
From: Kyeema Doyle [REDACTED]
Sent: Monday, 19 February 2024 4:09 PM
To: Planning Panels - Northern Beaches
Cc: Nic England; Sandra Robinson; Matt Clifton; Apfel, Marina
Subject: 21072 - Re: NBLPP Wed 21st 2024 Item 4.1 - DA2023/0368 (1/9-15 Central Avenue Manly & 9-15 Central Avenue Manly)

Categories: NBLPP

Dear Panel Secretariat,

We would like to register the following parties in attendance for the applicant in relation to the above matter:

Matt Clifton - Applicant - [REDACTED]
Kyeema Doyle - RUP - Town Planner - [REDACTED]
Marina Apfel - WSP - Acoustic Consultant - [REDACTED]

In addition to the above, please find below our request for two of the recommended conditions to be modified (new words shown in **red bold** and deleted words in ~~strikethrough~~):

17. Noise Management

Capacity of the outdoor courtyard is limited to 100 patrons. Outdoor courtyard to only operate and be occupied until 10:00pm.

~~All external doors must be closed when live music or amplified music is played inside.~~

The external doors to the rear courtyard are to be closed in accordance with Condition ANS05.

No access to the outdoor courtyard area after 10:00pm every night.

Reason: The restriction to close the external doors to the courtyard when amplified music is played, will restrict low level music being played throughout the venue. The current wording of the condition will either prevent low level music being played throughout the venue during the day. Or alternatively require the doors to the courtyard to be closed at all times. The proposed change to the condition makes it clear as to when the doors are required to be closed, when current noise limit standards can no longer be met. This will enable the doors to the outdoor courtyard to be open during the day, when low level music is played, set to encourage conversation. These operating conditions were assessed as part of the Acoustic Report and considered acceptable and formed part of the recommendations of the report (extract attached below - Section 5 bullet point 3, please note reference to Condition ANS04 should read Condition ANS05 of DA/1999/648).

24. Hours of Operation

*The hours of operation for the **outdoor courtyard** are to be restricted to:*

Monday to Friday – 8.00am to 10.00pm

Saturday – 8.00am to 10.00pm

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: To make sure the restriction only applies to the outdoor courtyard. As the internal dining area has approval to trade to 12.00 midnight.



5. Recommendations

The noise emissions from the InSitu outdoor courtyard are predicted to comply with project noise criteria for the hours of operation, with the assumptions previously including the following treatments and operational measures:

- Capacity of the outdoor courtyard to be limited up to 100 patrons.
- Outdoor courtyard to only operate and be occupied until 10:00pm.
- The combined noise contribution from an external and the existing internal noise is to be below the maximum noise spectrum shown in Table 4.1 during operating hours. The external loudspeaker is to be installed on the facade doors under the awning and will be limited to low background noise levels. Limiters for the internal speakers (as per ANS04) may need to be adjusted. Facade doors may need to be closed during music events to meet the nominated noise levels in Table 4.1.
- Rear doors to the courtyard to be closed after 10:00pm as per ANS04.
- Signage to be displayed throughout the venue and staff to be informed of the closure to the courtyard after 10:00pm.
- Soft chair furnishing and plant features throughout the courtyard.
- Northern boundary fence to the residential courtyard built with solid construction ≥ 2.7 m high as shown in Figure 4.1. New access door on the northern boundary to be built of solid construction with minimal gaps between the door leaf and frame.
- New outdoor servery and small storage structures to be built ≥ 3 m high with solid construction in the locations shown in Figure 4.1.
- Either operable roof Option 1 (Section 5.1) or awning extension Option 2 to be installed above the courtyard.

Regards

Kyeema Doyle – Senior Planner

Robinson Urban Planning Pty Ltd 83 Fletcher Street, Tamarama NSW 2026



On 14 Feb 2024, at 3:24 pm, noreply@northernbeaches.nsw.gov.au wrote:

Dear Robinson Urban Planning Pty Ltd,

RE: DA2023/0368 (1/9-15 Central Avenue Manly & 9-15 Central Avenue Manly)

Please find attached a letter in relation to Council's Local Planning Panel meeting.

Thank you,

Northern Beaches Council
