The stones are to be removed and handled in such a manner so as not to cause any damage to the sandstone.</p> <p>The stones must be delivered on pallets between 7am to 4pm, Monday to Friday, by the Principal Contractor or Owner to Woollahra Council's Works Depot. Prior to delivery contact Civil Operations on 9391 7973</p>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification and will also be detailed in the Construction Management Plan.</p>
<p>45.</p> <p>(E.27) Existing drainage easement, drainage reserve or stormwater drainage system benefiting Council</p>	<p>Council drainage easement(s) drainage reserve(s) or stormwater system passes through the site. No building or other structure must be placed over the drainage easement or storm water system or within the zone of influence taken from the invert of any pipe.</p> <p>The principal contractor or owner builder must locate all Stormwater Drainage Systems without causing any damage to the public system and ensure its protection. The owner, principal contractor or owner builder must not obstruct or otherwise remove, disconnect or render inoperable the Stormwater Drainage System.</p> <p>Works such as fences must not obstruct the natural floodway or alter the natural floodway in such a way as to direct or concentrate storm water on to neighbouring properties.</p> <p>Where the relocation or reconstruction of Council's drainage system is approved then all work carried out on assets which are under Council ownership or will revert to the ownership, care,</p>	<p>AECOM Response:</p> <p>The current easement for stormwater is outside of the proposed works (at the southern end of the school). No works that affect this drainage line or easement are proposed.</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification. Nominated council drainage works will be shown on the AECOM civil drawings.</p>

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	<p>control or management of Council, in connection with the development to which this consent relates, must comply with Council's Specification for Roadworks, Drainage and Miscellaneous Works dated February 2012.</p> <p>The owner, principal contractor or owner builder must meet all costs associated with such works.</p> <p>This condition does not set aside the need to obtain relevant approvals under the Roads Act 1993 or Local Government Act 1993 for works within Roads and other public places.</p>	
<p>46. (F.7) Commissioning and Certification of Systems and Works</p>	<p>The principal contractor or owner builder must submit to the satisfaction of the PCA works-as-executed ("WAE") plans, Compliance Certificates and evidence of suitability in accordance with Part A2.2 of the BCA confirming that the works, as executed and as detailed, comply with the requirement of this consent, the Act, the Regulations, any relevant construction certificate, the BCA and relevant Australian Standards.</p> <p>Works-as-executed ("WAE") plans, Compliance Certificates and evidence of suitability in accordance with Part A2.2 of the BCA must include but may not be limited to:</p> <ul style="list-style-type: none"> <li>a) Certification from the supervising professional engineer that the requirement of the Geotechnical/Hydrogeological conditions and report recommendations were implemented and satisfied during development work.</li> <li>b) All flood protection measures.</li> <li>c) All garage/car park/basement car park, driveways and access ramps comply with Australian Standard AS 2890.1 - "Off-Street car parking."</li> <li>d) All stormwater drainage and storage systems.</li> <li>e) All mechanical ventilation systems.</li> <li>f) . All hydraulic systems.</li> </ul>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification.</p>

	<p>g) All structural work.</p> <p>h) All acoustic attenuation work.</p> <p>i) All waterproofing.</p> <p>j) Such further matters as the Principal Certifying Authority may require.</p>	
<p>47.</p> <p>(F.9) Commissioning and Certification of Public Infrastructure Works</p>	<p>The principal contractor or owner builder must submit, to the satisfaction of Woollahra Municipal Council, certification from a professional engineer that all public infrastructure works have been executed in compliance with this consent and with Council's Specification for Roadworks, Drainage and Miscellaneous Works dated February 2012.</p> <p>The certification must be supported by closed circuit television I video inspection provided on DVD of all stormwater drainage together with Works-As-Executed engineering plans and a survey report detailing all finished reduced levels.</p>	<p>AECOM Response:</p> <p>Noted, as part of the construction support phase AECOM will inspection the construction works and provide certification as a professional engineer. The requirement for CCTV of stormwater drainage and WAE designs will be included in the Civil Specification.</p>
<p>48.</p> <p>(G.4) Electricity Substations - Dedication as road and/or easements for access</p>	<p>If an electricity substation, is required on the site the owner must dedicate to the appropriate energy authority (to its satisfaction), free of cost, an area of land adjoining the street alignment to enable an electricity substation to be established. The size and location of the electricity substation is to be in accordance with the requirements of the appropriate energy authority and Council. The opening of any access doors must not intrude onto the public road (footway or road pavement).</p> <p>Documentary evidence of compliance, including correspondence from the energy authority is to be provided to the Principal Certifying Authority prior to issue of the Construction Certificate detailing energy authority requirements. The Accredited Certifier must be satisfied that the requirements of energy authority have been met prior to issue of the Construction Certificate.</p>	<p>Northrop Response:</p> <p>Ausgrid no longer require a road dedication for a substation installation, as substations are now required to be installed within development properties. Ausgrid now implement a deed of agreement procedure, where an easement will be created within a development site to cater for a new substation installation and access from the road reserve. Please refer to Ausgrid standard NS143 – Easements, Leases and Right of Way and the Deed of Agreement for Easements contract for further information regarding Ausgrid's process and standards around easements and right of way access.</p> <p>Please see below amended wording for this condition:</p> <p>"If an electricity substation, is required on the site the owner must <del>dedicate to the appropriate energy authority (to its satisfaction), free of cost,</del> make a formal application with the appropriate energy authority (to its satisfaction), to enable an electricity</p>

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	<p>Where an electricity substation is provided on the site adjoining the road boundary, the area within which the electricity substation is located must be dedicated as public road. Where access is required across the site to access an electricity substation an easement for access across the site from the public place must be created upon the linen plans burdening the subject site and benefiting the Crown in right of New South Wales and any Statutory Corporation requiring access to the electricity substation.</p>	<p>substation to be established. The size and location of the electricity substation is to be in accordance with the requirements of the appropriate energy authority and Council. The opening of any access doors must not intrude onto the public road (footway or road pavement).</p> <p>Documentary evidence of compliance, including correspondence from the energy authority is to be provided to the Principal Certifying Authority prior to issue of the Construction Certificate detailing energy authority requirements. The Accredited Certifier must be satisfied that the requirements of energy authority have been met prior to issue of the Construction Certificate.</p> <p><del>Where an electricity substation is provided on the site adjoining the road boundary, the area within which the electricity substation is located must be dedicated as public road. Where access is required across the site to access an electricity substation an easement for access across the site from the public place must be created upon the linen plans burdening the subject site and benefiting the Crown in right of New South Wales and any Statutory Corporation requiring access to the electricity substation."</del></p>
49. (H.13) Road Works (including footpaths)	<p>The following works must be completed to the satisfaction of Council, in compliance with Council's "Specification for Roadworks, Drainage and Miscellaneous Works" dated February 2012 unless expressly provided otherwise by these conditions at the principal contractor's or owner's expense:</p> <ul style="list-style-type: none"> <li>a) Stormwater pipes, pits and connections to public stormwater systems within the road;</li> <li>b) Driveways and vehicular crossings within the road;</li> <li>c) Removal of redundant driveways and vehicular crossings;</li> <li>d) New footpaths within the road;</li> </ul>	<p>AECOM Response:</p> <p>Noted, the design complies with these requirements and specific construction requirements will be added to the Civil Specification.</p>

	<p>e) Relocation of existing power/light pole</p> <p>f) relocation/provision of street signs</p> <p>g) New or replacement street trees;</p> <p>h) New footway verges, where a grass verge exists, the balance of the area between the footpath and the kerb or site boundary over the full frontage of the proposed development must be turfed. The grass verge must be constructed to contain a uniform minimum 75mm of friable growing medium and have a total cover of turf predominant within the street.</p> <p>i) New or reinstated kerb and guttering within the road; and</p> <p>j) New or reinstated road surface pavement within the road.</p>	
<p>50. (H.14) Dilapidation Report for public infrastructure works</p>	<p>The Principal Contractor must submit a follow up dilapidation report, prepared by professional engineer, on Council's infrastructure within and near the development site to Council upon completion of the work. The Final Occupation Certificate must not be issued until Council's Civil Works Engineer is satisfied that the works have been satisfactorily completed and the PCA has been provided with correspondence from Council to this effect.</p> <p>The dilapidation report must include:</p> <p>a) Photographs showing any existing damage to the road pavement fronting the site,</p> <p>b) Photographs showing any existing damage to the kerb and gutter fronting the site,</p> <p>c) Photographs showing any existing damage to the footway including footpath pavement fronting the site,</p> <p>d) Photographs showing any existing damage to retaining walls within the footway or road, and</p>	<p>AECOM Response:</p> <p>Noted, this is a construction requirement and will be included within the Civil Specification.</p>



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	<p>e) Closed circuit television/video inspection (in DVD format) of public stormwater drainage systems fronting, adjoining or within the site, and</p> <p>f) The full name and signature of the professional engineer.</p> <p>The reports are to be supplied in both paper copy and electronic format in Word. Photographs are to be in colour, digital and date stamped.</p> <p>The dilapidation report must specify (with supporting photographic/DVD evidence) the exact location and extent of any damaged or defective public infrastructure. If the required report is not submitted then Council will assume any damage to any infrastructure in the immediate vicinity of the site was caused by the principle contractor and owner carrying out work under this consent.</p>	
<p>51. (H.20) Positive Covenant &amp; Work-As-Executed certification of stormwater systems</p>	<p>On completion of construction work, stormwater drainage works are to be certified by a professional engineer with Works-As-Executed drawings supplied to the PCA detailing:</p> <p>a) Compliance with conditions of development consent relating to stormwater;</p> <p>b) The structural adequacy of the On-Site Detention system (OSD);</p> <p>c) That the works have been constructed in accordance with the approved design and will provide the detention storage volume and attenuation in accordance with the submitted calculations;</p> <p>d) Pipe invert levels and surface levels to Australian Height Datum;</p>	<p>AECOM Response:</p> <p>Noted, as part of the construction support phase AECOM will inspect the construction works and provide certification as a professional engineer. The requirement for CCTV of stormwater drainage and WAE designs will be included in the Civil Specification.</p> <p>We recommend the below amended wording to item (f) of this condition:</p> <p><u>"f) Prior to the issue of a final Occupation Certificate, 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</u></p>

	<p>e) 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.</p> <p>f) 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 at the Land Titles Office.</p>	<p>must be in accordance with Council's standard format and the Instrument must be registered at the Land Titles Office."</p>
<p>52. (K.23) Dilapidation report</p>	<p>Please note the following in relation to the condition for a dilapidation report:</p> <p>a) The dilapidation report will be made available to affected property owners on requested and may be used by them in the event of a dispute relating to damage allegedly due to the carrying out of the development.</p> <p>b) This condition cannot prevent neighbouring buildings being damaged by the carrying out of the development.</p> <p>c) Council will not be held responsible for any damage which may be caused to adjoining buildings as a consequence of the development being carried out.</p> <p>d) Council will not become directly involved in disputes between the Developer, its contractors and the owners of neighbouring buildings. ·</p> <p>e) In the event that access for undertaking the dilapidation survey is denied the applicant is to demonstrate in writing to the satisfaction of the PCA that all reasonable steps were taken to obtain access to the adjoining property. The dilapidation report will need to be based on a survey of what can be observed externally.</p>	<p>Noted, this is a construction requirement and will be included within the Contract Specification.</p>

<p>53. (K.24) Roads Act Application</p>	<p>Works or structures over, on or under public roads or footpaths are subject to Sections 138, 139 and 218 of the Roads Act 1993 and specifically:</p> <ul style="list-style-type: none"> <li>• Construction of driveways and/or new or alterations to footpath paving</li> <li>• Alteration and/or extension to Council drainage infrastructure</li> <li>• Alteration and/or addition of retaining walls</li> <li>• Pumping of water to Council's roadway</li> <li>• Installation of soil/rock anchors under the roadway</li> </ul> <p>An "Application to carry out works in a Public Road" form must be completed and lodged, with the Application fee, at Council's Customer Services counter. Detailed plans and specifications of all works (including but not limited to structures, road works, driveway crossings, footpaths and stormwater drainage etc) within existing roads, must be attached, submitted to and approved by Council under Section 138 of the Roads Act 1993, before the issue of any Construction Certificate.</p> <p>Detailed engineering plans and specifications of the works required by this Condition must accompany the Application form. The plans must clearly show the following:</p> <ul style="list-style-type: none"> <li>• Engineering drawings (plan, sections and elevation views) and specifications of the footpath, driveways, kerb &amp; gutter, new gully pit showing clearly the connection point of site outlet pipe(s). Note, the connection drainage lines must be as direct as possible and generally run perpendicular to the kerb alignment.</li> <li>• Engineering drawings of the new drainage line to be constructed joining the new and existing drainage pits including services.</li> </ul> <p>All driveways must include a design longitudinal surface profile for the proposed driveway for assessment. The driveway profile is to start from the road centreline and be along the worst case</p>	<p>Noted, a Section 138 application will be prepared prior to the issue of a Construction Certificate that affects the listed items in this condition.</p>
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	<p>edge of the proposed driveway. Gradients and transitions must be in accordance with Clause 2.5.3, 2.6 of AS 2890.1 - 2004, Part 1 - Off-street car parking. The driveway profile submitted to Council must be to (1 :25) scale (for template checking purposes) and contain all relevant details: reduced levels, proposed grades and distances. The existing footpath level and grade at the street alignment of the property must be maintained unless otherwise specified by Council. Your driveway levels are to comply with AS2890.1 and Council's Standard Drawings. There may be occasions where these requirements conflict with your development and you are required to carefully check the driveway/garage slab and footpath levels for any variations.</p> <p>Note: Any adjustments required from the garage slab and the street levels are to be carried out internally on private property</p> <p>Drainage design works must comply with the Council's Woollahra DCP 2015 Chapter E2-Stormwater and Flood Risk Management, and</p> <p>Temporary ground anchors may be permitted, in accordance with Council's "Rock Anchor Policy".</p> <p>Services: Prior to any excavation works, the location and depth of all public utility services (telephone, cable TV, electricity, gas, water, sewer, drainage, etc.) must be ascertained. The applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the development work and as required by the various public utility authorities and/or their agents.</p> <p>All public domain works must comply with the latest version of Council's "Specification for Roadworks, Drainage and Miscellaneous Works" unless expressly provided otherwise by these conditions. This specification and the application form can be downloaded from</p> <p><a href="http://www.woollahra.nsw.gov.au">www.woollahra.nsw.gov.au</a> .</p>	
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## Documents Referenced

Document Title / Description	Document Reference	Date	Owner
<a href="#">Amended Architectural Drawings</a>	Appendix A	07/08/2018	Architectus
<a href="#">Amended Architectural Design Statement</a>	Appendix B	21/09/2018	Architectus
<a href="#">PTC Advice</a>	Appendix C	13/09/2018	Parking & Traffic Consultants
<a href="#">Traffic and Parking Plan</a>	Appendix D	21/09/2018	Parking & Traffic Consultants
<a href="#">Green Travel Plan</a>	Appendix E	21/09/2018	Parking & Traffic Consultants
<a href="#">Traffic Modelling</a>	Appendix F	21/09/2018	Parking & Traffic Consultants
<a href="#">Community Use Management Plan</a>	Appendix G	31/08/2018	Cranbrook School
<a href="#">Unearthed Archaeology Advice</a>	Appendix H	03/08/2018	Unearthed Archaeology
<a href="#">Stormwater Management and Civil Design Report</a>	Appendix I	13/09/2018	AECOM
<a href="#">Detailed Landscape Plans</a>	Appendix J	21/09/2018	Arcadia
<a href="#">BDAR Waiver to OEH</a>	Appendix K	20/08/2018	Travers Bushfire & Ecology
<a href="#">Additional Advice from Richard Lamb &amp; Associates</a>	Appendix L	27/07/2018	Richard Lamb & Associates
<a href="#">Construction Impact Assessment and Management Plan</a>	Appendix M	23/10/2018	Botanics Tree Wise People
<a href="#">Response to Councils Traffic Comments</a>	Appendix N	14/11/2018	Parking & Traffic Consultants
<a href="#">Construction Traffic Management Plan</a>	Appendix O	09/05/2018	Parking & Traffic Consultants
<a href="#">Construction Traffic Management Plan drawings</a>	Appendix P	09/05/2018	Parking & Traffic Consultants
<a href="#">Construction Noise and Vibration Management Plan</a>	Appendix Q	25/10/2018	Acoustic Logic
<a href="#">Engineering Response to Councils Comments</a>	Appendix R	31/10/2018	AECOM
<a href="#">Moveable Heritage Schedule</a>	Appendix S	16/11/2018	Urbis
<a href="#">Amended Geotechnical Report</a>	Appendix T	01/10/2018	Douglas Partners
<a href="#">Memo: Centenary Building Excavation</a>	Appendix U	08/10/2018	ARUP
<a href="#">Memo: Centenary Retention Design</a>	Appendix V	01/10/2018	ARUP

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Document Title / Description	Document Reference	Date	Owner
<a href="#">Arup Monitoring Layout</a>	Appendix W	12/10/2018	ARUP
<a href="#">Amended ESD Report</a>	Appendix X	27/11/2018	ARUP
<a href="#">Memo: Water Sensitive Urban Design and Water Balance</a>	Appendix Z	13/12/2018	AECOM
<a href="#">Permanent Signs and Pavement Marking Alterations</a>	Appendix AA	14/12/2018	Parking & Traffic Consultants