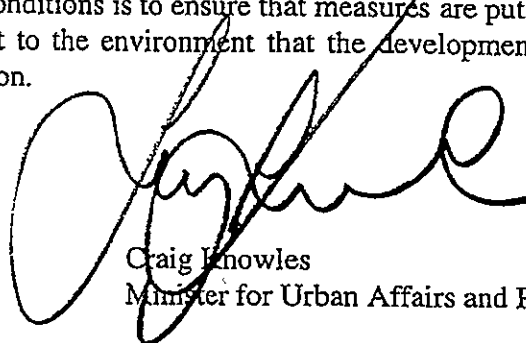


ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

DETERMINATION OF A
DEVELOPMENT APPLICATION

I, the Minister for Urban Affairs and Planning, pursuant to sections 91 and 91AB of the Environmental Planning and Assessment Act, 1979, and clause 7 of State Environmental Planning Policy No. 38 - Olympic Games and Related Projects determine the development application referred to below by granting consent to that application subject to the conditions set out in the attached schedule.

The reason for the imposition of conditions is to ensure that measures are put in place that will minimise any adverse impact to the environment that the development may cause during its construction and operation.



Craig Knowles
Minister for Urban Affairs and Planning

Sydney, *COTW September* 1996.

APPLICANT AND
ADDRESS:

Olympic Co-ordination Authority
Australia Avenue,
Homebush Bay 2140

LAND:

Part Lot 102, DP 849975 and Lots 4, 5 and 6 DP 831539,
King Avenue and Barnes Road, Homebush Bay as per the
plan attached ("The site").

PROPOSED
DEVELOPMENT:

Construction of buildings and supporting infrastructure, carry out earthworks on land occupied by P & M Quality Smallgoods Pty. Ltd, subdivide land to enable lease of Showground site to the Royal Agricultural Society (RAS); use of facilities by the RAS throughout the year, use of facilities for the Royal Easter Show, use of facilities for exhibition and entertainment, recreation and sporting activities and use of facilities for the Year 2000 Olympics and Paralympics.

DEVELOPMENT
APPLICATION:

Development Application No. S38/6/96 lodged with the Minister for Urban Affairs & Planning on 26 June 1996, accompanying plans & the Statement of Environmental Effects prepared by Masterplan Consultants Pty. Ltd, dated May, 1996.

NOTES:

- (1) To ascertain the date upon which the consent becomes effective refer to section 93 of the Act.
- (2) To ascertain the date upon which the consent is liable to lapse refer to section 99 of the Act.
- (3) Section 97 of the Act confers on the applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within twelve months after receipt of this notice.

SCHEDULE

DEFINITIONS

A reference in this Schedule to:

- (a) the consent authority, means the Minister for Urban Affairs and Planning;
- (b) the applicant means the Olympic Co-ordination Authority or its successors;
- (c) the EPA, means the Environment Protection Authority;
- (d) Sydney Water means the Sydney Water Corporation;
- (e) a major public event means an event held in the Showgrounds which is likely to attract over 5,000 people at the one time;
- (f) Homebush Bay area means the area defined by SREP 24 - Homebush Bay Area;
- (g) Masterplan consent means the development consent for DA No. S38/3/95 dated 6 February, 1996;
- (h) existing lessee, means P & M Quality Smallgoods Pty. Ltd trading as Primo Smallgoods, the lessee of Lot 5, DP 831539;
- (i) the Director-General means the Director-General of the Department of Urban Affairs and Planning.

GENERAL

1.
 - (a) The consent is granted pursuant to section 91AB of the Environmental Planning and Assessment Act, 1979, for the Stage 3 development application for the Showgrounds at Homebush Bay.
 - (b) The development consent is staged consent for the development of the Showgrounds, listed as Item 2 of Schedule 3 of the Homebush Bay Masterplan development consent (DA S38/3/95).
2.
 - (a) The development shall be carried out generally in accordance with:

The Homebush Bay Masterplan consent (DA S38/3/95);
Development Application No. S38/6/96;
The Statement of Environmental Effects for the Showgrounds at Homebush Bay dated May, 1996, lodged with the development application and prepared by Masterplan Consultants Pty. Ltd;
Plans (No. 001 DA/C to 021 DA/C; 022 DA to 025 DA; SK1 - SK5 and 4199/S/SK Rev.A) and submitted with the development application and as amended by additional plans numbered PP416, prepared by Pavilion Architects dated 2 August 1996 and Plan No. 022 Rev B. prepared by CPTC Architects and Planners, dated 5 August 1996; except where amended by this consent.
 - (b) The applicant shall ensure that all contractors engaged to carry out work are aware of the conditions of this consent and that all contractors are able to comply with these conditions.

12. If at any time the existing stormwater pipes draining the site are cut by construction works, the applicant shall make satisfactory alternative arrangements to drain the site.
13. The applicant is to ensure that any exposed surfaces shall be kept to a minimum and stabilised within 20 days of the completion of construction to minimise dust emissions and soil erosion. This period is reduced to 14 days in areas where erosion is more likely to occur.
14. The applicant shall ensure that any unsealed trafficked areas shall be kept sufficiently damp to prevent wind blown, or traffic generated dust.
15. The applicant shall implement the Air Quality Management Plan prepared in accordance with condition 33 of the Masterplan consent and monitor air quality during construction in consultation with the EPA.
16. All vehicles leaving the site shall be covered where necessary to minimise the spread of dust.
17. No burning of material shall be permitted on the site.
18. The applicant shall ensure that during construction all contractors shall maintain their equipment in a functional condition to ensure that exhaust emissions comply with the provisions of the Clean Air Act, the Clean Air Regulation and Noise Control Act.
19. The applicant shall implement the Waste Management Plan prepared in accordance with condition 33 of the Masterplan consent.

Construction Noise and Vibration

20. The applicant shall control and monitor noise emissions and vibrations in consultation with the EPA and implement the Noise Control Management Plan dated 22 May 1996, prepared in accordance with condition 33 of the Masterplan consent

Hours of Operation

21. The hours of operation for the construction shall be unrestricted provided that noise from construction activities on the site between the hours of 8.00PM and 7.00AM shall not exceed 5dBA above the ambient background noise level measured at the boundary of any property zoned residential or the boundary of Silverwater Prison, at a time when no other construction work is being undertaken in the area. Emergency works such as the repair of erosion and sedimentation control measures or security fences may occur at any time.

Existing lessee

22. The applicant shall ensure that changes to ground level on the site shall not impact upon the continuity of the existing lessee's operation.

- (c) In the event of any inconsistency between the conditions of this consent and the documents referred to above, the conditions of this consent prevail.

STATUTORY RESPONSIBILITY

3. The applicant shall meet the statutory requirements of all public authorities having statutory responsibility in respect of the development.
4. The applicant shall ensure that all necessary approvals and licences required for the construction and operation of the proposal are obtained. Documentation shall be submitted to the EPA as the basis for licences and approvals required under the environment protection legislation (as defined in Section 3 of the Protection of the Environment Administration Act 1991), including the Pollution Control Act, the Clean Air Act, the Clean Waters Act and the Noise Control Act.
5. The applicant shall make application to Sydney Water under Section 74 of the Water Board (Corporatisation) Act 1994 for a Section 73 Certificate.
6. The applicant shall provide 24 hour unrestricted access to the site to Sydney Water for the purposes of maintaining its existing infrastructure if required.
7. The applicant shall contact the Office of Energy for the location of any gas or petroleum or other chemicals pipeline. All the work in the vicinity of pipelines shall be in accordance with the provisions of the Pipelines Act 1967. The applicant shall be responsible for obtaining the necessary approvals from the Office of Energy.
8. The development shall be carried out in a manner generally consistent with the Guidelines for the Summer Olympic Games prepared by the Sydney Olympic 2000 Bid Limited and dated September 1993 and with the Olympic Co-ordination Authority Guidelines Volume 1 - Environment Strategy dated September 1995.

CONSTRUCTION

Traffic and Parking

9. The applicant shall comply with the Construction Traffic and Parking Strategy, prepared in accordance with condition 28 of the Masterplan consent.

Pollution Control

10. The applicant shall implement the Water Cycle, Drainage, Erosion and Sediment Control Management Plan for the construction works prepared in accordance with condition 33 of the Masterplan consent and comply with the Drainage and Stormwater Strategy prepared in accordance with condition 29 of the Masterplan consent.
11. The applicant shall ensure that measures are taken to prevent any oil or diesel spills into the stormwater.

Archaeological Relics

32. If any historical archaeological relics are found during construction of the development or associated works, the applicant shall notify the Heritage Council and obtain any necessary approvals to continue the works. The Applicant shall comply with any request made by the Heritage Council to temporarily cease work for the purposes of archaeological recordings.

33. If any Aboriginal archaeological relics are found during construction of the development or associated work, the applicant shall notify NPWS and obtain any necessary approvals to continue the works. The applicant shall comply with any request made by NPWS to temporarily cease work for the purposes of archaeological recordings.

Public Domain and Landscaping

34. Landscaping, including paving and street furniture on the site shall be carried out generally in accordance with the Olympic Co-ordination Authority Landscape Strategy dated September 1995 and the Public Domain Strategy for Homebush Bay prepared by the Olympic Co-ordination Authority. All trees which are to be retained are to be protected during construction. The applicant shall ensure that no works shall be carried out within the dripline of the palm trees along King Avenue except where approved and carried out under the supervision of a suitably qualified arborist.

Endangered Species

35. The applicant shall comply with any relevant conditions of licence No. TS0103 issued by the National Parks and Wildlife Service on 27 April, 1995 under the NPWS Act.

OPERATION OF THE SHOWGROUNDS

Hours of Operation

36. The hours of operation shall be unrestricted provided that prior to the holding of the first major public event, a Showgrounds Events Management Plan is prepared. The Events Management Plan shall be consistent with the Events Management Strategy prepared in accordance with condition 32 of the Masterplan consent and the Noise Management Plan dated 22 May 1996 prepared in accordance with condition 33 of the Masterplan consent. It shall identify measures to minimise the impact of noise generation, minimise the impact of fireworks and minimise the impact of lighting. The Showgrounds Events Management Plan shall specifically address the full range of operating hours, provide measures related to each category of operating hours and give particular consideration to events which continue or occur after 10PM. The applicant shall ensure that the Showground Events Management Plan is implemented.

Lighting

37. All site lighting shall be designed and controlled so as to prevent adverse disturbance to any fauna within the Homebush Bay area, traffic hazards on any roads or

23. If at any time during the construction of the Showgrounds, it comes to the attention of the applicant that the works are, in the opinion of the Department of Health, resulting in the contamination of food products in the premises of the existing lessee, the applicant shall immediately cease work until appropriate measures, satisfactory to the Department of Health, are implemented to reduce the impact.

24. During construction of the development, the applicant shall take all reasonable steps to ensure the maintenance of pedestrian and vehicular access and services to the existing lessee and that any relocated access or services to the existing lessee are functional prior to the removal of the old access or services. Any interruptions to services shall be at all times negotiated with the existing lessee.

25. The applicant shall be responsible for maintaining roads, gutters and drainage pits in the vicinity of the existing lessee during the carrying out of the development.

26. Vehicular access to the premises occupied by the existing lessee shall be two-way, sealed and appropriate for use by semi-trailers.

Access and Services

27. During construction, the applicant shall take all reasonable steps to ensure the maintenance of vehicular access and services to all activities in the Homebush Bay area, including tenants of the Australia Centre, the Aquatic Centre and the State Sports Centre. Any interruptions to services shall be at all times negotiated with any affected businesses and facilities.

28. The applicant shall consult with authorities including Sydney Water, Telstra and Energy Australia for any work that is proposed to be carried out in the easements of such authorities.

29. Structures shall not be erected, or ground levels altered within the 132KV electricity easement unless the transmission tower and easement has been relocated or the prior written approval of Energy Australia has been obtained.

30. The applicant shall take all reasonable steps to ensure that no damage occurs to Sydney Water's infrastructure or facilities. The applicant shall consult with Sydney Water regarding the estimated static and dynamic loadings likely to be placed on the infrastructure by earthwork plant and / or equipment.

Contaminated Material

31. Any contaminated material removed from the site shall be dealt with or disposed of to the satisfaction of the EPA and in an area for which development consent for the storage of contaminated material has been given. Validation reports must be prepared for any remediated land on the site and must be submitted to the EPA for assessment. The EPA's assessment report must be obtained and any requirements complied with before development commences on the remediated land.

46. All access to the site shall be designed in accordance with the guidelines issued by the NSW Fire Brigade for emergency vehicle access.

47. The applicant shall provide bicycle parking within the Showground site to accommodate 50 bicycles.

48. The applicant shall ensure that adequate provision is made for disabled access and facilities to generally comply with the Olympic Co-ordination Authority's Access Guidelines.

WIND

49. The applicant shall provide temporary and permanent wind control devices to address the amenity and comfort of pedestrians, participants and spectators.

SIGNS

50. All external signs shall comply with the Signage Strategy prepared and approved by the Director General of the Olympic Co-ordination Authority in accordance with condition 23 of the Masterplan consent.

railway lines within or around the site or loss of amenity to nearby residential areas. The approval of the Director General of the Olympic Co-ordination Authority will be required for events which need the main arena to be floodlit after midnight.

38. Lighting shall include directional type fittings and be located to minimise artificial sky glow.

Parking

39. The applicant shall make arrangements prior to the first Easter Show taking place, for the parking of vehicles associated with livestock exhibitors during the period of the Royal Easter Show or other major events involving livestock.

Fencing

40. All perimeter fencing shall be designed in accordance with the Olympic Co-ordination Authority's Public Domain Strategy.

Waste

41. The applicant shall ensure that the Waste Management Plan prepared in accordance with condition 33 of the Masterplan consent and the Strategy for the Management and Control of Waste, prepared in accordance with condition 31 of the Masterplan consent as it relates to this site, are implemented. The applicant shall also comply with the requirements of the Waste Minimisation and Management Act 1995, where relevant.

Drainage and Stormwater

42. The applicant shall implement the Water Cycle, Drainage, Erosion and Sediment Control Management Plan prepared in accordance with condition 33 of the Masterplan consent and comply with the Drainage and Stormwater Strategy prepared in accordance with condition 29 of the Masterplan consent.

Air Quality

43. The applicant shall implement the Air Quality Management Plan prepared in accordance with condition 33 of the Masterplan consent and monitor air quality in consultation with the EPA.

Animals

44. Animals shall be accommodated on the site only when the Showgrounds are used for shows or exhibitions not exceeding 21 days.

Access

45. The applicant shall ensure that adequate access and parking for all emergency and maintenance vehicles is provided and maintained.