

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Summary of Comments Received:	Officer Technical Comment:
<p><u>Access to Adjoining Lots During Construction</u></p> <p>Access to the No. 300 Fitzgerald Street rear car park shall be maintained to the tenants and visitors of the subject property at all times unless written approval has been obtained from the relevant title owners of No. 300 Fitzgerald Street.</p>	<p>The subject application provides thirteen car parking bays to the rear of the property. It is considered this provision of car parking is adequate to accommodate the users of the premises. In regard to access to No. 300 Fitzgerald Street, the rear right-of-way cannot be blocked without prior approval from the City. Consultation will be undertaken with all affected adjoining landowners prior to any temporary right-of-way closures occurring.</p>
<p><u>Construction of Building</u></p> <p>A full structural and condition dilapidation report be conducted prior to commencing any construction works onsite. The dilapidation report should be submitted to the title owners of 300 Fitzgerald Street for comment and agreement prior to commencement of works on site. Noted. The applicant is not obligated to conduct a dilapidation report, however it is recommended by the Council and in the best interests of all parties that one is carried out. • Construction noise should be monitored to ensure that code requirements are not exceeded.</p>	<p>The applicant is not obligated to conduct a dilapidation report, however it is recommended by the Council and in the best interests of all parties that one is carried out.</p>
<p><u>Construction Noise</u></p> <p>Construction noise should be monitored to ensure that code requirements are not exceeded.</p>	<p>In accordance with the <i>Environmental Protection (Noise) Regulations 1997</i>, construction work may only be undertaken between 7:00am – 7:00pm Monday to Saturday. The equipment used by the builders on-site, must be the quietest reasonably available and all work must be carried out in accordance with the noise control practices described in Section Six (6) of AS2436-1981 "Guide to Noise Control on Construction Maintenance and Demolition Sites".</p>