

Secretary
Department of Planning, Industry and Environment
320 Pitt Street
SYDNEY
NSW 2001

Attn: David Glasgow

Sites 2A and 2B Australia Avenue, Sydney Olympic Park (SSD-9383)

Dear Mr Glasgow,

I refer to your request for comments on SSD-9383 for the development of Sites 2A and 2B, Australia Avenue, Sydney Olympic Park (the site).

Sydney Olympic Park Authority (SOPA) supports the proposed development of a 30 storey hotel tower (Site 2A) and 14 storey commercial building with ground floor retail (Site 2B), landscaping and basement parking across both sites.

The site is located within the Parkview Precinct under Sydney Olympic Park Master Plan 2030 (2018 Review), and nominated for land uses including mixed commercial, hotels and serviced apartments within a 30 storey tower zone (5-8 storey block edge) with a landscaped urban forecourt to Australia Avenue.

1. Design Excellence, Landscaping and Public Domain

The proposed development has complied with SOPA's Design Excellence Policy, endorsed by the NSW Government Architect's Office.

The proposed development scheme was selected through a design competition for the site, which was held on 10 September 2018. The design competition Jury was chaired by a delegate of the Government Architect.

This current proposal was selected as the winning design, with the Jury commending both the built form design of the circular hotel façade and the use of cross laminated timber on the commercial building to achieve positive environmental outcomes. The Jury did however raise concern that the initial landscape design response did not appear to respond to the architectural proposal. Below is the recommendation by the Jury:

Recommendation to Progress

Subject to the following matters being resolved by the winning competitor, the proposed design is considered to achieve design excellence.

1. The development of the façade to respond to the constraints and opportunities presented by different aspects of the northern, eastern, western and southern aspects.
2. Inclusion of an outlook to the outside from the lift foyer on each floor.
3. Development of the individual room layouts for the hotel rooms demonstrating good light and preferably the ability to have natural ventilation to all habitable spaces.
4. Development of the landscape and public domain to consider:
 - The extension of Dawn Fraser Avenue;
 - Logical articulation of landscape design strategies, a clear contextual response and an increase in the proposed tree coverage; and
 - An alternative design resolution for the public domain, should it prove unfeasible or undesirable to raise the existing fig tree.

5. The non-compliance on FSR should be amended through the design development. The Jury do not support the non-compliance on FSR given that the proposal is also significantly non-compliant on height.
6. The non-compliance on height should be analysed in terms of the shadowing impact of the extra height. It is understood that to achieve the allowable FSR the designers might otherwise adopt a less slender building, and that this is not supported by the Jury. Therefore, the shadow analysis is to show that the extra 'reach' of the proposed building shadow does not impact adversely on surrounding public domain or the ability for residential buildings to achieve minimum solar access compliance under the ADG. The issue of height should be resolved by the SOPA Design Review Panel prior to submission of the State Significant Development application to DPE.

The revised scheme shall be presented to the Sydney Olympic Park Authority Design Review Panel until such time as the matters above have been satisfactorily resolved. The Design Review Panel should contain at least one member of the competition Jury.

The proposed development has since been subject to two (2) DRP meetings, the first on 31 October 2018 and the second on 3 September 2019. Both resolutions from these DRP meetings are attached to this submission.

At the 3 September 2019 meeting, the DRP resolved to recommend that design excellence be awarded, subject to the resolution of further design development and refinement of the landscaping through the SSD submission. The key recommendations of the DRP as summarised below relate specifically to public domain and landscaping:

- The hierarchy of circulation to the public realm requires further consideration
- The impact of wind and microclimate on the Market Place of building 2B should be further considered
- Green space and green cover should be optimised
- The provision of additional greening to Parkview Drive is encouraged
- Development of the lifeline concept requires artist input
- Further shadow studies must be undertaken for Building 2B

The comments provided by the DRP in relation to the landscaping and public domain design has been integrated and set out in the SSD application. However, in order to safeguard the integrity of the overall landscaping and public domain design which was considered a key component in the recommendation of awarding design excellence, SOPA requests the inclusion of the recommended condition requiring final landscape and public domain plans to be submitted and approved by SOPA prior to construction.

2. Fig Tree

The site includes an established and significant Moreton Bay Fig tree (*Ficus macrophylla*) which has remained in its original position as Sydney Olympic Park has been developed. The fig tree is identified in the Master Plan to be retained when the site is developed.

The fig tree has been subject to various retention iterations during the development of the landscape and public domain plan. SOPA is now pleased that the position of the fig tree will be preserved in situ. As significant construction and development will be occurring directly adjacent to the fig tree, SOPA recommends that the CEMP identifies suitable measures to protect the tree during construction.

In addition, SOPA recommends that to manage the tree for its long-term health and viability, an arborist report is required to address a long-term management plan for the fig tree that identifies management responsibilities (post-occupation), a management regime, monitoring of tree health, triggers for further assessment/ intervention (including where applicable a requirement to alter land use under and around the tree, stormwater drainage, irrigation, etc). SOPA requests the inclusion of the recommended condition requiring final this on-going management plan to be approved by SOPA prior to construction.

SOPA advises that the existing concrete balustrading on Australia Avenue, which is approximately 3.5m above the base of the fig tree and Murray Rose Avenue, which is also elevated from the fig tree, was put in place to protect the tree and significant drop from road traffic accidents. As such, any removal of this protective balustrading should comply with road safety guidelines and Australian standards.

It is also identified that another existing Moreton Bay Fig Tree to the east of the site may be impacted as a result of the development. This tree is located outside of the site, yet has root and canopy cover extending into the site. Accordingly, non-destructive root mapping needs be undertaken to verify the location of the major roots and guide the location for the basement wall along the eastern boundary.

Irrigation of the fig tree needs to be assessed with consideration that the proposed stormwater is being redirected from the fig tree area.

3. Street layout, Traffic, Access and Pedestrian movements

SOPA notes that the proposed extension of Dawn Fraser Avenue (east) differs from the existing sections of Dawn Fraser Avenue to the west with its wider footpaths with tree plantings and integrated parking bays. The application does not provide any real justification or reasoning for why this street alignment is not maintained, even though SOPA can appreciate there is a differing street use and access, and therefore potential justification to relax the more formal design of the western sections of Dawn Fraser Avenue.

Further, the application does not include any documentation or specifications as to how or what standard this new section of Dawn Fraser Avenue will be constructed to above the proposed basement parking. In addition, the application lacks design details for how the streets are designed to fit into the existing and planned Parkview street network, specifically the new section of Dawn Fraser Avenue and Parkview Street off Bennelong Parkway which

was constructed by SOPA in 2016, the existing section of Parkview Drive and the new sections of Murray Rose Avenue East. As such, SOPA requests that these new streets and the alignments are designed and constructed in accordance with SOPA's planned network and to appropriate standards.

SOPA also requires that the civil drawings be updated to include:

1. Details for the laneway's eastern boundary. The laneway design should be fully detailed to be contained within the existing site with 6m wide carriage way, 1.8m wide footpath (300mm kerb + 1500mm path) lane width with one way crossfall towards the newly proposed stormwater drainage pits.
2. Plans for all of the swept path analysis. The analysis for the road must be undertaken for all possible vehicle types, including servicing vehicles such as waste trucks accessing the proposed development in this area.
3. The porte-cochere's traffic movement. The porte-cochere's exit and entry's traffic impact need to be addressed with regard to safety and queuing distance. The analysis must include small cars, mini buses, buses and service vehicles. Further, the location of the kerb and gutter for the porte-cochere should be coordinated with the swept path analysis. The swept paths must be prepared for a range of the vehicle sizes including 12m rigid bus.
4. Swept path analysis for the porte-cochere is also required to be undertaken for a range of vehicle sizes up to and including a 12m rigid bus.
5. The proposed kerb alignment and inroad tree planting in Dawn Fraser Avenue East, and how this relates to Master Plan 2030 (2018 Review) and, SOPA's Urban Elements Design Manual (UEM).
6. The road and driveways long and cross sections should enable vertical (ground) clearance for small vehicles in accordance with Austroad and Australian Standards.

With regard to pedestrian movements, priority along Murray Rose Avenue is an important factor in linking the existing and future development to the east to the wider Sydney Olympic Park. As such, pedestrian priority should be maintained at the crossing with the porte-cochere with flush and raised thresholds in the design development of the public realm.

In this regard, Sydney Olympic Park's UDEM provides detailed guidance on in road tree planting and pavement ramps.

Further, enhancement of cross site pedestrian flows from Dawn Fraser Ave through to Parkview Drive could support secondary pedestrian flow paths linking the Parkview Precinct with the rail station and main town centre streets. SOPA would support consideration of improving through site pedestrian links at the ground level of Site 2B if possible.

SOPA also requests an assessment of whether the private domain requires hearing loops where impacted by high pedestrian traffic influx from any major events, this should be confirmed by the access consultant.

SOPA requests the inclusion of the recommended conditions requiring detailed interface plans be submitted and approved by SOPA prior to construction.

4. Stormwater and drainage

SOPA advises that the expectant drainage assumptions for the sites are inaccurate, the identified discharge point for the stormwater drainage is identified to be decommissioned and that the proposed layout imposes a risk of flooding to the activated area around the fig tree.

To assist, the permissible discharge points for stormwater are shown below on Australia Ave (Figure 1). The roof catchment must be drained to these points to divert the drainage to the Northern Water feature catchment and as such, the on-site detention, rainwater tank and Water Sensitive Urban Design (WSUD) for the building are not required in this instance.




 Permissible discharge point for the building

Figure 1

In addition, the area around the fig tree needs to be assessed from a flooding and risk perspective. Further, only the low podium (around the fig tree) and the street may be connected to the drainage pipe at low level.

With regard to stormwater drainage, the pipe shown in the image below (Figure 2) must be made redundant and the street inlet pit be directly connected to the bio-swale on the opposite side of the road with a new pipe and headwall (the orange arrow). This change will have significant impact on the fig tree's water intake. Therefore, irrigation should be considered for the fig tree.

Further, the surface run-off from Dawn Fraser Avenue east must be drained to the tree pits with erosion measures for erosion prevention.

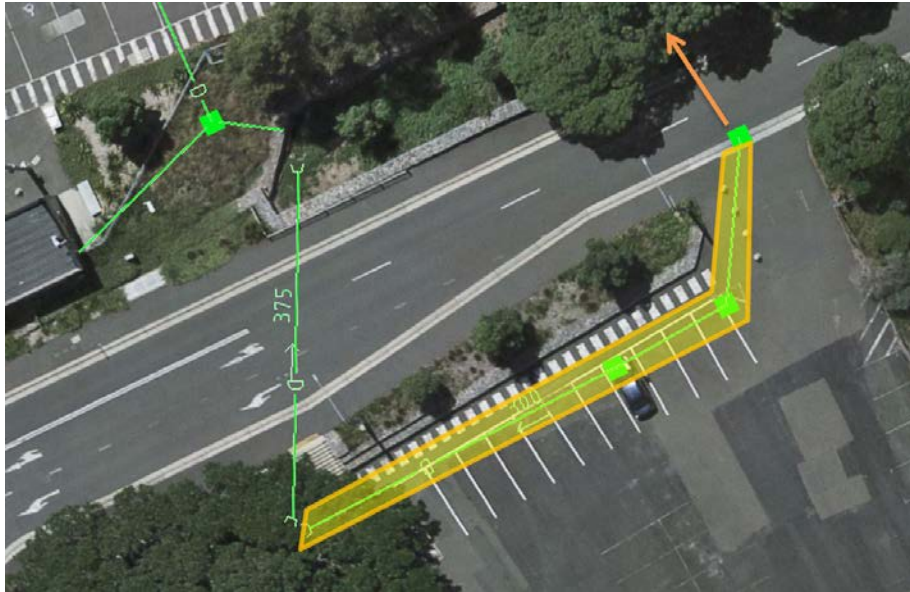


Figure 2

SOPA requests detailed stormwater drainage plans be updated and submitted to SOPA for review and comments prior to any determination. All plans must be in accordance with SOPA's WSUD Policy.

The Applicant is encouraged to contact SOPA's Infrastructure Engineering Manager, Hassan Narimani via Hassan.Narimani@sopa.nsw.gov.au or at 9714 7242 to discuss in further detail.

5. Contamination

SOPA has reviewed the contamination assessment prepared by Douglas Partners which provides a conceptual model for the site assessing possible sources of contamination in addition field sampling boreholes were undertaken to bedrock at approximately 20m depth. The sampling and model indicate that all results were below all adopted limits and thus the potential for contamination was low.

Accordingly, it is recommended, in accordance with the prepared contamination report that the site could be made suitable for the proposed development subject to the following measures:

- A further round of groundwater sampling be undertaken to test for the presence of Total Recoverable Hydrocarbons, BTEX, and a full suite of Volatile Organic Compounds to assess vapour risk of hydrocarbons in groundwater.
- A waste classification / VENM assessment report is prepared prior to or during bulk excavation to inform spoil reuse and management options.
- An unexpected finds protocol (UFP) be developed prior to bulk excavation of the site. This protocol should be part of a detailed Construction Environmental Management Plan.

SOPA requests the inclusion of the recommended conditions requiring the above measures be submitted and approved by SOPA prior to construction.

6. Construction Management

The proposal seeks to establish the construction site over an area of SOPA's public domain, as such, consideration should be given to the protection of public assets during the

construction process. Further, approval will need to be obtained from SOPA to occupy or otherwise use the area surrounding the site as a construction site. Accordingly, SOPA requests the recommended conditions are imposed requiring the applicant to prepare an Asset Protection and Re-instatement Strategy prior to the establishment of the construction site or commencement of any works.

Furthermore, SOPA requests a series of standard development conditions be imposed in order to effectively manage construction and co-ordination of services.

7. Security and Event Management

Sydney Olympic Park is the State's premier event precinct and the future development will likely be impacted by events both during construction and after completion.

SOPA recommends that the acoustic assessment take into account likely noise impacts from events, specifically the annual Royal Easter Show as well as other events held in nearby venues.

SOPA has also provided a recommended condition which identifies the need for a transport management plan to address likely road closures.

Finally, SOPA requests that prior to any determination, all recommended conditions of consent are made available to SOPA for review and comment.

Should you wish to discuss any aspect of this letter further, please contact Dylan Sargent on (02) 9714 7139 or via dylan.sargent@sopa.nsw.gov.au

Yours sincerely,



Alix Carpenter
Senior Manager, Planning

17.12.2019

Appendix 1 – Recommended Conditions of Consent

GENERAL CONDITIONS

Use of SOPA land for Construction Site

Prior to the commencement of any works at the site, the Applicant must gain approval from SOPA's Executive Director, Asset Management and Environmental Services to occupy or otherwise use areas outside of the Site for a construction site and compound.

Asset Protection and Restoration Strategy

The Applicant must submit an Asset Protection and Restoration Strategy to SOPA, including but not necessarily limited to the following:

- a) Confirmation of the construction site area and boundaries;
- b) Identification of vehicle access gates and haul routes;
- c) A pre-construction dilapidation report;
- d) Preparation of a register of assets at risk of damage or deterioration from construction works and an assessment of the type and likelihood of risks;
- e) Processes for protecting SOPA's assets during the construction works;
- f) Details of any proposed temporary removal and storage of SOPA's assets during the construction period;
- g) Process for replacing and reinstating SOPA's assets at the conclusion of construction; and
- h) Hoarding details demonstrating minimum Type A hoarding around the full extent of the site boundary (2m high, ply-sheet fencing attached to a supporting timber or steel frame).

The Strategy must be approved by SOPA's Director, Asset Management prior to the commencement of demolition works at the site.

Installation of Electricity Substation Kiosks

All Ausgrid kiosks must be accommodated entirely within the site. No isolation pillars or cabinets are permitted on footpaths, in the public domain or publicly accessible areas.

CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION

Construction Environmental Management Plan

Prior to the commencement of any demolition, excavation or construction works a Construction Environmental Management Plan (CEMP) must be prepared in consultation with SOPA and submitted to the satisfaction of the Certifying Authority. The CEMP must outline the environmental management practices and procedures that are to be followed during construction. The CEMP must include but not be limited to:

- a) Hours of work;
- b) 24 hour contact details of site manager;
- c) Construction noise and vibration through the preparation of a **Construction Noise and Vibration Management Plan (CNVMP)**, prepared by a suitably qualified person, which addresses the relevant provisions of AS 2436- 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites, and the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009);

- d) Procedures for the management of dust to protect the amenity of the neighbourhood;
- e) A **Soil and Water Management Plan** including erosion and sediment control measures;
- f) Procedures should groundwater be encountered during construction works including contact with NSW Department of Primary Industries- Water;
- g) Procedures for the segregation and management of any contaminated materials and spoil stockpiles;
- h) A **Construction Waste Management Plan**, including an unexpected finds protocol and provision for all waste to be classified in accordance with the current NSW EPA Waste Classification Guidelines. This CWMP must require the applicant to retain all copies of waste classification reports, weighbridge dockets and transport dockets for all wastes taken offsite. These are to be made available to SOPA's Director, Planning and Environment upon request; and
- i) External lighting in compliance with AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting (noting also that lighting must be designed and controlled to minimise artificial sky glow and adverse disturbance to fauna within Badu Mangroves).

The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent prevails.

The Applicant must submit a copy of the final CEMP to SOPA prior to commencement of work. Any changes to the CEMP must be submitted to SOPA for approval three weeks prior to implementation of the changes.

Stormwater Management Plan

Prior to the issue of a Construction Certificate, a detailed Stormwater Management Plan must be submitted to SOPA's Director – Environment and Planning for approval. The SMP must be prepared in accordance with SOPA's Water Sensitive Urban Design (WSUD) Policy and must include the following information:

- a) Details of the proposed stormwater disposal and drainage from the development, including connection to the Sydney Olympic Park Water Reclamation and Management Scheme (WRAMS) and maximising harvesting and reuse of stormwater for development outside the WRAMS;
- b) Details of the provision of design and maintenance of overland flow paths;
- c) Provision for surface run-off to be intercepted at the upstream of the proposed pedestrian crossing to prevent any flows over the pedestrian link;
- d) All stormwater catchments for the site;
- e) All stormwater drainage system elements for the site including location of the stormwater discharge from the site, long sections for all drainage elements, hydraulic grade line calculations;
- f) All elements of the detention system including sufficient sections, flood freeboards, and details demonstrating how the system operates. The entire site must be included in the detention sizing calculations, including land to be dedicated to SOPA;
- g) All elements of the stormwater treatment system including sufficient sections and details demonstrating how the system must operate and the diversion flow rate into the treatment system. The entire site must be included in the detention sizing calculations, including land to be dedicated to SOPA and any on site detention systems are not to be included in the calculations for water quality;
- h) All stormwater drainage calculations and MUSIC modelling for the site;
- i) Details of all stormwater connections to the existing SOPA stormwater system;
- j) Details of the overland flow system and calculations to demonstrate the capacity to safely convey flow through the site including depth x velocity calculations; and

- k) The maintenance and inspection schedule for the rainwater tank and Jellyfish water treatment system.

Traffic and Pedestrian Management Plan

Prior to the issue of a relevant Construction Certificate, a **Traffic and Pedestrian Management Plan** (TPMP) prepared by a suitably qualified person must be submitted to the Certifying Authority. The TPMP must be prepared in consultation with SOPA.

The Plan must address, but not be limited to, the following matters:

- a) Ingress and egress of vehicles to the site;
- b) Loading and unloading, including construction zones;
- c) Predicted traffic volumes, types and routes;
- d) Pedestrian and traffic management methods;
- e) Construction activities during major events;
- f) Details of special event and clearway conditions on surrounding roads in the vicinity of the site during special events;
- g) Potential impacts to pedestrian access and public transport infrastructure including bus services and measures to mitigate impacts including temporary relocation of services; and
- h) Access for owners and occupiers during special events.

The Applicant must submit a copy of the final Plan to SOPA prior to the commencement of work.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

Pre-Construction Dilapidation Report

The Applicant must engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report, in accordance with the requirements of SOPA's Infrastructure Engineering and Construction Manual (IECM), detailing the current structural condition of all existing adjoining buildings, infrastructure and roads within the 'zone of influence'.

A copy of the pre-construction dilapidation report must be provided to SOPA prior to the commencement of works.

No Obstruction of Public Domain without a Works Permit

Prior to the issue of a Construction Certificate, if required, the proponent must obtain a Work Permit to occupy the public way, footpaths, road reserves and the like, which must not be obstructed by any mobile cranes, materials, vehicles, refuse, skips or the like, under any circumstances, unless in accordance with the Works Permit. Non-compliance with this requirement will result in the issue of a notice by the Authority to stop all work on the site.

Public Domain Interface and Landscape Plans

Prior to the issue of the relevant Construction Certificate, final public domain interface and landscape plans shall be submitted for the approval of SOPA's Director, Environment and Planning. The plans shall include:

- a) Water sensitive urban design requirements in accordance with SOPA's WSUD Policy;

- b) A materials palette for landscaping infrastructure including pavement and pavement treatments, which is coordinated with the paving finishes and other public domain elements in Sydney Olympic Park UEDM 2009 section 3.1 Pavement and Level Changes;
- c) Details of outdoor lighting in accordance with SOPA's UEDM 2009;
- d) The design and materials of landscape furniture;
- e) Suitable tree and plant species to be used including native species from the relevant local vegetation community. Plant species identified as weeds in the Greater Sydney Regional Strategic Weed Management Plan 2017 – 2022 (Appendix 1 Priority weeds for the Greater Sydney Local Land Services region, Appendix 2 Other weeds of regional concern) and/or Table 2 of the SOPA Invasive Environmental Weeds Policy POL 10/5 (or any revoking, re-issuing or modifying of such policies) are not permitted;
- f) Run-off from impervious areas is directed to landscaped areas designed to accept such flows, to the maximum extent practicable;
- g) Details of the irrigation specifications to SOPA's IECM specification, the detail must include the irrigation for public domain and areas around the fig tree to be connected to SOPA's irrigation network;
- h) Details of the proposed 'raingardens' along the Dawn Fraser Avenue East extension;
- i) Suitable change of materials within the raised crossing, suitable for heavy traffic and ideally same colour to improve safety;
- j) Finishes providing a visual delineation between the private domain and public domain by physically defining the cadastre boundaries;
- k) All intersections must include pedestrian and pram ramps to allow for accessibility;
- l) A lightpole layout plan which has the street trees overlaid;
- m) New street poles in accordance with SOPA and OCA poles. Pending Ausgrid approval a switchboard may be required for the new street lighting;
- n) no isolation pillars installed within the public domain; and
- o) The design must include provision for underground services in Dawn Fraser Avenue, continuous trench (or conduits and access pits) for communication, electricity, irrigation, PA system and space conduits for future services (the PA system provision requires services to continue to all new street lightpoles).

Ground Water Sampling

Prior to the issue of a construction certificate, the applicant must undertake additional groundwater sampling in accordance with the recommendations set out in the report prepared by Douglas Partners titled " Report on Contamination Investigation – Carpark P6D (site 2) Cr Australia Ave and Parkview drive, Sydney Olympic Park" dated October 2018 and provided a Appendix BB to SSD – 9383. A copy of the result and any technical report must be provided to the satisfaction of SOPA's Director, Planning and Environment.

Traffic and Pedestrian Management Plan

Prior to the issue of a relevant Construction Certificate, a **Traffic and Pedestrian Management Plan** (TPMP) prepared by a suitably qualified person must be submitted to the Certifying Authority. The TPMP must be approved by SOPA's Director, Environment and Planning prior to the issue of a Construction Certificate.

The Plan must address, but not be limited to, the following matters:

- a) Ingress and egress of vehicles to the site including vehicles up to and including a 12m rigid bus;
- b) A full swept path analysis plan must be provided to SOPA. The plan must include the porte-cochere, carpark entry and exist, new laneway and the Dawn Fraser extension. The on-street carparks on Dawn Fraser should be assessed for sight distances;

- c) Loading and unloading, including construction zones;
- d) Predicted traffic volumes, types and routes;
- e) Pedestrian and traffic management methods;
- f) construction activities during major events;
- g) Details of special event and clearway conditions on surrounding roads in the vicinity of the site during special events;
- h) Potential impacts to pedestrian access and public transport infrastructure including bus services and measures to mitigate impacts including temporary relocation of services; and
- i) A major events management strategy, detailing how construction activities will be managed during major events

Fig Tree Protection

Prior to the commencement of any demolition, excavation or construction works a method statement addressing all protection measures and any works to the on site fig tree and fig tree on the adjacent site must be approved by SOPA's Director, Environment and Planning. The method statement must include:

- a) Measures to protect the fig trees during construction;
- b) Compliance with proposed crown lifting, branch and root plate pruning and/or severance to the Moreton Bay fig tree as identified as tree T01 – FicMac on Plan T-01 Rev A contained within appendix 5.4 of report reference AIA-01 Arboricultural Impact Assessment & Moreton Bay Fig Management Plan dated 15 August 2019;
- c) Identification of all branches, limbs and/or roots to be removed;
- d) The provision for the works to be supervised by a qualified arborist recognised within the Australian Qualification Framework, with a minimum five years of continual experience within the industry of operational amenity arboriculture, and covered by appropriate and current types of insurance to undertake such works and in accordance with AS 4373:2007; and
- e) All works to be undertaken in accordance with the Moreton Bay Fig Tree Management Plan contained within part 4.0 of the aforementioned report.

Adjacent Fig Tree

All works to trees on adjacent sites which extend into the development site shall be undertaken in accordance with report reference AIA-01 Arboricultural Impact Assessment & Moreton Bay Fig Management Plan dated 15 August 2019 and under the supervision of a qualified arborist recognised within the Australian Qualification Framework, with a minimum five years of continual experience within the industry of operational amenity arboriculture, and covered by appropriate and current types of insurance to undertake such works and in accordance with AS 4373:2007.

Accessibility

The design for the podium levels must address accessibility throughout including access to the mid-block crossing and link to the parklands.

Design Excellence

The design architect must have direct involvement in the design documentation, contract documentation and construction stages of the project.

The design architect of the project is not to be changed without prior notice and approval of the consent authority.

CONDITIONS TO BE SATISFIED DURING CONSTRUCTION

Protection of Trees

The Applicant must ensure:

- a) no trees on SOPA land are trimmed or removed unless it forms a part of this development consent or prior written approval from SOPA is obtained or is required in an emergency to avoid the loss of life or damage to property;
- b) all trees on the subject site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures to protect the root systems, trunk and branches during construction, in accordance with AS 4970:2009; and
- c) any removal works are to be undertaken by a qualified aborist recognised within the Australian Qualification Framework, with a minimum five years of continual experience within the industry of operational amenity aboriculture, and covered by appropriate and current types of insurance to undertake such works and in accordance with AS 4373:2007.

CONDITIONS TO BE SATISFIED PRIOR TO AN OCCUPATION CERTIFICATE BEING ISSUED

Event Impact Assessment

Prior to issue of an Occupation Certificate for the use of all or part of the building, an Event Management Statement must be prepared in consultation with SOPA and must be submitted to the satisfaction of the PCA.

Signage

All signage must comply with SOPA's Commercial signage Policy. Any, place markers, wayfinding and marketing signage must be designed in accordance to UEDM and the design must be submitted to SOPA's Director, Environment and Planning for approval prior to installation.

Wayfinding and place-marking signage on the public domain must not provide any marketing content.

The signage in the private domain must not conflict with the overall wayfinding signage for the precinct. This may apply to location, sign's shape and content.

Post-Construction Dilapidation Report

The Applicant must prepare a Post-Construction Dilapidation Report, prepared by a suitably qualified person in accordance with the requirements of SOPA's Infrastructure Engineering and Construction Manual (IECM), to ascertain whether the construction works created any structural damage to adjacent buildings, infrastructure and roads. The report must be submitted to the Certifying Authority at the completion of construction works, and prior to the issue of the Final Occupation Certificate. A copy must also be forwarded to SOPA.

In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must:

- a) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and

- b) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.

Repair of Damage (Roads and Public Domain)

All public footways, paving, sub-surface infrastructure, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles.

Full restoration of the damage must be carried out to the satisfaction of SOPA's Senior Manager – Engineering Services, prior to the issue of any Occupation Certificate for the development.