

Proposed conditions

The previous set of conditions are deleted; and the following are substituted –

Operation of land use

- 1 Guests are not permitted to stay at the subject Serviced Apartment for a period totalling more than 3 months in any 12 month period. (previously condition 1.1)
- 2 In accordance with the *City's Planning and Building Policy 7.4.5 – Temporary Accommodation (Policy)*:
 - 2.1 The attached Management Plan prepared by the applicant pursuant to clause 2.1.3 of the Policy forms part of this approval;
 - 2.2 The attached Servicing Strategy prepared by the applicant pursuant to clause 2.5.2 of the Policy forms part of this approval;
 - 2.3 The Management Plan and Servicing Strategy are to be reviewed –
 - 2.3.1 every 12 months; or
 - 2.3.2 within 30 days of a change of the operator of the Serviced Apartments;
 - 2.3.3 within 30 days of the operator of the Services Apartments changing the operations in respect of check-in and check-out.
 - 2.4 Any changes identified during a review as set out in clause 2.3, are to be incorporated into an updated Management Plan or Servicing Strategy, and approved by the City.
 - 2.5 The Serviced Apartments must be operated in accordance with the Management Plan and Servicing Strategy (as amended from time to time to the City's satisfaction); (previously condition 1.2.1)
- 3 The Code of Conduct outlined in the Management Plan required by Condition 2 shall be provided to occupants of the Serviced Apartments at the time of check-in and displayed in a prominent location within each Serviced Apartment. (previously condition 1.2.2)
- 4 A sign that provides the contact details of a person responsible for the Serviced Apartments shall be fixed in a location that is within the subject site and is easily visible to the public to the satisfaction of the City. (previously condition 3.2)
- 5 The Serviced Apartments shall include within the entrance, foyer or lobby of the premises a reception area which shall be attended by staff during scheduled guest check-ins and check-outs, unless otherwise provided by the Management Plan. (previously condition 4 and 5.2, as amended).

Parking

- 6 The two visitor car parking bays, directly accessed from Harwood Place and located within the subject site, shall be sign posted detailing a maximum of 2 hour parking and shall be controlled and maintained by the operator of the Serviced Apartments for the purposes of drop-off and pick-up to the satisfaction of the City. (previously condition 3.1 and 5.3 and 5.10 and 6)
- 7 A minimum of two Class 1 or 2 and four Class 3 resident bicycle pays and two visitor bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient to the entrance, publicly accessible and within the development. The bicycle facilities shall be designed in accordance with AS2890.3; (previously condition 3.3)

Built form

- 8 All external fixtures shall not be visually obtrusive from Harwood Place and neighbouring properties. External fixtures are such things as television antennas (of a non-standard type), radio and other antennas, satellite dishes, external hot water heaters, air conditions, and the like. (previously condition 2)