

# ANNEXURE 3

## WOOLLAHRA MUNICIPAL COUNCIL MEETING 25 SEPTEMBER 2006 ITEMS A-K RESPONSE BY CRANBROOK SCHOOL FOR DA 508/2005/01

Item	Description	Cranbrook Response
A1	<p>Preparation of an independent comprehensive traffic management report addressing in detail the following matters:</p> <ol style="list-style-type: none"><li>1. a full traffic count and analysis,</li><li>2. the impact on traffic in New South Head Road during peak times and out of peak times, (3 or 4 times during different periods),</li><li>3. the loss of parking spaces,</li><li>4. the safety of pedestrians and students,</li><li>5. the traffic impacts of bus movements to and from Cranbrook School,</li><li>6. the issue of the RTA traffic lights at the New South Head Road and Kent Road intersection having particular regards to the programming for turn movements, adequacy of waiting bays, queuing and additional delays experienced by residents in Kent Road as a consequence of the changes to the traffic lights</li><li>7. Pick and set down issues including the staggering of times and the effect of the use of car pooling and supervised management of the pick up and drop off process,</li><li>8. Exploring the benefits/ viability of bus pick up and set down being re-routed to Lyne</li></ol>	<p>Cranbrook Response WMC is commissioning the report.</p>

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A2	<p>Park rather than to the school site,            9. review of the variances with the applicants report,            10. the impact on traffic in Iluka Street, Elanora Street and Manion Avenue.</p> <p>The applicant to provide an Operational Traffic Management Plan for Council's approval at DA stage, covering the issues in part A1 of the recommendation including bus turning circles, loss of parking and the effects of proposed changes to Kent and New South Head Roads.</p>	<p>Attachment 1 is the Operational Traffic Management Plan.</p>
B	<p>Landscaping to be further examined including issues of low water use having regard to water conservation, the use of Australian native plants and the adequacy of the proposed screening.</p>	<p>Attachment 2 from the School's landscape consultants Taylor Brammer addresses the adequacy of the proposed plant screening. The native plant Lilly Pilly will screen the school to the rear of the New South head Road properties. It will grow to a height of 4-5 metres and will be dense, screening the one-storey buildings proposed for that part of the site.</p> <p>The school takes seriously its responsibility for efficient energy and water use. The School actively pursues a comprehensive water-harvesting project on the Bellevue Hill campus and has installed 5 water tanks to capture storm water for reuse. A further 6 are planned. A grey-water recycling pilot has been successfully completed in 2006 that captures boarding house grey water, treats it and enables its reuse. The project has Dept of Health accreditation and the School will extend the use of this grey water in 2007. The School plans to apply these principles at the Dangar site, as stated in the Statement of Environmental Effects (in full) lodged with the Dangar Masterplan DA. Energy efficiency is economically and environmentally sensible and the school will incorporate energy efficient design in its buildings. Adherence to energy efficient principles is important</p>

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C	Further examination of the set backs to the New South Head Road properties including the original position of the round about.	<p>educationally; we will incorporate our practical examples of energy efficiency in teaching and learning programmes.</p> <p>The School's planning consultants JBA, advise that the setback of the building envelopes is appropriate on the following grounds:</p> <ul style="list-style-type: none"> <li>• the siting allows activity and play areas to face away from New South Head Road properties, and for the school buildings to act as visual and acoustic barriers for these adjacent properties;</li> <li>• the building setback is consistent with Council's Residential DCP, and all except one of the residential buildings fronting New South Head Road will be separated from the school buildings by at least 15 metres;</li> <li>• the building height is the minimum of one storey adjacent to the New South Head Road properties in an area characterised by 2 and 3 storey buildings;</li> <li>• the landscape screen planting proposed on the northern boundary will further reduce any visual impact of the one storey building proposed there;</li> <li>• detailed building design of the one storey buildings will take into consideration the requirement to address the impact; of these buildings on the neighbouring properties, and</li> <li>• the primary outlook of the New South Head Road properties is to the north across Sydney Harbour, away from the school site.</li> </ul> <p>The WMC officers' report to Strategic and Corporate Committee meeting of 18/9/06 notes, "Using the side boundary setback requirements of RDCP 2003 the single storey buildings need to be set back 2.1 metres. The proposed setbacks (of 3 metres to New South Head Road properties) satisfy this requirement. "The setbacks are considered to be satisfactory with regard to the nature of adjoining development and amenity issues including privacy, noise generation, overshadowing and views". Additionally, there are impracticalities in complying with the RDCP for the</p>

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		<p>boundary adjacent the New South head Road properties. The difficulties of the site do not allow easy categorisation of the rear and side boundaries. All the surrounding properties have their rear boundary to this site. It is inappropriate to consider all the boundaries of the site as rear boundaries.</p> <p>The WMC officers' report to Strategic and Corporate Committee meeting of 18/9/06 also states, "The northern boundary of the development site does form the rear boundary of the New South Head Road properties. Also, the eastern and western boundaries form the rear boundaries of the Kent Road and Manion Avenue properties respectively. Due to the way neighbouring properties relate to the site and its size or shape there are difficulties in strictly applying the RDCP setback controls. Although the School's DCP calls up the RDCP setback controls it allows for a performance based approach to their application ... the proposal is considered to satisfy the performance based criteria. In relation to the setback calculation based on height the required northern boundary setback is 2.1 metres ..."</p> <p>The WMC officers' report also states, "A screen hedge is to be planted within the northern setback area and the classrooms are accordingly oriented away from the boundary. The screen hedge will provide visual and privacy screening for neighbouring properties and effectively prevent access to students. Should a more substantial setback be required the area would likely be an active recreation area potentially generating increased noise and opportunities for privacy would be affected. The siting of the buildings enclose the more noisy play ground and general assembly areas and provide practical shielding to these areas.</p> <p>While the submitted DA is a masterplan DA with the buildings not yet</p>

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		<p>designed, the school will consider design measures of the one-storey building to consider the impact on the New South Head Road neighbours. In a general sense, and while the design has not yet been resolved, it is likely there will be some openings in the northern wall. The School recognises the impact on the neighbours of any openings in the buildings and will investigate options including louvres, fixed translucent glazing, double glazing, skylights and high windows and the like to minimise noise and views from the classrooms into neighbouring properties.</p> <p>The School will design the buildings to incorporate environmentally responsible natural ventilation to reduce air conditioning need and costs.</p> <p>The School supports the movement of the eastern roundabout 10 metres to the south. Its siting was determined by the WMC tree officer's insistence to retain the 4 melaleuca trees nearby. The removal of the trees and the relocation of the roundabout will improve sight lines on the roadway. Trees will be replanted elsewhere on the site. Attachment 3 shows an amended plan, moving the roundabout.</p>
D	The tennis courts to be synthetic tennis courts in order to reduce noise and to be predominantly green in colour.	The School agrees to a condition of consent on the DA being granted that requires the tennis courts to be synthetic and predominantly green in colour.
E	Dilapidation reports to be prepared for No 4A Kent Road, Rose Bay.	The School agrees to a condition of consent on the DA being granted that requires a dilapidation report on 4a Kent Road before the commencement of any work on the site subject to the owners agreement to allow access to that property for this purpose.
F	Consideration be given to moving music and multi purpose rooms away from adjoining properties	The DA is a masterplan DA. Detailed planning will be submitted with the Phase 2 DA. The indicative masterplan DA has one possible location of the music and multipurpose rooms on the masterplan. The school is very conscious of the need to sound proof its music and multi-purpose rooms

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		<p>so that the students (who are much closer than neighbours) are not affected eg learning cello next to drums would be impossible if the rooms were not acoustically treated to prevent noise disturbance. The school has acoustically treated its music rooms at the Bellevue Hill campus and will do the same at Dangar.</p> <p>An indicative alternative plan (Attachment 3) shows alternate placement of the music and multi purpose rooms. Wherever located, the music rooms will be sound proofed to a high standard.</p>
G	<p>The provision of public art.</p>	<p>WMC advise that the WMC Public Art Policy has recently been finalised and the establishment of a committee is expected to be completed by expression of interest, late January 2007. The policy covers how private developments impact on the public domain and how they could be enhanced or build community spirit through the display of public art in a manner that is consistent with the school's own requirements for the site.</p> <p>With regard to the proposed DA, the School will consult the public art committee, once it is finalised, on suitable public art options for the site and will endeavour to work with the community to arrange displays of community art.</p> <p>The School does currently display works of art eg Bronwyn Oliver sculpture and art by Justin O'Brien and a fountain and structure at Bellevue Hill to honour a past student.</p>
H	<p>The use of the tennis courts to be conditioned that they are not to be used prior to 7.30am or after 7.00pm on week days, prior to 8.00am or after 5.00pm on Saturdays and prior to 10.00am and after 2.00pm Sundays.</p>	<p>The School agrees to a condition of consent on the DA being granted that requires tennis court usage be limited to the stated hours.</p>
I	<p>That the design of all buildings incorporate state of</p>	<p>The school is committed to state of the art design on this site. Minimising</p>

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	<p>the art design principles to minimise water and energy use.</p>	<p>water use is a key objective of the school for this site to make efficient use of water and energy. The School is currently actively pursuing a comprehensive water harvesting project on the Bellevue Hill campus and has installed 5 water tanks to capture storm water for reuse, one of which is located at Dangar to capture water from the roof of the old bowling club building. A further 6 are planned. A grey water-recycling pilot was successfully completed in 2006 that captures boarding house grey water, treats it and enables its reuse. The project has Dept of Health accreditation and the School will extend the use of this grey water in 2007. The School plans to apply the principles of energy efficiency at the Dangar site, as stated in the Statement of Environmental Effects (in full) lodged with the Dangar Masterplan DA. Energy efficiency is economically and environmentally sensible and the school will incorporate energy efficient design in its buildings. Adherence to energy efficient principles is important educationally; we will incorporate our practical examples of energy efficiency in teaching and learning programmes. At the Bellevue Hill campus, works in 2006 have included power factor correction, installation of a pool cover with continued investigation into more efficient energy use. Energy efficiency offers a worthy teaching and learning focus for the boys.</p> <p>At the site of the proposed DA, design principles and guidelines including awnings and eaves on the northern elevation and consideration of the best energy efficient location of windows and the use of materials in construction will occur. The School will carefully consider its reliance on air conditioning and other mechanical equipment to minimise adverse environmental effects and noise. The subsequent staged DA/s will respond in detail on energy efficiency.</p>
J	<p>Restrictions on the hours of use of the gymnasium.</p>	<p>The gymnasium is proposed by Cranbrook to be located 50 metres from</p>

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K	<p>That legal advice be obtained on Council's ability to grant approval of the application under the amended legislation given that the application was lodged with Council prior to the legislation being amended.</p> <p>As required by the WMC officer in his report to WMC Strategic and Corporate Committee meeting of 18/9/06, the School will comply with the conditions that, subject to approval, Cranbrook will forward to Council an acoustic analysis of the octave frequency band background noise level and the octave frequency band for L10 noise level emitted from all proposed amplified equipment, including the type of amplified equipment to be installed and all proposed noise mitigation strategies.</p>	<p>any boundary. The gym will be acoustically treated to minimise noise. The School's acoustic consultant Neil Gross of Wilkinson Murray has assessed the impact in his report dated 17/8/06 of productions and light entertainment in the gym and concludes that with small areas of closed 6mm windows and air conditioning, the Liquor Administration Board criteria can be met at all residential receiver locations.</p>
		<p>For WMC to respond.</p>