

From: [Bonnie Yue](#)
To: [Margaret Mason](#)
Cc: [Geoff Kwok](#); [Shaun Garland](#); [Bradley James](#); [Jonathan Goodwill](#); [Trudi Coutts](#)
Subject: PLC Grey House Precinct – Council Meeting with IPC - Conditions
Date: Friday, 9 September 2022 5:05:33 PM
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[image009.png](#)

Hi Margaret,

It was discussed at today's meeting that Council would provide suggested conditions in relation to accessibility and acoustic control. Could you kindly forward the below conditions to the IPC panel members for their consideration please.

It has been noted that the following condition in the proposed conditions of the development consent could to be amended as per changes highlighted in red:

Operational Noise

E18. Prior to the issue of any relevant [occupation certificate](#), a suitably qualified acoustic consultant must certify ~~that~~ to the Certifier that the design related noise mitigation recommendations in the Noise Impact Assessment dated 11 October 2021 and prepared by Pulse White Noise Acoustics and as required by condition B1, have been incorporated.

Access for People with Disabilities

AN4. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the [requirements of the 'Accessibility Review Report' prepared by Morris Goding Access Consulting dated 19/07/2021 and the 'Statutory Requirements' referenced therein](#). ~~BCA~~. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

In addition, the post occupation condition related to noise from mechanical plant and ventilation systems the following is provided:

Noise control – mechanical plant and ventilation systems

Noise levels associated with mechanical plant and ventilation systems installed on the premises shall not be audible within any habitable room in any neighbouring residential premises before 7.00am and after 10.00pm. Outside of these restricted hours noise levels associated with mechanical plant and ventilation systems installed on the premises either as an individual piece of equipment or in combination shall not emit a noise level greater than 5dB(A) above the background noise (LA90, 15 min) when measured at the nearest adjoining property boundary. The background (LA90, 15 min) level is to be determined without the source noise present.

Reason: To protect the amenity of neighbouring properties.

Should you have any queries, please do not hesitate to contact me.

Kind regards,

Bonnie Yue • Senior Development Assessment Officer • Ku-ring-gai Council

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