

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF DEVELOPMENT APPLICATION NO. 307-12-2004

(FILE NO. F04/01588/02)

WISTERIA CAFÉ REDEVELOPMENT

- Demolition of the existing Wisteria Café building and adjoining toilet block;
- Retention of the existing Visitor's Centre inclusive of its refurbishment and the construction of new public toilets and an Espresso Bar;
- Construction of a new building for use as a function and dining establishment, incorporating a restaurant, reception area, ancillary service areas and function rooms;
- Associated earthworks and landscaping;
- External lighting and signage;
- Minor roadworks and works within the existing parking areas;
- Storage in the Maintenance Compound; and
- Subdivision of the land (to create an identifiable lot for the Lease).

I, Brian Newman, Chief Executive Officer of the Sydney Olympic Park Authority, as delegate of the Minister for Infrastructure and Planning, under Instrument of Delegation dated 25 August 2004, pursuant to Section 80 (1) (a) of the *Environmental Planning & Assessment Act, 1979*, and clause 10 of Sydney Regional Environmental Plan No. 24 – Homebush Bay, determine the development application referred to in the attached Schedule 1, by granting consent to the application subject to the conditions of consent in the attached Schedule 2.

The reasons for the imposition of conditions are:

- (1) To maintain the amenity of the local area;
- (2) To ensure access to the Park for recreational users is not compromised by the operation of the proposed development; and
- (3) To protect sensitive ecological areas of the Park.



Brian Newman 08.03.05
Chief Executive Officer
Sydney Olympic Park Authority

Sydney,

2005

SCHEDULE 1

PART A—TABLE

Application made by:	Venues of Australia Properties (Homebush Bay) Pty Ltd 11 Fennell Street NORTH PARRAMATTA NSW 2151
Application made to:	Minister for Infrastructure and Planning
Development Application:	307-12-2004
On land comprising:	Lot 1 in DP 808002 Bicentennial Park, Sydney Olympic Park
For the carrying out of:	Development described in Condition A1, Part A, Schedule 2
Estimated Cost of Works	\$4,000,000.00
Type of development:	Local Development
S.119 Public inquiry held:	No
BCA building class:	Class 6 – Restaurant Class 9b – Place of Public Entertainment
Approval Body / Bodies:	Not Integrated
Determination made on:	The date that appears on the Notice of Determination.
Determination:	A development consent is granted subject to the conditions in the attached Schedule 2.
Date of commencement of consent:	This development consent commences on the date identified in the formal notification letter accompanying the Determination.
Date consent is liable to lapse	This consent will lapse 5 years from the date of commencement of consent, unless: <ul style="list-style-type: none"> ▪ a shorter period of time is specified by the Regulations or ▪ a condition in Schedule 2, or ▪ the development has physically commenced.

PART B—NOTES RELATING TO THE DETERMINATION OF DA NO. 307-12-2004

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 12 months after the date on which the applicant received this notice.

Appeals—Third Party

A third party right to appeal to this development consent is available under Section 123, subject to Section 101, of the *Environmental Planning and Assessment Act, 1979*.

Legal notices

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

PART C—DEFINITIONS

In this consent,

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

Applicant means Venues of Australia Properties (Homebush Bay) 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.

Authority means the Sydney Olympic Park Authority (or its successors).

BCA means the Building Code of Australia.

Certifying Authority has the same meaning as Part 4A of the Act.

Council means Auburn Council.

DA No. 307-12-2004 means the development application and supporting documentation submitted by the applicant on 22 December 2004.

Department means the Department of Infrastructure, Planning and Natural Resources or its successors.

Minister means the Minister for Infrastructure and Planning.

PCA means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.

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

SOPA means the Sydney Olympic Park Authority.

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

SCHEDULE 2**CONDITIONS OF CONSENT****DEVELOPMENT APPLICATION NO. 307-12-2004****PART A—ADMINISTRATIVE CONDITIONS****A1 Development Description**

Development consent is granted only to carrying out the development described in detail below:

- demolition of the existing Wisteria Café building and adjoining toilet block;
- retention of the existing Visitor's Centre inclusive of its refurbishment and the construction of new public toilets and an Espresso Bar;
- construction of a new building for use as a function and dining establishment, incorporating a restaurant, reception area, ancillary service areas and function rooms;
- associated earthworks and landscaping;
- external lighting and signage;
- minor roadworks and works within the existing parking areas;
- storage in the Maintenance Compound; and
- subdivision of the land (to create an identifiable lot for the Lease).

A2 Development in Accordance with Plans

The development shall be generally in accordance with development application number DA No. 307-12-2004 submitted by the applicant on 22 December 2004, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Architectural (or Design) Drawings prepared by PMDL Architecture + Design			
Drawing No.	Revision	Name of Plan	Date
DA101	D	Landscape Works	7/12/04
DA102	D	Ground Floor	7/12/04
DA103	D	Roof Plan	7/12/04
DA201	D	North & South Elevations	2/12/04
DA202	D	East & West Elevations	7/12/04
DA301	D	Sections	7/12/04
DA601	D	Demolition Plan	7/12/04
DA602	D	Excavation Plan	7/12/04
DA603	D	Site Signage	7/12/04
DA604	D	Location, Roadworks and Lighting plan	7/12/04
DA605	D	Construction Boundary	7/12/04
Draft Plan of Subdivision prepared by Clement and Reid Pty Ltd and submitted to SOPA on 18 February 2005.			

A3 *Lapsing of Consent*

The development shall lapse 5 years after the determination date in Part A of this consent.

A4 *Prescribed Conditions*

The Applicant shall comply with the prescribed conditions of development consent under clause 98 of the Regulation.

PART B—PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**B1 *Design Modifications***

In order to minimise the possibility of pedestrian and service vehicle conflict, the design of the proposed development shall be amended as follows:

- (1) The area of hardstand immediately adjacent to the loading dock on the southern side of the proposed building must be extended to ensure vehicles servicing the facility can enter and leave the site in a forward direction. Vehicle turning pathways and pavements to be designed in accordance with the relevant Australian Standard;
- (2) The design of the loading space is to be integrated with the pedestrian linkages adjacent to the site. Retractable or removable bollards (or the like) must be installed at the eastern end of the access driveway to ensure that the loading dock is used for deliveries and pick up and not as permanent parking.
- (3) The set down/pick up facility (roundabout/ turning circle) is to be restricted to 5 minute parking and shall be signposted accordingly;
- (4) Two (2) spaces shall be designated as taxi parking at the set down/pick up facility (roundabout/turning circle) and signposted accordingly; and
- (5) the construction of a new asphalt pathway to SOPA's specifications shall be constructed across the Village Green to provide a direct pedestrian connection between the proposed development and the Village Green car park.

Details are to be submitted to Authority's Executive Director, Place Management for approval prior to the issue of a construction certificate.

B2 Amended Traffic Circulation Plan

The applicant shall prepare and submit to the Authority's Executive Director, Place Management for approval prior to the issue of the Construction Certificate, an amended traffic circulation plan which illustrates the following:

- No removal of kerbside parking on the main access road of the park;
- Retention of the existing one-way flow on the major road;
- The reversal of traffic flow on the minor road for circulation;
- Adequate design of the roundabout / turning circle which has the capacity for peak usage circulation and set down capacity;
- Signage overlay; and
- The installation of three boom gates, (the exact location and operation to be determined in consultation with the Authority) at the following locations:
 - at the front Park gate (to Australia Avenue);
 - at the rear Park gate (to Bennelong Road);
 - at the intersection of the minor and major road and "Fishways".

B3 Details of Materials, Colours and Finishes

Final design details of the proposed external materials and finishes, including schedules and a sample board of materials and colours, shall be submitted to and approved the Director, Urban Design prior to the issue of a Construction Certificate.

B4 Signage

Final details of the proposed building identification signage, including materials and finishes, lighting and content, shall be submitted to and approved by the Director, Urban Design prior to the issue of a Construction Certificate.

B5 Reflectivity

The visible light reflectivity from building materials used on the facades of the buildings 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.

B6 Access For Persons with a Disability

The development is to comply with the requirements of Australian Standard AS 1428.1 *General requirements for Access*, the Sydney Olympic Park Authority "Access Guidelines – June 2002" and the Disability Access Plan (Revision 2) prepared by Blythe-Sanderson Disability Management. All such necessary details are to be shown on the Construction Certificate drawings to the satisfaction of the PCA.

B7 Acoustic Assessment

A detailed acoustic assessment for the facility will be prepared which measures the existing background noise levels to establish the appropriate acoustic criterion (as required by the Acoustic Logic correspondence dated 2 December 2004). The Acoustic Assessment shall be submitted to the Authority for approval by the Executive Director, Place Management prior to the issue of a Construction Certificate and shall address the following matters:

- the proximity of future residential development on Lot 3;
- the proximity and likely impacts of noise generated by the facility during both construction and operation on sensitive ecological communities in the Park, in particular migratory birds in the Badu Wetlands and waterbirds in Lake Belvedere; and
- having regard to the above the identification of appropriate noise level restrictions above background levels to be maintained on site (including plant, equipment, patrons, loading etc).

B8 Landscape Plan

In order to ensure a seamless transition between the Park and the development a revised landscape plan shall be prepared in accordance with the Landscape Management Guidelines detailed in the Parkland Plan of Management (Part 2 Section 5.3.2) and which:

- (1) Identifies appropriate plant species selected from SOPA's *Site Wide Planting Strategy*, June 2004;
- (2) Selects appropriate furniture from the *Parklands Elements Design Manual*;
- (3) Demonstrates that new paving works will match existing;
- (4) Shows single trees in the paved area to assist with spatial delineation and identification of the facility in the Parkland setting;
- (5) details the location and construction specification of the new asphalt pathway to be constructed across the Village Green as required by Condition B1;
- (6) Deletes the following:
 - low retaining walls/level walls surrounding the plaza/courtyard;
 - new planter boxes and low level walls adjacent to the drop off zone;
 - new garden bed north of the existing covered area;
 - new timber edged landscaped garden in paving located in the southern part of the Plaza;
 - reference to the playground located to the south of the Visitor's Centre;

and shall be submitted to and approved by SOPA's Executive Director Place Management and the Manager Parklands Design prior to the issue of a Construction Certificate.

B9 Additional Screening

Supplementary low level screening is to be installed at strategic locations at the southern edge of the Badu Mangroves where it interfaces with the exit road through the Park, and also where the exit road passes between Lake Belvedere and "Fishways". The exact location and type is to be determined in consultation with Executive Director, Place Management and the Manager, Parklands Design and should be shown on the detailed landscape plan referred to in Condition B8 of this consent.

B10 Mechanical Ventilation

All mechanical ventilation systems shall be installed in accordance with Part F4.5 of the Building Code of Australia and shall comply with Australian Standards AS1668.2 and AS3666 *Microbial Control of Air Handling and Water Systems of Building*, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the satisfaction of the PCA prior to the issue of a Construction Certificate.

B11 Design of Food Premises

The design and fitout of all kitchen and food preparation areas shall be carried out in accordance with the requirements of Australian Standard AS 4674 – 2004 Design, Construction and Fitout of Food Premises.

B12 Ecologically Sustainable Development

The detailed design of the facility shall be executed in accordance with the initiatives and undertakings set out in the *ESD Report for Redevelopment of the Wisteria Café* prepared by PMDL Architects + Design dated 14 December 2004 and in accordance with the Authority's Sustainability Strategy. Any variations to the initiatives or targets detailed in the approved ESD Report require the prior approval of the Manager, Environmental Policy.

B13 Stormwater and Drainage Works Design

Final design plans of the stormwater drainage systems within the proposed subdivision, prepared by a suitably qualified person and in accordance with the requirements of the Authority shall be submitted to the PCA prior to issue of a Construction Certificate.

B14 Road Design

All Roads shall be designed in consultation with the relevant requirements of the Authority, Council and the RTA and in accordance with the relevant Australian Standards.

B15 Sydney Water Advice for new buildings

The relevant approved plan, which shows the building footprint, must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met prior to the issue of a Construction Certificate.

B16 Structural Details

Prior to the issue of a construction certificate, the Applicant shall submit to the satisfaction of the PCA structural drawings prepared and signed by a suitably qualified practising Structural Engineer that comply with:

- (1) the relevant clauses of the Building Code of Australia,
- (2) the relevant development consent, and
- (3) the relevant Australian Standards listed in the BCA (Specification A1.3).

**PART C—PRIOR TO COMMENCEMENT OF WORKS
(INCLUDING DEMOLITION & EXCAVATION/EARTHWORKS)****C1 Plan of Management Approval**

The development is to comply with the Plan of Management approval, dated 15 November 2004. A number of matters are required to be prepared/detailed to the satisfaction of the Executive Director, Place Management prior to the commencement of works. Written confirmation of this must be obtained prior to the commencement of works.

C2 Construction Environmental Management Plan (cEMP)

The applicant is required to prepare, in consultation with the Authority a cEMP, which is to be submitted for the approval of the Executive Director, Place Management prior to the commencement of any works on the site. The Plan shall address, but not be limited to, the following matters where relevant:

- (1) hours of work,
- (2) contact details of site manager,
- (3) traffic and pedestrian management (see condition C7),
- (4) noise management (see condition C6),
- (5) the requirements of the plan of management approval,
- (6) storage of materials,
- (7) fire safety,
- (8) security arrangements,
- (9) waste management and any other matter specified in ESD Report for Redevelopment of Wisteria Café,
- (10) erosion and sediment (including dust) control,
- (11) lighting, and
- (12) signage.

C3 Dilapidation Reports

A Dilapidation Report detailing the current structural condition of the existing and adjoining buildings, infrastructure and roads shall be prepared and endorsed by a suitably qualified person. The report shall be submitted to the satisfaction of the PCA prior to the commencement of works.

A second Dilapidation Report shall be prepared by a suitably qualified person at the completion of the works to ascertain if any structural damage has occurred to the adjoining buildings, infrastructure and roads. The report shall also be submitted to the satisfaction of the PCA and should be compared with the earlier report to ascertain if any change has occurred.

A copy of both reports is to be forwarded to the Executive Director, Place Management.

C4 Statement of Compliance with Australian Standards

The excavation/earthworks/demolition work shall comply with the provisions of Australian Standard: AS 2601-2001 Demolition of structures & AS 2436-1981 Guide to noise control on construction, maintenance and demolition sites. The separate work plans and the statements of compliance shall be submitted to the satisfaction of the PCA (or Director, Building Approvals) prior to the commencement of works.

C5 Notice to be Given Prior to Commencement of Works

The PCA and the Authority shall be given written notice, at least 48 hours prior to the commencement of demolition, excavation, shoring or underpinning works on the site.

C6 Noise Management Plan

Prior to the commencement of any works on the site, a Noise Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Executive Director, Place Management. The Plan shall address, but not be limited to, the following matters:

- (1) Identification of the specific activities that will be carried out and associated noise sources,
- (2) Identification of all potentially affected sensitive receivers including ecologically sensitive areas within the Parklands, particularly Lake Belvedere,
- (3) The construction noise objective specified in the Acoustic Assessment prepared as part of the Construction Certificate documentation,
- (4) Determination of appropriate noise objectives for each identified sensitive receiver,
- (5) Noise monitoring, reporting and response procedures,
- (6) Assessment of potential noise from the proposed construction activities including noise from construction vehicles and any traffic diversions,
- (7) Description of specific mitigation treatments, management methods and procedures that will be implemented to control noise during construction, and
- (8) Justification of any proposed activities outside the construction hours specified in the conditions of this consent.

C7 Traffic & Pedestrian Management Plan (Construction)

Prior to the commencement of any works on the site, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted for the approval of the Executive Director, Place Management. The Plan shall address, but not be limited to, the following matters:

- (1) ingress and egress of vehicles to the site,
- (2) loading and unloading, including construction zones,
- (3) predicted traffic volumes, types and routes, and
- (4) pedestrian and traffic management methods.

C8 Contact Telephone Number

Prior to the commencement of the works, the Applicant shall forward to the SOPA and Council a 24 hour telephone number to be operated for the duration of the construction works.

PART D—DURING CONSTRUCTION**D1 Excavation in excess of 500mm**

Any works which involve excavation greater than 500mm shall be managed in accordance with SOPA's *Standard Work Method Statement – Minor Excavation Works in Remediated Landfill Areas at Sydney Olympic Park*, February 2004.

D2 Survey Report

A Survey Certificate prepared by a Registered Surveyor is to be submitted to the Principal Certifying Authority at piers/footing stage. The Survey Report shall indicate the nearest boundaries of the site and the final location of the building.

D3 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 Authority or the PCA.

D4 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. 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.

D5 Protection of Trees – On-site Trees

All trees on the site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures as necessary are to be provided to protect root system, trunk and branches, during construction.

D6 Approved temporary closet

An approved temporary closet connected to the sewers of Sydney Water/SOPA, or an approved chemical closet is to be provided on the land for use by construction workers (when the existing toilet facilities within the former Visitors Centre are unable to be used).

D7 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 3:00 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 the Construction Noise Management Plan; and
- (4) residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

D8 Critical Stage Inspections

The following inspections are to be carried out by the PCA during construction of the building:

- (1) at the commencement of the building work,
- (2) pier holes/footing steel reinforcement prior to placement of concrete,
- (3) roof framing,
- (4) stormwater drainage lines prior to covering,
- (5) kitchen and food preparation area fitout,
- (6) final – after the building work and all associated landscaping has been completed and prior to any Occupation Certificate being issued in relation to the building.

D9 Ecologically Sustainable Development

The construction of the facility shall be executed in accordance with the initiatives and undertakings set out in the *ESD Report for Redevelopment of the Wisteria Café* prepared by PMDL Architects + Design dated 14 December 2004 and in accordance with the Construction Environmental Management Plan. Any variations to the initiatives or targets detailed in the approved ESD Report require the prior approval of the Manager, Environmental Policy.

PART E—PRIOR TO SUBDIVISION OR STRATA SUBDIVISION**E1 Subdivision plans**

Prior the issue of a Subdivision Certificate, the applicant is to submit to the Authority's Building Approval's Unit a survey plan, prepared by a registered surveyor, and at least six copies for authorisation by the Chief Executive Officer or delegate.

E2 Services

Documentary easements for services, drainage, support and shelter, use of plant, equipment, loading areas and service rooms, repairs, maintenance or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision, must be created over the appropriate lots in the subdivision pursuant to Section 88B of the *Conveyancing Act 1919*.

PART F—PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

F1 *Operational Environmental Management Plan (oEMP)*

The applicant is required to prepare, in consultation with the Authority a detailed oEMP, which is to be submitted for the approval of the Executive Director, Place Management, prior to occupation of the premises or commencement of the use.

The Plan shall address, but not be limited to, the following matters where relevant:

1. hours of work,
2. contact details of facility manager,
3. traffic and pedestrian management (see Condition F2 for additional details),
4. noise management (including appropriate noise levels, mitigation measures etc., refer condition B7 for additional detail),
5. the requirements of the Plan of Management approval,
6. storage of materials,
7. use and access to the Park depot facility for operational support
8. emergency and evacuation procedures
9. fire safety,
10. waste management and ESD initiatives specified in the ESD Report for Redevelopment of Wisteria Cafe,
11. lighting,
12. signage, and
13. erosion and sediment (including dust) control.

F2 *Traffic & Pedestrian Management Plan (Operation)*

Prior to the occupation of the building or commencement of the use, a Traffic and Pedestrian Management Plan prepared by a suitably qualified person shall be submitted for the approval of the Executive Director, Place Management. The Plan shall address, but not be limited to, the following matters:

1. ingress and egress of vehicles to the site,
2. loading and unloading, including construction zones,
3. predicted traffic volumes, types and routes,
4. Operational signage,
5. Operational lighting,
6. pedestrian and traffic management methods,
7. overflow parking arrangements;
8. management of staff parking, including a Work Place Travel Plan; and
9. management of patron parking, describing the manner in which recreational park users will be given priority on peak days, including options for patron movement between alternative parking and facility ie shuttle bus, valet service etc.

The management strategies set out in the Plan must satisfy the Authority that Recreational Park users will be given equitable access for parking within Bicentennial Park in non peak times. The management strategies set out in the Plan must satisfy the Authority that Recreational Park users will be given priority access for parking within Bicentennial Park over patrons of the Function Centre on identified "peak" recreational park user days, as identified by the Authority's Executive Director, Place Management. In particular, on "peak" recreational park user days, the operator in consultation with the Authority will ensure that either:

- a) a function in the Function Room will not be booked; or
- b) the patrons of the Function Room will not have access to parking within Bicentennial Park.

In addition, the Plan must recognise that staff parking is not be permitted within Bicentennial Park.

F3 Place of Public Entertainment

The applicant will be required to obtain approval from the Authority for the use of the premises as a "Place of Public Entertainment" under the provisions of the Local Government Act, 1993.

F4 Registration of Easements

Prior to the issue of an Occupation Certificate, the applicant shall provide to the PCA evidence that all easements required by this consent, approvals, and other consents have been or will be registered on the certificates of title.

F5 Structural Adequacy

The Principal Certifying Authority is to be provided with a Certificate from a Professional Structural Engineer certifying that the building as completed is structurally adequate and that all structural elements have been erected in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and the relevant design documentation.

F6 Fire Safety Certificate

A Fire Safety Certificate shall be furnished to the PCA for all the Essential Fire or Other Safety Measures forming part of this approval prior to issue of an Occupation Certificate. A copy of the Fire Safety certificate must be submitted to the PCA.

F7 Mechanical Ventilation

Following completion, installation and testing of all the mechanical ventilation systems, the applicant shall provide evidence to the satisfaction of the PCA, prior to the issue of the Occupation Certificate, that the installation and performance of the mechanical systems complies with:

- (1) The Building Code of Australia;
- (2) Australian Standard AS1668 and other relevant codes; and
- (3) The development consent and any relevant modifications.

F8 Road Damage

The cost of repairing any damage caused to the Authority's/Council's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Applicant prior to the issue of an Occupation Certificate.

F9 Sydney Water

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Your Business" section of the web site www.sydneywater.com.au then follow the "e-Developer" icon or telephone 13 20 92 for assistance.

Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to the PCA prior to occupation of the development or release of the plan of subdivision.

F10 Commercial Grease Traps

Any commercial grease trap(s) is to be installed in accordance with the requirements of Sydney Water.

F11 Disability Access Plan

The Principal Certifying Authority is to be provided with a report prepared by appropriately qualified access consultant confirming that the building, as completed, complies with the requirements and recommendations of the Disability Access Plan (Revision 2) prepared by Blythe-Sanderson Disability Management.

PART G—POST OCCUPATION**G1 Hours of Operation**

The hours of operation shall generally be restricted as follows:

Visitors Centre	8.30am – 4.30pm, 7 days. A later closing time may be allowed on special Park event days with the prior approval of the Authority's Executive Director, Place Management.
Function Centre and Restaurant	7.00am – 1.00am, 7 days A later closing time may be allowed for special event functions with the prior approval of the Authority's Executive Director, Place Management.

Further restrictions on the aforementioned hours of operation may be imposed on "peak recreational park user days" as identified by the Authority's Executive Director, Place Management. On such days the operator, in consultation with the Authority will ensure that either:

- a) a function in the Function Room will not be booked; or
- b) the patrons of the Function Room will not have access to parking within Bicentennial Park.

G2 Public Way to be Unobstructed During Operation

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

ADVISORY NOTES

1. 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. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the PCA prior to the issue of the Construction Certificate.

2. Use of Mobile Cranes

The applicant 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 shall be complied with to the satisfaction of the PCA:

- (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 the Authority:
 - (a) at least 48 hours prior to the works for partial road closures which, in the opinion of Council 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 the Authority, will create significant traffic disruptions.

The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.00am without the prior approval of SOPA.

3. Movement of Trucks Transporting Waste Material

The applicant 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.

4. Notification to NSW Food Authority

Under the NSW Food Act 2003, all food handling businesses in NSW are required to "notify" their details to the NSW Food Authority. Operators are able to register on line at www.foodnotify.nsw.gov.au

5. Construction Certificate

The applicant is required to obtain a Construction Certificate from the Sydney Olympic Park Authority or a PCA. The plans submitted for the Construction Certificate may need to be amended to incorporate compliance with any conditions required by this Consent.

In addition the plans submitted for the Construction Certificate are to comply with the Building Code of Australia. Under the Building Code of Australia, the proposal attracts a classification of:

Class 6 – Restaurant

Class 9b – Place of Public Entertainment.

Note: the Sydney Olympic Park Authority has received delegation from the Minister for Planning Infrastructure and Natural Resources to carry out the functions of a consent authority under Part 4A of the Environmental Planning and Assessment Act 1979 ie. the Authority is able to assess and approve Construction Certificates and perform the functions of the Principal Certifying Authority.

6. Need for Further Approvals

This consent issued in respect of this development application is only for the works described in Condition A1. It is noted that on occasions, there may be a need for marquees and the like to be erected within Bicentennial Park outside of the area subject to this DA, in which case, the proponent should be advised that separate applications for each such proposal must be made to SOPA for consideration under its Plan of Management for the Parklands. Separate planning approval under the Environmental Planning and Assessment Act, 1979 (as amended) is also required.