



planning consultants

Memo 2

To: Sydney North Planning Panel

From: Henry Burnett – Director, DFP Planning

Date: 10 July 2025

Ref: PPSSNH-582

Re: **Memo 2 – Post-Determination Meeting**
Amendment to Draft Conditions

This memo is for the purpose of advising Sydney North Planning Panel on two conditions of consent relating to PPSSNH-582. Condition 43 and Condition 103 amendments are discussed as follows:

Condition 43 - Hours of Work

The Council have requested an amendment to the hours of work condition to reduce Saturday construction 'end' from 4pm to 12pm in accordance with their policy for residential flat building construction. The applicant raises no objection to this amendment. The amendment is described in the following table and included in a 'tracked change' and 'clean' version of the conditions accompanying this memo.

Existing	Amended
43. Hours of work All demolition, building construction work, including earthworks, deliveries of building materials to and from the site to be restricted as follows:- - Monday to Friday (inclusive) 7.00am to 5.30pm - Saturday 7.00am to 4.00pm High noise generating activities, including rock breaking and saw cutting be restricted between 8.00am to 5.00pm with a respite period between 12.00 noon to 1.30pm Monday to Friday, & - Saturday between 8.00am to 12 noon	43. Hours of work All demolition, building construction work, including earthworks, deliveries of building materials to and from the site to be restricted as follows:- - Monday to Friday (inclusive) 7.00am to 5.30pm - Saturday 7.00am to 12.00pm High noise generating activities, including rock breaking and saw cutting be restricted between 8.00am to 5.00pm with a respite period between 12.00 noon to 1.30pm Monday to Friday, & - Saturday between 8.00am to 12 noon

- with NO high noise generating activities, including excavation, haulage truck movement, rock picking, sawing, jack hammering or pile driving to be undertaken. Failure to fully comply will result in the issue of a breach of consent P.I.N. - A Notice/Sign showing permitted working hours and types of work permitted during those hours, including the applicant's phone number, project manager or site foreman, shall be displayed at the front of the site. The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency. Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. Note: Any variation to the hours of work requires Council's prior written approval. Reason: To protect the amenity of the surrounding area.	- with NO high noise generating activities, including excavation, haulage truck movement, rock picking, sawing, jack hammering or pile driving to be undertaken. Failure to fully comply will result in the issue of a breach of consent P.I.N. - A Notice/Sign showing permitted working hours and types of work permitted during those hours, including the applicant's phone number, project manager or site foreman, shall be displayed at the front of the site. The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency. Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. Note: Any variation to the hours of work requires Council's prior written approval. Reason: To protect the amenity of the surrounding area.
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Condition 103 – Hours of Operation

The applicant has requested an amendment to the hours of operation condition to provide clarification on the shared use capacity restrictions.

The current condition restricts any use of the remainder of the building when the main auditorium is in use by the alternate use, to protect against issues relating to approved two land uses for the one site.

Alternate wording for the hours of operation is now proposed as follows as agreed by Council and the applicant.

Existing	Amended
103. Hours of Operation The place of public worship and community facility approved hours of operation are as follows: - Sunday to Thursday: 7:00am to 10:00pm - Friday to Saturday: 7:00am to 11:00pm The place of public worship cannot use any part of the building when the main auditorium is	103. Hours of Operation The place of public worship and community facility approved hours of operation are as follows: - Sunday to Thursday: 7:00am to 10:00pm - Friday to Saturday: 7:00am to 11:00pm The total number of persons permitted to utilise the main auditorium for a place of public

in use as a community facility, with the exception of place of public worship staff. The community facility cannot use any part of the building when the main auditorium is in use as a place of public worship. Reason: To ensure the amenity impacts of a multi-purpose space is mitigated.	worship and/or community facility at any one time is not to exceed 418 people. Reason: To ensure the amenity impacts of a multi-purpose space is mitigated.
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