

Attachment A

**Applicant's Email Requesting Changes to
Draft Conditions**

From: [Stephen Gouge](#)
To: [David Reynolds](#)
Subject: RE: Local Planning Panel (LPP) Meeting Notification - 14 December 2022 - D/2021/927 - 169-173 Victoria Street & 92-98 Brougham Street, Potts Point
Date: Monday, 12 December 2022 3:35:28 PM
Attachments: [image001.png](#)
[image157630.png](#)
[image513329.png](#)
[image677933.png](#)
[image239027.png](#)

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Hi David,

We've had a chance to get feedback on the proposed conditions of consent from the consultant team and wanted to discuss the following three conditions with you.

At this stage, we do not intend to raise these with the Panel direct, and were hoping these could be reviewed and incorporated by Council in the briefing/relevant to prior to the meeting.

No.	Condition	Condition + Requested Amendment	Comments
3	FIRE HYDRANT DESIGN MODIFICATION AND DETAILS – VICTORIA STREET	<p><i>The design and details of fire hydrant booster arrangement in the front yard of that property must be amended to delete the proposed hydrant cupboard and provide a revised design, which is sympathetic to the heritage fabric and character of the adjoining buildings.</i></p> <p><i>The amended design and details must be submitted to the satisfaction of Council's Area Planning Manager.</i></p>	<p>Minor amendments to wording to allow the design and configuration to be considered, and remove any inference that the existing booster arrangement is to be deleted.</p> <p>Note: the resolution of this condition will remain at the satisfaction of the Area Planning Manager.</p>
51	ACOUSTIC UPGRADE OF EXISTING ORIGINAL DOORS AND WINDOWS OF PICCADILLY HOTEL AND THE TERRACES	<p><i>No consent is granted or implied for the replacement of existing glazing within retained original windows and doors within the Piccadilly Hotel at 171-173 Victoria Street, Potts Point.</i></p> <p><i>Detailed drawings and specifications for any alternative acoustic options for those doors and windows that does not involve replacement of original fabric must be included. A report detailing</i></p>	<p>The proposed amendment seeks to clarify that if, following investigation, the most suitable outcome is to replace existing glazing (rather than adding additional panels to existing windows/doors to meet acoustic /BCA requirements) it can be considered in the boundaries of this condition, and not require separate</p>

		<i>the appropriateness of any replacement glazing or alternatives is to be prepared and submitted to and approved by Council's Area Coordinator Planning Assessments or Area Planning Manager prior to a Construction Certificate being issued.</i>	approvals or new DA. See also Condition 73 – compliance with Acoustic Report
73	COMPLIANCE WITH THE ACOUSTIC REPORT PRIOR TO CONSTRUCTION AND OR OCCUPATION CERTIFICATES	<i>All relevant performance parameters (including but not limited to requirements, engineering assumptions and recommendations) in the DA Acoustic Report prepared by "Stantec Australia", Ref: 301350236, dated 18 June 2021, and the Acoustic Review, prepared by "Stantec Australia", dated 14 July 2022 must be implemented in the development prior to the commencement of its use.</i>	This condition is proposed to remain, and recommendations implemented. However, suitable amendments to the corresponding condition at No 51 are considered appropriate.

Cheers,

Stephen

Stephen Gouge

Associate Director
Planning



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