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beaches
council

MEMORANDUM

DATE: 27/06/2023

TO: Development Determination Panel (DDP)
CC: Rod Piggott, Development Assessment Manager
FROM: Tom Prosser

Dear Panel Members,

The purpose of this memorandum is to address the submissions made after the completion of the assessment report. These submissions were made by Jim Babcock and Ya Ping Shi.

Acoustic concerns

Having regard to the further submissions provided, it is considered appropriate the following condition be added to require design to be verified prior to a Construction Certificate:

Inclinor Design

Details are to be provided prior to the issue of a Construction Certificate that the inclinor to be installed will not exceed 60dBA 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.

The further Babcock submission and draft conditions were also sent to Council's Environmental Health officer for review, who was satisfied with the control of 60dBA above the background noise when measured from the nearest property boundary.

Further, the inclinor is transitional in nature and is unlikely to be used for extended periods of time (like other noise producing elements such as an air-conditioner). As such, no further requirements operational requirements a recommended.

Privacy Concerns

Concern is raised that the privacy screens at the side of the car do not provide appropriate adequate screening for overlooking.

The privacy screens on the side of the car prevent direct overlooking over side boundaries. Privacy screening at the front and rear of the car are unnecessary due to the following factors:

- The angle of overlooking through the front and rear of the rail car is more acute, and the transitional nature of the car means that direct overlooking opportunity is substantially limited.



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- Suitable physical separation is provided between the rail car and neighbouring living spaces so that these acute angles of overlooking will not cause unreasonable impact.

Geotechnical Concerns

The concerns raised in the late submission have been addressed in the assessment as follows:

A Geotechnical report has been provided with the application along with a further response letter to a Geotechnical report provided by a submitter.

Council's Engineer has reviewed the application and supports the proposal subject to requiring Geotechnical report recommendations to be incorporated into the design.

As such, the Geotechnical risk is deemed to be at an acceptable level, subject to conditions requiring compliance with recommendations provided by applicant.

Concern with assessment of “no unreasonable environmental impact”

The conclusion that there will be no unreasonable environmental impact is drawn from the reasons provided in the assessment report. No further assessment or conditions are deemed necessary.

Recommendation

The following condition be added to the recommended conditions in the Assessment report:

Inclinor Design

Details are to be provided prior to the issue of a Construction Certificate that the inclinor to be installed will not exceed 60dBA 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.