



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	10.2018.56
Address	22 Bland Street, Ashfield
Proposal	Alterations and additions of Aitkenhead Building within Bethlehem College, including refurbishment of the existing classrooms and performance hall into a school library and technology hub.
Date of Lodgement	20 April 2018
Applicant	Neeson Murcutt Architects
Owner	Trustees of Roman Catholic Church
Number of Submissions	Nil
Value of works	\$1,042,000
Reason for determination at Planning Panel	Partial demolition of Heritage Item
Main Issues	Nil
Recommendation	Approval



Locality Map. The red line indicates the boundary of Bethlehem College. The blue line indicates the outline of the 'Aitkenhead Building'.



Aitkenhead Building viewed from Bland Street.

1. Executive Summary

This report is an assessment of the application submitted to Council alterations and additions of Aitkenhead Building within Bethlehem College, including refurbishment of the existing classrooms and performance hall into a school library and technology hub at 22 Bland Street, Ashfield. The application was notified to surrounding properties for a period of 14 days and no submissions were received.

No significant issues have arisen from the assessment of the application.

2. Proposal

The proposal involves:

- Reinststate and repair the original verandah fronting Bland Street.
- New skew timber partition wall on the front verandah to provide internal access between the northern gabled wing and the rest of the building.
- Internal reconfiguration including new partitions and removal of existing partitions.
- New internal bathroom.
- Internal restoration works.
- Enclose portion of the northern (side) verandah to create a new staff room.
- Changes to existing openings.
- 1500mm high fence and gate between the 'Aitkenhead' and 'Caritas' buildings.

3. Site Description

The site is irregular in shape with an area of approximately 459sqm. The site forms part of 'Bethlehem College' which encompasses nine (9) sites and has a combined area of approximately 10,360sqm. It has a primary street frontage to Bland Street and secondary frontages to Elizabeth Street and Alt Street.

The subject application relates to the 'Aitkenhead Building' (and its immediate surrounds) which is a two (2) storey structure. The building forms part of Bethlehem College which is an educational establishment. The subject building is adjoined by the 'Caritas Building' to the north and a carpark to the south both of which form part of Bethlehem College.

The site is identified as containing a Heritage Item (I41) known as 'College' which also encompasses Nos. 14-20 and 24 Bland Street.. The subject building, the 'Aitkenhead Building', was completed in 1916. The building has been heavily altered but retains some of its original fabric and detail at the ground floor and fabric from the early alterations to the first. In 1937 a two (2) storey rear addition was added and internal changes were made. In 1954 a second storey was added to the front portion of the building and the front verandah was filled in.

Opposite the site on the eastern side of Bland Street are three (3) Heritage Items – two (2) of which are at No. 1 Bland Street (I33 known as 'Presbytery' and I35 known as 'School') and one (1) at No. 2 Bland Street (I36 known as 'House'). The site is not in a heritage conservation area.

There are no significant trees on or in close vicinity of the site.

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Application	Proposal	Decision & Date
10.2016.265	<p>Development approval was granted for a staged development which included alterations and additions to existing school structures, demolition of the Marian Building, construction of a link bridge, relocation of the multi-use court, additional parking spaces, and provision for 25 additional students to a total of 750 and an increase of two staff to a total of 39.</p> <p>A Landscape Master plan was approved as part of this application as well. The subject application makes no change to the approved landscaping.</p> <p>At the time of Stage 1 approval, the masterplan identified future applications. The refurbishment of the Aitkenhead Building (the subject application) was identified as Stage 2 in the masterplan.</p>	23 June 2017

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter / Additional Information
3 July 2018	It was requested that changes be made to the skew partition on the verandah and the treatment to the rear wall of the reinstated verandah. The applicant subsequently provided further justification for the design choices as was proposed.
7 August 2018	It was requested further details be provided of the proposed fence and gate. The applicant subsequently provided further details as requested.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- State Environmental Planning Policy No 55—Remediation of Land
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Ashfield Local Environmental Plan 2013

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy No 55—Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. LDCP 2013 provides controls and guidelines for remediation works. SEPP 55 requires that remediation works must be carried out in accordance with a Remediation Action Plan (RAP) as approved by the consent authority and any guidelines enforced under the Contaminated Land Management Act 1997.

The site has not been used in the past for activities which could have potentially contaminated the site. It is considered that the site will not require remediation in accordance with SEPP 55.

5(a)(ii) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

An assessment has been made of the matters set out in Clause 20 of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. It is considered that the carrying out of the proposed development is generally consistent with the objectives of the Plan and would not have an adverse effect on environmental heritage, the visual environmental, the natural environment and open space and recreation facilities.

5(a) (iii) Ashfield Local Environment Plan 2013 (ALEP 2013)

The application was assessed against the following relevant clauses of the Ashfield Local Environmental Plan 2013 (the LEP).

The property is zoned SP2 – Infrastructure (Information and education facilities) under the provisions of the LEP. The proposed use as an educational establishment is permissible in the zone.

The following table provides an assessment of the application against the development standards:

Ashfield Local Environmental Plan 2013 Summary Compliance Table				
Clause No.	Clause	Standard	Proposed	Compliance
2.2	Zoning	SP2 - Infrastructure (Information and education facilities)	The use is defined as an educational establishment which is permissible in the zone.	Yes
4.3	Height of buildings	As the site is zoned SP2 – Infrastructure, no height development standard applies.	5.2m	N/A
4.4	Floor space ratio	As the site is zoned SP2 – Infrastructure, no floor space ratio development standard applies.	0.39:1	N/A
5.10	Heritage Conservation	The site is identified as containing a Heritage Item (I41) known as, which also encompasses the neighbouring sites Nos. 14-20 and 24 Bland Street.		
5.10(4)	Effect of proposed development on heritage significance	The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or the area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	The proposal has been reviewed by Council's Heritage Advisors who outlined no objection to the proposal subject to the imposition of conditions. The proposed works have been appropriately designed as to not impact upon the heritage significance of the building.	Yes
5.10(5)	Heritage assessment	<p>The consent authority may, before granting consent to any development:</p> <ul style="list-style-type: none"> (a) On land on which heritage item is located, or (b) On land that is within a heritage conservation area, or (c) On land that is within the vicinity of land referred to in paragraph (a) or (b), <p>Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	Appropriate documentation regarding heritage management and impacts upon heritage significance have been prepared and submitted as part of this development application. This documentation has been reviewed by Council's Heritage Advisors who outlined no objection to the proposal subject to the imposition of conditions.	Yes

5(b) Draft Environmental Planning Instruments

Draft Environment SEPP

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of our natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until the 31 January 2018. The EIE outlines changes to occur, implementation details, and the intended outcome. It considers the existing SEPPs proposed to be repealed and explains why certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW planning system.

This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland and Willandra Lakes World Heritage Property. Changes proposed include consolidating the seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed development would be consistent with the intended requirements within the Draft Environment SEPP.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Comprehensive Inner West Development Control Plan 2016.

DCP 2016 – Chapter E1: Heritage Items and Conservations Areas				
Control No.	Control	Standard	Proposed	Compliance
C1	External form and setting	Retain features (including landscape features) that contribute to the significance of the item.	Significant features of the heritage item are retained.	Yes
C2		Remove unsympathetic elements and reconstruct significant elements where possible or appropriate.	The proposal removes the verandah enclosure and reinstates original elements. The verandah will be rebuilt to a contemporary version of the original detail based on early photographs with double, timber columns to support the existing eave beam. The existing doors to the verandah will be retained.	Yes
C3		New work is to be consistent with the setback, massing, form and scale of the heritage item.	The works are consistent with the massing and form of the existing building.	Yes
C4		Retain significant fabric, features or parts of the heritage item that represent key periods of the item.	The works retains and reinstates significant features and parts of the item.	Yes
C5		Alterations and additions are to be generally located away from original and intact areas of the heritage item.	The works respect and retain intact areas of the item.	Yes
C6		Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly	The works maintain integrity of the building form, with minimal but sympathetic changes to	Yes

		discerned, particularly when viewed from the public domain.	the existing form.	
C1	Interior elements of heritage items	Minimise change to significant internal room configurations, layouts and finishes of heritage items.	The supplied Heritage Impact Statement states that internally the building retains part of its original and early layout at both levels but has been altered at the lower level at the rear. The proposal retains the significant room configurations including the central hall and minor halls.	Yes
C2		Generally retain original significant building entrances and associated hallways.	The front verandah will be reinstated and the associated original French doors (which function as the building's primary entrance) will be retained.	Yes
C7		Allow for reversibility of internal changes to significant areas where possible.	The proposed modifications allow for reversibility.	Yes

DCP 2016 – Chapter A: Miscellaneous				
Part 2: Good Design				
Control No.	Control	Standard	Proposed	Compliance
PC1	Context	Development: <ul style="list-style-type: none"> • responds and contributes to its context • contributes to the quality and identity of the area • in areas of relatively stability, reinforces desirable element of established street and neighbourhood character • in areas undergoing substantial change, contributes to the creation of the identified desired future character. 	The proposal reinstates the front verandah, which is consistent with the neighbouring structure (the Caritas building) and the wider context which includes a number of Federation style detached dwelling houses with open porches/verandahs.	Yes
PC8	Aesthetics	Development: <ul style="list-style-type: none"> • has an appropriate composition and architectural standard, including its building elements, textures, materials and colours • relates to the environment and context, particularly responding to desirable elements of the existing streetscape or, in areas undergoing substantial change, contributes to the desired future character of the area 	The works are consistent with the massing and form of the existing building and its context.	Yes

Issues

Heritage

The rationale for the works in the supplied Statement of Heritage Impact has been reviewed by Council's Heritage Advisor who has no objections to the works subject to the imposition of conditions.

It has been noted that the proposed opening up and interpretive reconstruction of the front verandah includes painting the revealed brickwork of the front wall in white. While this will be part of the signal of contemporary intervention factored into the works, it is recommended that the wall have its brickwork repaired and re-presented. If the wall's condition makes refinishing necessary, an alternative colour to the proposed white would achieve a more consistent outcome in the new character of the verandah. A "sand" colour, or a colour derived from the brickwork, and related to the colours reinstated upon the verandah plate and posts (whose location might be informed by evidence on the plate if it is original) would achieve the objective without the obtrusion of a white finish. A condition of consent to this effect is recommended.

5(d) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(e) The suitability of the site for the development

The site is zoned SP2 – Infrastructure (Information and education facilities). Subject to the imposition of recommended conditions of consent, the proposal is considered suitable for the site.

5(f) Any submissions

The application was notified for a period of 14 days to surrounding properties and no submissions were received.

5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The public interest is an overarching requirement, which includes the consideration of the matters discussed in this report. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans.

The application is considered to have satisfactorily addressed Council's and relevant agencies' criteria and would provide a development outcome that, on balance, would result in a positive impact for the community. Accordingly, it is considered that the approval of the proposed development would be in the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

Heritage Officer

Council's Heritage Officers raised no objection to the proposal subject to the skew partition wall being painted a sympathetic colour and the restored verandah wall being repaired and re-presented if possible.

Engineer

Council's Engineer raised no objection to the proposal subject to the imposition of the recommended conditions of consent.

Trees

Council's Tree Specialist raised no objection to the proposal.

6(b) External

Nil.

7. Section 7.11 and 7.12 Contributions

The proposal is not subject to a Section 7.11 contribution.

A Section 7.12 contribution of \$10,420 is payable based on an estimated cost of works of \$1,042,000.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Ashfield Local Environmental Plan 2013 and Comprehensive Inner West Development Control Plan 2016. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercise the function of the Council as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No. 2018/56 for alterations and additions of Aitkinhead Building within Bethlehem College, including refurbishment of the existing classrooms and performance hall into a school library and technology hub at 22 Bland Street, Ashfield subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS

DA 2018.56.1
22 Bland Street ASHFIELD 2131

Description of Work as it is to appear on the determination:

Alterations and additions of Aitkinhead Building within Bethlehem College, including refurbishment of the existing classrooms and performance hall into a school library and technology hub.

A General Conditions

(1) Approved plans stamped by Council

The development must be carried out only in accordance with the plans and specifications set out on drawing numbers date stamped by Council and any supporting documentation received with the application, except as amended by the conditions specified hereunder.

No.	Title	Prepared by	Amendment Date
218011-H00A	Stormwater drainage and sediment control plan	Niven Donnelly and Partners	March 2018
DA3 01	Site Plan	Neeson Murcutt Architects	8 March 2018
DA 7.01	Demolition Plan	Neeson Murcutt Architects	8 March 2018
DA 8 01	Proposed plan Level 0	Neeson Murcutt Architects	8 March 2018
DA9 01	North and south Elevations	Neeson Murcutt Architects	8 March 2018
DA9 01	North and south Elevations	Neeson Murcutt Architects	8 March 2018
DA10 01	East Elevation	Neeson Murcutt Architects	8 March 2018
DA11 01	Sections	Neeson Murcutt Architects	8 March 2018
DA12 01	Materials	Neeson Murcutt Architects	8 March 2018

B Design Changes

(2) Verandah

- a) The front wall revealed by the opening up of the verandah must have its brickwork repaired and re-presented.
- b) If the wall's condition makes refinishing necessary, it must be in a "sand" colour, or a colour derived from the building's existing brickwork, and related to the colours reinstated upon the verandah plate and posts.

C Conditions that must be satisfied prior to issuing/releasing a Construction Certificate

(3) Permits – General

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent shall obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the Local Government Act 1993 and/or Section 138 of the Roads Act 1993. Permits are required for the following activities:

- a) Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application.
- b) A concrete pump across the roadway/footpath
- c) Mobile crane or any standing plant
- d) Skip bins
- e) Scaffolding/Hoardings (fencing on public land)
- f) Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.
- g) Awning or street verandah over footpath
- h) Partial or full road closure
- i) Installation or replacement of private stormwater drain, utility service or water supply

Contact Council’s Road Access team to ensure the correct Permit applications are made for the various activities.

Applications for such Permits shall be submitted and approved by Council prior to the commencement of the works associated with such activity or issue of the Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

(4) Dilapidation – minor

The person acting on this consent shall submit to the Principal Certifying Authority a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site before the issue of a Construction Certificate.

(5) Security Deposit

Prior to the commencement of demolition works or a Construction Certificate being issued for works approved by this development consent (whichever occurs first), a security deposit and inspection fee must be paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit (FOOT)	\$7,860.00
Inspection fee (FOOT)	\$225.00

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council’s property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council’s assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage,

remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

(6) Payment of any Additional Fees

If the estimated cost of works for the construction certificate application exceeds the estimate supplied with the development application, an additional fee, any contributions and bonds based on the revised estimate must be paid to Council prior to release of the Construction Certificate.

(7) Waste Management Plan

Prior to the issue of a Construction Certificate, the applicant shall prepare and submit a Waste Management Plan in accordance with the provisions of Inner West Comprehensive Development Control Plan - Planning For Less Waste and the Waste Planning Guide for Development Applications (Planning for Less Waste, prepared by the Regional Waste Boards), including:

- a) Estimations of quantities and type of materials to be reused, recycled or left over for removal from site;
- b) Identification on a plan of onsite material storage areas during construction, waste storage, recycling and composting areas;
- c) Details of construction materials and methods to be used to minimise the production of waste in the completion of the new building work.
- d) How waste is to be treated on the site.
- e) How any residual non-reusable and non-recyclable waste is to be disposed of and including details of the approved waste disposal outlets where disposal will take place.

(8) Erosion & sedimentation control-management plan

Prior to issue of a construction certificate the applicant shall prepare an erosion and sedimentation control plan in accordance with Part 4 of the guidelines titled "*Pollution Control Manual for Urban Stormwater*", as recommended by the Environmental Protection Authority.

Any stormwater runoff collected from the site must be treated in accordance with the Guidelines, before discharge off the site to comply with the *Protection of the Environment Operations Act 1997* or other subsequent Acts.

Where sedimentation control basins are provided discharge shall be to the requirements of the Environmental Protection Authority.

Applicants are further advised to refer to the following publications for additional information:

- i. "*Sedimentation and Erosion Control*" - Department of Conservation and Land Management.
- ii. "*Soil and Water Management for Urban Development*" - Department of Housing.

The plan must be submitted with the application for a construction certificate.

Further information may be obtained from:

Environment Protection Officer
Environment Protection Authority
Inner Sydney Region
Locked Bag 1502
BANKSTOWN NSW 2200

(9) Long service levy

Compliance with Section 109F of the *Environmental Planning and Assessment Act 1979* – payment of the long service levy under Section 34 of the *Building and Construction Industry Long Service Payments Acts 1986* – is required. All building of \$25,000.00 and over are subject to the payment of a Long Service Levy fee. A copy of the receipt for the payment of the Long Service Levy shall be provided to the Principal Certifying Authority (PCA) prior to the issue of a Construction Certificate. Payments can be made at Long Service Payments Corporation offices or most Councils.

(10) Home Building Compensation Fund Warranty

Compliance with Part 6 of *Home Building Act 1989* is required. A copy of either the Builders Home Warranty Insurance OR a copy of the Owner-Builder Permit shall be submitted to Council.

(11) Services and infrastructure adjustment/relocation

The applicant shall meet the full cost for Telstra, Sydney Water, Energy Australia, AGL Electricity/AGL Retail Energy or alternative service/energy providers to adjust/relocate their services/infrastructure as required. The applicant shall make the necessary arrangements with the relevant service authority or relevant retail energy company.

(For information on the location of services contact the "Dial before you Dig" service on 1100.)

Documentary evidence from the utility authorities/retail energy company confirming that all of their requirements have been satisfied shall be submitted to Council with the Construction Certificate.

(12) Footpath/laneway – photographs to be submitted

Prior to the release of the Construction Certificate, the applicant shall lodge with Council photographs of the roadway, footpath and/or laneway at the property indicating the state of the relevant pavements. At the completion of construction, again at the expense of the applicant, a new set of photographs is to be taken to determine the extent, if any, of any damage which has occurred to the relevant pavements. If any damage has occurred, the applicant shall meet the full cost to repair or reconstruct these damaged areas to Council's relevant standard. Failure to do this will result in the applicant being held accountable for the cost of all repair works in the area near / at the site.

(13) Footpath, kerb and gutter protection

The applicant is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property.

Pedestrian access across this footpath must be maintained in good order at all times during work. Any damage caused will be made good by Council at Council's restoration rates, at the applicant's expense.

(14) Section 7.12 Contribution

Pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979* and Ashfield Council's Section 94A Development Contributions Plan 2009 a contribution of \$10,420 shall be paid to the Inner West Council.

The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of Ashfield Council's Section 94A Development Contributions Plan 2009.

D Conditions that must be complied with before work commences**(15) Notice of Commencement – Notification of Works**

Work must not commence until the Principal Certifying Authority or the person having the benefit of the development consent has given Notification in Writing to Council no later than two days before the building work commences.

(16) Requirement for a Construction Certificate

In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* the erection of a building and/or construction works must not commence until:

- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - (i) Council; or
 - (ii) an accredited certifier; and
- (b) a principal certifying authority (PCA) has been appointed and the Council has been notified in writing of the appointment, and
- (c) at least two days notice, in writing, has been given to Council of the intention to commence work.

The documentation required under this condition shall show that the proposal complies with all development consent conditions and the *Building Code of Australia*.

Note: If the principal certifying authority is the Council, the appointment will be subject to the payment of a fee for the service to cover the cost of undertaking building work and / or civil engineering inspections.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is a criminal offence that attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

(17) Inspections required by Principal Certifying Authority

Inspections shall be carried out at different stages of construction by Council or an accredited certifier. If Council is selected as the Principal Certifying Authority (PCA) the inspection fees must be paid for in advance which will be calculated at the rate applicable at the time of payment.

(18) Site Controls

Sediment and erosion controls must be in place before work is commenced on the site. The control strategies must be consistent with the technical requirements set out in the Sydney Coastal Councils' *Stormwater Pollution Control Code for Local Government*.

Material from the site is not to be tracked onto the road by vehicles entering or leaving the site. At the end of each working day any dust/dirt or other sediment shall be swept off the road and contained on the site and not washed down any stormwater pit or gutter.

A sediment and erosion control plan must be prepared and identify appropriate measures for bunding and siltation fencing. Any such erosion and sedimentation controls shall also include the protection of stormwater inlets or gutter systems within the immediate vicinity of the site.

The sediment and erosion control measures are to be inspected daily and defects or system failures are to be repaired as soon as they are detected

(19) Sanitary facilities - demolition/construction sites

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

(20) Public Liability Insurance

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands shall take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

(21) Site fencing/security

The site must be appropriately secured and fenced to the satisfaction of Council during demolition, excavation and construction work to ensure there are no unacceptable impacts on the amenity of adjoining properties. Permits for hoardings and or scaffolding on Council land must be obtained and clearly displayed on site.

(22) Demolition work plan

Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

(23) Asbestos sheeting removal - EPA/SafeWork NSW

Asbestos removal is to be carried prior to principal works commencing in accordance with Environmental Protection Authority and SafeWork NSW requirements. Proper procedures shall be employed in the handling and removal of asbestos and products containing asbestos so as to minimise the risk to personnel and the escape of asbestos particles in the atmosphere. Work is only to be carried out with the prior consent of the SafeWork NSW.

Note: There are substantial penalties for non-compliance with the above requirements.

(24) Asbestos and/or lead removal certification

The existing structures/land on the site potentially contain asbestos and/or lead. Following removal of any asbestos/lead located on site a clearance must be provided to the Principal Certifying Authority certifying that no such asbestos/lead remains on site from a suitably qualified person.

A copy of the clearance Certificate must be forwarded to Council before any other demolition work is commenced.

(25) Garbage skips on Council land - Council approval

Bulk refuse bins or garbage skips shall not be placed on grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's Customer Service on telephone 9392 5000.

(26) Sydney Water approval

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site: www.sydneywater.com.au, see Your Business then Building & Developing then Building & Renovating or telephone Sydney Water 13 20 92.

E Conditions that must be complied with during construction or demolition**(27) Building materials and equipment - storage/placement on footpath/roadway – Council approval**

All building materials and equipment shall be stored wholly within the property boundaries and shall not be placed on the footpath, grass verge or roadway without prior written approval of Council.

Bulk refuse bins shall not be placed on the grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's One Stop Shop telephone 9716 1800.

(28) Demolition/excavation/construction – hours of work

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work shall only be permitted during the following hours:

- a) 7:00 am to 6.00 pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b) 8:00 am to 1:00 pm on Saturdays with no demolition works occurring during this time; and
- c) at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving shall be limited to:

8:00 am to 12:00 pm, Monday to Saturday; and
2:00 pm to 5:00 pm Monday to Friday.

The Proponent shall not undertake such activities for more than three continuous hours and shall provide a minimum of one 2 hour respite period between any two periods of such works.

"Continuous" means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

(29) Demolition/excavation/construction – noise – Protection of the Environment Operations Act 1997

Noise arising from demolition/excavation/construction works shall be controlled in accordance with the requirements of *Protection of the Environment Operations Act 1997* and guidelines currently contained in the *NSW EPA Environmental Noise Control Manual*.

(30) Demolition requirements/standards

Demolition is to be carried out in accordance with the following:

- a) Australian Standard 2601 and any requirements of the SafeWork NSW.
- b) The Waste Management Plan submitted with the Development Application.
- c) The property is to be secured to prohibit unauthorised entry.
- d) All precautions are to be exercised in the handling, removal and disposal of all asbestos materials. Licensed contractors and the disposal of asbestos is to be carried out in accordance with the requirements of the SafeWork NSW.
- e) All other materials and debris is to be removed from the site and disposed of to approved outlets.
- f) Any demolition on the site is to be conducted in strict accordance with, but not limited to, sections 1.5, 1.6, 1.7, 3.1 and 3.9 of the AS 2601 - 1991, demolition of structures. The following measures must be undertaken for hazardous dust control:
- g) Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to

the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

- h) Hazardous dust must not be allowed to escape from the site or contaminate the immediate environment. The use of fine mesh dust proof screens, wet-lead safe work practices, or other measures is required.
- i) All contractors and employees directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with WorkSafe Requirements (in particular the WorkSafe standard for the *Control of Inorganic Lead At Work* (NOHSC: 1012, 1994) and AS 2641, 1998).
- j) Any existing accumulations of dust (eg; ceiling voids and wall cavities must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter and disposed of appropriately.
- k) All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Unclean water from the suppressant spray is not be allowed to enter the street gutter and stormwater systems.
- l) Demolition is not to be performed during high winds that may cause dust to spread beyond the site boundaries without adequate containment.
- m) All lead contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.
- n) Construction and demolition waste, particularly timber, bricks and tiles, concrete and other materials need not be disposed of- they can be recycled and resold if segregated properly from any hazardous waste contamination.
- o) Following demolition activities, soil must be tested by a person with suitable expertise to ensure the soil lead levels are below acceptable health criteria for residential areas. Full certification is to be provided for approval by the Principal Certifying Authority.

(31) Road and footpath – safety and access requirements

The contractor is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property.

Heavy vehicles entering and leaving the site must only cross the footpath where it is adequately timbered and strapped. Pedestrian access across this footpath must be maintained in good order at all times during the work. Any damage caused must be made good by Council at Council's restoration rates, at the applicant's or builder's expense.

(32) Road opening permit – Council controlled lands

A road opening permit shall be obtained for all works carried out in public or Council controlled lands. Contact Council's Engineering Services for details.

This road opening permit covers the direct costs involved in the repair/replacement of works where the public or Council controlled lands are specifically damaged/saw cut etc for the construction of services, stormwater pipes, kerb works, bitumen works, footpath works etc. It is *separate* from a Damage Deposit as listed elsewhere in these Conditions of Consent.

(33) Surface run-off

Allowance shall be made for surface run-off from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other properties.

(34) Pedestrian way to remain accessible

The public pedestrian way must be freely accessible at all times. The minimum width of unobstructed footpath shall be 1.5 metres.

(35) Locate structures within boundaries

The proposed structure(s) to be erected must stand wholly within the boundaries of the allotment.

(36) Signs to be erected on building and demolition sites

- (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited; and
 - (b) showing the name and address of the contractor for the building work and the person in charge of the work site and a telephone number at which the person may be contacted outside working hours; and
 - (c) showing the name, address and telephone number of the Principal Certifying Authority appointed for the building works.
- (2) Any-sign shall be maintained and not removed until work has been finished.

(37) Site vehicles – mud/debris

You are to ensure that ALL vehicles leaving the site are free of mud and debris. Loads are to be fully covered and vehicles/wheels washed down to ensure that no nuisance occurs.

(38) Inward opening gates

So as to ensure compliance with the provisions of Clause 21 of the *Roads Act (General) Regulation 1994*, entrance gates are to be inward opening only and are not to encroach upon Council's footway.

(39) Alignment Levels

Alignment levels for the site at all pedestrian and vehicular access locations shall match the existing back of footpath levels at the boundary.

Note: This may require the internal site levels to be adjusted locally at the boundary to ensure that they match the above alignment levels. Failure to comply with this condition will result in vehicular access being denied.

(40) Protection of Street Trees

No trees on public property (footpaths, roads, reserves etc) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council's Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

(41) Plans to be available on site

The Council stamped approved plans, Development Consent and Construction Certificate shall be held on site to be produced unobliterated to Council's officer at any time when required.

(42) Storage of building materials

Building materials and spoil are to be located wholly on site and not placed in a position that may result in materials being washed onto the roadway or into the stormwater system.

(43) Waste Management Plan – compliance

- a) All requirements of the approved Waste Management Plan must be implemented during the demolition and/or excavation and construction period of the development. Adequate measures need to be in place to ensure the ongoing waste management of the site.
- b) Keep receipts of where waste will be taken to be treated or disposed. The receipts must be presented to the Principal Certifying Authority prior to issue of the occupation certificate.

(44) General Heritage

- a) The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building which is listed as a Heritage Item.
- b) The fabric and features to be retained by the proposal must be properly protected during the process of demolition and construction. The protection measures are to be specified in the construction management plan.
- c) Appropriately qualified tradespersons (as appropriate) are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works

(45) Materials for Making Good

New materials for making good and repairs, are to match the existing in terms of colours, finishes, sizes, profile and properties.

***F* Conditions that must be complied with prior to installation of services**

Nil

***G* Conditions that must be complied with before the building is occupied**

(46) Approval to use/occupy building

The building or any part thereof must not be used or occupied until an Occupation Certificate has been obtained from the Principal Certifying Authority.

Note: If Council is chosen as the Principal Certifying Authority a fee is applicable prior to the release of the Construction Certificate.

(47) Landscape works

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including tree planting, have been undertaken in accordance with the approved plan(s) and conditions of consent. A copy of an active Landscape management plan/contract for the maintenance of the landscaping for a period of not less than two years after the installation is to be provided prior to the issue of the Occupation Certificate.

(48) Redundant vehicular crossings-removal and replacements

The redundant vehicular crossings shall be removed and replaced with concrete footpath, concrete kerb and concrete gutter at no cost to Council at the applicant's expense. This work shall be carried out prior to the release of the Occupation Certificate.

(49) Stormwater Disposal

The stormwater disposal from the proposed development shall be connected to the existing site stormwater system via a 100mm dia UPVC pipe. No 'charged' lines are permitted.

The existing site stormwater system shall be tested by a qualified plumber to ensure it functions satisfactory in discharging water to the existing site system.

(50) Public domain works

All works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads resulting from the development shall be completed before the issue of an Occupation Certificate. Works shall be in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications".

H Conditions that are ongoing requirements of development consents**(51) Loading/unloading on site**

All loading and unloading are to be conducted within the site at all times. No storage of goods in these areas.

(52) Noise nuisance/prevention

Effective measures to be taken at all times to prevent any nuisance being caused by noise, vibrations, smells, fumes, dust, smoke, waste water products and the like.

(53) Modifications to your consent - prior approval required

Works or activities other than those authorised by the approval including changes to building configuration or use will require the submission and approval of an application to modify the consent under Section 96 of the *Environmental Planning & Assessment Act 1979*. You are advised to contact Council immediately if you wish to alter your approved plans or if you cannot comply with other requirements of your consent to confirm whether a Section 7.11 modification is required.

Warning: There are substantial penalties prescribed under the *Environmental Planning and Assessment Act 1979* for breaches involving unauthorised works or activities.

I **Advisory Notes**

(54) New Electrical Connections

The applicant should contact Ausgrid regarding connection of new electrical installations to Ausgrid network and if required make an application for connection.

Dial 1100 before you dig for the location of underground services.

(55) Occupational health and safety

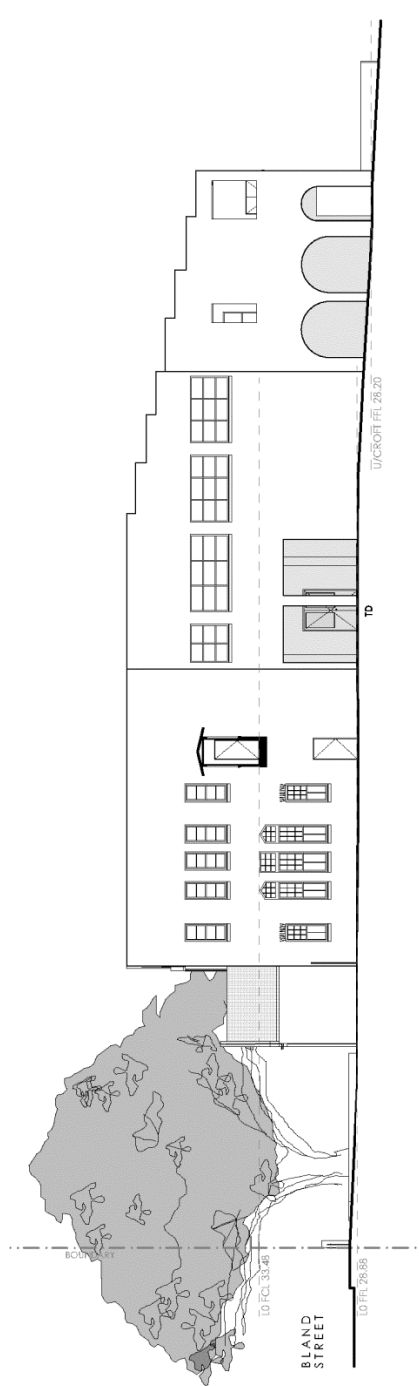
All site works must comply with the occupational health and safety requirements of the SafeWork NSW.

(56) Relocation of stormwater drainage

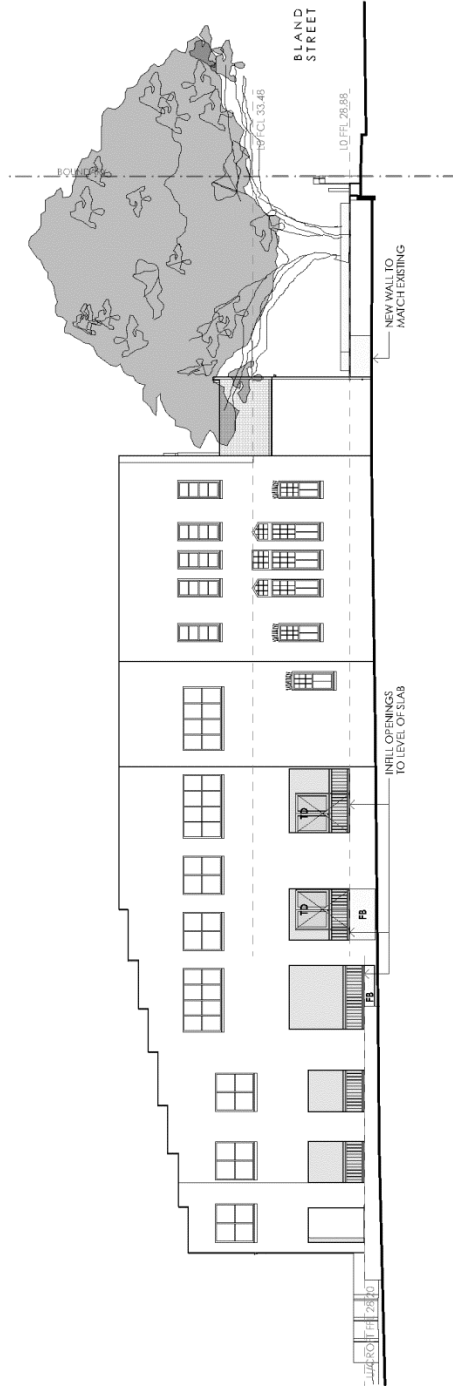
Council is not responsible for the cost of relocating Council's stormwater drainage pipes through the subject property.

(57) Works and requirements of other authorities

- Sydney Water may require the construction of additional works and/or the payment of additional fees. Other Sydney Water approvals may also be necessary prior to the commencement of construction work. You should therefore confer with Sydney Water concerning all plumbing works, including connections to mains, installation or alteration of systems, and construction over or near existing water and sewerage services.
- Contact Sydney Water, Rockdale (Urban Development Section) regarding the water and sewerage services to this development.
- Energy Australia/AGL Electricity/AGL Retail Energy or other alternative service/energy providers have requirements for the provision of connections.
- Telstra has requirements concerning access to services that it provides.

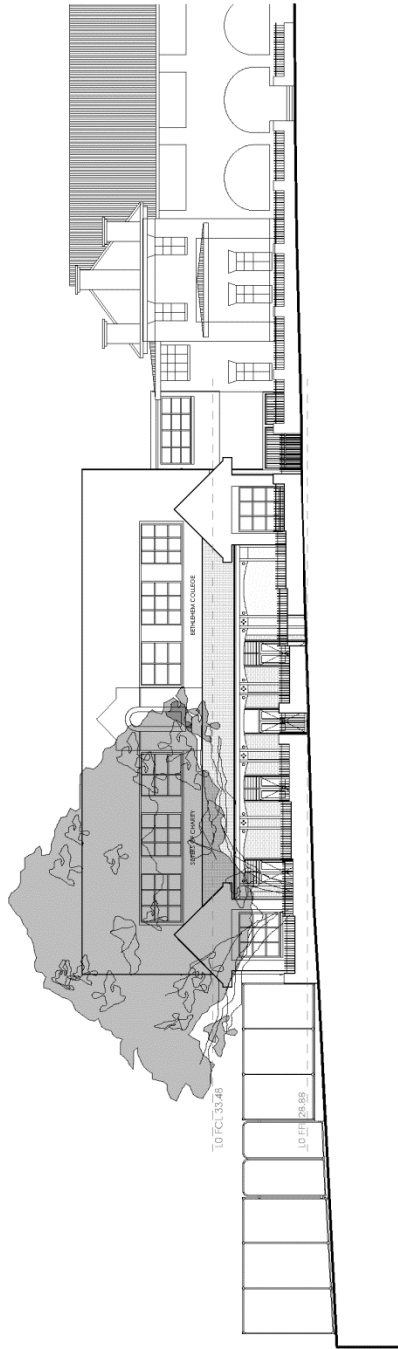


NORTH ELEVATION

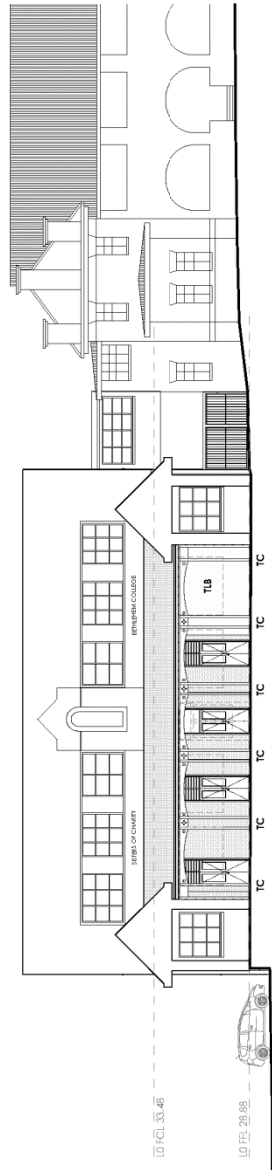


SOUTH ELEVATION

<p>LEGEND</p> <p>AD ALUMINUM DOOR BR BRICK CS CARPET CL CLADDING CM CONCRETE CP CORRUGATED POLYESTER CR CORRUGATED ROOFING DF DOWNPIPE GL GLASS GR GRASS HW HARDWARE IN INSULATION IR IRON MC MASONRY PA PAINT PL PLASTER PR PLYWOOD ST STEEL TR TRIM VC VERANDAH VP VENEER WOOD WOOD</p>		<p>CONSULTANTS</p> <p>CLAD: BETHLEHEM/DA CIVIL: BETHLEHEM/DA ELECTRICAL: BETHLEHEM/DA MECHANICAL: BETHLEHEM/DA STRUCTURAL: BETHLEHEM/DA</p>		<p>DATE 01/07/18 REVISION DA</p>		<p>PROJECT NAME: BETHLEHEM - AKENHEAD PROJECT NO.: 1312 FOR: Bethlehem College Aired NO. OF SHEETS: 10 SHEET NO.: 002</p>		<p>PROJECT NO.: 1312 NO. OF SHEETS: 10 SHEET NO.: 002</p>	
<p>DATE 01/07/18 REVISION DA</p>		<p>PROJECT NAME: BETHLEHEM - AKENHEAD PROJECT NO.: 1312 FOR: Bethlehem College Aired NO. OF SHEETS: 10 SHEET NO.: 002</p>		<p>DATE 01/07/18 REVISION DA</p>		<p>PROJECT NAME: BETHLEHEM - AKENHEAD PROJECT NO.: 1312 FOR: Bethlehem College Aired NO. OF SHEETS: 10 SHEET NO.: 002</p>		<p>DATE 01/07/18 REVISION DA</p>	
<p>DATE 01/07/18 REVISION DA</p>		<p>PROJECT NAME: BETHLEHEM - AKENHEAD PROJECT NO.: 1312 FOR: Bethlehem College Aired NO. OF SHEETS: 10 SHEET NO.: 002</p>		<p>DATE 01/07/18 REVISION DA</p>		<p>PROJECT NAME: BETHLEHEM - AKENHEAD PROJECT NO.: 1312 FOR: Bethlehem College Aired NO. OF SHEETS: 10 SHEET NO.: 002</p>		<p>DATE 01/07/18 REVISION DA</p>	
<p>DATE 01/07/18 REVISION DA</p>		<p>PROJECT NAME: BETHLEHEM - AKENHEAD PROJECT NO.: 1312 FOR: Bethlehem College Aired NO. OF SHEETS: 10 SHEET NO.: 002</p>		<p>DATE 01/07/18 REVISION DA</p>		<p>PROJECT NAME: BETHLEHEM - AKENHEAD PROJECT NO.: 1312 FOR: Bethlehem College Aired NO. OF SHEETS: 10 SHEET NO.: 002</p>		<p>DATE 01/07/18 REVISION DA</p>	



EAST STREET ELEVATION



EAST ELEVATION

LEGEND

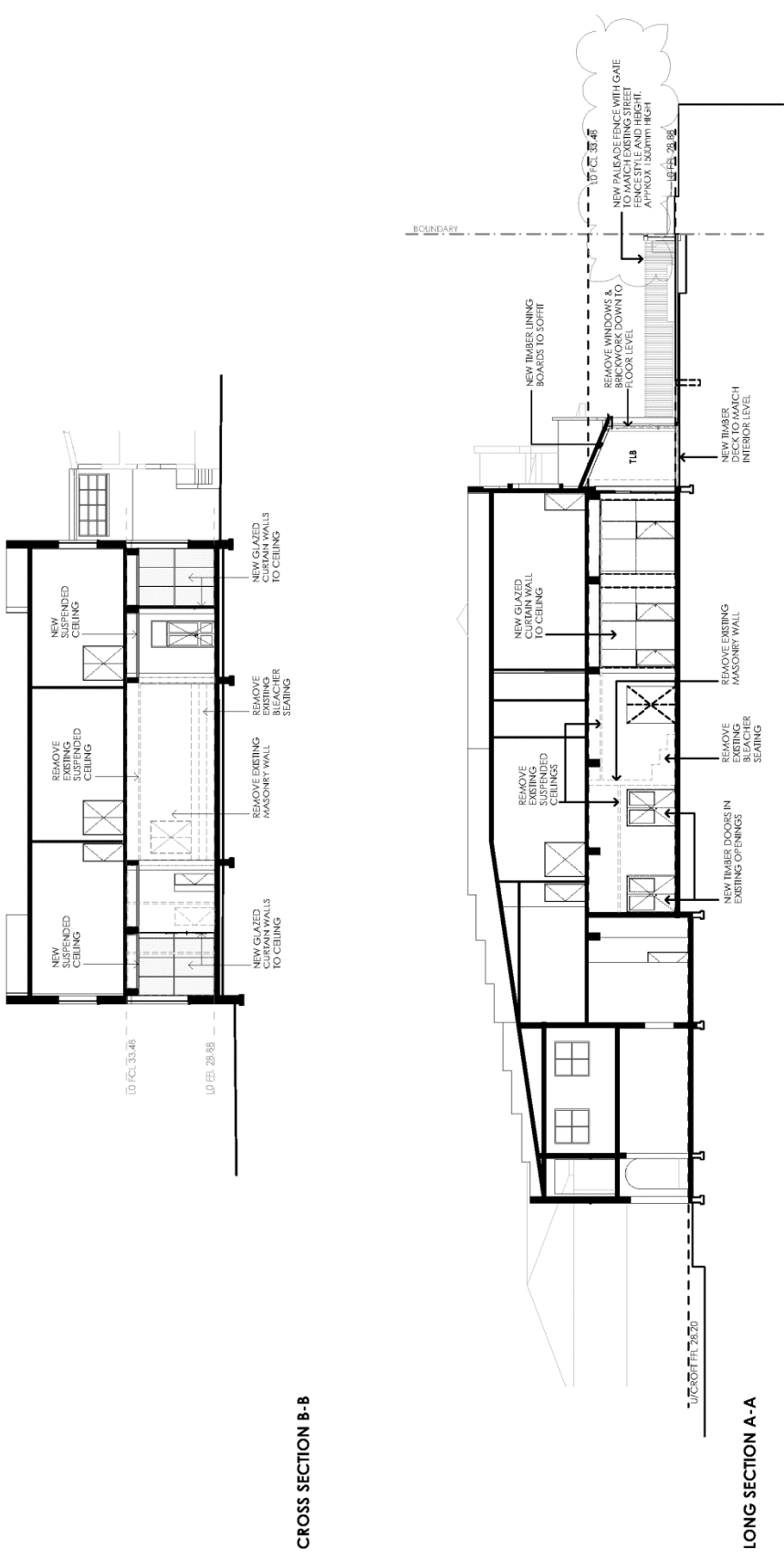
71	PIPE DOWNCAST
72	ALUMINIUM DOWNCAST
73	GLASS DOWNCAST
74	GLASS DOWNCAST
75	GLASS DOWNCAST
76	GLASS DOWNCAST
77	GLASS DOWNCAST
78	GLASS DOWNCAST
79	GLASS DOWNCAST
80	GLASS DOWNCAST
81	GLASS DOWNCAST
82	GLASS DOWNCAST
83	GLASS DOWNCAST
84	GLASS DOWNCAST
85	GLASS DOWNCAST
86	GLASS DOWNCAST
87	GLASS DOWNCAST
88	GLASS DOWNCAST
89	GLASS DOWNCAST
90	GLASS DOWNCAST
91	GLASS DOWNCAST
92	GLASS DOWNCAST
93	GLASS DOWNCAST
94	GLASS DOWNCAST
95	GLASS DOWNCAST
96	GLASS DOWNCAST
97	GLASS DOWNCAST
98	GLASS DOWNCAST
99	GLASS DOWNCAST
100	GLASS DOWNCAST

CONSULTANTS

PROJECT NAME: BETHLEHEM - ARIENHEAD NEESON MAURCUTT ARCHITECTS PTY LTD
PROJECT NO: 1312
DATE: 12/3/19

DA 10 01	REVISIONS - EAST	DA	1200 @A3	12/3/19
----------	------------------	----	----------	---------

Copyright in documents and drawings reserved by NEESON MAURCUTT ARCHITECTS and its private practitioners in those documents.



CROSS SECTION B-B

LONG SECTION A-A

LEGEND	DESCRIPTION
AL	ALUMINIUM DOOR
AW	ALUMINIUM WINDOW
BO	BLIND
CA	CURTAIN WALL
CC	CONCRETE CURB
CO	CONCRETE ON GRADE
CP	CONCRETE PAVEMENT
CR	CONCRETE RAMP
CS	CONCRETE SLAB
DB	DRIVEWAY
DD	DRIVEWAY DOOR
DO	DOOR
DR	DRIVEWAY RAMP
ES	EXISTING BRICK WALL
EW	EXISTING MASONRY WALL
FL	FLOOR
GL	GLAZED CURTAIN WALL
GS	GLAZED SCREEN
IS	ISOLATION
LS	LEADING LINE
MA	MASONRY WALL
MB	MASONRY BLOCK
MS	MASONRY STRIP
NC	NEW CONCRETE
ND	NEW DRIVEWAY
NE	NEW BRICK
NF	NEW FLOORING
NI	NEW INSULATION
NO	NEW OPERATIONAL
NS	NEW STRIP
NT	NEW TILING
NU	NEW UNIT
NU	NEW UNIT
NU	NEW UNIT

REVISION	DATE	BY	DESCRIPTION
01	7/8/18	DA	Revision

CONSULTANTS

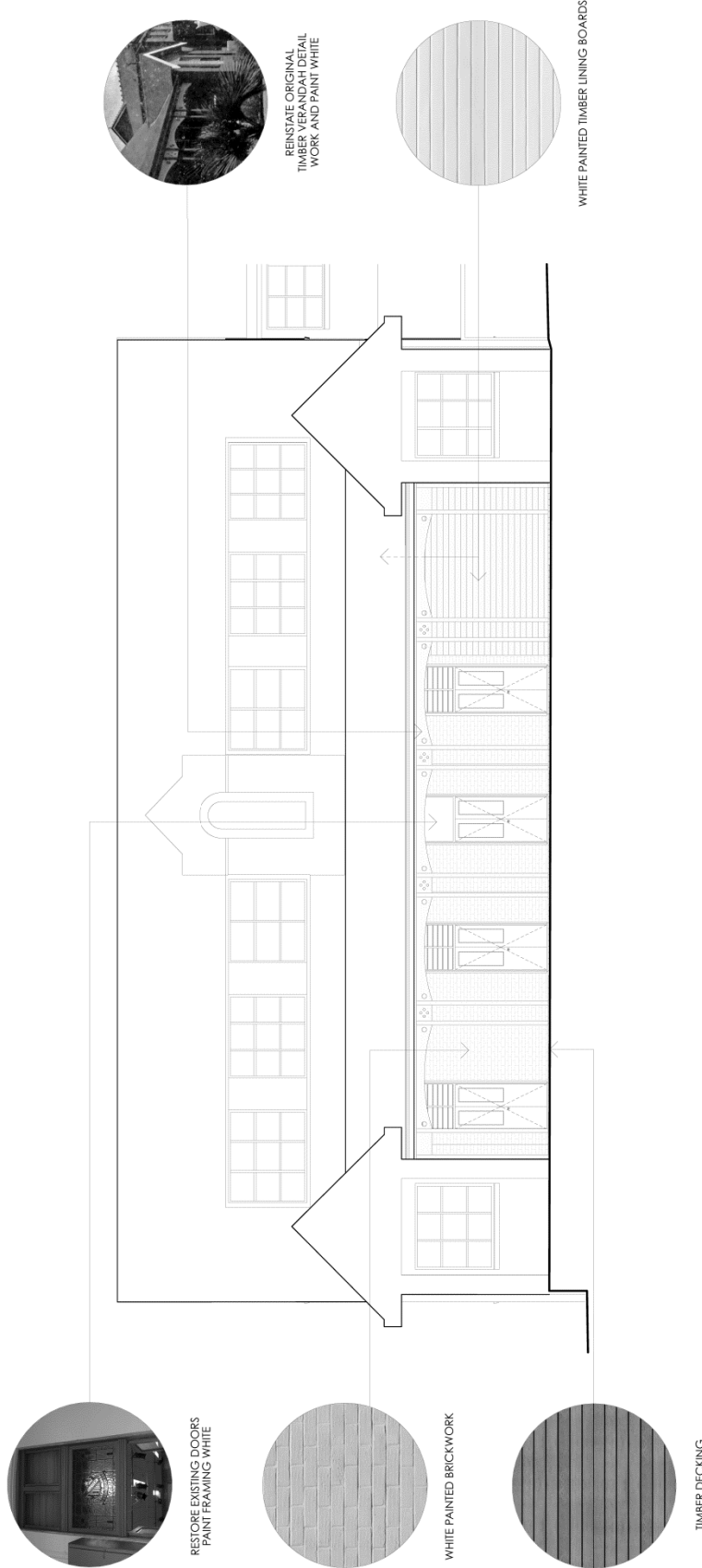
ARCHITECT: NEESON MARCHETTI ARCHITECTS PTY LTD
 12/33 KINGSWAY, SYDNEY NSW 2043
 TEL: (02) 9539 9999
 WWW.NEESONMARCHETTI.COM.AU
 PROJECT NO: 1312
 DATE: 7/8/18
 SCALE: 1:200 @A3

CHECKED BY: GCP

GUY PETERSON
 ARCHITECT

PROJECT NAME: BETHLEHEM - AKENHEAD

NEESON MARCHETTI ARCHITECTS PTY LTD
 12/33 KINGSWAY, SYDNEY NSW 2043
 TEL: (02) 9539 9999
 WWW.NEESONMARCHETTI.COM.AU
 PROJECT NO: 1312
 DATE: 7/8/18
 SCALE: 1:200 @A3



EAST ELEVATION

LEGEND	DESCRIPTION
AL	ALUMINIUM DOOR
BR	BRICKWORK
FR	FRAMING
GL	GLASS
GR	GRASS
HA	HARDWARE
IM	IMPERIAL
IN	IRON
LA	LANDSCAPE
LI	LINING
LP	LEAD PENCIL
MA	MATERIAL
MC	MATERIAL COLOR
MT	MATERIAL TYPE
PA	PAINT
PL	PLASTER
PR	PRIMER
RF	ROOF
SI	SILL
SK	SKYLIGHT
SP	SPRINKLER
ST	STEEL
TH	TIMBER
TR	TIMBER LINING BOARD
VE	VERANDAH
VI	VISIBILITY
WA	WATER
WH	WHITE
WI	WIND
WO	WOOD
ZO	ZONING

CONSULTANTS
 COMPANY WITH THE BUILDING CODE OF AUSTRALIA
 DIMENSIONS IN MILLIMETERS
 100 AND SCALE
 CAD FILE: BETHLEM06.dwg

ISSUE	DATE	REVISION
01	02/10/18	DA

PROJECT NAME: BETHLEM - AIKENHEAD
PROJECT NO.: 1312
NO. _____ **REV.** _____ **DATE** _____
PHASE _____ **SCALE** _____
DA.12 01 MATERIALS **DA** 1:100 **09/3** **12/3/18**
 DRAWN BY: S. CHECKED BY: J.P.
 PROJECT NO. 1312
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF NEESON MURCUTT ARCHITECTS PTY LTD