

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

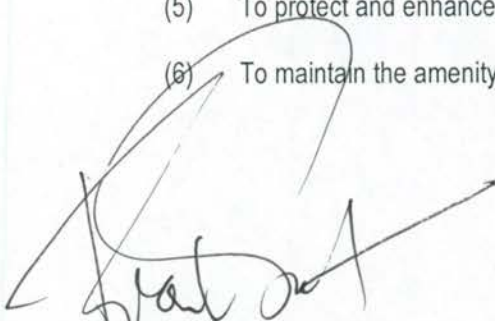
APPROVAL OF MAJOR PROJECT NO. MP 06_0136

(FILE NO. 9042785)

I, the Minister for Planning, pursuant to Section 75J of the Environmental Planning and Assessment Act 1979, approve Major Project No. 06_0136 referred to in the attached Schedule 1, by granting approval subject to the conditions of approval in the attached Schedule 2.

The reasons for the imposition of conditions are:

- (1) To encourage good urban design and a high standard of architecture.
- (2) To ensure the maximum spectator capacity at the SCG does not exceed 48,000 seats.
- (3) To adequately mitigate the environmental impact of the development.
- (4) To satisfactorily protect adjoining landowners from adverse demolition and construction impacts.
- (5) To protect and enhance the heritage and archaeological features in and around the SCG.
- (6) To maintain the amenity of the surrounding area and existing environs.



Frank Sartor MP
Minister for Planning

Sydney,

2nd Feb

2007

SCHEDULE 1

CONDITIONS OF APPROVAL

MAJOR PROJECT APPLICATION NO. MP 06_0136

PART A – TABLE

Application made by:	Sydney Cricket and Sports Ground Trust (SC&SGT)
Application made to:	Minister for Planning
Major Project Number:	06_0136
On land comprising:	Sydney Cricket Ground (SCG) – Lot 1530 in DP 752011 with projections of uppermost tiers of seating and video scoreboard onto Lot 51 in DP 1041134 and with construction activity on Lots 51 and 52 in DP 1041134.
Local Government Area	City of Sydney Council
For the carrying out of:	A detailed description of the development approved is described in Condition A1 of Schedule 2
Capital Investment Value	\$63 million
Type of development:	Project Approval under Part 3A of the EP&A Act
Section 119 Public Inquiry Held:	No
Section 75G Independent Hearing and Assessment Panel:	No
Approval made on:	
Approval:	Project Approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse	5 years from the date of approval unless specified action has been taken in accordance with Section 75Y of the Act.

PART B – DEFINITIONS

In this approval the following definitions apply:

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

Advisory Notes means advisory information relating to the approved development but do not form a part of this approval.

BCA means the Building Code of Australia.

CMP means Construction Management Plan.

Council means the City of Sydney Council.

CPMPT means the Centennial Park and Moore Park Trust

Department means the Department of Planning or its successors.

Director means the Director of Strategic Assessments (or successor)

Director-General means the Director-General of the Department.

Fox Studios means Fox Studios Australia Pty Ltd.

Major Project No 06_0136 means the project described in Condition A1 of Schedule 2 and the accompanying plans and documentation described in Condition A2 of Schedule 2.

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A applies.

Proponent means Sydney Cricket and Sports Ground Trust (SC&SGT) or the person proposing the carrying out of development comprising all or any part of the project and includes persons certified by the Minister to be the Proponent.

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

RTA means the Roads and Traffic Authority

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

SCHEDULE 2

CONDITIONS OF APPROVAL

MAJOR PROJECT APPLICATION NO. MP 06_0136

PART A – ADMINISTRATIVE CONDITIONS

A1 *Development Description*

Project Approval is granted only to the carrying out of the following development:

- (1) Construction activities on adjoining lands owned by CPMPT and occupied by Fox Studios including the erection of an ivy wall support in John Hargreaves Avenue, safety fencing, roof protection and the erection of a hoarding over John Hargreaves Avenue.
- (2) Relocation of the video scoreboard and tri-vision advertising panels to the top of the Dally Messenger Stand (will partly project over adjoining lands owned by CPMPT and occupied by Fox Studios).
- (3) Demolition and removal of Yabba's Hill, the Doug Walters stand and other miscellaneous structures, including those located at the rear of the Clive Churchill Stand adjacent the boundary wall and the old scoreboard and preparatory excavation activities.
- (4) Construction of a new grandstand to provide seating for approximately 12,400 spectators including ancillary facilities and provision of associated ingress and egress including penetrations to the ivy wall adjacent John Hargreaves Avenue (will partly project over adjoining lands owned by CPMPT and occupied by Fox Studios).
- (5) Carrying out of associated grandstand construction activities on adjoining lands owned by CPMPT and occupied by Fox Studios).
- (6) Relocation of existing floodlighting tower (No. 3) to the top of the proposed new lift shafts within the new grandstand and upgrading of all 6 existing floodlighting tower luminaries.

A2 *Maximum Stadium Capacity (see also Condition E1)*

The maximum permanent seating capacity of the Sydney Cricket Ground (SCG) following the carrying out of the development described in Condition A1, Part A, Schedule 2 of this Project Approval shall not exceed 48,000 seats.

A3 *Development in Accordance with Plans and Documentation*

The development shall be generally in accordance with the following plans and documentation and recommendations made therein:

Erection of Replacement Hill Seating and Grandstand Area at the Sydney Cricket Ground Moore Park Part 3A Environmental Assessment Report Prepared for Sydney Cricket and Sports Ground Trust by BBC Consulting Planners Job No. 06049 – EA Report Final August 2006
Sydney Cricket Ground Grandstand Redevelopment Heritage Impact Statement prepared for Sydney Cricket and Sports Ground Trust by Godden Mackay Logan Heritage Consultants July 2006
Sydney Cricket & Sports Ground Trust Hill Grandstand Project Sports Lighting Environmental Impact Report prepared by Webb Australia Group (NSW) Pty Ltd 18 July 2006
Aborist's Report for Proposed Hill Grandstand Development at Sydney Cricket Ground Sydney NSW prepared for Sydney Cricket & Sports Ground Trust Ref 1715 by Tree Wise Men Australia Pty Ltd July 2006
SCG Hill Grandstand Construction Plan prepared by Leighton Contractors Pty Ltd on behalf of the SCG Trust July 2006
Acoustic Report Hill Grandstand Sydney Cricket Ground Project 206 056 prepared for Sydney Cricket & Sports Ground Trust by Peter Knowland & Associates Pty Ltd August 2006

Waste Management Strategy – Operations prepared by Sydney Cricket Ground & Sports Ground Trust August 2006			
Building Code of Australia Capability Statement prepared for Sydney Cricket Ground & Sports Ground Trust by Davis Langdon 31 July 2006			
DG EAR Compliance Checklist prepared by BBC Consulting Planners on behalf of Sydney Cricket Ground & Sports Ground Trust August 2006			
Survey Diagrams of Lot 1 in DP 634807			
Survey Drawings prepared by Rygate & Company Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
71943.DGN	1 of 3	Plan Showing Detail and Levels The Hill Sydney Cricket Ground (1 of 3)	24.03.06
71943.DGN	2 of 3	Plan Showing Detail and Levels The Hill Sydney Cricket Ground (2 of 3)	24.03.06
71943.DGN	3 of 3	Plan Showing Detail and Levels The Hill Sydney Cricket Ground (3 of 3)	24.03.06
Architectural (or Design) Drawings prepared by Cox Richardson Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A.001.00	C	Hill Grandstand Roof Plan	01.08.06
A.115.2.1	H	Hill Grandstand Floor Plan Basement Part 1 (L2)	01.08.06
A.115.2.2	H	Hill Grandstand Floor Plan Basement Part 2 (L2)	01.08.06
A.115.3.1	H	Hill Grandstand Public Concourse Level 3 Plan (Part 1/2)	01.08.06
A.115.3.2	H	Hill Grandstand Public Concourse Level 3 Plan (Part 2/2)	01.08.06
A.215.4.1	H	Corporate Suites Level 4 Plan	01.08.06
A.215.5.1	H	Public Concourse Level 5 Plan	01.08.06
A.215.6.1	H	Upper Seating Bowl Level 6 Plan	01.08.06
A.215.9.1	D	Roof Plan	01.08.06
A.030.0.1	B	SCG & Aussie Stadium Elevations July 2006	01.08.06
A.030.0.2	B	SCG & Aussie Stadium Elevations July 2006	01.08.06
A.0400.1	H	Hill Grandstand Cross Section 1	01.08.06
A.0400.2	H	Hill Grandstand Cross Section 2	01.08.06
A.0400.3	H	Hill Grandstand Cross Section 3	01.08.06
A.090.0.1	B	SCG & Aussie Stadium Montages Hargreaves Avenue	01.08.06
A.090.0.2	B	SCG & Aussie Stadium Montages Entertainment Quarter	01.08.06
A.090.0.3	B	SCG & Aussie Stadium Montages Entertainment Quarter Show Ring	01.08.06
A.090.0.4	B	Axonometric: SCG Existing_44 002 Seats	01.08.06
A.090.0.5	B	Axonometric: SCG Extruded Stage 1_46 764 Seats	01.08.06
A.090.0.6	B	Artist's Impression: Aerial, Field and Corporate Dining	01.08.06
A.090.0.7	B	Artist's Impression: Corporate Dining – Internal View	01.08.06
A.090.0.8	B	Artist's Impression: View from Playing Ground	01.08.06
A.090.0.9	B	SCG Proposed Shadow Diagrams Hill Grandstand Winter 9am	01.08.06
A.090.0.10	B	SCG Proposed Shadow Diagrams Hill Grandstand Winter 12pm	01.08.06
A.090.0.11	B	SCG Proposed Shadow Diagrams Hill Grandstand Summer 9am	01.08.06
A.090.9.1	B	SCG Proposed Shadow Diagrams Hill Grandstand Summer 12am	01.08.06
A.090.9.2	B	SCG Proposed Shadow Diagrams Hill Grandstand Summer 3pm	01.08.06
A.090.9.3	B	SCG Proposed Shadow Diagrams Hill Grandstand Summer 6pm	01.08.06
A.090.9.4	B	SCG Proposed Shadow Diagrams Hill Grandstand Equinox 6pm	01.08.06
A.090.9.5	B	SCG Proposed Shadow Diagrams Hill Grandstand Equinox 9am	01.08.06
A.090.9.6	B	SCG Proposed Shadow Diagrams Hill Grandstand Equinox 12pm	01.08.06
A.090.9.7	B	SCG Proposed Shadow Diagrams Hill Grandstand Equinox 3pm	01.08.06
A.090.9.8	B	SCG Proposed Shadow Diagrams Hill Grandstand Equinox 6pm	01.08.06
A.490.0.1	B	SCG Relocated Video Board and Tri Vision Panels	01.08.06
A.015.0.1	B	SCG Hill Grandstand – Fox Overhangs	01.08.06
A.040.0.4	B	SCG Proposed Hill Grandstand Section Comparison	01.08.06

Except for where amended by the following plans and documentation:

Erection of Replacement Hill Seating and Grandstand at the Sydney Cricket Ground Moore Park Part 3A Major Project Preferred Project Report Prepared for Sydney Cricket & Sports Ground Trust by BBC Consulting Planners with input from McLachlan Lister Job No. 06049 – Final October 2006			
SCG Hill Grandstand Construction Plan prepared on behalf of Sydney Cricket & Sports Ground Trust by McLachlan Lister Pty Ltd October 2006			
Acoustic Report Hill Grandstand Sydney Cricket Ground Project 206 056 prepared for Sydney Cricket & Sports Ground Trust by Peter Knowland & Associates Pty Ltd October 2006			
Architectural (or Design) Drawings prepared by Cox Richardson Pty Ltd			
Drawing No.	Revision	Name of Plan	Date
A.115.2.1	J	Hill Grandstand Floor Plan Basement Part 1 (L2)	16.10.06
A.115.2.2	J	Hill Grandstand Floor Plan Basement Part 2 (L2)	16.10.06
A.115.3.1	J	Hill Grandstand Public Concourse Level 3 Plan (Part 1/2)	16.10.06
A.115.3.2	J	Hill Grandstand Public Concourse Level 3 Plan (Part 2/2)	16.10.06
A.215.4.1	J	Corporate Suites Level 4 Plan	16.10.06
A.215.5.1	J	Public Concourse Level 5 Plan	16.10.06
A.215.6.1	J	Upper Seating Bowl Level 6 Plan	16.10.06
A.215.9.1	E	Roof Plan	19.10.06
A.030.0.1	C	SCG Hill Grandstand South Elevation Part 1	16.10.06
A.030.0.11	C	SCG Hill Grandstand South Elevation Part 2	16.10.06
A.030.0.02	C	SCG Hill Grandstand East Elevation	16.10.06
A.0400.1	J	Hill Grandstand Cross Section 1	16.10.06
A.0400.2	J	Hill Grandstand Cross Section 2	16.10.06
A.0400.3	J	Hill Grandstand Cross Section 3	16.10.06
D-003	C	New Dally Messenger Stand Proposed Plan Upper Deck	16.10.06
D-007X	C	New Dally Messenger Stand New Video Screen Section	16.10.06
A.090.0.12	A	SCG Montages Dally Messenger Scoreboard	16.10.06
Schedule	B	SCG Hill Grandstand – Modifications and Impact	16.10.06

A4 Inconsistency between plans and documentation

In the event of any inconsistency between conditions of this Project Approval and the plans and documentation referred to above, the conditions of this Project Approval prevail.

A5 Lapsing of Approval

The Project Approval will lapse 5 years after the approval date in Part A of Schedule 1 of this Project Approval unless specified action has been taken in accordance with Section 75Y of the Act.

A6 Prescribed Conditions

The Proponent shall comply with the prescribed conditions of Project Approval under Section 75J(4) of the Act.

A7 Compliance with Relevant Legislation and Australian Standards

The Proponent 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 Project Approval.

A8 Compliance Report

The Proponent, or any party acting upon this approval, shall submit to the Department a three monthly report, or upon its request, addressing compliance with all relevant conditions of this approval.

PART B – GENERAL CONDITIONS

Public Safety

B1 Grandstand Safety

The site will be made safe and secure for spectators using the lower tier of the new grandstand prior to commencement of use of the completed grandstand irrespective of whether or not construction activities are taking place to develop the upper tiers.

Relocated Video Scoreboard

B2 Terms of Removal

The projection of part of the relocated video scoreboard and tri-advertising panels onto adjoining land owned by CPMPT and occupied by Fox Studios shall be removed following a period of not less than nine months after notice is given to that effect to the Proponent by CPMPT and Fox Studios.

Design Details and Changes

B3 Details of Materials, Colours and Finishes

Final design details of the proposed external materials and finishes, including schedules and a sample board of materials and colours for above ground works, shall be submitted to and approved by the Director within six months of the Minister approving Major Project 06_0136.

B4 Reflectivity

The visible light reflectivity from building materials used on the facades of the new grandstand shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.

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*.

B6 Disabled Access

Access and facilities for people with disabilities shall be provided in accordance with Part D3 of the BCA's Access Policy.

Erosion Management

B7 Erosion and Sedimentation Control

An Erosion and Sediment Control Plan (ESCP) or a Stormwater Management Plan (SMP or SWMP) as appropriate shall be prepared and implemented in accordance with the requirements of *Managing Urban Stormwater-Soils & Construction Volume 1 (2004)* by Landcom and other relevant guidance.

Health

B8 Mechanical Ventilation

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

B9 Design of Food Premises

The fitout of the food premises shall be carried out in accordance with *The National Code for the Construction and Fitout of Food Premises*.

Waste Management

B10 Storage and Handling of Waste

The commitments made within the Draft Waste Management Strategy will be complied with in perpetuity during the operation of the new grandstand.

The Proponent shall submit to the Department an audit demonstrating the waste management practices being undertaken in the new grandstand no sooner than two years from the date of the Minister's approval. The audit must demonstrate that the waste management practices are in accordance with relevant best practice techniques and occupational health and safety requirements.

In the event that the Draft Waste Management Strategy has been superseded by the time the audit is lodged new waste management practices will need to be articulated within the audit submitted to the Department.

Stormwater and Drainage

B11 Stormwater and Drainage Works Design

Final design plans of the stormwater drainage systems shall be prepared by a qualified practicing Civil Engineer and in accordance with the requirements of Council's relevant Policies and Guidance. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.

B12 Plan stamping by Sydney Water for new development

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

For Quick Check agent details please refer to the website www.sydneywater.com.au, see Your Business then Building & Developing then Building & Renovating or Telephone 13 20 92.

B13 Construction Impacts to Building 11 at Fox Studios

In the event that the proposed mitigation measures, Statements of Commitment and conditions of this approval are not successful in ensuring the continuation of business operations by Breckenbridge Pty Ltd in Building 11 (located on corner of Driver Avenue and John Hargreaves Avenue), the Proponent shall use its best endeavours to revise construction techniques to mitigate the identified impacts. In doing so the proponent shall also explore options for the temporary relocation of Breckenbridge Pty Ltd to the SCG, Aussie Stadium or any other agreed location, for the duration of construction works.

Any such best endeavours shall be in consultation with Fox Studios and to the satisfaction of the Director-General (or his delegate).

B14 Geotechnical Investigation and Floodlighting Tower 2

If as a result of detailed geotechnical investigations, floodlighting tower no. 2 is unable to be retained in situ, its dismantling and removal is permitted provided it is undertaken wholly within the perimeter of the Sydney Cricket Ground site. The replacement floodlighting tower and its location and design shall be subject of a separate application for development.

PART C – PRIOR TO COMMENCEMENT OF WORKS

Security Bond

C1 Protection of Public Way

Prior to the commencement of works, the owner of the site must provide a bank guarantee for the sum to be determined based on the City of Sydney's Schedule of Fees and Charges to the Department as security for rectification of any damage to the public way in particular damage to infrastructure within the road reserve arising during the construction of the proposed development.

Evidence is to be provided to the Department indicating the pre-development condition of the surrounding public infrastructure.

Dilapidation Report

C2 Pre-Construction Dilapidation Reports

The Proponent is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all existing and adjoining buildings, infrastructure and roads. A copy of the report is to be prepared and submitted to the Department prior to commencement of demolition works.

Remediation Works

C3 Remediation of Land

Prior to commencement of works, the Proponent shall prepare a Remedial Action Plan and a Hazardous Materials Survey. The Remedial Action Plan must be accompanied by a statement from a site auditor accredited by the Environmental Protection Agency to issue site audit statements.

Demolition Works

C4 Statement of Compliance with Australian Standards

The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 *The Demolition of Structures*. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard.

Excavation Works

C5 Notice to be Given Prior to Excavation

Council, CPMPT and Fox Studios shall be given written notice, at least 48 hours prior to the commencement of excavation, shoring or underpinning works on the site.

Hoarding and Scaffolding

C6 Application for Approval

Any application for hoarding shall be constructed in accordance with Council's *Policy for the Design and Construction of Hoarding* (September 1997) and the *Guidelines for Temporary Protective Structures* (April 2001).

Approval shall be obtained prior to commencement of works.

C7 Hoarding Specifications

The location and footing of any hoarding or scaffolding erected on land owned by CPMPT and occupied by Fox Studios must be designed in consultation with CPMPT and Fox Studios to ensure there is two-lane access into lands owned by CPMPT and occupied by Fox Studios at the security gate and one lane egress from the Studio. The hoarding height must be sufficiently high to permit semi-trailers carrying a boom lift to drive down John Hargreaves Avenue. The external design and appearance of the hoarding shall be agreed in consultation with

CPMPT and Fox Studios.

Excavation, Demolition and Construction Management

C8 Excavation, Demolition and Construction Impacts

Condition A3, Part A, Schedule 2 requires the development to be undertaken generally in accordance with the submitted plans and documentation including the submitted CMP prepared by McLachlan Lister Pty Ltd October 2006.

Additional CMP's shall be submitted to and approved by the Director-General (or his delegate) prior to commencement of those related works on the site.

Nothing within this condition precludes the preparation and submission of individual CMP's for any development action within any phase of the redevelopment.

The CMP's shall be prepared in consultation where appropriate with the CPMPT, Fox Studios, the RTA and other key stakeholders, and will address, but not be limited to, the following matters where appropriate:

C8.1 Construction Management

- (1) Descriptive schedules setting out the extent of each works phase and definitions of each term used (i.e. "early works", "grandstand works" etc).
- (2) Early works methodologies and assessment of impacts on the property and activities of adjoining landowners.
- (3) Requirements identified in Conditions D1 to D19, Part D, Schedule 2 of this Project Approval for activities proposed during the works.
- (4) Noise mitigation equipment and/or means of noise attenuation to be fitted to all works equipment such as tower cranes, concrete pumps, drilling rigs and rock excavator.
- (5) Areas of adjoining land required to be accessed during the works including timing and frequency and potential (currently) unscheduled possession times.
- (6) Timing of each works phase in the context of scheduled filming activities by Fox Studios Australia Pty Ltd and adoption of contingencies where appropriate (e.g. flexible hours of operation).
- (7) Disposal of construction waste and waste water management measures.
- (8) Implementation of the recommendations of the Aborist's Report prepared by Tree Wise Men Australia Pty Ltd July 2006 (Ref 1715) (to be updated where appropriate).
- (9) Protection and stabilisation of the listed ivy wall and creeping fig adjacent John Hargreaves Avenue.
- (10) Methodology for demolition of the floodlighting tower and upgrading all floodlighting tower luminaries.
- (11) Existing utilities and servicing diversion arrangements within the site and adjoining land.
- (12) Consultation and notification arrangements and relevant interactions with all adjoining landowners and other key stakeholders during the works.
- (13) Non-compliance/complaints handling procedures and contingency measures for issues arising during the works.

C8.2 Construction Traffic and Pedestrian Management

- (1) Ingress and egress of vehicles to the site.
- (2) Loading and unloading, including construction zones.
- (3) Predicted traffic volumes, types and routes.
- (4) Pedestrian and traffic management methods.
- (5) Construction traffic on the local road network.

- (6) Minimisation of heavy goods vehicle movements past Fox Studios' Building 11.

C8.3 Construction Noise and Vibration Management

- (1) The construction noise objective specified in Condition D12 of this approval.
- (2) The construction vibration criteria specified in Condition D13 of this approval.
- (3) Determination of appropriate vibration objectives for each identified vibration noise sensitive receiver.
- (4) Vibration monitoring, reporting and response procedures.
- (5) Assessment of potential noise and vibration from the construction activities including noise from construction vehicles and any traffic diversions.
- (6) Description of specific mitigation treatments, management methods and procedures that should be implemented to control noise and vibration during construction, including (but not limited to):
 - (a) Use of lifts and / or rubber mats beneath concrete pump trucks.
 - (b) Explosives to destroy the light tower base (rather than drilling, piling etc).
 - (c) Concrete breaking and crushing to be undertaken off site.
 - (d) Piling replaced with boring and subsequent filling with concrete.
 - (e) Use of electric rather than diesel cranes.
 - (f) Boxing of noise emitters with acoustic shielding.
 - (g) Different vehicle routes to avoid Building 11, Fox Studios
 - (h) Use of more pre-cast elements rather than ready-mix concrete.
- (7) Justification of any proposed activities outside the construction hours specified in the conditions of this approval.
- (8) Agreed mechanisms, timings, actions and contingencies formulated during ongoing liaison and negotiation between the Proponent, CPMPT, Fox Studios and other key stakeholders.

C9 Construction Contract Obligations

The procedures for the handling of complaints, the stakeholder consultation process, the specific controls implemented in relation to construction risks and mitigation methods must be clearly embodied within the conditions of contract between the Proponent and the appointed contractor.

The Proponent shall submit a copy of the approved CMP's to CPMPT, Fox Studios and other key stakeholders where appropriate.

Heritage

C10 Archival Record

No works shall commence until an archival record of the old scoreboard has been prepared and submitted to the Heritage Office. This shall include measured drawings and an archival photographic record before any work commences. This archival record shall be prepared in accordance with the NSW Heritage Council guidelines.

Hazardous Materials

C11 Removal of Hazardous Materials

All hazardous materials shall be removed from the site and disposed of at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, in accordance with the Remedial Action Plan and a Hazardous Materials Survey, prior to the commencement of any building works, excluding demolition and excavation works.

C12 Site Audit

Upon completion of the remediation works on the site, the Proponent shall prepare a detailed Site Audit Summary Report and Site Audit Statement and Validation Report. The site audit must be prepared in accordance with the *Contaminated Land Management Act 1997* and completed by a site auditor accredited by the Environmental Protection Authority to issue site audit statements prior to commencement of any building works, excluding demolition and excavation works. The site audit must verify that the land is suitable for the proposed uses.

PART D – DURING CONSTRUCTION

Site Maintenance

D1 Erosion and Sediment Control

All erosion and sediment control measures, as designed in accordance with Condition B6, 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.

D2 Disposal of Seepage and Stormwater

Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by CPMPT.

Structural Works

D3 Setting Out of Structures

The buildings shall be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels.

Construction Management

D4 Stakeholder Consultation

The Proponent will undertake close consultation with all stakeholders (particularly adjoining properties including Fox Studios and CPMPT) during the demolition, excavation and construction phases to inform them of the timing, nature and extent of activities which may impact on their operations and amenity.

Consultation methodologies shall include, but not be limited to, the following:

- (1) Continuing monthly (or as needed) meetings of the "Neighbours CEO Group".
- (2) Monthly meetings of the Project Control Group (PCG) chaired by the Proponent and comprised of stakeholders' CEO's (or their nominees), and representatives of the Proponent's project manager and contractor.
- (3) Weekly operations meetings chaired by the Proponent or its nominee and attended by representatives of the project manager, contractor and Fox Studios.
- (4) Advertising to all tenants and landowners within the vicinity of the site the nature and location of proposed works, as well as proposed hours of operation and contact telephone number. An offer of arranging meetings with tenants and landowners to explain forecast works, and their potential impacts shall be put forward.

D5 Complaints Register

A complaints register shall be established by the Proponent's contractor to record details of any complaints received during construction. Any complainant shall be advised verbally of what action is to be undertaken within 2 hours of registering a complaint (unless otherwise specified) with a detailed written response to be provided within seven calendar days where necessary and appropriate (subject to determination by the Director).

The Complaints Register shall be made available to the Proponent and the Department upon request.

The contact details for the person administering the Register shall be provided to the Council, the Department CPMPT and the Proponent upon appointment (or any changes to that appointment) or one week prior to commencement of works, whichever is the earlier.

D6 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.

D7 Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Proponent, Builder and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:

- (1) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (2) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (3) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- (4) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

D8 Contact Telephone Number

The Proponent 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. The telephone number will be made available to the Department, CPMPT, Fox Studios and all other key stakeholders.

D9 Protection of Trees – Street Trees

All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction, shall be replaced.

D10 Protection of Trees – On-site Trees

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

D11 Dust Control Measures

Adequate measures shall be taken to prevent dust from affecting the amenity of the surrounding area during construction. In particular, the following measures must be adopted:

- (1) 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,
- (2) Earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed,
- (3) All materials shall be stored or stockpiled at the best locations,
- (4) The surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs,
- (5) 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,
- (6) All equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays,
- (7) Gates shall be closed between vehicle movements and shall be fitted with shade cloth, and
- (8) Cleaning of footpaths and roadways shall be carried out regularly.

Noise and Vibration

D12 Hours of Work

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:

- (1) Between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;
- (2) Between 8:00 am and 2:00 pm, Saturdays;
- (3) No work on Sundays and public holidays.

Works may be undertaken outside these hours where:

- (1) The delivery of materials is required outside these hours by the Police or other authorities;
- (2) It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
- (3) The work is approved through a CMP;
- (4) In relation to work to be undertaken on land owned by CPMPT and occupied by Fox Studios, this may not be carried out, except where otherwise agreed by Fox Studios; or
- (5) The work is approved by the Director-General.

D13 Construction Noise Objective

The construction noise objective for the project is to manage noise from construction activities to the levels set out in the table below.

Initial Demolition Period of Approximately 8 Weeks

Position*	Current LA10 (15minute)	Permissible Margin During Construction	Maximum Permissible LA10 (15minute) Construction Noise Objective	Comment
I	62dB(A)	+10dB(A)	72dB(A)	Temporary air conditioning required to Elsa Chauvel House
II	72dB(A)	+10dB(A)	82dB(A)	n/a
IV	62dB(A)	+10dB(A)	72dB(A)	n/a
Stage 1	62dB(A)	+8dB(A)	70dB(A)**	Some minor shielding may be required on an as needs basis

Construction Phase

Position*	Current LA10 (15minute)	Permissible Margin During Construction	Maximum Permissible LA10 (15minute) Construction Noise Objective	Comment
I	62dB(A)	+5dB(A)	67dB(A)	Temporary air conditioning required to Elsa Chauvel House
II	72dB(A)	+5dB(A)	77dB(A)	n/a
IV	62dB(A)	+5dB(A)	67dB(A)	n/a
Stage 1	62dB(A)	+3dB(A)	65dB(A)**	Some minor shielding may be required on an as needs basis

Notes:

* The noise monitoring positions are set out within the Acoustic Report Hill Grandstand Sydney Cricket Ground Project 206 056 prepared for Sydney Cricket & Sports Ground Trust by Peter Knowland & Associates Pty Ltd October 2006

** This will need to be negotiated with Fox Studios in regard to usage of Sound Stage One

The noise monitoring stations nominated are to be constantly monitored with automatic noise logging equipment which shall download data to the Proponent's acoustic consultant. Such data shall be made available to Fox Studios' acoustic consultant at the time of download and the Department upon request.

The data loggers shall be configured to raise alarms when the noise objectives are breached. A detailed acoustic plan is to be agreed between Fox Studios and the Proponent prior to the commencement of the main construction phase.

Once agreed, this plan shall be adopted as part of the adopted CMP for the Project. If the parties fail to agree on an appropriate plan, the matter shall be determined by the Department.

D14 Vibration Criteria

Vibration caused by construction at any residence or structure outside the subject site must be limited to:

- (1) For structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and
- (2) For human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.

These limits apply unless otherwise approved in the CMP's.

Heritage

D15 Heritage Superintendent

Works on heritage components of the site shall be superintended by a consultant(s) experienced in the conservation of similar heritage buildings.

D16 Impact of Below Ground (Sub-surface) Works – Non-Aboriginal Relics

If any archaeological relics are uncovered during the course of the work, then all works shall cease immediately in that area and the NSW Heritage Office contacted. Depending on the possible significance of the relics, an archaeological assessment and an excavation permit under the NSW *Heritage Act 1977* may be required before further works can continue in that area.

D17 Impact of Below Ground (Sub-surface) Works – Aboriginal Relics

If any Aboriginal archaeological relics are exposed during construction works, the Proponent shall immediately notify the National Parks and Wildlife Service and obtain any necessary approvals to continue the work. The Proponent shall comply with any request made by the NPWS to cease work for the purposes of archaeological recording.

Ecologically Sustainable Development

D18 Recycling of Concrete

Any existing concrete of suitable volume, which is not used as fill, shall be taken to a concrete recycling works and evidence that this has occurred shall be provided to the PCA.

PART E – PRIOR TO COMMENCEMENT OF USE OF THE COMPLETED GRANDSTAND

Maximum Seating Capacity

E1 Independent Audit

Prior to commencement of use of the completed grandstand, the Proponent shall provide an audit from an independent verifier certifying that the permanent seating capacity of the Sydney Cricket Ground (SCG) does not exceed 48,000 seats.

Noise and Vibration

E2 Operational Noise Management Plan

An Operational Noise Management Plan shall be submitted to and approved by the Director, in consultation with CPMPT, Fox Studios and other key stakeholders, prior to commencement of use of the completed grandstand.

The Plan shall address the potential for noise to reflect from the ceiling through the openings at the rear of the new grandstand and any gaps between the new grandstand and the adjacent Bill O'Reilly and Clive Churchill Grandstands and any mitigation measures such as use of sound absorption materials.

Emergency Egress

E3 Emergency Egress Management Plan

An Emergency Egress Management Plan shall be submitted to and approved by the Director, in consultation with CPMPT, Fox Studios and other key stakeholders, prior to commencement of use of the completed grandstand.

Security Bond

E4 Protection of Public Way

The cost of repairing any damage caused to any Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Proponent prior to commencement of use of the completed grandstand.

Should the cost of damage repair work not exceed the bank guarantee, CPMPT will automatically call up the bond to recover the costs. Should the repair costs exceed the bond amount; a separate invoice will be issued.

The bond shall be released following practical completion of the works.

Second Dilapidation Report

E5 Post-Construction Dilapidation Report

- (1) The Proponent shall engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of the construction works. This report to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads.
- (2) The report is to be submitted to the Department prior to commencement of use of the completed grandstand. In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Department must:
 - (a) Compare the post-construction dilapidation report with the pre-construction dilapidation report, and
 - (b) Have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.

Sydney Water

E6 Sydney Water

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation prior to commencement of use of the completed grandstand.

PART F – POST OCCUPATION

Easements

F1 *Registration of Easements*

The Proponent shall provide to the Department evidence that all easements required by this approval have been registered on the certificates of title.

Traffic and Parking

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.

Noise Management

F3 *Noise Control – Plant and Machinery*

Noise associated with the operation of any plant, machinery or other equipment on the site, shall comply with the relevant provisions of the NSW Industrial Noise Policy, as amended from time to time. The proponent shall use its best endeavours to minimise noise emissions to adjoining landowners.

Engineering

F4 *Fire Safety Certificate*

A Fire Safety Certificate shall be furnished to Council for all the Essential Fire or Other Safety Measures forming part of this approval.

An Annual Fire Safety Statement must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the approval authority initial Fire Safety Certificate is received.

Hazardous Materials

F5 *Storage of Hazardous or Toxic Material*

Any hazardous or toxic materials must be stored in accordance with Workcover Authority requirements and all tanks, drums and containers of toxic and hazardous materials shall be stored in a bunded area. The bund walls and floors shall be constructed of impervious materials and shall be of sufficient size to contain 110% of the volume of the largest tank plus the volume displaced by any additional tanks within the bunded area.

Public Access

F6 *Public Way to be Unobstructed*

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

ADVISORY NOTES

AN1 Compliance Certificate, Water Supply Authority Act, 2000

Prior to occupation of building or commencement of use, a Compliance Certificate shall be obtained 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.

AN2 Requirements of Public Authorities for Connection to Services

The Proponent shall comply with the requirements of any public authorities (e.g. Energy Australia, Sydney Water, Telstra Australia, AGL, etc) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services shall be the responsibility of the Proponent.

AN3 Structural Capability for Existing Structures

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

AN4 Use of Mobile Cranes

The Proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters where required shall be complied with:

- (1) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from CPMPT:
 - (a) At least 48 hours prior to the works for partial road closures which, in the opinion of CPMPT will create minimal traffic disruptions, and
 - (b) At least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of CPMPT, will create significant traffic disruptions.
- (2) The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30am without the prior approval of CPMPT.

AN5 Movement of Trucks Transporting Waste Material

The Proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

AN6 Construction Inspections

Compliance certificate/s shall be 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:

- (1) Foundations,
- (2) Footings,
- (3) Damp proof courses and waterproofing installation,
- (4) Structural concrete, including placing of reinforcement and formwork prior to pouring,
- (5) Structural beam and column framing,
- (6) Timber wall and roof framing, and
- (7) Stormwater disposal.

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.

AN7 Noise Generation

Any noise generated during the construction of the development shall not exceed limits specified in any relevant noise management policy prepared pursuant to the *Protection of the Environment Operations Act, 1997* or exceed approved noise limits for the site.

AN8 Excavation – Aboriginal Relics

Should any Aboriginal relics be unexpectedly discovered then all excavations or disturbance to the area is to stop immediately and the National Parks and Wildlife Service shall be informed in accordance with Section 91 of the *National Parks and Wildlife Act, 1974*.

AN9 Excavation – Historical Relics

Should any historical relics be unexpectedly discovered then all excavations or disturbance to the area is to stop immediately and the Heritage Council of NSW shall be informed in accordance with Section 146 of the *Heritage Act, 1977*.

AN10 Compliance with Conditions

The Proponent will be required to submit, documentary evidence that the property has been developed in accordance with plans approved by Project Application MP 06_0136 and of compliance (or a Compliance Certificate) with the conditions of that approval, prior to commencement of use of the completed grandstand.

AN11 Remediation and Validation Report

Following the completion of remediation works on the site a Remediation and Validation Report is to be prepared by a suitably qualified environmental consultant. This report, together with a final site audit statement by an Environmental Protection Agency accredited environmental consultant, should include Notice of Completion statement, pursuant to clauses 17(2) and 18 of *State Environmental Planning Policy No.55—Remediation of Land*.

AN12 Temporary Structures

An approval under Section 68 of the Local Government Act 1993 must be obtained from the Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the Building Code of Australia.

Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under Section 68 of the Local Government Act 1993 to certify the structural adequacy of the design of the temporary structures.

AN13 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth Environment Protection and Biodiversity 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. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Proponent's responsibility to consult Environment Australia to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. 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.