
From: Warwick Bowyer [REDACTED]
Sent: Friday, 24 February 2023 10:31 AM
To: Council Northernbeaches Mailbox
Cc: Maxwell Duncan
Subject: Submission to NORTHERN BEACHES LOCAL PLANNING PANEL - WEDNESDAY 1 MARCH 2023.
Re: Agenda item 5.1 Mod2022/0630 - 42 North Steyne, Manly
Attachments: NBLPP_Assessment_Report.pdf

Submission to NORTHERN BEACHES LOCAL PLANNING PANEL on WEDNESDAY 1 MARCH 2023. Re: Agenda item 5.1 Mod2022/0630 - 42 North Steyne, Manly

Attention Mr Maxwell Duncan.

Re: LPP Agenda item 5.1 Mod2022/0630 - 42 North Steyne, Manly

Dear Max,

We would like to thank the Council staff for their efforts in relation to this application and are pleased with the recommendation for approval of this application.

The following submission relates to the drafting of proposed new Conditions B and E of the draft conditions of development consent, which state as follows:

B. Add Condition 98A - Swimming Pool/Spa Motor Noise - to read as follows:

The swimming pool / spa motor shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.

Reason: To ensure that the development does not impact on the acoustic privacy of surrounding residential properties.

E. Add Condition 86A - Acoustic Certification - to read as follows:

Prior to issue of an Occupation Certificate an acoustic review by a suitably qualified person is to be carried to ensure the recommendations contained within the Acoustic Advise by Renzo Tonin and Associates (31/10/22) have been satisfied in regard to noise and vibration, including the spa use.

Reason: To ensure acoustic compliance with design, construction and installation of the swimming pool spa and plant and equipment.

We have a concern relating to the drafting of these conditions.

We understand the intent of these conditions is to manage noise generated by pool/spa mechanical plant and equipment (such as filter pumps, heat pumps, spa motors and the like).

We understand that the intent of these conditions **is not** to some how constrain pool and spa users by placing limitations on noise arising from playing, splashing, voice, enjoyment and the like.

If our interpretation is correct, we would suggest the following drafting modifications aid in assessment of any future complaints that might arise from adjacent landowners.

B. Add Condition 98A - Swimming Pool and Spa mechanical plant and equipment Noise
Swimming Pool and Spa mechanical plant and equipment shall not produce noise levels that exceed 5dBA above the background noise when measured from the nearest property boundary.

Reason: To ensure that the development does not impact on the acoustic privacy of surrounding residential properties.

E. Add Condition 86A - Acoustic Certificaton - to read as follows:

Prior to issue of an Occupation Certificate an acoustic review by a suitably qualified person is to be carried to ensure the recommendations contained within the Acoustic Advise by Renzo Tonnin and Associates (31/10/22) have been satisfied in regard to noise and vibration arising from Swimming Pool and Spa mechanical plant and equipment

Reason: To ensure acoustic compliance with design, construction and installation of the swimming pool and spa and plant and equipment.

Thanks for giving our submission due consideration.

Cheers

Kind Regards

The logo for Iris Capital, featuring the word "iris" in a lowercase, rounded, blue font.

Warwick Bowyer
Development Manager



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<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=bEnX1iQvVsgV0A60ki4OEg%253d%253d>

Warwick Bowyer
Iris Capital

