

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DETERMINATION OF DEVELOPMENT APPLICATION No. 207-5-2003

FILE No.S03/01485 Pt 1

PROPOSAL: 6 STOREY COMMERCIAL BUILDING AND ASSOCIATED USES INCLUDING 2 BASEMENT LEVELS OF CARPARKING. REMEDIATION OF THE SITE. AMENDMENT TO SYDNEY OLYMPIC MASTERPLAN (HEIGHTS WITHIN SOUTHERN EVENTS PRECINCT)

I, the Minister Assisting the Minister for Infrastructure & Planning (Planning Administration), pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 and clause 10(1) Sydney Regional Environmental Planning Policy No. 24 (Homebush Bay Area) determine the development application referred to in Schedule 1, by granting consent to the application subject to the conditions of consent in the attached Schedule 2.

The reasons for the imposition of the conditions are to:

1. ensure the creation of a high quality environment;
2. ensure compliance with planning controls; and
3. ensure provision of necessary services to the land.



Diane Beamer, MP
Minister for Juvenile Justice
Minister for Western Sydney
Minister Assisting the Minister for
Infrastructure and Planning
(Planning Administration)

Sydney, 27 Nov 2003

SCHEDULE 1

APPLICATION MADE BY:	Sydney Olympic Park Authority
TO:	Minister for Infrastructure, Planning and Natural Resources.
DEVELOPMENT APPLICATION:	DA 207-5-2003.
VALUE OF WORKS	\$23,199,000.00
ON LAND BEING:	Site 9, Olympic Boulevard, Sydney Olympic Park (Part Lot 201 in DP 1041756.)
BEING CONSENT FOR:	Six storey commercial building and associated uses including two basement levels of car parking. Amendment to Sydney Olympic Park Master Plan (Heights within Southern Events Precinct).
DETERMINATION:	Consent is granted subject to the conditions in the attached Schedule 2.
CONSENT COMMENCES FROM:	
CONSENT LAPSES ON:	This consent lapses 5 years from the date on which the consent becomes effective, unless otherwise specified by a condition in Schedule 2 or the development has substantially commenced.

SCHEDULE 2

CONDITIONS OF CONSENT DA No. 207-5-2003

PROPOSAL:

- CONSTRUCTION OF A SIX STOREY COMMERCIAL BUILDING
- BASEMENT CARPARK
- 24 HOUR USE OF THE SITE AND ASSOCIATED USES INCLUDING SPORTS RESEARCH, GYMNASIUM AND CAFÉ
- SUBDIVISION OF SITE INTO 4 LOTS.
- AMENDMENT OF SYDNEY OLYMPIC PARK MASTER PLAN (MAY 2002) TO ALLOW FOR 6 STOREYS ON SITES FRONTING OLYMPIC BOULEVARD IN THE SOUTHERN EVENTS PRECINCT

PLANS AND INFORMATION

1. The development must be implemented substantially in accordance with Development Application No. 207-5-2003 lodged with the (then) Department of Planning and;

- Statement of Environmental Effects dated April 2003, including Appendices 1 to 10.
- Proposed Amendment to the Master Plan dated April 2003,
- Final Report Environmental and Geotechnical Investigation – Site 9 Sydney Olympic Park prepared by URS dated 3 December 2002; and
- Architectural drawings prepared by PTW Architects numbered and dated as follows:

DA 001 – D dated 03.04.2003
DA 002 – B dated 03.04.2003
DA 003 – C dated 03.04.2003
DA 004 – B dated 03.04.2003
DA 005 – B dated 03.04.2003
DA 006 – B dated 03.04.2003
DA 007 – D dated 03.04.2003
DA 008 – C dated 03.04.2003
DA 009 – D dated 07.03.2003

Subdivision

2. Subdivision must be in accordance with Development Application No. 207-5-2003 lodged with the Department on 27 June 2003 by the applicant and including the following plans of subdivision:

Plan of subdivision of Lot 201 in DP 1041756 prepared by Hard and Forester submitted to the Department on 27 June 2003.

PRIOR TO SUBDIVISION OR STRATA / STRATUM SUBDIVISION

3. An application under Part 4A of the EP&A Act, 1979 shall be submitted to the consent authority along with a plan of subdivision prepared by a registered surveyor, for certification prior to the issue of the Subdivision Certificate.
4. The applicant shall submit to the satisfaction of the consent authority, the following information, prior to the issue of the Subdivision Certificate:
 - (a) Documentary evidence of either the payment of the open space/ community facilities/ transport and access contribution(s) or an alternative agreement for payment or works in kind has been negotiated to the satisfaction of Executive Director, Planning and Urban Design, SOPA,
 - (b) An Occupation Certificate,
 - (c) Documentary evidence that the property has been developed in accordance with plans approved by Development Consent No. 207-5-2002 and of compliance with the conditions of that Consent, (or a Compliance Certificate) and
 - (d) S73 Compliance Certificate.

Development Contributions:

- 5 In accordance with the SOPA Development Contributions Strategy (November 2002), the applicant is required to pay \$3,657 per 100 sq. m of Gross Floor Area as outlined in the following table:

Category	Contribution Rate: Commercial Development (\$ per 100 sq. m of Gross Floor Area)	Contribution Rate Other Employment Development (\$ per 100 sq. m of Gross Floor Area)
1 Open space	0	0
2 Sport and rec'n facilities	0	0
3 Community facilities	573	115
4 Community services	0	0
5 Movement systems	2987	598
6 Urban Domain	97	20
Total	\$3,657 per 100 sq. m of Gross Floor Area (+ CPI since November 2002)	\$733 per 100sqm of Gross Floor Area (+ CPI since November 2002)

Payment of the contributions will be required prior to the issue of an approved Construction Certificate or the release of the subdivision linen plans whichever occurs first unless an alternative agreement for payment or works in kind has been negotiated to the satisfaction of Executive Director, Planning and Urban Design, SOPA.

General

6. a) In the event of any inconsistency between the conditions of this consent and the documents referred to above in condition 1 and 2 above, the conditions of this consent prevail.
b) The applicant shall ensure that all contractors are aware of the conditions of consent and that these contractors are able to comply with the relevant conditions.
7. **Hours of Use**
Use of the premises is approved for
i. 24 hours for uses that do not generate discernable noise at any residential premises, and
ii. 6.00am to 10.00pm Monday to Saturday for deliveries and any activity that may create discernable noise at any residential premises.
8. Shower facilities are to be made available in the proposed building to further encourage employees to cycle to work.

Colours & Finishes

9. The colours, materials and finishes of the external surfaces of the building should minimise reflection and be sympathetic and compatible with the surrounding environment.

Ecologically Sustainable Development

10. The development must achieve a minimum of 4.5 stars under the Australian Greenhouse Building Rating Scheme.

Only appliances and fixtures that achieve 3.5 stars or are rated AAA are to be installed.

The builder shall submit to the Director- General of DIPNR and the PCA a certificate from an accredited NSW SEDA assessor that the building will achieve an average of at least a rating of 4.5 stars and demonstration that the appliances and fixtures achieve this AAA rating or 3.5 stars prior to an occupation certificate being issued. In addition, the applicant shall ensure (perhaps via lease arrangements or strata management documents) that an Environmental Plan of Management be incorporated into the building management procedures to ensure ongoing compliance with this condition.

11. Pursuant to s48(2) of the Sydney Olympic Park Authority Act (2001) the development should seek to maximise the use of renewable energy. The development shall incorporate, where possible, solar powered external lighting. Where relevant details of the location and type of devices shall be submitted to the satisfaction of the PCA prior to the issue of the Construction Certificate.
12. The applicant must ensure that the development prioritises the selection of sustainable materials including materials that are non-toxic in their use, manufacture or disposal, recyclable materials and materials with a high recyclable content.
13. A monthly environmental management report by the applicant and subsequent occupier is to be submitted to SOPA in a format agreed by SOPA.

Health

14. 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 AS 3666 "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. Non ozone depleting refrigerants are to be used in all plant equipment. Details shall be submitted to the satisfaction of the PCA prior to the issue of the Construction Certificate.

Services and Access

15. Suitable arrangements for garbage services are to be made with an appropriate waste service contractor prior to occupation of the development.
16. Provision is to be made for access and manoeuvring for the passage of the NSW Fire Brigade to ensure connection into fire services and access throughout the site.
17. Suitable arrangements are to be made with Energy Australia, Sydney Water, SOPA and Telstra and/or Optus for the provision of services to and within the subject land. Evidence of such arrangements shall be submitted to the PCA with any application for a construction certificate.
18. All driveway widths, ramp grades, aisle widths, turning circles, sight distances and parking bay sizes are to conform to current Australian Standards AS 2890.1 -1993 and AS 2890.2 - 2002.
19. Suitable provision should be made for bicycle parking facilities at the rate of 1 space per 500m² for commercial development in accordance with part 6.4.10 of Sydney Olympic Park Master Plan (2002).

Stormwater Disposal

20. Prior to the issue of a construction certificate, full stormwater drainage details showing the proposed method of stormwater collection and disposal is to be submitted to the Executive Director, Property,

SOPA. The details are to be prepared by a suitably qualified practising Civil/Hydraulic Engineer and must be in accordance with Australian Rainfall and Runoff 1987. The details must show:

- i) North point, bench marks and scales
- ii) Existing surface levels, in particular those levels along the common boundaries both within the subject site and adjacent properties and including levels of adjacent footpaths and roads. These levels shall be indicated as spot levels and contours.
- iii) Pipe and pit sizes, pipe levels and grades and details of stormwater collection and disposal, which shall be designed for the 1 in 20 year ARI storm.
- iv) Proposed surface levels including finishes floor levels.
- v) Location and reduced levels of overland flow by-passes from all storms of average recurrence interval greater than the 1 in 20 years and including storms of average recurrence interval of 1 in 100 years.

All levels are to be to the Australian Height Datum (A.H.D.) where applicable.

Receipt of such submission does not imply automatic approval. In the event that amplification of the existing or provision of new drainage lines is required, the applicant shall bear the cost of the provision of such facilities and all works outside the property boundary.

21. External paths and ground surfaces are to be graded and drained away from the building and adjoining premises in such a manner so as not to result in the entry of water into a building, or cause a nuisance or damage to the adjoining premises.
22. External paths and hard-surface areas are to be graded and drained to a floor waste/drain and connected to the stormwater disposal system.
23. All stormwater run off from the car parking and non-landscaped areas shall be directed through oil and silt arresters prior to discharging into SOPA's stormwater system. All associated cost shall be borne by the applicant. In this regard each proposed connection shall have an oil/grease arrester.

Parking & Access

24. The design alignment level at the street boundary for driveways, access ramps, pathways and fences or the like, must match the back of the existing footpath along the full site frontage.
25. Adequate signs and pavement markings are to be provided to direct the flow of traffic within the site. Details are to be provided prior to the issue of the construction certificate.
26. All deliveries to and from the site are to be conducted from vehicles standing within designated loading areas and not on access driveways, car parking spaces or landscaped areas.

Fire Safety Certificate

27. Prior to the occupation of the building, the applicant shall submit to the PCA a final fire safety certificate (Form 15) in relation to each essential fire safety measure specified in the fire safety schedule attached to any construction certificate.

Waste Management

28. Adequate provisions are to be made within the premises for the storage, collection and disposal of waste and recyclable materials, to the satisfaction of SOPA.

BCA issues

Compliance with Building Code of Australia

29. All building work shall be carried out in accordance with the requirements of the Building Code of Australia.

Time period of consent

30. This consent shall lapse five (5) years from the date of determination unless the approved building, engineering or construction work has been physically commenced in accordance with this consent.

Development consent for the use of land does not lapse if the approved use of any land, building or work is actually commenced prior to the date on which the consent would otherwise lapse.

Appointment of Private Certifying Authority (PCA)/Notice of Commencement of Work

31. Site works are not to commence until the applicant, or other person or company having the benefit of the development consent:
- has appointed a PCA (the Consent Authority or an accredited certifier);
 - has notified the Consent Authority and Executive Director of Planning and Urban Design, SOPA of the appointment; and has given at least 2 days notice to the Consent Authority and Executive Director of Planning and Urban Design, SOPA of the person's intention to commence the excavation, shoring, underpinning or erection of the building.

NOTE: Should the builder nominate an accredited certifier as the PCA, it will be necessary to return the completed "Notice of appointment of a PCA" form to the Consent Authority, as required by items (ii and (iii) above.

Submission of construction certificate

32. Works are not to commence until such time that a construction certificate for the relevant stage of the proposed works has been issued by the Consent Authority or an Accredited Certifier.

(NOTE: Where an Accredited Certifier issues a construction certificate, a copy of the following documents must be forwarded to the Consent Authority within 7 days of issue to which it relates:

- Construction certificate issued;
- plans and specifications;
- any fire safety schedule; and any other documents lodged with the certificate)

Reason: - to comply with the requirements of Section 81A of the Environmental Planning and Assessment Act and Clause 79D of the Environmental Planning and Assessment Act Regulation.

Principal Certifying Authority (PCA)

33. An accredited certifier who has been appointed as a PCA must not be replaced by another accredited certifier except with the approval of the relevant accreditation body.

A replacement PCA must ensure that notice of his or her appointment, together with the relevant accreditation body's approval of the appointment, is given to the Consent Authority within 2 days of the appointment.

Demolition/Remediation/Earthworks

34. Prior to the commencement of any works on the site, the builder is required to appoint an EPA accredited site auditor who will be responsible for the execution of the remediation work in accordance with the EPA Guidelines for contaminated sites including the endorsement of a Remedial Action Plan (RAP) which has been prepared in accordance with these guidelines. On completion of the remediation work the builder shall obtain a summary site audit report and site audit statement from the EPA accredited site auditor declaring that the site is suitable for its intended use.
35. Details of the proposed excavation works method, prepared by an appropriately qualified person shall be submitted to the satisfaction of the PCA and a copy sent to the consent authority and SOPA, prior to the commencement of excavation works. Details shall be in accordance with any SOPA, Workcover or Australian Standards requirements.
36. The applicant shall submit the following details (which shall be in accordance with the requirements of the EPA) to the satisfaction of the PCA prior to the commencement of excavation:
 - (a) spoil detention methods and locations on site and off site,
 - (b) testing for contamination of spoil and results of testing
 - (c) environmental and occupational health safeguards for the removal, handling and disposal of contaminated spoil and the management of contaminated runoff,
 - (d) suitability of the spoil for the intended use.
37. Excavated material shall be managed in accordance with the waste provisions of the Protection of the Environment Operations Act and the 1999 NSW EPA Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-liquid Wastes. Contaminated spoil must not be mixed with clean fill.
38. A sign must be erected in a prominent position stating that unauthorised entry to the site is not permitted. The sign must also name the builder or other person responsible for the site and a telephone number at which the builder or other person can be contacted outside working hours.
39. Suitable toilet accommodation is to be provided at the work site at all times. If temporary toilet accommodation is proposed, it must:
 - have a hinged door capable of being fastened from both inside and outside,
 - be constructed of weatherproof material,
 - have a rigid and impervious floor; and
 - have a receptacle for, and supply of, deodorising fluid.
- 40.. Public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary hoarding or fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5 metres). Hoardings or fences are to have a minimum height of 1.8 metres and be constructed of solid plywood sheeting (painted white) or of cyclone wire fencing with geotextile fabric attached to the inside of the fence, to provide dust control.

Hoardings or fences are to be structurally adequate and be constructed in a good and workmanlike manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences must be in place prior to the commencement of any demolition, excavation or building works and be maintained throughout construction.

NOTE: Should ANY part of the fence or hoarding encroach beyond the boundaries of the site, it will be necessary to make application to the SOPA for rental of the road reserve area BEFORE the

fence/hoarding is erected. Evidence that road reserve rental fees have been paid shall be provided to the PCA.

41. The applicant shall ensure that all erosion and sediment controls are implemented and maintained to a satisfactory level at all times. Prior to the commencement of site works, a Construction Soil and Water Management Plan shall be prepared and should address the requirements of SOPA and other relevant bodies, be in accordance with the relevant specifications and standards contained in the manual Managing Urban Stormwater – Soils and Construction issued by the NSW Department of Housing in 1998.

The Construction Soil and Water Plan should provide details of:

- (a) the control, collection, disposal and management of stormwater, surface and sub-surface waters,
- (b) erosion and sediment control measures to be installed and maintained on site, and
- (c) the control of urban runoff and measures to prevent soil erosion.

The following measures are to be implemented on the site to assist with sedimentation control during the construction phase of the project:

- a) A dish shaped diversion drain or similar structure such as hay bales will be constructed above the proposed building works to divert run-off to a stable discharge area such as dense ground cover. This diversion drain is to be lined with turf or otherwise stabilised.
- b) A sediment-trapping fence using a geotechnical fabric specifically designed for such purpose and installed to manufacturer's specifications is to be placed below the construction area.
- c) Vegetation and/or existing building structures will be cleared from the construction site only, other areas to remain undisturbed.
- d) Restricting vehicle access designated points and having these driveways adequately covered at all times with blue metal or the like.
- e) A vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed to prevent mud and dirt leaving the site and being deposited on the street.
- f) Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footways or in any other locations which could lead to the discharge of materials into the stormwater drainage system.
- g) Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Engineering

42. The applicant shall submit the following details to the satisfaction of the PCA prior to commencing or constructing that portion of the approved development:
- a) Structural drawings prepared and signed by an appropriately qualified practising Structural Engineer that comply with:
 - (i) the relevant clauses of the Building Code of Australia
 - (ii) the relevant Australian Standards listed in the BCA
 - (iii) the relevant development consent, and
 - (iv) drawings and specifications comprising the Construction Certificate;
43. 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.

Conditions Relating to Construction Management

44. 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 to the satisfaction of SOPA.

45. All measures specified in the Construction Certificate to control water, soil erosion and sedimentation shall be installed prior to the commencement of construction works. Infringement Notices, incurring a monetary penalty, may be issued by the consent authority where measures are not provided or maintained.
46. A Construction Management Plan, a Construction Traffic Plan of Management, Soil and Water Management Plan, a Waste Management and Minimisation Plan and a Noise Management Plan shall be prepared to the satisfaction of the PCA with a copy being submitted to the Executive Director, Planning and Urban Design, SOPA and the consent authority, prior to the commencement of works.
47. The Construction Traffic Plan of Management prepared in consultation with SOPA and other relevant bodies shall address, but not be limited to, the following matters:
 - (a) truck numbers and worker numbers at different stages,
 - (b) ingress and egress from the site for construction vehicles, including their routes through the local area and the measures that will be implemented to ensure only those routes are used,
 - (c) operating hours for trucks removing demolished and excavated materials,
 - (d) procedures to ensure parking and standing of construction vehicles are contained within the site, and
 - (e) measures to ensure safe pedestrian movement around the surrounding area,
48. The Waste Management and Minimisation Plan, prepared in consultation with SOPA, Resource NSW and other relevant bodies shall address, but not be limited to, the following matters:
 - (a) policies and procedures to be adopted to ensure that waste is minimised and recycling is maximised both on and off the construction site;
 - (b) facilities that will be provided in the recyclables storage areas, communal open space areas and in the basement waste management facilities for the separation of waste and the various types of recyclable materials; and
 - (c) the maximisation of opportunities for separation and recycling of materials throughout construction; this includes, but is not limited to, wood, glass, steel and timber.
49. A Noise Management Plan for construction shall be prepared in accordance with EPA guidelines and be submitted to the satisfaction of the PCA with a copy being submitted to SOPA and the consent authority prior to the commencement of works. In particular, the Noise Management Plans should contain details in regard to the following matters:
 - (a) Details of noise control measures to be undertaken during the construction and operational stages for noise generated by the development
 - (b) Details in respect of, but not limited to: tests for ascertaining acoustic parameters; anticipated airborne noise for all major noise generating activities and duration of these activities, specific physical and managerial measures for controlling noise, noise control equipment to be fitted to machinery, predicted noise levels at sensitive receivers, noise monitoring and reporting procedures, measures for dealing with exceedances, arrangements to inform residents of activities likely to affect their noise amenity, contact point for residents, complaints handling systems, reporting of complaints and response actions.
 - (c) Measures employed to minimise the risk of potential noise and vibration impacts may include, but not necessarily be limited to, the use of the quietest practical construction equipment and other measures outlined in AS 2436 1981 *"Guide to Noise Control on Construction, Maintenance and Demolition Sites"* and shall have regard to the guidelines contained in the NSW EPA, Environmental Noise Control Manual Chapter 171.
50. Construction Management Plans shall be reviewed by the applicant during the construction period for currency and accuracy. Should contact details or procedural matters alter, the applicant will advise SOPA and the consent authority of those amended details.
51. Vehicle/plant access to the development site shall be designed in order to minimise ground disturbance and transport of soil onto any public place.
52. Where construction/building works require the use of a public place including a road or footpath, approval shall be obtained from SOPA. Details of the barricade construction, area of enclosure and period of work shall be submitted to the satisfaction of SOPA prior to the commencement of work.

53. Any damage to roads and road works that is caused by construction vehicles and activities shall be rectified at the builder's expense and such rectification shall be carried out by the applicant to the satisfaction of the relevant authority.
54. Hours of construction work, excluding the use of rock breakers, shall be:
Mondays to Fridays: 7:00am to 5:00pm
Saturdays: 7:00am to 4:00pm (if inaudible at residential premises,
otherwise 8:00am to 1:00pm)
No work is to be carried out on Sundays and public holidays.
55. Hours for use of heavy vehicles (over 8 tonnes), use of rock breakers, piling or jack hammering is only to be carried out between the hours of:
Mondays to Fridays 8.00a.m. to 4.00p.m. and
Saturdays 8.30a.m. to 1.00p.m.
No work must be carried out on Sundays or public holidays.
56. Any proposal to carry out work outside the hours referred to in Conditions 57 and 58 shall be subject to the approval of SOPA.
57. The approved hours of work and a 24 hour telephone number shall be prominently displayed at all times on the site and must be visible from at least two separate public streets or public spaces, and the applicant shall ensure that the number is continually attended by a person with authority over the construction works.
58. The building works are to be inspected by the PCA (or other suitably qualified person on behalf of the applicant if permitted by the PCA) to monitor compliance with the approval and the relevant standards of construction.

Documentary evidence of compliance with the approval and relevant standards of construction is to be maintained by the PCA.

Upon inspection of each stage of construction, the principal certifying authority (or other suitably qualified person on behalf of the applicant) is also required to ensure that adequate provisions are made for the following measures (as applicable), to ensure compliance with the terms of the approval:

- Sediment control measures;
- Provision of perimeter fences or hoardings for public safety and restricted access to building sites; and
- Maintenance of the public place free from unauthorised materials, waste containers or other obstructions.

FURTHER APPROVALS

59. Prior to the commencement of any works the applicant shall ensure that all waste related approvals for the management and disposal of waste are obtained under the Protection of the Environment Act 1997 and the Waste Avoidance and Recovery Act 2001.
60. A Section 73 Compliance Certificate under the Sydney Water Act 1994 shall be obtained. The application for the certificate should be made to Sydney Water.
61. The development must connect to SOPA's Water Reclamation and Management Scheme (WRAMS). The builder is to ascertain the requirements of Sydney Water and Sydney Olympic Park Authority in this regard.
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NOTES RELATING TO THIS CONSENT

1. To ascertain the date upon which the consent becomes effective refer to Section 83 of the Act.
2. To ascertain the date upon which the consent is liable to lapse refer to Section 95 of the Act.
3. Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right to appeal to the Land and Environment Court exercisable within 12 months of the receipt of this notice.
4. The applicant should ensure that all additional approvals and agreements are obtained from other authorities, as relevant.
5. All references to:
 - The **consent authority** means the Minister for Infrastructure, Planning and Natural Resources.
 - The **Minister** means the Minister assisting the Minister for Infrastructure, Planning and Natural Resources.
 - The **Director-General** means the Director-General of the Department of Infrastructure, Planning and Natural Resources and the Deputy Director General of the Department of Infrastructure, Planning and Natural Resources.
 - The **Council** means Auburn Council.
 - The **applicant** means the applicant or any persons or company bound by the applicant.

Any advice or notice to the consent authority shall be served on the Director-General of the Department of Infrastructure, Planning and Natural Resources.