

Comments on conditions (Silverlight Accommodation):

ORC has reviewed the draft conditions for Silverlight Studios Accommodation Consent application by Silverlight Studios Limited under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).

ORC considers the conditions generally appropriate to manage effects from the implementation of the proposal, but we have a few minor comments and suggestions that could be incorporated in the final set of conditions.

- 1) QLDC consent condition 12) mentions a pre-commencement meeting to be arranged with QLDC. The purpose of the pre-commencement meeting is not clear from the condition, and as such, we wonder whether ORC should be present at that meeting too. We note that Condition 16) of the Silverlight Studios Limited consent granted in 2021 requires a pre-commencement meeting to be held in particular as it pertains to the earthworks component of the project, with ORC in attendance. If draft condition 12) also relates to site works/ earthworks, it may be beneficial to require ORC attendance as well (in addition to QLDC); however, if the purpose of the condition does not include earthworks, this would not be required, and reliance can be placed on condition 16) of the 2021 consent.
- 2) ORC considers the Advice Note re the ESCP appropriate.
- 3) There are a few typos in the ORC consent:
 - Condition 1.a. should read “October”.
 - Condition 1.c. should read “attached”.
 - Condition 1.d. has two full stops at the end of the sentence.
- 4) Other comments:
 - Ensure consistent use of ‘must’ and ‘shall’