

Project Approval

Section 75J of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the project application referred to in schedule 1, subject to the conditions in schedules 2 and 3.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.



Richard Pearson
Deputy-Director General

Sydney

15th March

2011

SCHEDULE 1

Application No.:

MP10_0145

Proponent:

Royal Agricultural Society of NSW

Approval Authority:

Minister for Planning

Land:

Sydney Showground Main Arena, Sydney Olympic Park
Lot 1121 DP 1142724

Project:

Redevelopment of Sydney Showground Main Area,
including:

- Three new grandstands (north-west stand; south-east stand; and a small north stand)
- New on-grade lower tier seating and grass seating
- New amenities, food and beverage facilities
- Two new lighting towers
- Retractable perimeter fencing
- Entry structures and egress gates
- New pitch access
- Internal refurbishment works
- New video board and PA system
- Erection of a green wall vegetated screen

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DEFINITIONS

In this approval,

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.

Certifying Authority has the same meaning as Part 4A of the Act.

Council means Auburn Council.

Department means the Department of Planning or its successors.

Director-General means the Director-General of the Department or his nominee.

Environmental Assessment (EA) means the Environmental Assessment prepared by Urbis on behalf of the Royal Agricultural Society (NSW) dated October 2010.

Minister means the Minister for Planning.

MP No. 10_0148 means the Major Project described in the Proponent's EA as amended by the Preferred Project Report.

PCA means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.

Response to Submissions (RTS) means the Response to Submission prepared by Urbis and dated 14 December 2010.

Proponent means Royal Agricultural Society of NSW or any party acting upon this approval.

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

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

End of Section

SCHEDULE 2 PART A – ADMINISTRATIVE CONDITIONS

A1. Development Description

Development approval is granted only to carrying out the development described in detail below:

- Three new grandstands (north-west stand; south-east stand; and a small north stand)
- New on-grade lower tier seating and grass seating
- New amenities, food and beverage facilities
- Two new lighting towers
- Retractable perimeter fencing
- Entry structures and egress gates
- New pitch access
- Internal refurbishment works
- New video board and PA system
- Erection of a green wall vegetated screen

A2. Development in Accordance with Plans and Documentation

The development will be undertaken in accordance with MP No. 10_0148 and the Environmental Assessment dated October 2010, prepared by Urbis, except where amended by the Response to Submissions dated 14 December 2010, prepared by Urbis, and the following drawings:

Architectural Drawings prepared by Populous				
Drawing No.	Revision	Name of Plan	Drawn By	Date
AS.03.101 to AS.03.105	C	Architectural Plans	Populous	Sept 2010
AS.03.201 to AS.03.205	C	Architectural Plans	Populous	Sept 2010
AS.03.211 to AS.03.213	C	Architectural Plans	Populous	Sept 2010
AS.03.301 to AS.03.305	C	Architectural Plans	Populous	Sept 2010
AS.03.311 to AS.03.313	C	Architectural Plans	Populous	Sept 2010
AS.03.401 to AS.03.405	C	Architectural Plans	Populous	Sept 2010
AS.03.411 to AS.03.413	C	Architectural Plans	Populous	Sept 2010
AS.03.501	C	Architectural Plans	Populous	Sept 2010
AS.03.502 to AS.03.505	A	Architectural Plans	Populous	Sept 2010
AS.03.511	C	Architectural Plans	Populous	Sept 2010
AS.03.512 & AS.03.513	A	Architectural Plans	Populous	Sept 2010
AS.03.521 to AS.03.523	A	Architectural Plans	Populous	Sept 2010
AS.10.001	C & D	Architectural Plans	Populous	21.10.2010 25.10.2010
AS.10.002	C & D	Architectural Plans	Populous	21.10.2010 25.10.2010

AS.03.003	C & D	Architectural Plans	Populous	21.10.2010 25.10.2010
AS.03.004	C & D	Architectural Plans	Populous	21.10.2010 25.10.2010
AS.03.005	A & B	Architectural Plans	Populous	21.10.2010 25.10.2010
AS.03.006	A & B	Architectural Plans	Populous	21.10.2010 25.10.2010
SK.03.051 to SK.03.056	A	Architectural Drawings	Populous	30.11.2010
SK.03.072 to SK.03.074	B	Architectural Drawings	Populous	30.11.2010
SK.09.011	D	Indicative Sections	Populous	Oct 2010
SK.09.012	D	Indicative Sections	Populous	Oct 2010
SK.09.022	A	Indicative Sections	Populous	Oct 2010
SK.10.022		Level 2 Concourse Typical Amenity Perspective	Populous	14.12.2010
SK.31.003 to SK.31.004		Southern Stand	Populous	14.12.10

except for:

- 1) any modifications which are 'Exempt and Complying Development' as identified in an Environmental Planning Instrument
- 2) as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- 3) otherwise provided by the conditions of this approval.

A3. Inconsistency between documents

In the event of any inconsistency between conditions of this approval and the drawings / documents referred to above, including the Proponent's Statement of Commitments, the conditions of this approval prevail.

A4. Prescribed Conditions

The Proponent shall comply with the prescribed conditions of approval under Clause 98 of the Environmental Planning and Assessment Regulation 2000 in relation to the requirements of the Building Code of Australia (BCA).

A5. Construction Certificate

Prior to commencement of any construction works associated with the approved development (including excavation if applicable), it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by SOPA or an Accredited Certifier. Plans and documentation submitted with the Construction Certificate are to be amended to satisfy all relevant conditions of this development approval.

A6. Consistency with other approvals

In the event of any inconsistency between conditions of this approval and the conditions of DA 71-11-2008 and DA S38-6-96, the conditions of this approval prevail.

A7. Separate Part 4 development approvals for temporary structures

Separate approvals for the use and installation of temporary structures require development approval under Part 4 of the Act where such structures are not classified as exempt or complying development.

A8. Maximum Capacity of Stadium

The maximum temporary and permanent capacity of the Showground Main Arena following the carrying out of the development described in Condition A1 is as follows:

Showground Mode: A maximum capacity of 22,200 persons

Sporting Mode: A maximum capacity of 25,000 persons

Concert Mode: A maximum capacity of 30,021 persons

End of Part A

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1. Detailed Design Information

Prior to the issue of a Construction Certificate for the relevant works, the Proponent shall submit to the satisfaction of SOPA and the Director General for approval detailed elevations, cross-sections and material samples on the following built form elements:

- a) Roof structure design,
- b) Sample boards including specifications and actual samples,
- c) Design of ground plane,
- d) Detailed design of perimeter fencing,
- e) Public domain and landscape plans, and
- f) Toilet blocks

B2. Structural Details

Prior to the issue of a Construction Certificate, the Proponent shall submit to the satisfaction of the Certifying Authority, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that complies with:

- a) the relevant clauses of the BCA,
- b) the relevant development approval,
- c) drawings and specifications comprising the Construction Certificate, and
- d) the relevant Australian Standards listed in the BCA (Specification A1.3).

B3. Construction and Traffic Management Plan

Prior to the issue of a Construction Certificate, a Construction and Traffic Management Plan prepared by a suitably qualified person shall be submitted to and approved by the Sydney Olympic Park Authority (SOPA) for review and approval. The Plan shall address, but not be limited to, the following matters:

- a) A schedule of works timetable.
- b) Details in relation to major event management, including construction management measures during major events held at Sydney Olympic Park including enclosing and making the site safe, during event mode and non-event mode.

Note: different construction management measures may be required for different major events. Pedestrian management demonstrating suitable pedestrian corridors will be maintained during major event periods.

- c) Hours of work, contact details of site manager, names and addresses of contractors undertaking construction works and transport of materials,
- d) Waste Management Plan,
- e) Noise and Vibration Management Plan,
- f) Air Quality Management Plan,
- g) ingress and egress of vehicles to the site,
- h) loading and unloading, including construction zones,
- i) predicted traffic volumes, types and routes, and
- j) pedestrian and traffic management methods. A comprehensive Traffic Management Plan (TMP), outlining management of truck routes and queuing in accordance with this development approval. The TMP is to also include proposed road closures, contingency access points to the Sydney Showground, alternative traffic routes, back up queuing areas and contractor car parking arrangements.

- k) Procedures to be adopted for the prevention of loose or contaminated material, spoil, dust and litter from being deposited on the public way, road reserves, footpaths and the like from trucks, vehicle tyres and associated equipment. In addition, details on method of cleaning the public way, road reserves, footpaths and the like from such deposits.
- l) Procedures for minimising dust emissions, a minimum requirement is perimeter fencing, combined with chain wire and shade cloth must be used, together with continuous water spray during the demolition process.
- m) A Materials Handling Statement for the removal of hazardous waste (including Asbestos) and refuse from the site in accordance with relevant legislation including *Waste Avoidance and Resource Recovery Act 2001*. This statement is to include hazardous waste expected, location, method of waste disposal and recycling.
- n) Any disconnection of utilities and if disconnections will affect other venues.
- o) All existing fire fighting services are to be maintained at all times during the demolition works and access to fire fighting services in the surrounding streets must not be obstructed.
- p) Details of access and egress will not cause damage to or adversely affect the safe access and egress of the subject site or adjacent buildings/venues.
- q) Details of control of soil erosion, water pollution, runoff and cleaning in accordance with the *Protection of the Environment Operations Act 1997* and *Managing Urban Stormwater – Soils & Construction Volume 1 (2004)* by Landcom.
- r) Details of the disposal of any seepage and stormwater,
- s) Details of security arrangements at the public domain interface including any fencing, CCTV and patrols.
- t) Acknowledgement and commitment to alter construction management plans when requested to accommodate major events held at Sydney Olympic Park at any given time.

Such plans, where applicable, must be in compliance with the *Occupational Health and Safety Act 2000* and *Regulations 2001*, *Waste Avoidance and Resource Recovery Act 2001*. All water, waste or air pollution activities generated by the development shall be managed in general accordance with the most recent NSW Department of Environment and Climate Change guidelines and policies and relevant NSW legislation, including but not limited to, the *Protection of the Environment Operations Act, 1997*.

The Proponent shall submit a copy of the approved plan to the Department.

B4. Noise and Vibration Management

Prior to the issue of a Construction Certificate, a Construction Noise and Vibration Management Plan prepared by a suitably qualified person shall be submitted and approved by SOPA. The Plan shall address, but not be limited to, the following matters:

- a) Identification of the specific activities that will be carried out and associated noise sources;
- b) Identification of all potentially affected sensitive receivers including residences, schools, and properties containing noise sensitive equipment;
- c) The construction noise objective specified in the conditions of this approval;
- d) The construction vibration criteria specified in the conditions of this approval;
- e) Determination of appropriate noise and vibration objectives for each identified sensitive receiver;
- f) Noise and vibration monitoring, reporting and response procedures;
- g) Assessment of potential noise and vibration from the proposed construction activities including noise from construction vehicles and any traffic diversions;

- h) Description of specific mitigation treatments, management methods and procedures that may be considered to control noise and vibration during construction;
- i) Contingency plans to be implemented in the event of non-compliances and/or noise complaints;
- j) Notification procedures of noisy works and its duration to Sydney Olympic Park Authority and neighbouring properties at least 48 hours before the commencement of such work.

All construction noise activities generated by the development shall be managed in general accordance with the most recent NSW Department of Environment and Climate Change guidelines and policies and relevant NSW legislation, including but not limited to, the *Protection of the Environment Operations Act, 1997*.

The Proponent shall submit a copy of the approved plan to the Department.

B5. Compliance Report

Prior to the issue of a Construction Certificate, the Proponent, or any party acting upon this approval, shall submit to the Principal Certifying Authority a report addressing compliance with all conditions of Part B.

End of Part B

PART C – PRIOR TO CONSTRUCTION

C1. Appointment of Principal Certifying Authority

Prior to commencement of work, the person having the benefit of the approval and a Construction Certificate must:

- a) appoint a Principal Certifying Authority (PCA) and notify SOPA in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed within 7 days; and
- b) notify SOPA in writing of their intention to commence works (at least 2 days notice is required prior to the commencement of works).

The PCA must determine when inspections and compliance certificates are required.

C2. Dial Before You Dig

Prior to any excavation and or stump grinding on or near the subject site the person/s having benefit of this approval are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to received written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services. The person/s having benefit of this approval are required to forward the written confirmation from NDBYD to their Principal Certifying Authority (PCA) prior to any excavation occurring.

C3. Erosion and Sediment Control

Erosion and sediment control devices are to be installed, as necessary, prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to be maintained throughout the entire demolition, excavation and construction phases of the development and for a minimum three (3) month period after the completion of the project, where necessary.

C4. Compliance Report

The Proponent, or any party acting upon this approval, shall submit to the Principal Certifying Authority a report addressing compliance with all conditions of Part C.

C5. No Obstruction of Public Domain without a Works Permit

Prior to issuing a construction certificate the proponent is to 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.

Note: further information on Work Permits can be obtained from www.sydneolympicpark.com.au.

End of Part C

PART D – DURING CONSTRUCTION

D1. Copy of Project Approval

A copy of this project approval, stamped plans and accompanying documentation is to be retained for reference with the approved plans on-site during the course of any works. Appropriate builders, contractors or sub-contractors shall be furnished with a copy of the notice of determination and accompanying documentation

D2. In accordance with detailed construction, traffic, noise and vibration plan

All associated site works (including site deliveries and take outs) must be carried out in accordance with the approved Construction, Traffic, Vibration and Noise management plans referred to in Conditions B2 and B3. A copy of the plan must be kept on site at all times and be made available to SOPA on request.

D3. Construction Noise

Noise from the construction, excavation and/or demolition activities associated with the development shall comply with the DECCW Interim Construction Noise Guidelines 2009.

D4. Dust Control

Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction in accordance with the requirements of the NSW Department of Environment, Climate Change and Water. Dust nuisance to surrounding properties should be minimised.

D5. Materials on footpath

No building materials skip bins, concrete pumps, cranes, machinery, signs or vehicles used in or resulting from the construction, excavation or demolition relating to the development shall be stored or placed on Council's footpath, nature strip or roadway.

D6. Plant and equipment kept within site

All plant and equipment used in the construction of the development, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries.

D7. Hours of Works

All associated site works (including site deliveries and take outs) must only be carried out between the hours of 7.00am to 6.00pm on Monday to Friday inclusive and between 7.00am to 1.00pm on Saturdays and all work activities are strictly prohibited on Sundays and Public Holidays.

In addition, the use of any rock excavation machinery or any mechanical pile drivers or the like, is restricted to the hours of 7.00am to 5.00pm on Monday to Friday and 7.00am to 1.00pm on Saturday.

Variations to working hours outlined above are only permitted with the prior written approval of the General Manager, Operations and Sustainability of SOPA.

D8. Complaints Register

The applicant shall record details of all complaints received during the construction period in an up to date complaints register. The register shall record, but not necessarily be limited to:

- a) The date and time of the complaint;

- b) The means by which the complaint was made;
- c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- d) Nature of the complaints;
- e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
- f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register shall be made available to SOPA and the principal certifying authority.

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, to the satisfaction of SOPA.

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. Material Storage and Trees

No materials (including waste and soil), equipment, structures or goods of any type are to be stored, kept or placed within 5 m from the trunk or within the drip line of any tree.

D12. Services to be provided Underground

All new services located along street frontages for the length of the development are to be located underground and works associated with this are to be fully borne by the Proponent.

D13. Truck route

Trucks entering and leaving Sydney Olympic Park with loads or unloaded to and from the development site must do so via:

- In: Bennelong Parkway/Homebush Bay Drive, Australia Avenue, left into New England Avenue.
- Out: New England Avenue, left Australia Avenue, Kevin Coombes Drive, Old Hill Link Road, Hill Road, Parramatta Road.

except with the written approval or at the direction of the Executive Manager, Precinct Operations of Sydney Olympic Park Authority.

D14. Truck Queuing

No construction vehicular traffic is to queue along Sydney Olympic Park roads (including Australia Avenue or Kevin Coombes Avenue) at any time. Any construction vehicular traffic that requires queuing shall do so within the Sydney Showground Precinct only.

D15. Vibration Criteria

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

- a) for structural damage vibration, German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and

- b) 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 Construction Noise and Vibration Management Plan.

D16. Vibration Management

Vibratory compactors must not be used closer than 30 metres or project specific distance from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified above.

D17. Impact of Below Ground (Sub-surface) Works – Non-Aboriginal Objects

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.

D18. Impact of Below Ground (Sub-surface) Works – Aboriginal Objects

If any Aboriginal archaeological objects 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.

D19. Compliance Report

The Proponent, or any party acting upon this approval, shall submit to the Principal Certifying Authority a report addressing compliance with all conditions of Part D.

End of Part D

PART E – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE / PRIOR TO OPERATIONS

E1. Occupation Certificate

Occupation or use, either in part or full, is not permitted until an Occupation Certificate has been issued. The Occupation Certificate must not be issued unless the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia and until all preceding conditions of this approval have been complied with.

Where Council is not the Principal Certifying Authority, a copy of the Occupation Certificate together with registration fee must be provided to SOPA.

E2. Emergency Egress Management Plan

An Emergency Egress Management Plan shall be prepared and submitted to and approved by SOPA prior to the issue of the Final Occupation Certificate.

E3. Operational Noise Management Plan

An Operational Noise Management Plan shall be prepared in consultation with DECCW and SOPA and submitted to SOPA for approval prior to the issue of any Occupation Certificate.

The Noise Management Plan must be prepared in accordance with all relevant documents, including SOPA's Draft Noise Management Plan.

E4. Water Ratings

All water fixtures installed within the premises are to have AAA water rating or more. The Proponent shall submit to the Certifying Authority a statement demonstrating compliance with the requirements of this condition.

E5. Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at www.sydneywater.com.au then the "e-developer" icon or telephone 13 20 92.

Following application a "Notice of Requirements" will detail water and sewer extensions to be built and charges to be paid. Please make early contact with the coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

E6. Works as Executed Plans

Works-As-Executed stormwater plans shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate, certifying that the stormwater drainage system has been constructed and completed in accordance with the approved stormwater plans. The person issuing the Occupation Certificate shall ensure that the following documentation is completed and submitted:

- The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate and variations are marked in red ink.
- The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.

E7. Structural Inspection Certificate

A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the PCA prior to the issue of any Occupation Certificate and/or use of the premises. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and SOPA after:

- a) The site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final Design Drawings; and,
- b) The drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

E8. Mechanical Ventilation

- a) The premises must be ventilated in accordance with the Building Code of Australia and AS1668.1-1998 and AS1668.2-2002.
- b) Details of any mechanical ventilation and/or air conditioning system complying with AS1668.1-1998 and AS1668.2-2002, the Building Code of Australia and relevant Australian Standards must be prepared by a suitably qualified person certified and certified in accordance with Clause A2.2(a)(iii) of the Building Code of Australia, to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.
- c) Prior to issue of an Occupation Certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of completion and Performance in accordance with Clause A2.2(a)(iii) of the Building Code of Australia, must be submitted to the Principal Certifying Authority.

E9. Waste and Recycling Collection Contract

Prior to an Occupation Certificate being issued and/or commencement of the use, whichever is earlier, of the building the owner must ensure that there is a contract with a licensed contractor for the removal of **all commercial waste**. No waste is to be placed on the public way e.g. footpaths, roadways, plazas, and reserves at any time.

E10. Rectification of Public Infrastructure Damage

The cost of repairing any damage caused to SOPA or other 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/developer prior to the issue of any Occupation Certificate.

E11. Compliance Report

Prior to the issue of a Occupation Certificate, the Proponent, or any party acting upon this approval, shall submit to the Principal Certifying Authority a report addressing compliance with all relevant conditions of Part E.

End of Part E

PART F – DURING OPERATIONS

F1. Noise – Mechanical Plant and Equipment

Noise associated with the use of mechanical plant and equipment must not give rise to any one or more of the following:

- a) Transmission “offensive noise” as defined in the Protection of the Environment Operations Act 1997 to any affected receiver.
- b) A sound pressure level at the boundary of any affected receiver that exceeds the background ($L_{A90, 15\text{minutes}}$) noise level by more than 5dB. The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard AS1055.

F2. Noise Operational (Showground, Concert and Sporting Modes)

Noise associated with the operation of the Showground Main Arena must be in accordance with the *Sydney Olympic Park Noise Management Plan* as contained in the Sydney Olympic Park Authority Act 2001 and the *Protection of the Environment Operations (General) Regulation 2009*.

F3. Major Event Management Plans

The Proponent, or any party acting upon this approval for an event within the Showground Main Arena, must have the written operational approval from the Sydney Olympic Park Authority Precinct Operations Unit prior to each and every major event in relations to logistical matters and public domain coordination requirements. The specific event management plans are to include:

1. Event register and timetable.
2. Bump in and bump out requirements.
3. Running Order of Event and Production Schedules.
4. Risks and Safety Plan.
5. Overall event layout and operation.
6. Pedestrian Management Plan demonstrating suitable pedestrian corridors will be maintained during ingress and egress of major event periods.
7. A comprehensive Traffic Management Plan (TMP), outlining management of truck and vehicles routes and queuing. The TMP is to also include contingency access points to the Sydney Showground, alternative traffic routes and back up queuing areas.
8. The proposed use of temporary structures such as marquees and the like.

The Applicant, or any party acting upon this condition, must submit to Sydney Olympic Park Authority Operations Unit the event management plan for each and every major event at least seven (7) days prior to the event taking place. The applicant must appropriately reference plans and include all dimensions and size of proposed road blockage areas and temporary structures and include support details such as bump in and bump out schedule, utilities required and showcasing set ups.

F4. Emergency Event Management Meetings

Prior to a Major Event, an Emergency Event Management Meeting is to be conducted and include representatives from NSW Police, NSW Fire Brigades, NSW Ambulance, St Johns Ambulance, SOPA, Sydney Showground and the Event Promoter.

Note: further information on Work Permits can be obtained from www.sydneyolympicpark.com.au.

End of Part F

ADVISORY NOTES

AN1. Compliance Certificate, Water Supply Authority Act, 2000

Prior to issuing a subdivision certificate, a Compliance Certificate shall be provided to the approval authority 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.

The developer shall obtain the Compliance Certificate from the relevant local water supply authority and produce this to the satisfaction of:

- a) the certifying authority before release of the Construction Certificate,
- b) the approval authority before the release of the subdivision certificate, and
- c) the principal certifying authority prior to occupation.

AN2. Requirements of Public Authorities for Connection to Services

The Proponent shall comply with the requirements of any public authorities 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. Details of compliance with the requirements of any relevant public authorities are to be submitted to the satisfaction of the PCA prior to the issue of the Construction Certificate.

AN3. Application for Hoardings and Scaffolding

A separate application shall be made to Council for approval under State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007, to erect a hoarding or scaffolding in a public place. Such an application shall include:

- a) Architectural, construction and structural details of the design.
- b) Structural certification prepared and signed by a suitably qualified practising structural engineer.

The Proponent shall provide evidence of the issue of a Structural Works Inspection Certificate and structural certification shall be submitted to the satisfaction of the PCA prior to the commencement of works.

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 shall be complied with to the satisfaction of the PCA:

- a) 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 Council:
 - i) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and
 - ii) at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
- b) 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 Council.

AN5. Construction Inspections

Compliance certificate/s shall be issued by the Principal Certifying Authority and 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:

- a) Foundations,
- b) Footings,
- c) Damp proof courses and waterproofing installation,
- d) Structural concrete, including placing of reinforcement and formwork prior to pouring,
- e) Structural beam and column framing,
- f) Timber wall and roof framing, and
- g) 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.

AN6. Noise Generation

Any noise generated during the construction of the development shall not exceed the 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.

AN7. Stormwater drainage works or effluent systems

A Construction Certificate for works that involve any of the following:

- a) water supply, sewerage and stormwater drainage work
- b) management of waste

as defined by Section 68 of the Local Government Act, 1993 will not be issued until prior separate approval to do so has been granted by Council under Section 68 of that Act. Applications for these works must be submitted on Council's standard Section 68 application form accompanied by the required attachments and the prescribed fees.

AN8. Temporary Structures

An approval under State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007 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 State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007 to certify the structural adequacy of the design of the temporary structures.

AN9. External Lighting

External Lighting shall comply with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Upon installation of lighting, but before it is finally commissioned, the Proponent shall submit to the approval authority evidence from an independent qualified practitioner demonstrating compliance in accordance with this condition.

AN10. Disability Discrimination Act

This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not

catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.

AN11. Utility and Authority Approvals

The proponent or any party acting on this consent, is to obtain any necessary written approval from the utility authorities (e.g. RTA, Energy Australia, Sydney Water, and Telecommunications Carriers) in connection with the relocation and/or adjustment of any services affected by the proposed works. Any costs in the relocation, adjustment or support of services are to be the responsibility of the proponent.

AN12. Roads Act 1993

A separate application shall be made to RTA for approval under Section 138 of the Roads Act, 1993 to undertake any of the following:

- a) erect a structure or carry out a work in, on or over a public road, or
- b) dig up or disturb the surface of a public road, or
- c) remove or interfere with a structure, work or tree on a public road, or
- d) pump water into a public road from any land adjoining the road, or
- e) connect a road (whether public or private) to a classified road.

End of this Section

SCHEDULE 3- Statement of Commitments

MP 10_0148

(source: Response to Submissions)

1 Draft Statement of Commitments

The following draft Statement of Commitments is offered to ensure that the proposed development will adequately mitigate any potential adverse environmental impacts during both the construction and operational stages of the development.

The proponent is responsible for the implementation and achievement of any Commitments made as part of this Project Application.

1.1 Construction Management

Construction management will be undertaken in accordance with the Construction Environment Management Plan (CEMP) prepared by APP Corporation Pty Limited, dated 20 October 2010 or as otherwise updated and approved. The CEMP will include the following:

- A Construction Traffic Management Plan
- Measures for noise mitigation and procedures to deal with any noise complaints during construction; and
- Strategies for managing drilling water and stormwater from construction sites, including strategies that prevent water pollution.

The CEMP will be provided to the consent authority prior to construction.

1.2 Control of Construction Noise

Prior to commencement of the construction, a construction noise assessment will be undertaken. If required, noise and vibration monitoring devices will be positioned in a number of locations to monitor the construction noise and vibration throughout the construction phase. The results of these monitoring devices will be reviewed and if appropriate will be addressed in the PEC meetings.

1.3 Operational Environment Management

Operational Environment management will be undertaken in accordance with the Operational Environment Management Plan (OEMP) to be prepared by APP Corporation Pty Limited. The OEMP will require that contractors and subcontractors comply with the general environmental protection requirements of the Appropriate Regulatory Authority (ARA) in accordance with the protection of the Environment Operations (POEO) Act. The OEMP will be provided to the consent authority prior to the issue of an Occupation Certificate.

1.4 Transport Management

Restriction of vehicle access along Australia Avenue between the Riverina Avenue and New England Avenue during break out phase (following sporting events to enable patrons to safely exit to the P5 and P6 car parks) be investigated, subject to SOPA agreement.

The proponent to periodically monitor the capacities of bicycle parking facilities on the site and surrounding bicycle parking facilities to determine demands for additional bicycle parking facilities.

A Traffic Management Plan (TMP) for major events will be provided to the consent authority prior to the issue of an Occupation Certificate. The Major Event TMP will address details of shuttle bus services for major events where required, traffic and crowd management on site, ingress and egress operations and consideration of how to manage major multiple events within Sydney Olympic Park. It will also consider measures to ensure pedestrian safety with regard to the interaction of pedestrians and buses within internal areas during major events.

1.5 Event Management and Transportation

Future main events will continue to be served by the existing transport management arrangements in place. If amendment to the existing arrangements is required, consultation with the relevant parties including SOPA, Ministry of Transport and State Rail Authority will be undertaken prior to occupation to ensure coordination of special event transport arrangements and future events.

The proponent will consider adopting practices of integrated event ticketing and the requirement of pre-booked parking for large events to support public transport use.

1.6 Lighting Design

Upon finalisation of the lighting design and associated computer modelling, further assessment relating to relevant Australian Standard provisions will be provided prior to commencement of construction.

1.7 ESD

ESD strategies and measures will be considered during the detailed design phase and measures determined as appropriate incorporated into the design.

1.8 Signage

The relevant approvals for any future external signage will be sought.

1.9 Operational Noise Management

Future operators of concert events are to provide for real-time monitoring measures using either attended monitoring or unattended monitors capable of identifying the source of measured noise. If noise levels approach the relevant criterion, sound levels from the PA system would be directed to be reduced.

1.10 Waste management

Waste management in regards to the operations of the Showground Main Arena will continue to operate in accordance with existing practices. Further details on operational waste management will be provided prior to occupation.

1.11 BCA and Fire Safety Engineering

The proposed redevelopment will be designed and constructed to comply with the BCA provisions using a combination of prescriptive and performance based provisions. A further detailed BCA report will be submitted as part of the Construction Certificate.

The Fire Engineering Brief and Fire Safety Engineering Report will be developed in accordance with the methodology outlined in the International Fire Engineering Guidelines, while being cognisant of practices and reviews procedures generally accepted in the building design, construction, and fire protection engineering communities. The Fire Engineering Brief and Fire Safety Engineering Report will be submitted as part of the Construction Certificate.

1.12 Detailed Design

Further information will be provided to SOPA, when requested, on the following built form elements:

- Roof structure design;
- Sample boards (including specifications and actual samples);
- Design of ground plane;
- Detailed design of perimeter fencing;
- Public domain and landscape plans.
- Toilet Blocks

This matter will be progressed as a priority, with a commitment to present the information pertaining to these issues to SOPA prior to commencement of construction.