

CONDITIONS OF APPROVAL

Application Number:	Mod2024/0549
Land to be developed (Address):	Lot 12 DP 522298, 61 North Steyne MANLY NSW 2095
Proposed Development:	Modification of Development Consent DA2022/1910 granted for Demolition work and construction of a Residential Flat Building including basement car parking

Modification Summary

The development consent is modified as follows:

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN 474-906 MOD2024/0549	The date of this notice of determination	Modification of Development Consent DA2022/1910 granted for Demolition work and construction of a Residential Flat Building including basement car parking Add Condition 1A. Modification of Consent - Approved Plans and supporting documentation Amend Condition 31. Plant and Services Add Condition 31A. Car Lift-Noise Assessment Add Condition 31B. Car Lift - Visitor Parking Space Accessibility Add Condition 31C. Photovoltaic Panels Add Condition 31D. Green Roof landscaping Amend Condition 48. Waste/Recycling Requirements (Waste Plan Submitted) Add Condition 49A . Requirement to notify about new Acid Sulfate Soils evidence Add Condition 66A. Acoustic Design Recommendations Amend Condition 72. Services, plant and air-conditioning Add Condition 76. Air conditioning plant/equipment use

Modified conditions

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting documentation, to read as follows:

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require

otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
A1.01	C	Basement 1	Platform Architects	19 August 2024
A1.02	C	Basement 2	Platform Architects	19 August 2024
A1.03	C	Ground Floor	Platform Architects	19 August 2024
A1.04a	A	Level 1	Platform Architects	19 August 2024
A1.04b	A	Level 2	Platform Architects	19 August 2024
A1.04c	A	Level 3	Platform Architects	19 August 2024
A1.05	C	Level 4	Platform Architects	19 August 2024
A1.06	C	Roof Level	Platform Architects	19 August 2024
A2.01	C	North Elevation	Platform Architects	19 August 2024
A2.02	C	East Elevation	Platform Architects	19 August 2024
A2.03	C	West Elevation	Platform Architects	19 August 2024
A2.04	C	South Elevation	Platform Architects	19 August 2024
A3.01	C	Section A-A	Platform Architects	19 August 2024
A3.02	C	Section B-B	Platform Architects	19 August 2024
A3.03	A	Section C	Platform Architects	19 August 2024
A10.01	A	Window Schedule - Sheet 1	Platform Architects	19 August 2024

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate No. 1348583M_05	5	SLR Consulting	24 September 2024

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

B. Modify Condition 31. Plant and Services - to read as follows:

No lift overrun, services, stair, plant or air-conditioning units are to be located externally or on the roof, except in the area nominated 'services +stair lid' , 'lift overrun' and **'green roof' on roof plan (A1.06) and level 1 plan (A1.04a)**. The height of any services or the **basement exhaust** must not exceed the Level 4 roof parapet height of RL21.85 and the height of the lift overrun must not exceed RL21.60.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To maintain consistency within the streetscape.

C. Add Condition 31A. Car Lift-Noise Assessment- to read as follows:

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 carlift 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.

D. Add Condition 31B. Car Lift - Visitor Parking Space Accessibility - to read as follows:

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.**

E. Add Condition 31C. Photovoltaic Panels - to read as follows:

The Height of the Photovoltaic Panels shown on the roof plan (Plan A1.06) is to not to exceed RL21.60.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure compliance with the terms of this consent.

F. Add Condition 31D. Green Roof landscaping - to read as follows:

Landscape treatment details indicating the proposed soil depth and planting for the car lift green roof shall be submitted and approved by the Certifying Authority prior to the issue of a Construction Certificate for any works above basement slab level.

The following soil depths are required to support landscaping:

- i) 300mm for groundcovers, perennials, grasses and lawn

Reason: Landscape amenity.

G. Amend Condition 48. Waste/Recycling Requirements (Waste Plan Submitted) - to read as follows:

During demolition and/or construction the proposal/works shall be generally consistent with the Waste

Management Plan submitted on 14/11/2022 as part of DA2022/1910.

Reason: To ensure waste is minimised and adequate and appropriate waste and recycling facilities are provided.

H. Add Condition 49A . Requirement to notify about new Acid Sulfate Soils evidence - to read as follows:

Any new information revealed during excavation works that has the potential to alter previous conclusions about Acid Sulfate Soils shall be immediately notified to the Council and the Principal Certifier and a report be obtained from a suitably qualified person.

Any recommendations provided by the report are to be complied with during works.

Reason: To protect the environment.

I. Add Condition 66A. Acoustic Design Recommendations - to read as follows:

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.

J. Modify Condition 72. Services, plant and air-conditioning - to read as follows:

No lift overrun, services, stair, plant or air-conditioning units are to be located externally or on the roof, except in the area nominated '**basement exhaust**', 'lift overrun' and 'photovoltaic panels' on roof plan (A1.06). The height of the exhaust must not exceed the Level 4 roof parapet height of **RL21.85** and the height of the lift overrun must not exceed RL21.60.

Reason: To ensure compliance with the terms of this consent.

K. Add Condition 76. Air conditioning plant/equipment use - to read as follows:

Acoustic screening of the proposed air-conditioning condensers on the car lift roof 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.