

Memo

Development Assessment

To: Sydney North Planning Panel (SNPP)

Cc: Peter Robinson
Executive Manager Development Assessment

From: Maxwell Duncan
Principal Planner

Date: 29 January 2025

Subject: PPSSNH-568 - MOD2024/0549 - 61 North Steyne

The purpose of this memo is to provide a response to an email from the Applicant in relation to the recommended Conditions of Consent. The email from the applicant seeks to amend the following recommended conditions.

Construction Certificate Staging Conditions

The applicant has requested that conditions 31A, 31B and 66A be amended to allow for the new conditions to be fulfilled prior to a Construction Certificate for any works above ground, as the developer is already close to finalising a construction certificate for initial basement works. The wording of the conditions would be amended to include the following wording 'issuing of a construction certificate for **any works above basement slab level.**'

No objection to the conditions changes is raised from Council.

Condition Error

It is noted that proposed new condition number **73. Air conditioning plant/equipment use** is incorrectly numbered and should be noted as condition number 76

RECOMMENDATION

That the following changes be made to the conditions contained in the Assessment Report:

*Note: Amended wording in 31A, 31B and 66A are highlighted in **bold**.*

Amend Condition 31A. Car Lift- Noise Assessment

No details of the proposed car lift have been supplied at this stage. Prior to the issuing of a construction certificate, the noise impact of the car lift should be assessed by an acoustic consultant and recommendations implemented into the design to ensure noise to potential receivers is mitigated.

*Details are to be submitted too and approved by the Certifying Authority prior to the issuing of a construction certificate **for any works above basement slab level**.*

Reason: To ensure any potential noise impacts are mitigated.

Amend Condition 31B. Car Lift – Visitor Parking Space Accessibility

The car lift must be accessible to visitors via an intercom or a similar system.

Details about this accessibility need to be submitted to the Council before the construction certificate can be issued.

*Reason: Details about this accessibility need to be submitted to the Council before the construction certificate **for any works above basement slab level** can be issued.*

Amend Condition 66A. Acoustic Design Recommendations

*Prior to the issuing of any construction certificate **for any works above basement slab level**, documentation is to be submitted to the satisfaction of the Principal Certifier that all design recommendations within the acoustic report titled 61 NORTH STEYNE, MANLY Noise Impact Assessment, Ref: 610.30986.00100-R01-v2.0 dated 6 November 2024 have been implemented / incorporated into the design of the premises.*

Reason: To prevent noise nuisance by using mitigation measures in design.

No objection to the conditions changes is raised from Council.

Amend Condition 76. Air conditioning plant/equipment use

Acoustic screening of the proposed air-conditioning units is to ensure that Air conditioning plant/equipment use will not exceed more than 5dB (A) above the background level when measured from any property boundary and/or habitable room(s) consistent with the Environment Protection Authority's NSW Industrial Noise Policy and/or Protection of the Environment Operations Act 1997.

Reason: To protect the acoustic amenity of neighbouring properties.