

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

APPROVAL OF MAJOR PROJECT NO. MP 08_0103

(FILE NO. S08/00854)

I, the Minister for Planning, having considered section 75J(2) of Part 3A of the *Environmental Planning and Assessment Act 1979*, determine pursuant to section 75J(1) of the Act to **give approval** to the major project referred to in the attached Schedule 1 subject to the conditions of approval in Schedule 2 and the Statement of Commitments in Schedule 3.

This approval applies to the plans, drawings and documents cited by the Proponent in their Environmental Assessment and Statement of Commitments, subject to the conditions of approval in Schedule 2.

The reasons for the imposition of conditions are:

- (1) To encourage good urban design and a high standard of architecture.
- (2) To ensure the maximum spectator capacity at the SCG does not exceed 48,000 seats.
- (3) To adequately mitigate the environmental impact of the development.
- (4) To satisfactorily protect adjoining landowners from adverse demolition and construction impacts.
- (5) To protect and enhance the heritage and archaeological features in and around the SCG.
- (6) To appropriately protect the amenity of the surrounding area and existing environs.



The Hon Kristina Keneally MP
Minister for Planning

Sydney,

8 April

2009

SCHEDULE 1
CONSOLIDATED CONDITIONS OF APPROVAL
MAJOR PROJECT APPLICATION NO. MP 08_0103

PART A – TABLE

Application made by:	Sydney Cricket and Sports Ground Trust (SC&SGT)
Application made to:	Minister for Planning
Major Project Number:	08_0103
On land comprising:	Sydney Cricket Ground (SCG) – Lot 1530 in DP 752011 with construction activity and projections onto Lot 51 in DP 1041134.
Local Government Area	City of Sydney Council
For the carrying out of:	A detailed description of the development approved is described in Condition A1 of Schedule 2
Capital Investment Value	\$93.8 million
Type of development:	Project Approval under Part 3A of the EP&A Act
Determination made on:	
Determination:	Project Approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse	5 years from the date of determination.

PART B – DEFINITIONS

In this approval the following definitions apply:

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

BCA means the Building Code of Australia.

Council means the City of Sydney Council.

CPMPT means the Centennial Park and Moore Park Trust

Department means the Department of Planning or its successors.

Director means the Director of Strategic Assessments (or successor)

Director-General means the Director-General of the Department.

Fox Studios means Fox Studios Australia Pty Ltd.

Major Project No 08_0103 means the project described in Condition 1 of Schedule 2 and the accompanying plans and documentation described in Condition A2 of Schedule 2.

Minister means the Minister for Planning.

Preferred Project Report (PPR) means the document submitted by BBC Consulting Planners to the Department titled 'SCG Stage 2 – Noble/Bradman Redevelopment. Part 3A Major Project Preferred Project Report' dated December 2008.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A applies.

Proponent means Sydney Cricket and Sports Ground Trust (SC&SGT) or the person proposing the carrying out of development comprising all or any part of the project and includes persons certified by the Minister to be the Proponent.

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

Statement of Commitments means the Statement of Commitments (as they apply to this project) made by the Proponent

Site has the same meaning as the land identified in Part A of this Schedule.

SCHEDULE 2

PART A – GENERAL CONDITIONS

A1 Development Description

Project Approval is granted to the carrying out of the following development:

- (1) Demolition and removal of the existing Noble stand (except for the western tower), the Bradman stand the upper tier of the Dally Messenger stand and all other miscellaneous structures in the development zone including turnstiles, properties office, car ports and sheds;
- (2) Construction of a new stand generally on the footprint of the Noble and Bradman stands with the provision of seating for approximately 13,360 spectators along with associated facilities such as corporate suites, Trustees suited, members dining room, food and beverage outlets, patron amenities and media/broadcast facilities;
- (3) Construction of a corner projection above adjoining land occupied by Fox Studios Australia Pty Ltd and owned by the Centennial Park and Moore Park Trust;
- (4) Carrying out of associated grandstand construction activities on adjoining owners land owned by the Centennial Park and Moore Park Trust"
- (5) Creation of a dedicated service road to the outside perimeter of the new stand with primary access from Moore Park Road via Paddington Lane. Secondary access provided from Driver Avenue to include high planted screening devices along the southern end of the tennis courts;
- (6) Lengthening of the playing field by approximately three metres at its northern end;
- (7) Relocation of existing floodlighting tower (No. 1) 20 metres to the north of its current position; and
- (8) The development may be carried out and occupied in stages.

A2 Development in Accordance with Plans and Documentation

The development shall be generally in accordance with the following plans and documentation and recommendations made therein:

SCG Stage 2 Noble / Bradman redevelopment Part 3A Major Project Environmental Assessment Report Volume 1 – Report and A4 Appendices and Volume 2 – A3 Appendices Prepared for the Sydney Cricket and Sports Ground Trust by BBC Consulting Planners Job No. 07224 – EA Report Final dated September 2008.		
SCG Stage 2 Noble / Bradman redevelopment Part 3A Major Project Preferred Project Report Prepared for the Sydney Cricket and Sports Ground Trust by BBC Consulting Planners Job No. 07224 – PPR Report Final dated December 2008.		
Architectural (or Design) Drawings prepared by Cox Richardson Robertson + Marks Pty Ltd		
Drawing No.	Name of Plan	Date
D-01	Site Location Plan	04.12.2008
D-02B	Ground Floor Plan	04.12.2008
D-03B	Level 1 Plan	04.12.2008
D-04 a	Level 2 Plan	04.12.2008
D-05	Level 3 Plan	04.12.2008
D-06 a	Level 4 Plan	04.12.2008
D-07	Roof Plan	04.12.2008
D-08	North Elevation	04.12.2008
D-09	South Elevation	04.12.2008
D-10	Section A-A	04.12.2008
D-11	Section B-B	04.12.2008

D-12	Section CC Members Entry	04.12.2008
D-13	Section DD	04.12.2008
D-14	Section E-E	04.12.2008
D-15	Section FF	04.12.2008
D-16	Section GG	04.12.2008
D-17	Section H-H	04.12.2008
D-18	Section J-J	04.12.2008
PA-02 A	Demolition Plan	20.08.08

In the event that the development is constructed in stages, the first stage, referred to as Stage 2A, shall be generally in accordance with the following plans and documentation and recommendations made therein:

SCG Stage 2 Noble / Bradman Redevelopment Part 3A Major Project Environmental Assessment Report Volume 1 – Report and A4 Appendices and Volume 2 – A3 Appendices Prepared for the Sydney Cricket and Sports Ground Trust by BBC Consulting Planners Job No. 07224 – EA Report Final dated September 2008 where relevant to Stage 2A works.		
SCG Stage 2 Noble / Bradman Redevelopment Part 3A Major Project Preferred Project Report Prepared for the Sydney Cricket and Sports Ground Trust by BBC Consulting Planners Job No. 07224 – PPR Report Final dated December 2008 where relevant to Stage 2A works.		
SCG Stage 2 Noble / Bradman Redevelopment Part 3A Major Project request for Modification of Minister's Approval Prepared for the Sydney Cricket and Sports Ground Trust by BBC Consulting Planners Job No. 07224 – Modification Report Final dated July 2009		
Architectural (or Design) Drawings prepared by Cox Robertson + Marks Pty Ltd submitted with Major Project 08 0103 MOD 1		
Drawing No.	Name of Plan	Date
P-01A	Site Location Plan	01.07.2009
DP-01A	Demolition Plan	01.07.2009
P-02A	Ground Floor Plan	01.07.2009
P-03A	Level 1 Plan	01.07.2009
P-04A	Level 2 Plan	01.07.2009
P-05A	Level 3 Plan	01.07.2009
P-06A	Level 4 Plan	01.07.2009
P-07A	Roof Plan	01.07.2009
P-08A	North Elevation	01.07.2009
P-09A	South Elevation	01.07.2009
P-10A	Section A-A	01.07.2009
P-11A	Section C-C	01.07.2009
P-12A	Section E-E	01.07.2009
P-13A	Section H-H	01.07.2009
P-14A	Section J-J	01.07.2009

A3 Inconsistency between plans and documentation

In the event of any inconsistency between conditions of this Project Approval and the plans and documentation referred to above, the conditions of this Project Approval prevail.

A4 Lapsing of Approval

The Project Approval will lapse 5 years after the approval date in Part A of Schedule 1 of this Project Approval unless specified action has been taken in accordance with Section 75Y of the Act.

A5 Compliance with Relevant Legislation and Australian Standards

The Proponent shall comply with all relevant Australian Standards and Codes (including Building Code of Australia) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project described in Condition A1, Schedule 2 of this Project Approval.

A6 Grandstand Safety

~~The site will be made safe and secure for spectators using the lower concourse seating of the new grandstand if made available prior to commencement of use of the completed grandstand irrespective of whether or not construction activities are taking place to develop the upper tiers.~~

The site will be made safe and secure for spectators using seating of any part of the new grandstand if made available prior to commencement of use of the completed grandstand.

A7 Maximum Seating Capacity

The maximum permanent seating capacity of the Sydney Cricket Ground (SCG) following the carrying out of the development described in Condition A1, Schedule 2 of this Project Approval shall not exceed 48,000 seats.

A8 Reflectivity

The visible light reflectivity from building materials used on the facades of the new grandstand shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.

A9 Stormwater and Drainage Works Design

Final design plans of the stormwater drainage systems shall be prepared by a qualified practicing Civil Engineer and in accordance with the requirements of Council's relevant Policies and Guidance. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

PART B – PRIOR TO WORKS

Consents and Agreements

B1 Aerial Encroachment

Prior to works commencing on the construction of the aerial encroachment over land owned by Centennial Park and Moore Park Trust, written approval shall be obtained from Centennial Park and Moore Park Trust.

B2 Access Agreement

The proponent will enter into an Access Agreement prior to the commencement of any work which requires access on, over or under CP&MPT land.

Excavation, Demolition and Construction Management

B3 Work Program

The program of the execution of works is to be prepared in consultation with Fox Studios prior to the commencement of any works.

B4 Notice to be Given Prior to Excavation

Council, CPMPT and Fox Studios shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site.

B5 Hoarding Specifications

The location, footing and design of any hoarding or scaffolding erected on or over land owned by CPMPT and occupied by Fox Studios must be to the satisfaction of CPMPT and Fox Studios prior to the commencement of any work whose work needs such support and structures on CPMPT land.

B6 Excavation, Demolition and Construction Impacts

Condition A2, Schedule 2 requires the development to be undertaken generally in accordance with the submitted plans and documentation including the submitted Construction Management Plan prepared by McLachlan Lister Pty Ltd August 2008 **and the Construction Management Plan Addendum 1 Prepared by McLachlan Lister Pty Limited dated 3 July 2009.**

Additional Construction Management Plan shall be submitted to and approved by the Principal Certifying Authority prior to commencement of those related works on the site.

Nothing within this condition precludes the preparation and submission of individual Construction Management Plan for any development action within any phase of the redevelopment.

The Construction Management Plan's shall be prepared in consultation where appropriate with Centennial Park and Moore Park Trust, Fox Studios, the Roads and Traffic Authority and other key stakeholders.

B6.1 Construction Management

The Construction Management Plan shall be submitted to the Principal Certifying Authority prior to issuing a construction certificate and shall include:

- (1) Descriptive schedules setting out the extent of each works phase and definitions of each term used (i.e. "early works", "grandstand works" etc).
- (2) Early works methodologies and assessment of impacts on the property and activities of adjoining landowners.
- (3) Noise mitigation equipment and/or means of noise attenuation to be fitted to all works equipment such as tower cranes, concrete pumps, drilling rigs and rock excavator.
- (4) Areas of adjoining land required to be accessed during the works including timing and frequency and potential (currently) unscheduled possession times.
- (5) Timing of each works phase in the context of scheduled filming activities by Fox Studios Australia Pty Ltd and adoption of contingencies where appropriate (e.g. flexible hours of operation).
- (6) Disposal of construction waste and waste water management measures.
- (7) Methodology for demolition of the Light Tower 1.
- (8) Existing utilities and servicing diversion arrangements within the site and adjoining land.
- (9) Consultation and notification arrangements and relevant interactions with all adjoining landowners and other key stakeholders during the works.
- (10) Non-compliance/complaints handling procedures and contingency measures for issues arising during the works.

B6.2 Construction Traffic and Pedestrian Management

The Construction Traffic and Pedestrian Management Plan shall be prepared in accordance with the submitted Construction Management Plan and the Statement of Commitments and include:

- (1) Ingress and egress of vehicles to the site.
- (2) Loading and unloading, including construction zones.
- (3) Predicted traffic volumes, types and routes.
- (4) Pedestrian and traffic management methods.
- (5) Construction traffic on the local road network.

B6.3 Construction Noise and Vibration Management

The Construction Noise and Vibration Management Plan shall be prepared in accordance with the submitted Construction Management Plan and the Statement of Commitments and include:

- (1) Determination of appropriate noise objectives for each identified noise sensitive receiver.
- (2) Noise monitoring, reporting and response procedures.
- (3) Determination of appropriate vibration objectives for each identified vibration sensitive receiver.
- (4) Vibration monitoring, reporting and response procedures.
- (5) Assessment of potential noise and vibration from the construction activities including noise from construction vehicles and any traffic diversions.
- (6) Description of specific mitigation treatments, management methods and procedures that should be implemented to control noise and vibration during construction, including (but not limited to):
 - (a) Use of lifts and / or rubber mats beneath concrete pump trucks.
 - (b) Explosives to destroy the light tower base (rather than drilling, piling etc).
 - (c) Concrete breaking and crushing to be undertaken off site.
 - (d) Piling replaced with boring and subsequent filling with concrete.
 - (e) Use of electric rather than diesel cranes.
 - (f) Boxing of noise emitters with acoustic shielding.
 - (g) Use of more pre-cast elements rather than ready-mix concrete.
- (7) Justification of any proposed activities outside the construction hours specified in the conditions of this approval.
- (8) Agreed mechanisms, timings, actions and contingencies formulated during ongoing liaison and negotiation between the Proponent, Centennial Park and Moore Park Trust, Fox Studios and other key stakeholders.

B6.4 Environmental Management Plan

The Environmental Management Plan is to be prepared in consultation with Fox Studios prior to commencement of any works and is to include a Construction Environmental Management Plan and an Operational Environmental Management Plan as outlined in the submitted Construction Management Plan.

B7 Construction Contract Obligations

The procedures for the handling of complaints, the stakeholder consultation process, the specific controls implemented in relation to construction risks and mitigation methods must be clearly embodied within the conditions of contract between the Proponent and the appointed contractor.

The Proponent shall submit a copy of the approved Construction Management Plan's to Centennial Park and Moore Park Trust, Fox Studios and other key stakeholders where appropriate.

B8 Ecological Sustainable Development

An ESD plan is to be submitted to the Department of Planning and include details of all measures proposed to ensure the development will satisfy ESD principles including water management and reuse, energy efficiency, recycling and waste disposal.

Heritage

B9 Archival Record

Demolition of the MA Noble stand shall not commence until an archival record of the MA Noble stand and any other elements of the site have been prepared and submitted to the Department of Planning. This shall include measured drawings and an archival photographic record before any work commences. This archival record shall be prepared in accordance with the NSW Heritage Council guidelines.

B10 Busby's Bore

No works in the vicinity of Busby's Bore shall commence prior to the proponent obtaining confirmation of the location of Busby's Bore from the Heritage Section of Sydney Water.

Hazardous Materials

B11 Removal of Hazardous Materials

If applicable, all hazardous materials shall be removed from the site and disposed of at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, in accordance with the Remedial Action Plan and a Hazardous Materials Survey, prior to the commencement of any building works, excluding demolition and excavation works.

B12 Site Audit

Upon completion of any remediation works on the site, the Proponent shall prepare a detailed Site Audit Summary Report and Site Audit Statement and Validation Report. The site audit must be prepared in accordance with the *Contaminated Land Management Act 1997* and completed by a site auditor accredited by the Environmental Protection Authority to issue site audit statements prior to commencement of any building works, excluding demolition and excavation works. The site audit must verify that the land is suitable for the proposed uses.

PART C – DURING CONSTRUCTION

Site Maintenance

C1 Erosion and Sediment Control

All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

C2 Disposal of Seepage and Stormwater

Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Centennial Park and Moore Park Trust.

Structural Works

C3 Setting Out of Structures

The buildings shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels.

Construction Management

C4 Stakeholder Consultation

The Proponent will undertake close consultation with all stakeholders (particularly adjoining properties including Fox Studios and Centennial Park and Moore Park Trust) during the demolition, excavation and construction phases to inform them of the timing, nature and extent of activities which may impact on their operations and amenity.

Consultation methodologies shall include, but not be limited to, the following:

- (1) Continuing monthly (or as needed) meetings of the "Neighbours CEO Group".
- (2) Monthly meetings of the Project Control Group (PCG) chaired by the Proponent and comprised of stakeholders' CEO's (or their nominees), and representatives of the Proponent's project manager and contractor.
- (3) Weekly operations meetings chaired by the Proponent or its nominee and attended by representatives of the project manager, contractor and Fox Studios.
- (4) Advertising to all tenants and landowners within the vicinity of the site the nature and location of proposed works, as well as proposed hours of operation and contact telephone number. An offer of arranging meetings with tenants and landowners to explain forecast works, and their potential impacts shall be put forward.

C5 Complaints Register

A complaints register shall be established by the Proponent's contractor to record details of any complaints received during construction. Any complainant shall be advised verbally of what action is to be undertaken within 2 hours of registering a complaint (unless otherwise specified) with a detailed written response to be provided within seven calendar days where necessary and appropriate (subject to determination by the Director).

The Complaints Register shall be made available to the Proponent and the Department upon request.

The contact details for the person administering the Register shall be provided to the Council, the Department Centennial Park and Moore Park Trust and the Proponent upon appointment (or any changes to that appointment) or one week prior to commencement of works, whichever is the earlier.

C6 Approved Plans to be On-site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Department.

C7 Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Proponent, Builder and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- (1) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (2) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (3) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- (4) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

C8 Contact Telephone Number

The Proponent shall ensure that the 24 hour contact telephone number is continually attended by a person with authority over the works for the duration of the development. The telephone number will be made available to the Department, CPMPT, Fox Studios and all other key stakeholders.

C9 Dust Control Measures

Adequate measures shall be taken to prevent dust from affecting the amenity of the surrounding area during construction. In particular, the following measures must be adopted:

- (1) Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions,
- (2) Earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
- (3) All materials shall be stored or stockpiled at the best locations,
- (4) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- (5) All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material,
- (6) All equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- (7) Gates shall be closed between vehicle movements and shall be fitted with shade cloth, and
- (8) Cleaning of footpaths and roadways shall be carried out regularly.

C10 Hours of Work

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:

- (1) Between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;
- (2) Between 8:00 am and 2:00 pm, Saturdays;
- (3) No work on Sundays and public holidays.

Works may be undertaken outside these hours where:

- (1) The delivery of materials is required outside these hours by the Police or other authorities;
- (2) It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
- (3) The work is approved through a Construction Management Plan;
- (4) In relation to work to be undertaken on land owned by Centennial Park and Moore Park Trust and occupied by Fox Studios, this may not be carried out, except where otherwise agreed by Fox Studios; or
- (5) The work is approved in writing by the Director-General.

C11 Construction Noise Objective

The construction noise objective for the project is to manage noise from construction activities to levels below the External Noise Goal of 77dB(A) recommended in the Acoustic Assessment Report by MI Associates dated 28 August 2008.

The noise monitoring stations are to be nominated in consultation with Fox Studios and are to be constantly monitored with automatic noise logging equipment which shall download data to the Proponent's acoustic consultant. Such data shall be made available to Fox Studios' acoustic consultant at the time of download and the Department upon request.

The data loggers shall be configured to raise alarms when the noise objectives are breached. A detailed acoustic plan is to be agreed between Fox Studios and the Proponent prior to the commencement of the main construction phase.

Once agreed, this plan shall be adopted as part of the adopted Construction Management Plan for the Project. If the parties fail to agree on an appropriate plan, the matter shall be determined by the Department.

C12 Vibration Criteria

Vibration caused by construction at any residence or structure outside the subject site must be limited to:

- (1) For structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and
- (2) For human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.

These limits apply unless otherwise approved in the Construction Management Plan's.

Heritage

C13 Impact of Below Ground (Sub-surface) Works – Non-Aboriginal Relics

If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the NSW Heritage Office contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the NSW *Heritage Act 1977* may be required before further works can continue in that area.

C14 Impact of Below Ground (Sub-surface) Works – Aboriginal Relics

If any Aboriginal archaeological relics are exposed during construction works, the Proponent shall immediately notify the National Parks and Wildlife Service and obtain any necessary approvals to continue the work. The Proponent shall comply with any request made by the NPWS to cease work for the purposes of archaeological recording.

PART D – PRIOR TO OCCUPATION CERTIFICATE

Easements

D1 Registration of Easements

Prior to occupation, an easement is to be registered to authorise the encroachment over Centennial Park and Moore Park Trust land in terms satisfactory to Centennial Park and Moore Park Trust and Fox Studios.

Maximum Seating Capacity

D2 Independent Audit

Prior to commencement of use of the completed grandstand, the Proponent shall provide an audit from an independent auditor, using a full seat count method, certifying that the permanent seating capacity of the Sydney Cricket Ground does not exceed 48,000 seats. This audit report shall be submitted to the Department of Planning for its records.

Noise and Vibration

D3 Operational Noise Management Plan

An Operational Noise Management Plan shall be submitted to and approved by the Director, in consultation with Centennial Park and Moore Park Trust, Fox Studios and other key stakeholders, prior to commencement of use of the completed grandstand.

The Plan shall address the potential for noise to spill onto land occupied by Fox Studios and any mitigation measures such as use of sound absorption materials.

Emergency Egress

D4 *Emergency Egress Management Plan*

~~An Emergency Egress Management Plan shall be submitted to and approved by the Director, in consultation with CPMPT, Fox Studios and other key stakeholders, prior to commencement of use of the completed grandstand.~~

An Emergency Egress Management Plan shall be submitted to and approved by the Director prior to commencement of use of any stage of the new grandstand.

Second Dilapidation Report

D5 *Post-Construction Dilapidation Report*

- (1) The Proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.
- (2) The report is to be submitted to the Department prior to commencement of use of the completed grandstand. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Department must:
 - (a) Compare the post-construction dilapidation report with the pre-construction dilapidation report, and
 - (b) Have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.

PART E – POST OCCUPATION

Engineering

E1 *Fire Safety Certificate*

A Fire Safety Certificate shall be furnished to Council for all the Essential Fire or Other Safety Measures forming part of this approval.

An Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the approval authority initial Fire Safety Certificate is received.

ADVISORY NOTES

AN1 *Compliance Certificate, Water Supply Authority Act, 2000*

Prior to occupation of building or commencement of use, a Compliance Certificate shall be obtained showing that the development has met with the detailed requirements of the relevant water supply authority for the region that the subject site is located within.

Hoarding and Scaffolding

AN2 *Application for Approval*

Any application for hoarding shall be constructed in accordance with Council's *Policy for the Design and Construction of Hoarding* (September 1997) and the *Guidelines for Temporary Protective Structures* (April 2001).

Approval shall be obtained prior to commencement of works.

AN3 Requirements of Public Authorities for Connection to Services

The Proponent 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 Proponent.

AN4 Structural Capability for Existing Structures

The structural capabilities of an existing structure will need to meet the requirements of the BCA and may require engaging a structural engineer.

AN5 Use of Mobile Cranes

The Proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters where required shall be complied with:

- (1) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Centennial Park and Moore Park Trust:
 - (a) At least 48 hours prior to the works for partial road closures which, in the opinion of Centennial Park and Moore Park Trust will create minimal traffic disruptions, and
 - (b) At least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Centennial Park and Moore Park Trust, will create significant traffic disruptions.
- (2) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of Centennial Park and Moore Park Trust.

AN6 Movement of Trucks Transporting Waste Material

The Proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

AN7 Construction Inspections

Compliance certificate/s shall be submitted to Council in accordance with the mandatory inspection requirements of the *Building Legislation Amendment—Quality of Construction Act, 2002* for each stage of construction, such as the following:

- (1) Foundations,
- (2) Footings,
- (3) Damp proof courses and waterproofing installation,
- (4) Structural concrete, including placing of reinforcement and formwork prior to pouring,
- (5) Structural beam and column framing,
- (6) Timber wall and roof framing, and
- (7) Stormwater disposal.

Any Compliance Certificate issued for the above stages of construction shall certify that all relevant ancillary or dependent work has been undertaken in accordance with the Building Code of Australia and any other conditions of approval.

AN8 Noise Generation

Any noise generated during the construction of the development shall not exceed limits specified in any relevant noise management policy prepared pursuant to the *Protection of the Environment Operations Act, 1997* or exceed approved noise limits for the site.

AN9 Excavation – Aboriginal Relics

Should any Aboriginal relics be unexpectedly discovered then all excavations or disturbance to the area is to stop immediately and the National Parks and Wildlife Service shall be informed in accordance with Section 91 of the *National Parks and Wildlife Act, 1974*.

AN10 Excavation – Historical Relics

Should any historical relics be unexpectedly discovered then all excavations or disturbance to the area is to stop immediately and the Heritage Council of NSW shall be informed in accordance with Section 146 of the *Heritage Act, 1977*.

AN11 Compliance with Conditions

~~The Proponent will be required to submit documentary evidence that the property has been developed in accordance with plans approved by Project Application MP 08_0103 and of compliance (or a Compliance Certificate) with the conditions of that approval, prior to commencement of use of the completed grandstand.~~

The Proponent will be required to submit documentary evidence that the property has been developed in accordance with plans approved by Project Application MP 08_0103 and MP 08_0103 MOD1 where relevant, and of compliance (or a Compliance Certificate) with the conditions of that approval, prior to commencement of use of any stage of the grandstand.

AN12 Remediation and Validation Report

If applicable, following the completion of remediation works on the site a Remediation and Validation Report is to be prepared by a suitably qualified environmental consultant. This report, together with a final site audit statement by an Environmental Protection Agency accredited environmental consultant, should include Notice of Completion statement, pursuant to clauses 17(2) and 18 of *State Environmental Planning Policy No.55—Remediation of Land*.

AN13 Temporary Structures

An approval under Section 68 of the Local Government Act 1993 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under Section 68 of the Local Government Act 1993 to certify the structural adequacy of the design of the temporary structures.