

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthony Witherdin
Director

Key Sites Assessments

Sydney: 15 February 2022

SCHEDULE 1

Development consent:	SSD 7942 granted by Executive Director on 20 December 2017
For the following:	Construction and operation of an open water surf sports lagoon facility
Applicant:	Urbn Surf (Sydney) Pty Ltd
Consent Authority:	Minister for Planning
The Land:	Pod B, P5 Car Park, Hill Road, Sydney Olympic Park (Lot 71 DP 1191648)
Modification:	SSD 7942 MOD 1: Amendments to the built form and internal layout of the building; amendments to the lagoon and ancillary features; amendments to the landscaping, lighting, and layout of parking areas; and extension to the hours of operation

SCHEDULE 2

The above approval is modified as follows:

1. Schedule 2, Part A, Administrative Conditions – is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows:

Terms of Consent

A2. The Applicant, in acting on this consent, must carry out the development:

- a) in compliance with the conditions of this consent;
- b) in accordance with all written directions of the Secretary;
- c) generally in accordance with the State Significant Development Application SSD 7942 and EIS;
- d) generally in accordance with the RTS;
- e) ~~the following drawings:~~ **in accordance with the modification application titled 'Statement of Support for Section 4.55(2) Modification Application to SSD-7942', RTS and RRTS**
- f) **the following drawings:**

Architectural (or Design) Drawings prepared by MJA Studio <u>Clarke Hopkins Clarke</u>			
Drawing No.	Revision	Name of Plan	Date
DA.00	E	Cover Page	22.09.2017
DA.01	C	Location Plan	06.04.2017
DA.02	C	Existing Site Context	06.04.2017
DA.03	C	Existing Site Topography	06.04.2017
DA.04	C	Existing Services Map	06.04.2017
DA.05	C	Proposed Demolition Plan	06.04.2017
DA.06	C	Proposed Subdivision Plan	06.04.2017
DA.07	E	Proposed Site Plan	20.06.2017
DA.08	D	Overshadowing Diagrams	14.06.2017
DA.09	D	Lower Level Plan	22.09.2017
DA.10	F	Proposed Ground Level Plan	22.09.2017
DA.11	F	Proposed Upper Level Plan	22.09.2017
DA.12	D	Proposed Roof Plan	14.06.2017
DA.13A	D	Dimension Plan	14.06.2017
DA.13B	D	Proposed Fencing and Secure Perimeter Plan	14.06.2017
DA.14	D	E-House and Water Treatment – Proposed Building Floor Plans	14.06.2017
DA.15	D	Workshop and Surf Academy – Proposed Building Floor Plans	14.06.2017
DA.16	F	Change Rooms and Rentals – Proposed Building Floor Plans	22.09.2017
DA.17	E	Café, Ticketing and Retail – Proposed Ground Floor Plans	14.06.2017
DA.18	F	Bar and Alfresco – Proposed Building Floor Plans	22.09.2017
DA.19	D	Bar and Alfresco – Proposed Buildings Sections	14.06.2017
DA.20	E	Siteplan Components	20.06.2017
DA.20B	E	Aerial View – Proposed Site Plan	20.06.2017
DA.21	D	Site Sections – A, B, C	14.06.2017
DA.22	D	Site Sections – 1, 2, 3	14.06.2017
DA.23	D	Hill Rd Edge Condition	14.06.2017

DA.24	D	Ring Road Edge Condition 1	14.06.2017
DA.25	D	Ring Road Edge Condition 2	14.06.2017
DA.26	C	Built Form Elevations	06.04.2017
DA.27	C	Material Palette	06.04.2017
DA.28	C	Built Form Image – Entry View	06.04.2017
DA.29	C	Built Form Image – The Sidepath	06.04.2017
DA.30	C	Built Form Image – The Service Yard	06.04.2017
DA.31	C	Built Form Image – The Lagoon Wall	06.04.2017
DA.32	C	Built Form Image – The Cove Lounge	06.04.2017
DA.33	C	Built Form Image – The Promenade	06.04.2017
DA.34	C	Built Form Image – The Hill	06.04.2017
DA.35	C	Built Form Image – Upstairs View	06.04.2017
DA.36	D	Built Form Image – Aerial View	14.06.2017

Architectural (or Design) Drawings prepared by Clarke Hopkins Clarke			
<u>Drawing No.</u>	<u>Revision</u>	<u>Name of Plan</u>	<u>Date</u>
<u>DA.00</u>	<u>C</u>	<u>Cover Sheet</u>	<u>27.10.2021</u>
<u>DA.01</u>	<u>C</u>	<u>Location Plan</u>	<u>27.10.2021</u>
<u>DA.02</u>	<u>C</u>	<u>Existing Site Topography and Existing Conditions</u>	<u>27.10.2021</u>
<u>DA.03</u>	<u>C</u>	<u>Existing Services</u>	<u>27.10.2021</u>
<u>DA.04</u>	<u>C</u>	<u>Demolition Plan</u>	<u>27.10.2021</u>
<u>DA.05</u>	<u>C</u>	<u>Proposed Subdivision Plan and Dimension Plan</u>	<u>27.10.2021</u>
<u>DA.06</u>	<u>C</u>	<u>Aerial View – Proposed Site Plan</u>	<u>27.10.2021</u>
<u>DA.07</u>	<u>C</u>	<u>Proposed Site Plan</u>	<u>27.10.2021</u>
<u>DA.08</u>	<u>C</u>	<u>Proposed Basement Site Plan</u>	<u>27.10.2021</u>
<u>DA.09</u>	<u>C</u>	<u>Proposed Ground Floor Site Plan</u>	<u>27.10.2021</u>
<u>DA.10</u>	<u>C</u>	<u>Proposed Level 1 Site Plan</u>	<u>27.10.2021</u>
<u>DA.11</u>	<u>C</u>	<u>Proposed Site Sections</u>	<u>27.10.2021</u>
<u>DA.12</u>	<u>C</u>	<u>Shadow Diagrams</u>	<u>27.10.2021</u>
<u>DA.13</u>	<u>C</u>	<u>Proposed Secure Perimeter Plan</u>	<u>27.10.2021</u>
<u>DA.14</u>	<u>D</u>	<u>Proposed GA Basement Plan</u>	<u>27.10.2021</u>
<u>DA.15</u>	<u>D</u>	<u>Proposed Basement Floor (Part 1)</u>	<u>27.10.2021</u>
<u>DA.16</u>	<u>D</u>	<u>Proposed GA Ground Plan</u>	<u>27.10.2021</u>
<u>DA.17</u>	<u>D</u>	<u>Proposed Ground Floor (Part 1)</u>	<u>27.10.2021</u>
<u>DA.18</u>	<u>D</u>	<u>Proposed Ground Floor (part 2)</u>	<u>27.10.2021</u>
<u>DA.19</u>	<u>D</u>	<u>Proposed GA First Floor Plan</u>	<u>27.10.2021</u>
<u>DA.20</u>	<u>D</u>	<u>Proposed First Floor (Part 1)</u>	<u>27.10.2021</u>
<u>DA.21</u>	<u>D</u>	<u>Proposed First Floor (Part 2)</u>	<u>27.10.2021</u>
<u>DA.22</u>	<u>D</u>	<u>Proposed GA Roof Plan</u>	<u>27.10.2021</u>
<u>DA.23</u>	<u>D</u>	<u>Proposed Roof Plan (Part 1)</u>	<u>27.10.2021</u>
<u>DA.24</u>	<u>D</u>	<u>Proposed Roof Plan (Part 2)</u>	<u>27.10.2021</u>
<u>DA.25</u>	<u>E</u>	<u>Proposed GA Elevations</u>	<u>27.10.2021</u>
<u>DA.26</u>	<u>E</u>	<u>Proposed GA Elevations</u>	<u>27.10.2021</u>
<u>DA.27</u>	<u>D</u>	<u>Proposed Building Sections</u>	<u>27.10.2021</u>
<u>DA.28</u>	<u>A</u>	<u>Service Area 1 – Maintenance Shed</u>	<u>15.04.2021</u>

<u>DA.29</u>	<u>B</u>	<u>Service Area 2 Plan</u>	<u>25.10.2021</u>
<u>DA.30</u>	-	<u>Service Area 2 Elevations and Sections</u>	-
<u>DA.30</u>	<u>E</u>	<u>External Materials Schedule</u>	<u>27.10.2021</u>
<u>DA.31</u>	<u>D</u>	<u>3D Concept Imagery – Overall Site</u>	<u>27.10.2021</u>
<u>DA.32</u>	<u>D</u>	<u>3D Concept Imagery – Entrance</u>	<u>27.10.2021</u>
<u>DA.33</u>	<u>D</u>	<u>3D Concept Imagery – Food and Beverage</u>	<u>27.10.2021</u>
<u>DA.34</u>	<u>C</u>	<u>3D Concept Imagery – Surf Academy</u>	<u>27.10.2021</u>

<u>Landscape (or Design) Drawings prepared by Oculus</u>			
<u>Drawing No.</u>	<u>Revision</u>	<u>Name of Plan</u>	<u>Date</u>
<u>L000</u>	<u>B</u>	<u>Cover Sheet</u>	<u>29.10.2021</u>
<u>L001</u>	<u>B</u>	<u>Legend and Materials Schedule</u>	<u>29.10.2021</u>
<u>L002</u>	<u>B</u>	<u>Plant Schedule</u>	<u>29.10.2021</u>
<u>L003</u>	<u>A</u>	<u>Tree Retention and Removal Plan</u>	<u>10.03.2021</u>
<u>L004</u>	<u>C</u>	<u>Illustrative Masterplan</u>	<u>29.10.2021</u>
<u>L200</u>	<u>C</u>	<u>Site Plan</u>	<u>29.10.2021</u>
<u>L201</u>	<u>C</u>	<u>Surface Finishes and Materials</u>	<u>29.10.2021</u>
<u>L202</u>	<u>C</u>	<u>Surface Finishes and Materials</u>	<u>29.10.2021</u>
<u>L203</u>	<u>C</u>	<u>Surface Finishes and Materials</u>	<u>29.10.2021</u>
<u>L204</u>	<u>C</u>	<u>Surface Finishes and Materials</u>	<u>29.10.2021</u>
<u>L600</u>	<u>B</u>	<u>Sections and Elevations Section Location Plan</u>	<u>29.10.2021</u>
<u>L601</u>	<u>B</u>	<u>Sections and Elevations A and B</u>	<u>29.10.2021</u>
<u>L602</u>	<u>B</u>	<u>Sections and Elevations C and D</u>	<u>29.10.2021</u>
<u>L603</u>	<u>B</u>	<u>Sections and Elevations E and F</u>	<u>29.10.2021</u>
<u>L604</u>	<u>B</u>	<u>Sections and Elevations K and L</u>	<u>29.10.2021</u>
<u>L700</u>	<u>C</u>	<u>Sections and Elevations K and L</u>	<u>29.10.2021</u>
<u>L701</u>	<u>B</u>	<u>Sections and Elevations G, H, I and J</u>	<u>29.10.2021</u>
<u>L703</u>	<u>A</u>	<u>Cabana Perspectives</u>	<u>10.03.2021</u>
<u>L704</u>	<u>A</u>	<u>Playground Elevations</u>	<u>10.03.2021</u>

Limits on Consent

A5. This consent in no way implies or grants approval for the following:

- a) Subdivision of the site or building; and
- b) ~~the entry signage (and associated landscaping features) shown in the Landscape Masterplan in Attachment 6 of the RTS~~

Separate development application(s) must be lodged and consent obtained from the relevant consent authority for the above works and uses (except where exempt and complying development applies).

2. Schedule 2, Part B, Prior to Issue of Construction Certificate – is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows:

Signage Plan

B5. A Signage Plan must be prepared including final details of façade building identification signage. The signage must be generally consistent with the details provided in the Architectural Drawings in Attachment 1 of the RTS **Condition A2(f)**. The signage must also be consistent with the *Sydney Olympic Park Authority Guidelines for Outdoor Advertising*,

Identification and Promotional Signage (October 2002). The Signage Plan must be submitted to and approved by SOPA and a copy provided for the Secretary's information prior to the issue of the relevant Construction Certificate for signage installation.

Landscaping Plan

B6. A detailed Landscaping Plan prepared by a suitably qualified person in consultation with Council and to the satisfaction of SOPA shall be submitted to the Certifying Authority for approval prior to the issue of a relevant Construction Certificate. The Plan shall be generally in accordance with the ~~Landscape Masterplan in Attachment 6 of the RTS~~ **Landscape Drawings in Condition A2(f)** and include the following:

- a) final details of all landscaping and public domain works;
- b) a materials palette for all landscape furniture and features;
- c) the design, finish and materials of all landscape furniture and features (seats, benches, shading devices, awnings etc), outdoor lighting and landscape infrastructure;
- d) a high level of shading in the eastern lagoon deck area, the children's play area and activity node areas;
- e) provision of a toddler pool, adventure playground, **and** mini half pipe skate ramp (or similar) ~~and climbing wall~~ as part of the lagoon-side features;
- f) an entry plaza finished with permeable pavement which provides a high level of integration with the adjacent public domain and public access from the Holker Busway;
- g) a car park with clearly demarcated pedestrian access paths, directional signage and balanced lighting;
- h) measures to ensure existing large mature screening trees on the site boundaries are retained (where possible) and supplemented with additional local endemic plantings such as Sydney Turpentine Ironbark Forest on the northern and eastern boundaries;
- i) ensure all landscaping plantings are primarily drawn from native vegetation communities located near the subject site consistent with the recommendations of the Flora and Fauna Assessment in Attachment 10 of the EIS; and
- j) details for on-going maintenance of landscape areas.

A copy of the approved Landscaping Plan must be provided to the Secretary.

Ecologically Sustainable Development

B10. The detailed design of the development shall incorporate the recommendations of the Ecologically Sustainable Development Review in Attachments 7a and 7b of the EIS- **and as amended by the Sustainability Statement prepared by Northrop (dated 7 April 2021, reference SY191314-00-SUS-ME-1) in SSD 7942 MOD 1**. Details demonstrating compliance with this condition are to be submitted to the Certifying Authority prior to the issue of a relevant Construction Certificate.

Car Parking

B16. ~~Seven~~ **34** staff car parking spaces shall be provided in the main service yard.

Bicycle Parking

B20. A minimum of ~~25~~ **30** bicycle parking spaces are to be provided for the development. ~~Five~~ **Ten** of the spaces are to be provided for staff parking in a secure undercover location within the staff areas of the development.

The layout, design and security of all bicycle facilities either on-street or off-street must comply with the minimum requirements of *AS 2890.3-1993 Parking Facilities Part 3: Bicycle Parking Facilities*.

Outdoor Lighting

B24. The Applicant must ensure that:

- a) outdoor lighting complies with lighting plans ~~in Attachment 8a, 8b and 8c of the RTS prepared by Northrop (dated 29 October 2021, reference SY191314-EL11-1) in SSD 7942 MOD 1;~~
- b) unless otherwise agreed in writing by SOPA, all lighting is designed in a manner that excludes upwards-pointing lights, and minimises light spill to Narawang Wetland and Haslams Creek habitats;
- c) the luminaire design of sports lighting poles is fitted with cut-off fixtures such that all light is directed downwards to the facility; and
- d) outdoor security and display lighting is fitted with cut-off fixtures such that light is directed at the target area only.

Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the ~~Certifying Authority~~ **Planning Secretary** prior to the issue of a relevant Construction Certificate.

Water Quality Design

B40. In consultation with Western Sydney Local Health District, the development shall be designed to ensure facilities can be maintained in accordance with the Public Health Act 2010 and Regulation 2021 requirements for public swimming pools. Details demonstrating compliance with these requirements must be submitted to the Certifier prior to the issue of the relevant Construction Certificate.

3. Schedule 2, Part D, During Construction is amended by the deletion of ~~struck-out words~~ and the insertion of **bold and underlined** words as follows:

D5A. The Applicant must engage an EPA-accredited site auditor within 1 month from the date of determination of modification application (SSD 7942 MOD 1), to:

- a) **review the adequacy of contamination reports, including investigation and validation reports, and issue associated interim site audit advice documenting the outcome of those reviews**
- b) **review the adequacy of contamination reports, including investigation and validation reports, and issue associated interim site audit advice documenting the outcome of those reviews (refer to Condition E2)**

D30. All excavated material, including asbestos containing material, and wastewater generated during the investigation works that is required to be removed from site must be classified, handled, transported and disposed of offsite at a licensed facility that is authorised to accept the material in accordance with the Protection of the Environment Operations (Waste) Regulation 2014.

4. Schedule 2, Part E, Prior to Occupation or Commencement of Use is amended by the deletion of ~~struck-out words~~ and the insertion of **bold and underlined** words as follows:

Site Validation

E2. ~~Prior to the issue of any Occupation Certificate, the Applicant shall engage a suitably qualified and experienced contamination expert to submit a detailed Validation Report prepared in accordance with the Department of Urban Affairs and Planning's Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land 1988 and the OEH's Guidelines for Consultants Reporting on Contaminated Sites 1997 to the EPA, SOPA, the Secretary, the Certifying Authority and the Council. The Validation Report must verify the site is suitable for the proposed uses and that any excavated material re-used on site or disposed off-site, has been appropriately classified, validated, managed and the relevant approvals obtained in accordance with the relevant legislation and any relevant approved materials management plan/s.~~

Prior to occupation, the Applicant shall submit a Section A Site Audit Statement and Report issued by an EPA-accredited site auditor to certify suitability of the land for the proposed use.

The Applicant must submit the Section A Site Audit Statement and Report to the EPA, Council, Planning Secretary, SOPA and Certifier.

Noise Management Plan

- E6. Prior to the commencement of use, the Applicant shall engage a suitably qualified expert to prepare a Noise Management Plan for the operation of the development. The Plan must be ~~approved by~~ **prepared in consultation** with SOPA's Director, Environment and Planning and **approved by the Planning Secretary** prior to the issue of the Final Occupation Certificate. The Plan must:
- a) outline all noise management and mitigation measures to be implemented during operation of the facility to ensure compliance with the noise limits in this consent, including during events held on site; ~~and~~. **Noise management and mitigation measures shall include, but not limited to:**
 - **engagement of security personnel where required for the night time period operations to ensure that patrons do not cause nuisance, or annoyance to the quiet and good order of the neighbourhood**
 - **the proprietors of the venue being responsible at all times for the orderly dispersal of patrons from the venue**
 - **restrictions on patron numbers and/or events**
 - **restrictions on sound amplification equipment and noise limiters**
 - **complaints procedures and reporting**
 - b) include a suitable noise monitoring program **(refer to Condition F4A and Condition F4B).**

Ecologically Sustainable Development

- E27. Prior to the issue of the Final Occupation Certificate, the Applicant is to provide documentation to the Certifying Authority demonstrating the detailed design of the development has incorporated, and would operate in accordance with, the recommendations of the Ecologically Sustainable Development Review in Attachments 7a and 7b of the EIS **and as amended by the Sustainability Statement prepared by Northrop (dated 7 April 2021, reference SY191314-00-SUS-ME-1) in SSD 7942 MOD 1.**

Lighting Audit

- E31. Prior to issue of an Occupation Certificate, the Applicant shall engage a suitably qualified expert to prepare a Lighting Audit. The Lighting Audit shall confirm as built compliance with the requirements of outdoor lighting (refer to Condition B24).**

Details demonstrating compliance with this requirement are to be submitted to the satisfaction of the Certifying Authority prior to the issue of an Occupation Certificate.

Notification of Commencement of Operations

- E32. The Planning Secretary must be notified in writing of the date of commencement of operations at least 48 hours before operations commence.**

5. Schedule 2, Part F, Post Occupation or During Use is amended by the deletion of ~~struck-out~~ words and the insertion of **bold and underlined** words as follows:

F3A. Notwithstanding Condition F2 and F3 above, the development may operate between 5.00 am to 6.00 am 7 days a week, and between 10.00 pm and 12 midnight Friday and Saturday for a trial period of two years from the date of the issue of the Occupation Certificate. The Secretary is to be informed in writing of the date of commencement of the trial hours.

A modification or development application may be lodged to continue any trial period specified in these conditions no earlier than 60 days before the end of the trial period and no later than 30 days before the end of the trial period. The consideration of a proposed continuation and/or extension of a trial will be based on, among other things:

- **potential noise impacts on residential receivers and lighting impacts on native fauna**
- **the performance of the operator in relation to the compliance with the development consent conditions, including noise limits in Condition F4 and predicted noise limits (Condition F4B) and lighting limits in Condition F26B**
- **any substantiated complaints received**
- **any views expressed by SOPA, EESG and EPA.**

Provided that:

- a) any application to continue a trial period is lodged no earlier than 60 days before the end of the trial period and no later than 30 days before the end of the trial period; and**
- b) the applicant provides any additional information that the consent authority reasonably requests to assess the application within 7 days of receipt of that request; and**
- c) the applicant diligently prosecutes the application and any appeal in respect of the application;**

then the activity the subject of the application for extension may continue until such time as the application is finally determined.

Noise Limits

F4. The Applicant must ensure noise generated by the use of development does not exceed the noise limits outlined in Table 1 below at any receiver location.

Table 1: Noise Limits (dB(A))

Receiver Location	Day	Evening	Night
	L _{eq} (15 minute)	L _{eq} (15 minute)	L _{eq} (15 minute)
Nearest residence (Blaxland Avenue, Newington)	45	45	40
Sydney BMX Track (when in use)	55		

Note:

- **To identify a receiver location, refer to in Attachment 7 of the RTS the Acoustic Report prepared by Stantec (dated 17 June 2021, reference 30730, revision 06) in SSD 7942 MOD 1; and**
- **Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) outlined in the EPA's NSW Industrial Noise Policy NSW Noise Policy for Industry.**

Noise Monitoring

F4A. Attended and unattended noise monitoring must be undertaken between 5 am and 12 midnight on an annual basis, or otherwise directed by the Planning Secretary from the commencement of operations and must be carried out:

- on one occasion within three months of the commencement of operations on a Friday or Saturday
- on one occasion where a small event is held for less than 500 patrons
- on one occasion where a medium event is held for 500 to 1000 patrons
- on one occasion where a large event is held for over 1000 patrons
- on one occasion within three months before the end of the annual period where monitoring has not been triggered above during standard and trial operating hours.

Noise Compliance Assessment Report

F4B Noise Compliance Assessment Reports (Noise Verification Report) must be prepared by a suitably qualified and experienced acoustic consultant in accordance with the Noise Policy for Industry and include:

- an assessment of compliance with the noise limits in Condition F4
- an assessment of compliance with the predicted noise levels of 32 dB(A) (LAeq 15mins) at the nearest residential receiver and 46 dB(A) (LAeq 15mins) at the nearest active recreational area (Sydney BMX Track) specified in the Acoustic Report prepared by Stantec (dated 17 June 2021, reference 30730, revision 06) in SSD 7942 MOD 1
- recommendation/s for additional noise mitigation measures to be implemented (either at the receiver or source) and the timeframe for implementation of the required mitigation measures should the noise limits specified in Condition F4 and predicted noise levels in Condition F4B not be achieved.

Noise Compliance Assessment Reports (Noise Verification Report) must be submitted to the Planning Secretary for endorsement within 7 days of the annual noise monitoring being undertaken, in accordance with Condition F4A. A copy of the endorsed Noise Compliance Assessment Reports (Noise Verification Report) must be submitted to SOPA within 7 days of the Planning Secretary's endorsement.

Ecologically Sustainable Development

F14. One year after the commencement of use, and every three years thereafter, the Applicant shall prepare an Energy and Water Use Reduction Plan detailing the results of further investigations undertaken to reduce the water and energy demands of the development. the Plan shall:

- a) be generally consistent with the relevant recommendations of the Ecologically Sustainable Development Review in Attachments 7a and 7b of the EIS and commitments made in the RTS **and as amended by the Sustainability Statement prepared by Northrop (dated 7 April 2021, reference SY191314-00-SUS-ME-1) in SSD 7942 MOD 1**
- b) include details of further investigations undertaken regarding the availability and viability of additional recycled and non-potable water supplies to the site;
- c) include details of further investigations undertaken regarding the provision of alternative power supplies to the site with the goal of achieving carbon neutrality as practicable;
- d) Include a set of recommendations and actions to further reduce the water and energy demands of the development and a timeframe for their implementation.

Each Plan must be submitted to the Secretary for information within two weeks of its completion.

F26A. All outdoor lighting shall operate in compliance with the External Lighting Assessment prepared by Northrop (dated 29 October 2021, reference SY191314-ER-

1) and Basin Lighting Statement of Compliance prepared by Northrop (dated 29 October 2021, reference SY191314-ER-11-1).

F26B. Lighting generated by the development must not exceed the limits identified in the table below, for values in excess of the existing modelled light levels in accordance with the External Lighting Assessment prepared by Northrop (dated 29 October 2021, reference SY191314-ER-1) and Basin Lighting Statement of Compliance prepared by Northrop (dated 29 October 2021, reference SY191314-ER-11-1).

Table 2: Lighting Limits (Lux)

<u>Location</u> (vertical lighting levels in 30 m high zone)	<u>Lux</u>
Segment 1	0.4
Segment 2	1.3
Segment 3	1.5
Segment 4	2.8
Segment 5	0

Note:

- To identify a segment location, refer to the External Lighting Assessment prepared by Northrop (dated 29 October 2021, reference SY191314-ER-1) in SSD 7942 MOD 1

Light Monitoring

F26C. Light monitoring must be undertaken between 5 am and 12 midnight (except during daylight hours) annually from the commencement of operations and must be carried out:

- on one occasion within three months of the commencement of operations on a Friday or Saturday
- on one occasion where a small event is held for less than 500 patrons
- on one occasion where a medium event is held for 500 to 1000 patrons
- on one occasion where a large event is held for over 1000 patrons
- on one occasion within three months before the end of the annual period where monitoring has not been triggered above during standard and trial operating hours.

Lighting Report

F26D A lighting compliance assessment report must be prepared by a suitably qualified lighting consultant and include:

- an assessment of compliance with the lighting limits in Condition F26A and Condition F26B and requirements of Condition F26C; and
- an outline of any management actions taken or measures implemented within the monitoring period to address any exceedances of the limits contained in Condition F26A and Condition F26B.

A copy of the lighting compliance assessment report must be submitted to SOPA and the Planning Secretary within 7 days of light monitoring being undertaken.

Signage Illumination

F31. The luminance levels of signage must comply with Australian Standard AS 4282-1997 Control of the obtrusive effects of outdoor lighting.

6. Advisory Notes is amended by the deletion of ~~struck out words~~ and the insertion of **bold and underlined** words as follows:

Contamination

- AN8. The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site so as to result in significant contamination (note this would render the Applicant the 'person responsible for the contamination under section 6(2) of the Contaminated Land Management Act 1997).**

End of modification
(SSD 7942 MOD 1)