

## 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 aboriculture, 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 aboriculture, 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.