Development Consent

Section 89E of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister of Planning, under delegation dated 16 February 2015, I approve the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

Daniel Keary
Acting Executive Director
Infrastructure and Industry Assessments

Sydney 22ND JULY 2015

SCHEDULE 1

Application No.:	SSD 6353
Applicant:	The Sydney Opera House Trust
Consent Authority:	Minister for Planning
Land:	2 Circular Quay East, Bennelong Point, Sydney. Lot 4 DP 787933 and Lot 5 DP 775888
Application:	**Visitor Information and Interpretation Centre** for the Sydney Opera House including: • a new visitor information and interpretation centre in the lower concourse level that comprises a new ticketing/information counter, retail gift shop, tour meeting points, interpretation display wall panels and associated service facilities; • removal of the existing temporary ticketing office, three signage pylons and flag poles on the southern forecourt; and • installation of a new welcome signage blade on the southern forecourt.

DEFINITIONS

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval.
Applicant	The Sydney Opera House Trust
Application	The development described in Schedule 2, Part A, Condition A1 and the accompanying plans and documentation described in Schedule 2, Part A, and Condition A2.
BCA	Building Code of Australia
Certifying Authority	Has the same meaning as Part 4A of the EP& A Act.
Construction	Any works, including earth and building works
Council	City of Sydney
CPI	Consumer Price Index
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 3 pm on Sundays and Public Holidays
OEH	Office of Environment and Heritage or its successors
Department	Department of Planning and Environment or its successors
EIS	Environmental Impact Statement titled *"Visitor and Interpretation Centre at the Sydney Opera House"* prepared by Byrnes & Associates Pty Ltd on behalf of The Sydney Opera House Trust, dated February 2015.
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Evening	The period from 6 pm to 10 pm
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval
Minister	Minister for Planning, or nominee
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
EPBC Act	*Environment Protection and Biodiversity Conversation Act 1999*
Principal Certifying Authority/PCA	Has the same meaning as Part 4A of the EP& A Act.
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
RTS	Response to Submissions titled "*SSD 6353 – Sydney Opera House & Interpretation Centre Response to Submissions*" prepared by Sydney Opera House
SOH	Sydney Opera House
Secretary	Secretary of the Department of Planning and Environment, or nominee
Subject Site	Lot 4 DP 787933 and Lot 5 DP 775888, 2 Circular Quay East, Bennelong Point, Sydney NSW 2000.

SCHEDULE 2

PART A - ADMINISTRATIVE CONDITIONS

A1 DEVELOPMENT DESCRIPTION

Visitor Information and Interpretation Centre project for the SOH comprising:

- a new visitor information and interpretation centre in the lower concourse level that comprises a new ticketing/information counter, retail gift shop, tour meeting points and interpretation display wall panels;
- removal of existing ticketing office, signage pylons and flag poles on the southern forecourt; and
- installation of a new welcome signage blade on the southern forecourt;

A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The development will be fully undertaken in accordance the following documents and plans:

Environmental Impact Statement titled "Visitor and Interpretation Centre at the Sydney Opera House - State Significant Development Application- SSD 6353" prepared on behalf of the Sydney Opera House Trust by Byrnes & Associates Pty Ltd, as amended by the Response to Submissions titled SSD 6353 Sydney Opera House Visitor & Interpretation Centre Response to Submissions and dated 25 May 2015.		
The following Welcome Point and Welcome Centre Sydney Opera House Drawings prepared by Freeman Ryan Design Pty Ltd		
Name of Plan:	***Drawing Number:***	***Date:***
Drawing & Finishes Schedule	210.DA.001	19.12.2014
Site Location Plan	210.DA.100	19.12.2014
Welcome Centre Plan	210.DA.200	19.12.2014
Welcome Centre Isometric View	210.DA.201	19.12.2014
Welcome Centre 3D View	210.DA.202	1912.2014
Welcome Centre Cloaking Elevations	210.DA.203	1912.2014
Welcome Centre Shop & Ticketing Counter Elevations	210.DA.204	1912.2014
Welcome Centre interpretive Wall Elevations	210.DA.205	1912.2014
Welcome Point Location Plan	210.DA.300	1912.2014
Welcome Point Plan & Elevations	210.DA.301	1912.2014
Welcome Point 3D Views	210.DA.302	1912.2014
The following Reports appended to the Environmental Impact Statement:		
Name of Report:	***Prepared by:***	***Date:***
Sydney Opera House Visitor & Interpretation Centre (SSD 6353) Heritage Impact Statement	Design 5 – Architects Pty Ltd	16 February 2015

except for as modified by the following pursuant to Section 89E(1) of the Act.

A3 INCONSISTENCY BETWEEN DOCUMENTS

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

A4 PRESCRIBED CONDITIONS

The Applicant shall comply with the prescribed conditions of consent under clause 98 of the *Environmental Planning and Assessment Regulation 2000* in relation to the requirements of the *Building Code of Australia* (BCA).

A5 LAPSING OF CONSENT

The project approval will lapse 5 years after the approval date in Part A of Schedule 1 of this project approval unless the development has been substantially commenced.

A6 COMPLIANCE WITH RELEVANT LEGISLATION AND AUSTRALIAN STANDARDS

The Applicant 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, Part A, Schedule 2 of this approval.

End of Section

PART B – PRIOR TO ISSUE OF THE RELEVANT CONSTRUCTION CERTIFICATE

B1 COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA

Details shall be provided to the satisfaction of the Certifying Authority for a Construction Certificate, which demonstrate that the proposal complies with the prescribed conditions of approval under clause 98 of the *Environmental Planning and Assessment Regulation 2000* in relation to the requirements of the Building Code of Australia.

B2 STRUCTURAL DETAILS

Prior to the issue of each Construction Certificate, the Applicant shall submit to the satisfaction of the Certifying Authority, structural drawings/statement prepared and signed by a suitably qualified practising Structural Engineer that complies with:

(a) the relevant clauses of the BCA;
(b) the relevant development consent;
(c) drawings and specifications comprising the Construction Certificate; and
(d) the relevant Australian Standards listed in the BCA (Specification AI.3).

B3 DETAILS OF COLOURS, MATERIALS AND FINISHES

All building materials and finishes including new paving, stone units and mortar that are to be used for visitor and interpretation works should match the original materials used on the site in terms of colour, grain, finish and unit size and shall be in accordance with details submitted in the EIS and RTS and accompanying plans prepared by Freeman Ryan Design (dated 17 December 2014).

B4 WELCOME SIGN

Prior to the issue of the relevant Construction Certificate for the installation of the Welcome Sign, the content material and information to be included on the sign is to be submitted to the Secretary for information. The location of the visitor centre in the lower concourse level is to be clearly illustrated and explained on the signage to ensure that visitors and patrons are aware of the facilities available and how to access them on the site.

B5 OUTDOOR LIGHTING

All outdoor lighting shall comply with, where relevant, *AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting* and AS4282: *1997 Control of the Obtrusive Effects of Outdoor Lighting.* Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the issue of a relevant Construction Certificate.

B6 DISABLED ACCESS - GENERAL

Access and facilities for people with disabilities shall be designed in accordance with Part D3 of the BCA Access Policy. Prior to the issue of the relevant Construction Certificate, a certificate certifying compliance with this condition from an appropriately qualified person shall be provided to the Certifying Authority.

B7 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

(1) Prior to the issue of the relevant Construction Certificate, the Applicant shall provide a Construction Environmental Management Plan (FEMP) incorporating the development to be submitted to the Certifying Authority. The CEMP must:
   (a) describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase;
   (b) describe all activities to be undertaken on the site during site establishment and construction of the development;
   (c) clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting;
   (d) detail statutory and other obligations that the Applicant is required to fulfil during site establishment and construction, including approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies;
   (e) include specific consideration of measures to address any requirements of the EPA during site establishment and construction;
   (f) describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works;
   (g) detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts;

(h) include arrangements for community consultation and complaints handling procedures during construction; and
(i) traffic management.

End of Section

PART C – PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS

C1 CONTACT TELEPHONE NUMBER

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

C2 INTERPRETATION STRATEGY

Prior to the commencement of the interpretation works an Interpretation Strategy is to be prepared and submitted to the Conservation Manager of the OEH - NSW Heritage Division. The interpretation strategy should include an approach to developing:

a) a meaningful and comprehensive selection of stories about the place;
b) relevant information outlining the cultural and heritage value of the SOH site. Specifically emphasising the significant role of the Monumental Steps in the sequence of spaces when approaching and experiencing the SOH site; and
c) relevant information on the social and development history that incorporates a time line of the original design and construction phases. The information on the social history is to include material relating to performances at the SOH and world renowned artists and curators that have visited and performed at the site.

All the interpretation material to be included in the visitor centre in the lower concourse and on the welcome sign must be presented using the highest quality of design. A consistent font style and size must be used that complies with the Signage Manual in accordance with the SOH Management Plan (2005).

C3 HERITAGE CONSULTANT

Prior to the commencement of works, a suitably qualified heritage consultant is to be nominated for the works. The name and qualifications of the consultant is to be submitted and approved by the Conservation Manager of the OEH - NSW Heritage Division.

C4 CONSERVATION

Prior to the commencement of works, the nominated heritage consultant shall be consulted with the Applicant, or any party acting upon this approval, prior to the selection of tradespeople to ensure all work is carried out by suitably qualified tradespeople with practical experience in conservation and restoration of heritage items.

C5 HOARDING

(1) Where relevant, a separate application under section 138 of the *Roads Act 1993* is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road and such application is to include:
   (a) architectural, construction and structural details of the design as well as proposed artwork; and
   (b) structural certification prepared and signed by an appropriately qualified practising structural engineer.

(2) Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.

(3) Where relevant, a separate application shall be made to Council for approval under Section 68 of the Local Government Act, 1993, to erect a hoarding or scaffolding in a public place (if applicable) owned and maintained by the City of Sydney. Such an application shall include:
   (a) architectural, construction and structural details of the design in accordance with Council's policies; and
   (b) structural certification prepared and signed by a suitably qualified practising structural engineer.

C6 BARRICADE PERMIT

Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the Roads Act 1993 for a Barricade Permit is to be obtained prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant road authority.

C7 DUST MANAGEMENT PLAN

A dust management plan is to be prepared by the contractor engaged to undertake the works prior to commencing construction. The plan must include the measures outlined in the Construction Management Plan submitted with the EIS prepared by the Applicant dated 9 February 2015.

End of Section.

PART D - DURING CONSTRUCTION

D1 HOURS OF WORK

(1) The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:
   (a) between 7.00am and 6.00pm, Mondays to Fridays inclusive;
   (b) between 8.00am and 1.00pm, Saturdays; and
   (c) no work on Sundays and public holidays.

(2) Works that have the potential to affect performances or public access will have restrictions or be conducted outside normal working hours as follows:
   (a). essential services and infrastructure work is permitted to occur from 11.00pm to 7.00am, when the site is generally not accessed by the public. The works must not be audible to the nearest residential land uses.

(3) Works outside these hours are not permitted except as explicitly specified below or in other conditions and include:
   (a) the delivery of materials which is required outside these hours as requested by NSW Police or other authorities for safety reasons;
   (b) emergency work to avoid the loss of lives, damage to property and/or to prevent environmental harm; and
   (c) other works expressly approved by the Secretary.

D2 GENERAL HERITAGE REQUIREMENTS / DEMOLITION AND REMOVAL OF MATERIAL

The proposed works including all demolition and removal of materials are to be carried out in a manner that minimises unnecessary demolition, alterations, and new penetrations/fixings to significant fabric.

All existing elements and finishes of the SOH building must be protected from damage during the course of works

The nominated heritage consultant shall inspect the demolition and removal of material to ensure that there is no unapproved loss removal of significant fabric or elements have occurred.

D3 APPEARANCE

All temporary hoardings and barricading are to be designed and constructed to minimise their visual and physical impact on the affected area and on visitors and occupants of the SOH.

D4 PUBLIC WAY

The public way owned and maintained by the City of Sydney, must not be obstructed and the roadway and footway is to be clear at all times.

D5 ENVIRONMENTAL CONSTRUCTION AND SITE MANAGEMENT PLAN

The Applicant must undertake all works in accordance with the Construction Environmental Management Plan in accordance with Condition B7 of this consent.

D6 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.

D7 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, the relevant authority or the PCA.

D8 SITE NOTICE

(1) 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 Builder, PCA and Structural Engineer. The notice(s) is to comply with the endorsed SOH Signage Manual to ensure that all signage across the site, including statutory signage is cohesive noting the location of the site

notice(s) is along a highly prominent entry route into the site. The notice(s) is to satisfy all but not be limited to, the following requirements :

(a) 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;

(b) the notice is to be durable and weatherproof and is to be displayed throughout the works period

(c) 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

(d) 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.

D9 CONTACT TELEPHONE NUMBER

The Applicant 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.

D10 DUST CONTROL MEASURES

(1) Adequate measures shall be taken to prevent dust from affecting the amenity of surrounding land uses and areas of the public domain during construction. In particular, the following measures should be adopted:

(a) 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;

(b) all materials shall be stored or stockpiled at the best locations;

(c) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs;

(d) 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;

(e) all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays; and

(f) cleaning of footpaths and roadways shall be carried out regularly.

D11 CONSTRUCTION WASTE

Construction waste should be managed generally in accordance with the EPA's brochure entitled *"Know your responsibilities: managing waste from construction sites".*

End of Section.

PART E – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

E1 CERTIFICATION OF COMPLETION

The heritage architect is to provide written verification of the removal of the temporary ticketing/information office and mobile signage stands/pylons from the site.

E2 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 any Occupation Certificate. A copy of the Fire Safety certificate must be submitted to the approval authority and Council by the PCA.

E3 MECHANICAL VENTILATION

(1) 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 any Occupation Certificate, that the installation and performance of the mechanical systems complies with:
   (a) the Building Code of Australia;
   (b) *Australian Standard AS1668* and other relevant code;
   (c) the development approval and any relevant modification; and
   (d) any dispensation granted by the New South Wales Fire Brigade.

E4 STRUCTURAL INSPECTION CERTIFICATE

(1) A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the Secretary Department of Planning and Environment:
   (a) The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final design drawings; and
   (b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

E5 SYDNEY WATER

(1) A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation, if relevant.

(2) 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.

(3) 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.

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

End of Section.

PART F – POST OCCUPATION

F1 ANNUAL FIRE SAFETY CERTIFICATION

The owner of the building shall certify to Council every year that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. This purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.

F2 LOADING AND UNLOADING

All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the site at all times.

F3 UNOBSTRUCTED DRIVEWAYS AND PARKING AREAS

All driveways and parking areas shall be unobstructed at all times. Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

F4 HOURS OF OPERATION

(1) The hours of operation of the visitor centre in shall be between 7 am and 11 pm (all days).

F5 NOISE CONTROL – GENERAL

Noise associated with the use of the building including any mechanical plant and equipment shall not give rise to any one or more of the following:

(1) Transmission of an "offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any affected receiver; and

(2) A sound pressure level at the boundary of any affected receiver that exceeds the background ($L_{A90,\ 15\ Minutes}$) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055.

F6 STORAGE AND HANDLING OF WASTE

The storage and handling of waste associated with the premises must comply with City of Sydney Council's *Policy for Waste Minimisation in New Developments 2005.*

F7 COMPLIANCE REPORT

The Applicant, or any party acting upon this approval, shall submit to the department a report addressing compliance with all relevant conditions of this approval.

F8 EXTERNAL LIGHTING

External Lighting shall comply with AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting.* Upon installation of lighting, but before it is finally commissioned, the Applicant shall submit to the approval authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.

End of Section.

ADVISORY NOTES

AN1 COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The Commonwealth *Environment Protection and Biodiversity and Conservation Act 1999* provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.

This application has been assessed in accordance with the New South Wales *Environmental Planning & Assessment Act 1979*. It is the Applicant's responsibility to consult the Australian Commonwealth Department of Environment to determine the need for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not apply. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.

AN2 SYDNEY WATER

Where relevant an application shall be made to Sydney Water for a Certificate under Part 6, Division 9, Section 73 of the *Sydney Water Act, 1994* (Compliance Certificate). Evidence that a Compliance Certificate has been applied for (i.e. Notice of Requirements) shall be produced to the satisfaction of the PCA prior to the issue of a Construction Certificate. The Section 73 Certificate shall be submitted to the PCA prior to the occupation of the development or release of the linen plan.

AN3 COMPLIANCE CERTIFICATE

(1) Prior to issuing a subdivision certificate, a Compliance Certificate shall be provided to the approval authority 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.

(2) The developer shall obtain the Compliance Certificate from the relevant local water supply authority and produce this to the satisfaction of:
   (1) the certifying authority before release of the relevant Construction Certificate;
   (2) the approval authority before the release of the relevant subdivision certificate; and
   (3) the PCA prior to occupation.

AN4 REQUIREMENTS OF PUBLIC AUTHORITIES

The Applicant shall comply with the requirements of any public authorities (e.g. AusGrid, 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 a Construction Certificate.

AN5 COMPLIANCE WITH BCA

The Applicant is advised to consult with the PCA about any modifications needed to comply with the BCA prior to submitting the application for a Construction Certificate.

AN6 STRUCTURAL CAPABILITY FOR STRUCTURES

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

(a) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7 am without the prior approval of the relevant authority.

AN7 CONSTRUCTION INSPECTIONS

(1) Compliance certificate/s shall be issued by the PCA and 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:
   (a) foundations;
   (b) footings;
   (c) damp proof courses and waterproofing installation;
   (d) structural concrete, including placing of reinforcement and formwork prior to pouring;
   (e) structural beam and column framing;

(f) timber wall and roof framing; and
(g) stormwater disposal.

(2) 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 DISABILITY DISCRIMINATION ACT

(1) This application has been assessed in accordance with the *Environmental Planning and Assessment Act 1979*. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*.

(2) The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references *AS 1428.1 - Design for Access and Mobility*. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act 1992* currently available in Australia.

AN9 ASBESTOS REMOVAL

All excavation works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".

AN10 ROAD CLOSURE

A temporary road closure permit is to be obtained by Council/RMS prior to the closure of any roads.

End of Section.