

A5 Limits on consent

It is important that this condition is imposed as recommended to ensure that the fit-out, use, and hours of operation of the subject tenancies are subject to future separate DAs.

Condition E5 Noise Management Plan

The applicant is currently required to prepare a noise management plan prior to the issue of an occupation certificate.

The City would like this condition moved to Part B, so that it is required prior to a construction certificate. The Noise Management Plan can then form part of the tenancy fit-out guide required in Condition B16. The Noise Management Plan would set a maximum noise criteria for each tenancy.

This will prevent background noise creep and will ensure that when the site is fully operational, noise levels will be consistent with the noise emission criteria established by the current background noise levels.

Additional requirements for Condition B9 - Mechanical Ventilation

The proposed mechanical ventilation should be supported by certification that the mechanical ventilation is capable of ameliorating impacts associated with smoke and odour, and that it provides sufficient capacity for all future tenancies to connect into.

Additional public domain plan condition

The City has previously provided the Planning Assessment Commission with an additional condition of consent requiring a public domain plan for Hickson Road to be approved by the City. The purpose of that condition is to ensure that, if the pedestrian crossing is approved, that review and endorsement of the crossing by the CSTTC happens in an efficient manner.