

APPENDIX C - CONDITIONS OF CONSENT

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF DEVELOPMENT APPLICATION

No. 032-07-2011

Temporary Concerts Venue at Glebe Island

The Planning Assessment Commission, as delegate for the Minister for Planning and Infrastructure, under instrument of delegation dated 14 September 2011, pursuant to Section 80 of the *Environmental Planning and Assessment Act 1979*, grant development consent to the carrying out of development the subject of Development Application (DA 032-07-2011) referred to in the attached Schedule 1, subject to the conditions in Schedule 2.

The reasons for the imposition of conditions are:

- (1) To protect the amenity of the locality; and
- (2) To protect the public interest.

**Member of the
Commission**

**Member of the
Commission**

**Member of the
Commission**

Sydney,

November

2011

SCHEDULE 1

PART A – TABLE

Application made by:	Sydney Resolutions Pty Ltd.
Application made to:	Minister for Planning and Infrastructure.
Development Application:	DA 032-07-2011.
On land comprising:	Part Lot 10 in DP 1065973, Lot 12 in DP 603148, Lot 2 in DP 542648 and Part Lot 2 in DP 879549 off Sommerville Road at Glebe Bay, Rozelle.
Local Government Area	Leichhardt.
For the carrying out of:	Temporary Popular Concerts and associated works.
Estimated Cost of Works	\$1,000 000.
S.119 Public inquiry held:	No.
BCA building class:	Class 9b, 10a, 10b.
Determination made on:	
Determination:	Development consent is granted subject to the conditions in the attached Schedule 2.
Date of commencement of consent:	Date determination was made – see above.

PART B—NOTES RELATING TO THE DETERMINATION OF DA No. 032-07-2011

Responsibility for other approvals / agreements

The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The Applicant has the right to appeal to the Land and Environment Court under section 97 of the *Environmental Planning and Assessment Act 1979*. The right to appeal is only valid, for a development application, within 6 months after the date on which the Applicant received this notice.

Legal notices

Any advice or notice to the consent authority shall be served on the Director-General.

Before granting consent to development as allowed by this clause, the consent authority must be satisfied that the development will cease within such time as the consent authority stipulates.

PART C—DEFINITIONS

In this consent,

Act means the *Environmental Planning and Assessment Act 1979* (as amended).

Advisory Notes means advisory information relating to the approved development but do not form a part of this consent.

Applicant means Sydney Resolutions Pty Ltd or any party acting upon this consent.

Approval Body has the same meaning as within Division 5 of Part 4 of the Act.

BCA means the Building Code of Australia.

Council means Leichhardt Municipal Council.

Department means the Department of Planning and Infrastructure or its successors.

Development means the development to which development application 032-07-2011 applies.

Director-General means the Director-General of the Department of Planning and Infrastructure or any nominee.

Minister means the Minister for Planning and Infrastructure.

Regulations means the *Environmental Planning and Assessment Regulation 2000* (as amended).

Site has the same meaning as the land identified in *Part A -Table* of this schedule and all buildings on this land.

Works means works undertaken during the construction, performances and rectification phases.

SCHEDULE 2

CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION No. 030-07-2011

SECTION A – DEFERRED COMMENCEMENT

CONDITIONS TO BE SATISFIED PRIOR TO CONSENT OPERATING

This consent will only become operative from the date that the Department gives written notification to the applicant that each of the following conditions have been met:

- (A) The applicant shall obtain appropriate consents from the Minister administering the Ports and Administration Act 1995 for the construction and placement of any temporary wharves/pontoons associated with the ferry embarking/disembarking requirements to service the concert proposals and any other water-based development that is associated with the Development.
- (B) The applicant shall obtain the written approval of the following plans from the NSW Police and the Department of Transport and provide them to the Department:
 - i) a Transport Management Plan;
 - ii) a Security Management Plan (which specifies security patrol, surveillance and other security and response methods and security management of the public and private domain within and surrounding the site); and
 - iii) an Emergency Management and Incident Response Plan.

The Applicant must submit evidence to the Department that will sufficiently enable the Department to identify compliance with the matters identified above within thirty (30) days of the date of this determination or at such other time as agreed in writing with the Department.

SECTION B – FINAL OPERABLE CONSENT

(ONCE THE CONSENT IS IN OPERATION)

Upon compliance with the conditions contained in Section A, the consent will become operative subject to the following conditions.

PART A – ADMINISTRATIVE CONDITIONS

A1. Development Description

Development consent is granted only for temporary construction of the associated works, including performance stage, stands, toilet facilities, and the like, and restoration of the site after completion of the concerts as described by the Applicant's Statement of Environmental Effects prepared by MB Town Planning dated 11 July 2011 and all documentation submitted in support of the application, as amended and approved under Part A of this consent, including but not limited to:

- 1) Security Management Plan prepared by Sure Group and Guardian Security;
- 2) Security Risk Assessment Plan prepared by Sure Group and Guardian Security;
- 3) Traffic Management Plans prepared by Who Dares Pty Ltd.
- 4) Acoustic Report prepared by The Acoustic Group and PA People;
- 5) Sound Management Plan prepared by The PA People;
- 6) Health and Safety Policy Manual prepared by Sydney Resolution;
- 7) Emergency Management and Incident Response Plan prepared by Solution2Safety Pty Ltd;
- 8) Waste Management Plan prepared by Force Events and Precise Cleaning;
- 9) Alcohol management Plan prepared by Hamiltons Hospitality; and
- 10) Site Safety Plan prepared by Force Events;

To avoid any doubt, this consent does not approve any development that is water-based development within the meaning of *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

A2 Development in Accordance with Plans

Drawing No.	Revision	Prepared By	Name of Plan	Date
Seating Plan	010	Event Expertise Drawn by Adrian Dalton	New Years Eve Glebe Island, Sydney, NSW	09.08.2011

except for:

- 1) any modifications as may be necessary for the purpose of compliance with any Australian Standards incorporated in the BCA; or
- 2) otherwise provided by the conditions of this consent.

A3 Inconsistency between documents

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

A4 Duration of Consent

The consent expires on 31 March 2012.

A5 Prescribed Conditions

The Applicant shall comply with the prescribed conditions of this development consent in accordance with clause 98 of the Regulations.

A6 Statutory Requirements

The Applicant shall ensure that all licences, permits and approvals are obtained and maintained as required throughout the life of the project. No condition of this approval removes the obligation of the Proponent to obtain, renew or comply with such licences, permits or approvals.

PART B - PRIOR TO COMMENCEMENT OF WORKS

B1 Compliance with Approved Plans

The Applicant must fully comply with the Transport Management Plan, the Security Management Plan and the Emergency Management and Incident Response Plan referred to in Part A, Schedule 1 of this consent.

B2 Long Service Levy

In accordance with Section 34 of the Building and Construction Industry Long Service Payments Act 1986, the applicant must pay a long service levy at the prescribed rate of 0.0035 of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more. The Long Service Levy is payable prior to the commencement of works.

B3 Noise Management Plan

A Noise Management Plan must be submitted and approved by the Department prior to the commencement of works. The Noise Management Plan must address:-

- (a) Details of site supervision, hours of operation, night management;
- (b) Details on restrictions to amplified music, operating time and general use;
- (c) Details about patron attendance times;
- (d) Details about any signage to inform patrons of approved closure hours;
- (e) Details on training guidelines for staff;
- (f) Details on the process for community consultation and dealing with noise complaints from residents including the management of noise related complaints during events;
- (g) A review process for the noise management plan; and
- (h) compliance with the requirements of Condition B4, below.

The Noise Management Plan must also include or be updated and approved by the Department prior to any concerts detailing the siting/direction of the stage and speakers, the size and power output of speakers and instructions to engineers for sound control. This plan shall identify that the SPLnet monitoring system shall be used.

The noise management plan is to be on site and made available upon request.

B4 Noise – Concert Events

- (a) The temporary events must not result in the transmission of “offensive noise” as defined in the Protection of the Environment Operations Act 1997 at the nearest affected receiver. During the test(s), rehearsal(s) and main event(s), the A-weighted maximum sound pressure level (LA,Max) measured must not exceed :
- (i) 75 dB(A) between 2pm –Midnight on 31 December;
 - (ii) 70 dB(A) between Midnight and 3am on 1 January, 2012; and
 - (iii) 70 dB(A) between 2pm – midnight on the 3 January, 2012;

(b) Noise Limiters:

- (i) All amplification equipment used at the event must be controlled by a root mean square (RMS) noise limiter, calibrated by an acoustic engineer. The equipment must be tamper proof and only operable by the management or their nominee.
- (ii) All on-stage and front of house sound equipment must be connected in such a manner to the one system so that the noise levels produced can be effectively controlled by the noise limiter referred to above and the house mixer/sound engineer.

- (c) The total combined duration of event rehearsals and sound tests that are audible beyond Glebe Island must be kept to an absolute minimum, and must not exceed five (5) hours for each event. Rehearsals must not commence before 10:00 hours or finish after 22:00 hours. Sound test(s) associated with an event must take place on one day only and be conducted between 10:00 hours and 20:00 hours. This time is to be used to obtain a relationship between noise at the venue (e.g. mixing desk) and at residential locations.

Note: As far as is practicable, sound tests and rehearsals should finish before 20:00 hours if held on a day preceding a working day.

- (d) An exceedance of the noise level limit by a maximum of 5 dB(A) and/or 5 dB(C) during a single five (5) minute period during the first fifteen (15) minutes of the performance of each new separate band or act will not be taken to be a breach of these conditions. The exceedances permitted by this condition must be kept to an absolute minimum.

(e) On-site Anemometer

A device capable of recording wind speed and direction at 10 minute increments will be installed on site during major events. Data from such a device will be accessible before, during and after an event. This will be used to better understand the influence of wind on sound propagation and hence preempt enhancement of noise. The benefits yielded from such data will include, amongst other things, informing of noise monitoring locations such that the worst affected residences are captured. This will result in better management of noise emissions during the events.

(f) Sound Amplification Equipment

- i) Any sound amplification equipment used at any time on the lands will be installed in such a way as to minimise the noise impact on residential premises or sensitive receivers.
- ii) The sound amplification equipment will be maintained in a proper and efficient condition so as to minimise the noise impact on residential premises or sensitive receivers.
- iii) The sound amplification equipment will be operated in a proper and efficient manner so as to minimise the noise impact on residential premises or sensitive receivers.

(g) Complaints management:

A Complaints and Inquiry Procedure for the development is to be prepared and include, as a minimum, the provision of a 24 hour complaints hotline. Establishment of a 1800 number to record complaints covering the periods including sound testing, event, and post event periods. At a minimum the 1800 number should be staffed during business hours but critically it must be staffed during and immediately following each event. This would ensure that where required immediate action can be taken with regard to a complaint. Formal written response to all calls logged from one day prior to one day post each event should be undertaken within 48 hours following the event.

(h) Reporting to the Community:

A report should be prepared and made available to the public within five working days of the completion of each separate event. The Applicant will publish on its website summary results of noise monitoring conducted by the acoustic consultant. Copies of the final document is to be made available the Department and Council and to the general public through those agencies. The summary report will set out:

- i) Compliance or non-compliance with noise and time limits;
- ii) The times and duration of any occasions where there were exceedances of the noise and time limits; and
- iii) What measures were implemented to ensure that the exceedance(s) did not reoccur.

The report should summarise the noise monitoring results outlining in plain English the number of exceedances and the measures taken to manage these.

B5 Soil and Water Management Plan

Prior to the commencement of works the Applicant shall develop a Soil and Water Management Plan that is to be implemented during the works. The Plan shall address, but is not limited to the following issues:

- 1) minimise the area of soils exposed at any one time;
- 2) identify and protect proposed stockpile locations;
- 3) preserve any existing vegetation except weeds;
- 4) prevent soil, sand, sediments leaving the site in an uncontrolled manner;
- 5) Control surface water flows through the site in a manner that:
 - i) diverts clean run-off around disturbed areas;
 - ii) minimises slope gradient and flow distance within disturbed areas;
 - iii) ensures surface run-off occurs at non erodible velocities; and
 - iv) ensures disturbed areas are promptly rehabilitated.
- 6) provide measures to stop materials being tracked onto the road by vehicles entering or leaving the site.

- 7) Geotextile (or similar) is required to be placed over stormwater inlets on the site to prevent litter from entering the stormwater system and being discharged into the Harbour.

Sediment and erosion control measures are to be in place prior to commencement of works.

B6 Waste Management

Prior to the commencement of the works the Applicant shall finalise, and submit to the Department for approval, a Waste Management Plan which is to be implemented during the works. The Plan is to identify methods for the following:

- 1) the temporary on site storage of waste generated from these works;
- 2) the on site reuse/recycling of waste generated from these works; and
- 3) the off site disposal of waste generated from these works.

All off site waste disposal is to occur at an appropriately licensed waste management facility.

B7 Community Consultation

Prior to the commencement of the works Council, Police and residents and businesses located adjacent to the site are to be notified by letter box drop of the development. The notification will include details of the development, a copy of the consent conditions and also provide a contact name and phone number of the Applicant.

B8 Site Condition Report

Prior to the commencement of the works the Applicant shall prepare and issue to the relevant authority a **Site Condition Report** that assesses the current condition of the site. This report is to be prepared by a suitably qualified person.

B9 Signage

Prior to the commencement of works, a sign must be erected in a prominent position on the site on which the proposal is being carried out. The sign shall state:

- 1) unauthorised entry to the work site is prohibited; and
- 2) the name of the principal contractor (or person in charge of the site) and a telephone number at which that person may be contacted at any time for business purposes and outside working hours.

Any such sign must be maintained while the work is being carried out, but must be removed when the work has been completed.

B10 "Village" Operation

In constructing the event "village" provision shall be made for a police command location that will allow for the necessary liaison to occur between the police, other emergency services and security personnel, and the event operations manager. Further, an appropriate stand down area for police working at the event shall be provided.

B11 Emergency Management Committee

An Emergency Management Committee is to be established by the event organisers involving the NSW Police Force (representatives from the Major Events & Incidents Group, Event Commander and other senior police), Transport Management Centre, Fire & Rescue

NSW, NSW Ambulance, the medical provider, the event risk management consultant, and other government agencies as deemed necessary. All emergency plans in relation to this committee are to be submitted 40 days prior to the event and sufficient meetings held to consider and exercise the plans as required.

A detailed emergency evacuation plan is to be approved by the Emergency Management Committee and shall entail:

- identification of emergency evacuation assembly areas, and
- the plans must be fully tested with emergency services prior to the event occurring.

B12 Verification of Support for Loads

A certificate from a qualified practicing structural engineer (National Engineering Registration Board) must be submitted to the Certifying Authority prior to a Construction Certificate being issued for the proposed stage and grand stand facilities to be erected. The certificate must state that the structures are adequate to support the projected loads and that the design will comply with the relevant Australian Standards adopted by the Building Code of Australia.

B13 Structural Certification for Design - BCA

Prior to the issue of a Construction Certificate, structural details and a Structural Certificate for Design by a qualified practising structural engineer and in accordance with Clause A2.2(a)(iii) of the Building Code of Australia (applicable to class 2-9 building) and Clause 1.2.2(iii) of Volume 2 of the BCA (applicable to Class 1 and 10 buildings) must be submitted to the satisfaction of the Department or the relevant certifying authority.

PART C - CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF CONCERTS

C1 Structural Details

Prior to the commencement of any concerts a certificate is to be provided by a suitably qualified person(s), certifying that:

- 1) the fire protection and structural capacity of temporary structures referred to in documents described under condition A1 is appropriate for the proposed use of the structure; and
- 2) the ground or other surface on which the structure is to be erected is sufficiently firm and level to sustain the structure while in use.

A copy of this certification shall be provided to Sydney Ports Corporation and the Department prior to the commencement of the concerts.

C2 Certification of Acoustic Standards

A certificate must be submitted to and approved by the Department prior to the commencement of the use, from an accredited acoustic consultant certifying that the recommendations in the approved acoustic reports have been complied with.

C3 Noise Control Verification

The Applicant must ensure that a statement from an accredited acoustic consultant certifying that the acoustic mitigation measures identified in the acoustic report and preliminary sound management plan, as modified by these conditions, are suitably incorporated into the development, and the noise control/monitoring measures outlined in the subject report have been met prior to the concert events occurring.

C4 Patron Health and Safety

The Applicant must include as part of the Health & Safety Policy Manual, provisions which address the health and well-being of patrons travelling to/from and attending the events, as follows:

- a) provision of reasonable facilities to provide shelter for patrons whilst queuing at Glebe Island, or at the transport terminals, to protect them from extreme weather conditions, including heat and rain; and
- b) implementation of reasonable safety measures to protect patrons and/or mitigate the impacts of, extreme weather conditions within the Glebe Island venue.

These modifications are to be submitted to and approved by the Department prior to the commencement of any concert events.

C5 Traffic Works

Any proposals for alterations to the public road, involving traffic and parking arrangements, must be designed in accordance with RTA Technical Directives and must be referred to and agreed to by NSW Transport prior to any work commencing on site.

PART D - DURING CONSTRUCTION, CONCERTS AND RESTORATION

D1 Approved Plans to be On-site and complied with

During the course of the approved development a copy of this development consent, any approved or certified plans and any management plans shall be kept on the site at all times and shall be readily available for perusal by any officer of the Department, NSW Police, Department of Transport, Emergency Services Agencies, Council, Sydney Ports Corporation and NSW Maritime.

All management or other plans approved under these conditions must be complied with during the carrying out of the approved development.

D2 Hours of Work

- 1) The hours of work for construction and rectification works including the movement of materials to and from the site, shall be restricted to between 7:00am and 7:00pm, Mondays to Sundays inclusive; for the period of 17 December, 2011 to 10 January, 2012 inclusive.
- 2) The hours of the concert events shall be restricted to
 - i) 2:00pm to 3:00am for the New Year's Eve event; and
 - ii) 2:00pm to midnight for the 3rd January, 2012 event.

Works may be undertaken outside these hours under the following circumstances:

- i) if the delivery of materials is required outside these hours by the Police or other authorities; and
- ii) if it is required in an emergency to avoid the loss of life, damage to property, prevent traffic conflicts and/or to prevent environmental harm.

D3 Neighbourhood Amenity

- (a) Signs must be placed in clearly visible positions within the site requesting patrons upon leaving the premises to do so quickly and quietly, having regard to maintaining the amenity of the area.
- (b) The Applicant must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the Applicant must be responsible for the control of noise and litter generated by patrons of the premises and must ensure that patrons leave the vicinity of the premises in an orderly manner. The Applicant is to employ private security staff to ensure that this condition is complied with.

D4 Construction and Event Day Traffic

Vehicles associated with the works shall not gather in the vicinity of the site earlier than 15 minutes prior to the daily commencement of construction hours.

The Applicant shall co-operate with any State agency or the Council to maintain efficient traffic flows and the safety of other road users.

Access to the site shall be via James Craig Road and Sommerville Road in accordance with the Traffic Management Plan. The access shall be controlled by a certified traffic controller to manage vehicles entering and exiting the site.

D5 Parking and Access

All construction and delivery vehicles associated with the works shall park on site in accordance with documentation submitted with the application and not on the surrounding street network.

D6 Lighting

During the performance events lighting is not to adversely affect the safe navigation of any vessels. Lights are to be shuttered, directed inward onto the site and there are to be no lights directed at any nearby residences.

D7 Dust Control

Dust control measures shall be implemented to ensure that work does not cause an unreasonable dust nuisance to surrounding residents, businesses, the public or the local environment.

D8 Heritage

No works are permitted to be carried out that will alter the fabric of the Glebe Island Silos and the War Memorial and these items shall be protected through allocation of appropriate security officers in accordance with the Security Management Plan to prevent graffiti and vandalism occurring.

D9 Pollution of Waters

The Applicant shall comply with section 120 of the *Protection of the Environment Operations Act 1997* which prohibits the pollution of waters as a result of these works and activities.

D10 No materials on footpath

No materials, machinery, signs or vehicles used in or resulting from the works shall be stored or placed on Council's footpath, nature strip or roadway. Footpaths, nature strips or roadways shall not be impeded.

D11 Loading and Unloading During Construction

All loading and unloading associated with works must be carried out on site, and not in the public road way.

D12 Site Security

To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel in accordance with Sydney Ports Corporation requirements.

D13 Health and Safety

The applicant or another party acting upon the consent must comply with the relevant WorkCover Authority requirements and Occupational Health and Safety and Construction Safety Regulations during works.

D14 Contact Telephone Number

Prior to the commencement of the works the Applicant shall forward to the Department and Council a 24 hour telephone number to be used for the duration of the works which may be the same number required for noise control in accordance with condition B4. This phone number is to be attended during all times. The approved hours of work and the telephone number must be prominently displayed at all times at the site and must be visible to the public from Sommerville Road.

D15 Restoration

Upon completion of the works the Applicant shall prepare a subsequent Site Condition Report and provide it to the relevant authority that identifies any damage to the site that has occurred as a result of these works. The Applicant shall restore the site to a state described in the original Site Condition Report to the satisfaction of the relevant authority. The cost of any restoration work described in the subsequent report will be at the full cost of the Applicant and completed by 31 March 2012.

D16 Damages

Any damage to the public road reserve or public infrastructure within the road reserve is required to be repaired at no cost to, and to the satisfaction of, the relevant authority.

Any damage to site buildings, pavements or other infrastructure is required to be repaired at no cost to, and to the satisfaction of, Sydney Ports Corporation.

D17 Emergency Access

Access to any fire exits, utilities or emergency vehicle access must not be impeded.

D18 Licensed Premises - Operational Controls

- (a) Security officers employed by the Applicant must move-on any intoxicated patrons or patrons drinking alcohol or behaving inappropriately in the immediate vicinity of the premises so as to prevent noise emissions from impacting on the nearby neighbouring residences in the area.
- (b) All patrons waiting outside to enter the premises must queue along the frontage of the property and must be maintained in a quiet and orderly manner by security officers. The queue must not obstruct any entrance to adjoining premises / fire exits.
- (c) All patrons waiting to board buses must queue in the clearly sign-posted and allocated areas and must be maintained in a quiet and orderly manner by security officers. The queue must not obstruct any roadways or the entrance to adjoining premises / fire exits.

D19 Loading Within Site

All loading and unloading operations associated with servicing the site must be carried out within the confines of the site, at all times and must not obstruct other properties/residences or any public way.

D20 Demolition, Excavation and Construction Management

- (a) Prior to the commencement of any demolition, construction and/or excavation work the following details must be submitted to and be approved by the Principal Certifying Authority:
 - (i) Plans and elevations showing distances of the subject building from the location of adjoining and common/party walls, and (where applicable) the proposed method of façade retention.
 - (ii) A Demolition Work Method Statement prepared by a licensed demolisher who is registered with the Work Cover Authority. (The demolition by induced collapse, the use of explosives or on-site burning is not permitted.)
 - (iii) An Excavation Work Method Statement prepared by an appropriately qualified person.
 - (iv) A Waste Management Plan for the demolition and or excavation of the proposed development.
- (b) Such plans and statements must, where applicable, be in compliance with AS2601-1991 Demolition of Structures, the Occupational Health and Safety Act 2000 and Regulation; and the Waste Minimisation and Management Act 1995, and all other relevant acts and regulations and must include provisions for:
 - (i) A Materials Handling Statement for the removal of refuse from the site in accordance with the *Waste Minimisation and Management Act 1995*.
 - (ii) The name and address of the company/contractor undertaking demolition/excavation works.
 - (iii) The name and address of the company/contractor undertaking off site remediation/disposal of excavated materials.
 - (iv) The name and address of the transport contractor.
 - (v) The type and quantity of material to be removed from site.
 - (vi) Location and method of waste disposal and recycling.
 - (vii) Proposed truck routes, in accordance with this development consent.
 - (viii) Procedures to be adopted for the prevention of loose or contaminated material, spoil, dust and litter from being deposited onto the public way from trucks and associated equipment and the proposed method of cleaning surrounding roadways from such deposits. (Note: With regard to demolition of buildings, dust emission must be minimised for the full height of the building. A minimum requirement is that perimeter scaffolding, combined with chain wire and shade cloth must be used, together with continuous water spray during the demolition process. Compressed air must not be used to blow dust from the building site).

- (ix) Measures to control noise emissions from the site.
- (x) Measures to suppress odours.
- (xi) Enclosing and making the site safe.
- (xii) A certificate of currency of the Public Liability Insurance for not less than \$10,000,000.
- (xiii) Induction training for on-site personnel.
- (xiv) Written confirmation that an appropriately qualified Occupational Hygiene Consultant has inspected the building/site for asbestos, contamination and other hazardous materials, in accordance with the procedures acceptable to Work Cover Authority.
- (xv) An Asbestos and Hazardous Materials Clearance Certificate by a person approved by the Work Cover Authority.
- (xvi) Disconnection of utilities.
- (xvii) Fire Fighting. (Fire fighting services on site are to be maintained at all times during demolition work. Access to fire services in the street must not be obstructed).
- (xviii) Access and egress. (Demolition and excavation activity must not cause damage to or adversely affect the safe access and egress of the subject building or any adjacent buildings).
- (xix) Waterproofing of any exposed surfaces of adjoining buildings.
- (xx) Control of water pollution and leachate and cleaning of vehicles tyres (proposals must be in accordance with the *Protection of the Environmental Operations Act 1997*).
- (xxi) Working hours, in accordance with this development consent.
- (xxii) Any Work Cover Authority requirements.
- (c) The approved work method statements and a waste management plan as required by this condition must be implemented in full during the period of construction.

D21 Compliance with Building Code of Australia

The proposed work must comply with the Building Code of Australia (BCA).

D22 General Site Operations

1. At all times clear access and egress for emergency vehicles is to be maintained by the event organisers.
2. The fence around the event is to be constructed in such a way to ensure that there is no unauthorised access to the venue
3. The boundary fence and waterways around the event site are to be constantly patrolled by private security.
4. Adequate security officers and NSW Police officers shall patrol the ANZAC Bridge in order to restrict access/aggress due to potential safety concerns.

ADVISORY NOTES

AN1 Requirements of Public Authorities for Connection to Services

The Applicant shall comply with the requirements of any public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Applicant.

AN2 Requirements of the NSW Police Service for the provision of Services

The event organiser is required to engage police in accordance with the NSWPF Cost Recovery and User Charges Policy. The exact number of police required and subsequent cost will be determined by the NSW Police Force taking into consideration other security arrangements and risk mitigation strategies proposed. Full payment for such services is to be made to the NSW Police Force at least 30 days prior to the event. The police deployment may include, but not be limited to the following resources:

- An adequate number of Command personnel relative to the scale and scope of the event;
- A deployment of crowd control police within the venue and at the temporary wharf;
- A deployment of licensing police to monitor alcohol service (as deemed necessary by the event commander);
- A contingent of police to be present and monitor crowds on Anzac Bridge;
- A contingent of police to control traffic and pedestrians between Redfern Railway Station and the event (on ingress);
- A contingent of police to control traffic and pedestrians between Central Railway Station, Wentworth Park and the Blackwattle Bay wharf (on ingress and egress);
- A contingent of police to be present at Darling Harbour/Barangaroo (on ingress and egress);
- A contingent of police to control traffic between the event site and Central Railway Station (on egress); and
- A contingent of police to patrol the waterways (as deemed necessary by the Marine Area Command).