

# Development Consent

## Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, 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 development



The Hon Robert Stokes MP  
Minister for Planning and Public Spaces

Sydney

6<sup>th</sup> December,

2019

### SCHEDULE 1

<b>Application Number:</b>	SSD-9835
<b>Applicant:</b>	Infrastructure New South Wales
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	40-44 Driver Avenue, Moore Park (Part Lot 1528 and Part Lot 1530 DP 752011 and Lot 1 DP 205794)
<b>Development:</b>	<p>Detailed design, construction and operation of a new stadium comprising:</p> <ul style="list-style-type: none"><li>• construction of the stadium, including:<ul style="list-style-type: none"><li>○ 45,000 seats (additional 10,000 - person capacity in the playing field in concert mode) in four tiers including general admission areas, members seating and corporate / premium seating;</li><li>○ roof cover over all permanent seats and a rectangular playing pitch;</li><li>○ a mezzanine level with staff and operational areas;</li><li>○ internal pedestrian circulation zones, media facilities and other administration areas on the seating levels;</li><li>○ a basement level (at the level of the playing pitch) accommodating pedestrian and vehicular circulation zones, 50 car parking spaces, facilities for teams and officials, media and broadcasting areas, storage and internal loading areas;</li><li>○ food and drink kiosks, corporate and media facilities; and</li><li>○ four signage zones.</li></ul></li><li>• construction and establishment of the public domain within the site, including:<ul style="list-style-type: none"><li>○ hard and soft landscaping works;</li><li>○ publicly accessible event and operational areas;</li><li>○ public art; and</li><li>○ provision of pedestrian and cycling facilities.</li></ul></li><li>• wayfinding signage and lighting design within the site;</li></ul>

- reinstatement of the existing Moore Park Carpark 1 (MP1) upon completion of construction works with 540 at-grade car parking spaces and vehicular connection to the new stadium basement level;
- operation and use of the new stadium and the public domain areas within the site for a range of sporting and entertainment events; and
- extension and augmentation of utilities and infrastructure.

## DEFINITIONS

<b>Aboriginal object</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i> .
<b>Aboriginal place</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i> .
<b>Accredited Certifier</b>	Means the holder of accreditation as an accredited certifier under the <i>Building Professionals Act 2005</i> acting in relation to matters to which the accreditation applies.
<b>Advisory Notes</b>	Advisory information relating to the consent but do not form a part of this consent.
<b>Applicant</b>	Infrastructure NSW or any person carrying out any development to which this consent applies.
<b>ACHAR</b>	<i>Aboriginal Cultural Heritage Assessment Report</i> prepared by Curio Projects dated August 2019.
<b>BCA</b>	Building Code of Australia.
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i> .
<b>CEMP</b>	Construction Environmental Management Plan.
<b>Certification of Crown building work</b>	Certification under section 109R of the EP&A Act and includes any amendment to that provision.
<b>Certifying Authority</b>	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, <i>Strata Schemes (Freehold Development) Act 1973</i> and <i>Strata Schemes (Leasehold Development) Act 1986</i> or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works.
<b>Conditions of this consent</b>	Conditions contained in Schedule 2 of this document.
<b>CEMP</b>	Construction Environmental Management Plan
<b>Construction</b>	<p>Includes all works required to construct and operate the proposed development and permitted by this consent including commissioning and trials of equipment, but excluding the following low impact work which is completed prior to approval of the CEMP:</p> <ul style="list-style-type: none"> <li>• survey works including general alignment survey and survey controls (including installation of global positioning system (GPS)), repeater stations, survey of existing and future utilities or building /road / infrastructure dilapidation surveys;</li> <li>• further investigations including investigative drilling, excavation or salvage; treatment of contaminated soil or work undertaken in accordance with a strategy / management plan or salvage operation required by the conditions of this consent;</li> <li>• installation of at-house acoustic treatment and low impact mitigation measures identified in approved strategies, plans, programs and other documents required by the conditions of this consent;</li> <li>• establishing temporary site offices (in locations identified by the conditions of this consent);</li> <li>• identified in approved strategies, plans, programs and other</li> <li>• documents required by the conditions of this consent; and</li> <li>• low impact utility works including minor adjustments to services or utilities conducted within the approved construction hours undertaken in accordance with this development consent.</li> </ul> <p>Low impact work becomes construction with the approval of the first CEMP.</p>
<b>Concert</b>	A musical entertainment carried on outdoors with sound amplification equipment used as part of the activity.

<b>Council</b>	City of Sydney Council.
<b>CCC</b>	Community Consultative Committee.
<b>Day</b>	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays.
<b>Demolition</b>	The deconstruction and removal of buildings, sheds and other structures on the site.
<b>Department</b>	NSW Department of Planning, Industry and Environment.
<b>Development</b>	The development described in the EIS, Response to Submissions, and supplementary Response to Submissions including the works and activities comprising construction and operation of the Sydney Football Stadium, as limited by the conditions of this consent.
<b>DIA</b>	Design Integrity Assessment.
<b>DIAP</b>	Design Integrity Assessment Panel.
<b>DSI</b>	Detailed Soil Investigation.
<b>Earthworks</b>	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction.
<b>EESG</b>	Environment, Energy and Science Group of Department of Planning, Industry and Environment (EESG) (former Office of Environment and Heritage).
<b>EIS</b>	The Environmental Impact Statement titled <i>Environmental Impact Statement, Stage 2 Construction and Operation Sydney Football Stadium</i> , prepared by Ethos Urban dated 12 June 2019, including any additional information provided by the Applicant in support of the application.
<b>Environment</b>	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings.
<b>EMP</b>	Event Management Plan.
<b>ETTMP</b>	Event Traffic and Transport Management Plan.
<b>ENM</b>	Excavated Natural Material.
<b>EPA</b>	NSW Environment Protection Authority.
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i> .
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000.
<b>EPL</b>	Environment Protection Licence under the POEO Act.
<b>Evening</b>	The period from 6pm to 10pm.
<b>Event</b>	A planned public or social occasion.
<b>Feasible</b>	Means what is possible and practical in the circumstances.
<b>GTP</b>	Green Travel Plan.
<b>Heritage</b>	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement.
<b>Heritage Division</b>	Heritage Division of the Department of Premier and Cabinet (former Heritage Division of the Office of Environment and Heritage).
<b>Heritage Item</b>	A place, building, work, relic, archaeological site, tree, moveable object or precinct of heritage significance, that is listed under one or more of the following registers: the State Heritage Register under the <i>Heritage Act 1977</i> (NSW), a state agency heritage and conservation register under section 170 of the <i>Heritage Act 1977</i> (NSW), a Local Environmental Plan under the EP&A Act, the World, National or Commonwealth Heritage lists under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), and an "Aboriginal object" or "Aboriginal place" as defined in section 5 of the <i>National Parks and Wildlife Act 1974</i> (NSW).
<b>Incident</b>	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance. <i>Note: "material harm" is defined in this consent</i>

<b>ICNG</b>	<i>Interim Construction Noise Guidelines.</i>
<b>Independent consultant</b>	A consultant who can offer genuine professional opinion on the subject free from any outside control, and in particular free from the control of the consent holder. Prior involvement with the Applicant or the project will not necessarily preclude the consultant from being able to undertake the task independently.
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act.
<b>LEED</b>	Leadership in Energy and Environmental Design;
<b>Management and mitigation measures</b>	The management and mitigation measures set out in <b>Appendix 3</b> .
<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or</li> <li>b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment).</li> </ul>
<b>Minister</b>	NSW Minister for Planning and Public Spaces (or delegate).
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring.
<b>Monitoring</b>	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act.
<b>MP1</b>	Moore Park Carpark 1.
<b>Moore Park precinct</b>	The land bounded by: <ul style="list-style-type: none"> <li>• The northern, eastern and southern boundaries of SCSG controlled land;</li> <li>• The western boundary of the Entertainment Quarter adjacent to Driver Avenue;</li> <li>• Lang Road to the south between Driver Avenue and Anzac Parade;</li> <li>• Anzac Parade to the west between Lang Road and Moore Park Road; and</li> <li>• Moore Park Road between Anzac Parade and the boundary of SCSG controlled land.</li> </ul>
<b>NCC</b>	National Construction Code
<b>Night</b>	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays.
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent.
<b>ONMP</b>	Operational Noise Management Plan.
<b>Operation</b>	The carrying out of the approved purpose of the development upon completion of construction. For the purpose of this development consent, operation excludes the commencement of any administrative or office activities within the stadium to facilitate its day to day functional activities.
<b>Planning Secretary</b>	Planning Secretary under the EP&A Act, or nominee.
<b>Public domain areas</b>	All areas within the site outside the footprint of the stadium structure and accessible by the general public (unless otherwise specified in an Event Management Plan for a specific event).
<b>External public domain</b>	All public domain areas directly adjoining the site boundaries including the frontage of the site to Moore Park Road and Driver Avenue.
<b>Public Infrastructure</b>	Includes public roads, gutters, footpaths, street lighting, wayfinding signage and any buildings owned / managed by a public authority.
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997.</i>

<b>RAP</b>	Registered Aboriginal Parties
<b>Reasonable</b>	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
<b>Registered Aboriginal Parties</b>	Means the Aboriginal persons identified in accordance with the document entitled “ <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ” (DECCW).
<b>Rehabilitation</b>	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting.
<b>Response to submissions</b>	The Applicant’s response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act titled <i>Response to Submissions and Amended Proposal</i> dated 2 September 2019 and prepared by Ethos Urban.
<b>Supplementary Response to Submissions</b>	The Applicant’s additional response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act titled <i>Response to Department of Planning, Infrastructure and Environment Clarifications</i> dated 26 September and prepared by Infrastructure NSW.
<b>Sporting Event</b>	Means sport entertainment carried on outdoors where sound amplification equipment is used as part of the activity.
<b>Sensitive receivers</b>	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area.
<b>Site</b>	The land defined in Schedule 1.
<b>Site Auditor</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i> .
<b>Site Audit Report</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i> .
<b>Stadium</b>	The new Sydney Football Stadium.
<b>SCG</b>	Sydney Cricket Ground.
<b>SCSGT</b>	Sydney Cricket and Sports Ground Trust.
<b>Suitably qualified</b>	A person who has tertiary qualification in the relevant discipline that is required to satisfy the condition of the consent and must hold current membership of a relevant professional body, unless otherwise agreed by the Planning Secretary
<b>TfNSW</b>	Transport for New South Wales.
<b>Upgrading</b>	The carrying out of works (including replacing plant, equipment, or machinery or updating relevant technology) to improve the efficiency of the development or to enable or enhance its continued operation.
<b>VENM</b>	Virgin Excavated Natural Material.
<b>Waste</b>	Has the same meaning as the definition of the term in the Dictionary to the POEO Act.
<b>Year</b>	A period of 12 consecutive months.

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

#### Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

#### Terms of Consent

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
  - (b) in accordance with all written directions of the Planning Secretary;
  - (c) in accordance with the EIS, Response to Submissions and supplementary Response to Submissions;
  - (d) in accordance with the management and mitigation measures in **Appendix 3**;
  - (e) in accordance with the approved plans in the table below:

<b>Architectural Plans prepared by Cox Architecture and Aspect Studios</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
A13.L0.01	C	Floor Plan Basement Level	20/09/2019
A13.L0.02	C	Floor Plan Level 1 (GA Concourse Level)	20/09/2019
A13.L1M.03	C	Floor Plan Level 1 (Concourse Mezzanine Plan)	20/09/2019
A13.L2.04	C	Floor Plan Level 2 (Club Plan)	20/09/2019
A13.L3.05	C	Floor Plan Level 2 (Suite Plan)	20/09/2019
A13.L4.06	C	Floor Plan Level 4	20/09/2019
A13.L5.06	C	Floor Plan Level 5	20/09/2019
A13.RL.08	C	Roof Plan	20/09/2019
A30.EW.01	C	East and West Elevations	20/09/2019
A30.NS.01	C	North and South Elevations	20/09/2019
A40.00.01	C	General Sections – GA	20/09/2019
ASK326	A	Accessible terraces Plan	20/09/2019
<b>Landscape Plans prepared by Aspect Studios</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
LA-002	G	Legend	16/08/2019
LA-003	E	Schedule	26/08/2019
LA-010	E	Sheet Layout Ground Level	8/08/2019
LA-015	F	Tree Retention and Removal Ground plan	19/09/2019
LA-100	L	Landscape Masterplan	19/09/2019
LA-101	E	Materials and Finishes Plan - Ground Level Quad A	8/08/2019
LA-102	E	Materials and Finishes Plan - Ground Level Quad B	8/08/2019
LA-103	E	Materials and Finishes Plan - Ground Level Quad C	8/08/2019
LA-104	E	Materials and Finishes Plan - Ground Level Quad D	8/08/2019
LA-111	C	Paving Arrangement Plan - Ground Level Quad A	8/08/2019
LA-112	C	Paving Arrangement Plan - Ground Level Quad B	8/08/2019

LA-113	C	Paving Arrangement Plan - Ground Level Quad C	8/08/2019
LA-114	C	Paving Arrangement Plan - Ground Level Quad D	8/08/2019
LA-201	F	Grading and Level Plans – Ground Level Quad A	20/09/2019
LA-202	F	Grading and Level Plans – Ground Level Quad B	20/09/2019
LA-203	F	Grading and Level Plans – Ground Level Quad C	20/09/2019
LA-204	F	Grading and Level Plans – Ground Level Quad D	20/09/2019
LA-401	D	Planting Plans Ground Level – Quad A	8/08/2019
LA-402	D	Planting Plans Ground Level – Quad B	8/08/2019
LA-403	D	Planting Plans Ground Level – Quad C	8/08/2019
LA-404	D	Planting Plans Ground Level – Quad D	8/08/2019
LA-501	C	Detail Plan-Material + Finishes Ground Level North East	8/08/2019
LA-502	C	Detail Plan – Levels + Grading Ground Level North east	8/08/2019
LA-504	C	Detail Plan-Planting Plan Ground Level North east	8/08/2019
LA-505	A	Detail Plans Ground Level – South West	8/08/2019
LA-601	C	Hardwork Details – Concrete finishes	24/07/2019
LA-602	C	Hardwork Details – Concrete finishes	24/07/2019
LA-603	C	Hardwork Details – Ancillary Paving	24/07/2019
LA-604	C	Hardwork Details – Edges	24/07/2019
LA-605	C	Hardwork Details – Kerbs and Ramps	24/07/2019
LA-621	C	Hardwork Details – Wall Type 1	24/07/2019
LA-625	C	Hardwork Details – Wall Type 2 and 6/7	24/07/2019
LA-626	B	Hardwork Details – Wall Type 8 and 10	24/07/2019
LA-627	B	Hardwork Details – Wall Type 8 and 10	24/07/2019
LA-628	B	Hardwork Details – Handrail Detail and GPOs	24/07/2019
LA-640	C	Hardwork Details – Typical Stair Type 1 Details	8/08/2019
LA-641	C	Hardwork Details – Stair Type 1.1	8/08/2019
LA-642	C	Hardwork Details – Stair Type 1.2	8/08/2019
LA-643	C	Hardwork Details – Stair Type 1.3 and 1.4	8/08/2019
LA-644	C	Hardwork Details – Stair Type 1.5 and 1.6	8/08/2019
LA-645	C	Hardwork Details – Stair Type 1.7 and 1.8	8/08/2019
LA-646	C	Hardwork Details – Typical Stair Type 2 Details	8/08/2019
LA-647	C	Hardwork Details – Stair Type 2.1 and 2.2	8/08/2019
LA-648	C	Hardwork Details – Typical Terrace Type 1 Detail	8/08/2019
LA-649	C	Hardwork Details – Terrace Type 1	8/08/2019
LA-633	A	Hardwork Details – Wall Type 4 Plans and Elevations	29/03/2019
LA-634	A	Hardwork Details – Wall Type 4 Sections and Details	29/03/2019
LA-730	B	Furniture and Fixture Details – Precast and Timber Decks	24/07/2019
LA-701	C	Furniture and Fixture Details – Typical Bench Details	24/07/2019
LA-702	C	Furniture and Fixture Details – Bench Type 1	24/07/2019
LA-703	C	Furniture and Fixture Details – Bench Type 1	24/07/2019
LA-706	C	Furniture and Fixture Details – Bench Type 3	24/07/2019
LA-707	C	Furniture and Fixture Details – Proprietary Furniture	24/07/2019
LA-708	B	Furniture and Fixture Details – Balustrade Type 1	24/07/2019



LA-709	B	Furniture and Fixture Details – Fitness Equipment and Statues	24/07/2019
LA-711	B	Furniture and Fixture Details – Furniture and Fixtures 11	24/07/2019
LA-712	B	Furniture and Fixture Details – Custom Screen	24/07/2019
LA-801	C	Soft work Details – Softworks Details 1	24/07/2019
LA-802	C	Soft work Details – Tree Grate and Strata Vault	24/07/2019
LA-810	C	Soft work Details – Ground Level Soil Depths	8/08/2019
LS-001	B	Landscape Selections Schedule	24/07/2019

- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;
  - (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and
  - (c) the implementation of any actions or measures contained in any such document referred to in (a) above.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) and A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

#### Limits of Consent

- A5. This consent lapses five years after the date of consent unless work is physically commenced.
- A6. This development consent does not approve:
- (a) any use for the areas marked as “out of scope” in the drawings listed in condition A2;
  - (b) an underground ramp connecting between the basement of the stadium and the basement of the SCG;
  - (c) the fit-out and use of the café and stadium shop within the stadium facing the public domain area of Fig-Tree Place; and
  - (d) the use of the gate / access point along the eastern boundary to provide connection between the site and the adjoining properties to the east / south-east. Notwithstanding this consent, any existing alternative agreements regarding gate / access points and connections between the site and adjoining property will continue to apply.

#### Event operations

- A7. Events at the stadium will host a maximum of 45,000 patrons for all events except concert events where a maximum of 55,000 patrons will be permitted to use the stadium.
- A8. A maximum of six concert events per year (with an average of four per calendar year over any rolling five-year period between the stadium and the Sydney Cricket Ground (SCG)) is permitted within the stadium.
- A9. During all events, the Applicant must comply with the following operational management plans, strategies and reports and ensure performance levels and targets are achieved (where a performance level or target exists within an operational management plan):
- (a) an Event Management Plan (D28);
  - (b) an Event Traffic and Transport Management Plan (D16);
  - (c) an Operational Noise Management Plan (ONMP) including noise monitoring requirements (D47 and D48);
  - (d) a Security Management Plan including Hostile Vehicle Mitigation Plan (B54);

- (e) an Operational Waste Management Plan (D41) including a precinct wide approach (D28e);
- (f) a Flood Evacuation Plan (D30).

### **Post-Occupation Review of Event Operations**

- A10. The Applicant must monitor the following event scenarios for a minimum of two years after the commencement of operation of the stadium (unless otherwise agreed by the Planning Secretary) and prepare a table of compliance against each Operational Management Plan listed in A9:
- (a) all concert events;
  - (b) at least one-sporting event each month comprising a mix of events in terms of its nature and the anticipated attendance of patrons and including international sporting events when they occur;
  - (c) all double-header sporting events; and
  - (d) all events that involve activities extending beyond one day.
- A11. The Applicant must undertake additional monitoring to assess the social impacts of the various scenarios listed in condition A10, in accordance with the approved Social Impact Monitoring Program (SIMP) that is required by condition D49.
- A12. The Applicant must submit a **Post-Occupation Review of Event Operations** to the Planning Secretary every six months to report on the results of the monitoring undertaken on the event days listed in A10 (for the duration of two years nominated in condition A10), to validate the effectiveness of:
- (a) each of the operational management plans referred to in condition A9; and
  - (b) the SIMP required by condition D49.
- The report must be submitted within 2 months of the end of each six-month monitoring period. The results of the Post-Occupation Review must be published on the SCSGT website.
- A13. Each **Post-Occupation Review of Event Operations** must include, but not be limited to:
- (a) type of event monitored;
  - (b) teams, entertainer etc;
  - (c) start and end time of the event;
  - (d) number of patrons at the event;
  - (e) number of staff at the event;
  - (f) rehearsal and sound test requirements (if any);
  - (g) summary of data collected;
  - (h) the results of monitoring strategies in the operational management plans (required by A9) that have been implemented;
  - (i) the commitments in the operational management plans (required by A9) that have not been complied with or were not applicable in the nominated six-month period;
  - (j) a table of comparison between the predicted impacts, the management / mitigation measures applied and the actual impacts on the monitored event scenarios in accordance with D49(g);
  - (k) all additional impacts identified in relation to an event as a result of the SIMP (refer to condition D49); and adaptive management approaches and additional mitigation measures that have been implemented within the nominated six-month period to adaptively manage / mitigate identified impacts on the event days based on the monitoring undertaken in the period. This will include (but not be limited to):
    - (i) any refinement or amendment of the operational management plans listed in condition A9 (if needed due to identification of additional impacts and mitigation of those);
    - (ii) the adaptive management and mitigation measures that have been implemented to mitigate the additional impacts identified in A13(k); and
    - (iii) the management / mitigation measures that have been implemented, if the table of comparison (A13(j)) reveals that the actual impacts were greater than the predicted impacts.
- A14. At the completion of the first two years of operation (submission of the first four Post-Occupation Review/s unless otherwise agreed by the Planning Secretary), submission of further **Post-Occupation**

**Review/s** to the Planning Secretary **will not be required** if the Applicant / stadium operator demonstrates that:

- (a) compliance with the operational management plans, strategies and reports listed in condition A9 has been achieved or alternatively refinement / amendment of the operational management plans, strategies and reports has been undertaken in case of identified impacts during event days; and
- (b) the SIMP (refer to condition D49) has been undertaken for event days and any identified impacts have been addressed.

A15. The Planning Secretary may require the submission of further **Post-Occupation Review/s** (with an extended timeframe), in case of non-compliance with condition A14.

A16. Condition A14 does not supersede any requirements:

- (a) to regularly monitor / review / update any of the operational management plans, required by other conditions of this consent; or
- (b) the updating of operational management plans when the Applicant becomes aware of a breach / non-compliance or exceedance.

### **Public Domain, Ancillary Uses and Operations**

A17. The consent permits the use of the public domain areas outside the stadium footprint for use by public for:

- (a) gathering spaces;
- (b) organised temporary activities on event days;
- (c) amenities;
- (d) circulation purposes; and
- (e) active and passive outdoor recreational activities.

A18. The use of the public domain areas within the site on event days must be in accordance with the Event Management Plan approved as part of this development consent (and as updated from time to time).

### **Stadium Event Operational Hours**

A19. The operation of the events within the stadium are limited to the following hours:

- (a) Event operational hours:
- (b) sporting events: 8am – 11pm;
- (c) concerts: 10am – 11pm (maximum length 5 hours);
- (d) concert rehearsals: 10am – 7pm (duration to be specified in the Event Management Plan);
- (e) concert sound tests / checks: 10am – 7pm (unless specified otherwise in the Operational Noise Management Plan (ONMP) required by condition D49);
- (f) other outdoor events with sound amplification: 10am – 8pm (days preceding working days); and
- (g) other outdoor events with sound amplification: 10am – 10:30pm (days not preceding working days); and
- (h) organised temporary activities on event days in public domain areas at the site: 8am – 11pm.

A20. All organised activities within the stadium and / or the public domain areas within the site, that could be potentially audible at nearby residential receptors, must be complete by 11.30pm unless otherwise specified in the approved ONMP (as updated from time to time).

### **Design Quality Excellence**

A21. To ensure the design quality excellence of the project is retained, the design architects (Cox and Aspect Studios) are to have direct involvement in the design documentation, and construction stages of the project.

### **Prescribed Conditions**

A22. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

## Planning Secretary as Moderator

- A23. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter will be binding on the parties.

## Evidence of Consultation

- A24. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document for information or approval; and
  - (b) provide details of the consultation undertaken including:
    - (i) the outcome of that consultation, matters resolved and unresolved; and
    - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

*Note: Where the Applicant is unclear regarding the consultation or the stakeholder requirements, this is to be clarified with the Department prior to submitting the subject documentation.*

## Staging

- A25. The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than two weeks before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation). The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.
- A26. A Staging Report prepared in accordance with condition A25 must:
- (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
  - (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
  - (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and
  - (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.
- A27. Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.

## Staging, Combining and Updating Strategies, Plans or Programs

- A28. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (a clear description should be provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);
  - (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (A clear relationship must be demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and
  - (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular

basis and incorporate additional measures or amendments to improve the environmental performance of the development).

- A29. If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A30. On approval by the Planning Secretary, updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.

### **Structural Adequacy**

- A31. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

*Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

### **External Walls and Cladding**

- A32. The external walls of all approved structures must comply with the relevant requirements of the BCA.

### **Applicability of Guidelines**

- A33. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A34. Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

### **Monitoring and Environmental Audits**

- A35. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.

*Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*

### **Access to Information**

- A36. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
    - (i) the documents referred to in condition A2 of this consent;
    - (ii) all current statutory approvals for the development;
    - (iii) all approved strategies, plans and programs required under the conditions of this consent;
    - (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;
    - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
    - (vi) a summary of the current stage and progress of the development;
    - (vii) contact details to enquire about the development or to make a complaint;
    - (viii) a complaints register, updated monthly;

- (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;
  - (x) any other matter relating to the approved development required by the Planning Secretary; and
  - (b) keep such information up to date, to the satisfaction of the Planning Secretary.
- A37. Prior to commencement of operation of the stadium, the relevant Sydney Cricket and Sports Ground Trust (SCSGT) website must include the facilities available within the site including a toilet map with Adult change facilities.

### **Compliance**

- A38. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

### **Incident Notification, Reporting and Response**

- A39. The Planning Secretary must be notified in writing to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.
- A40. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in **Appendix 2**.

### **Non-Compliance Notification**

- A41. The Planning Secretary must be notified in writing to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) within seven days after the Applicant becomes aware of any non-compliance with the conditions of consent. The Certifying Authority must also notify the Planning Secretary in writing to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) within seven days after they identify any non-compliance.
- A42. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.
- A43. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

### **Independent Environmental Audit**

- A44. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.
- A45. Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018 or as amended), must be submitted to the Planning Secretary and the Certifying Authority.
- A46. Table 1 of the Independent Audit Post Approval Requirements (Department 2018 or as amended), is amended so that the frequency of audits required is:
- (a) an initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction;
  - (b) subsequent Independent Audits of construction must be undertaken at six-month intervals from the date of the initial construction Independent Audit;
  - (c) an Independent Audit must be undertaken eight weeks prior to commencement of operation; and
  - (d) operational Independent Audits must be undertaken within fifty-two weeks of the commencement of operation and thereafter at intervals no greater than three years.
- A47. All Independent Audits are to be submitted to the Planning Secretary and the Certifying Authority within three weeks following the Independent Audit.

- A48. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the Applicant of the date upon which the audit must be commenced.
- A49. Independent Audits of the development must be carried out in accordance with:
- (a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition A46 of this consent; and
  - (b) the Independent Audit Post Approval Requirements (Department 2018 or as amended).
- A50. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018 or as amended), the Applicant must:
- (a) review and respond to each Independent Audit Report prepared under condition A46 of this consent;
  - (b) submit the response to the Planning Secretary and the Certifying Authority; and
  - (c) make each Independent Audit Report and response to it publicly available sixty days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.
- A51. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018 or as amended), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

### **Compliance Reporting**

- A52. Compliance Reports must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018, or as amended).
- A53. Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), is amended so that the frequency of Compliance Reporting required is:
- (a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary two weeks prior to the notified commencement date of construction; and
  - (b) a Pre-Operation Compliance Report must be submitted to the Planning Secretary two weeks prior to the notified date of commencement of operation.
- A54. The Applicant must make each Compliance Report publicly available sixty days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.

### **Revision of Strategies, Plans and Programs**

- A55. Within three months of:
- (a) the submission of the compliance reports under condition A52; or
  - (b) the submission of an incident report under condition A39; or
  - (c) the submission of an Independent Audit under condition A45; or
  - (d) the approval of any modifications to the development consent; or
  - (e) the issue of a direction of the Planning Secretary under condition A3 which requires a review.

the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifying Authority must be notified in writing that a review is being carried out.

**Note:** *This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*

Following any review, if it is necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and / or Certifying Authority (where relevant). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifying Authority for approval and / or information (where relevant) within six weeks of the review.

## **PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION**

### **Notification of Commencement**

- B1. The Applicant must notify the Planning Secretary in writing of the dates of commencement of any work and operation at least 48 hours before those dates.
- B2. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

### **Certified Drawings**

- B3. Prior to the commencement of the relevant construction stage, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.

### **External Walls and Cladding**

- B4. Prior to the commencement of external cladding of the stadium, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.

### **Protection of Public Infrastructure**

- B5. Prior to the commencement of any works, the Applicant must:
  - (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
  - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, footpaths and any buildings); and
  - (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.

### **Pre-Construction Dilapidation Report**

- B6. Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, NSW Heritage Division and the Certifying Authority. The report must provide an accurate record of the existing condition of:
  - (a) adjoining private properties;
  - (b) the surrounding heritage items;
  - (c) Council assets (where relevant) that could be impacted by the proposed works; and
  - (d) infrastructure located within Moore Park East (between the western boundary of the site and Kippax Lake) including (but not limited to) Driver Avenue, existing bollards, lights, street furniture etc.

### **Detailed design plans**

- B7. Prior to the commencement of construction of the stadium structure above the concourse level, detailed design plans must be submitted to the Certifying Authority for approval. The design plans must:
  - (a) demonstrate compliance with the relevant provisions of National Construction Code (NCC) and BCA, including (but not limited to):
    - (i) all required wheelchair seating (numbers and distribution) within the seating bowls of the stadium (complying with Disability Discrimination Act Premises Standards 2010 in addition to NCC);
    - (ii) accessibility to the various levels;
    - (iii) accessible sanitary facilities;
    - (iv) female toilet provisions; and



- (v) adult toilet facilities and adult change rooms;
  - (b) compliance of all accessible facilities with the recommendations of *DDA Compliance Statement – Performance Solutions Stage 2* prepared by Before Compliance dated 23 September 2019 and in accordance with the BCA, Australian Standards and Disability Standards (as updated from time to time);
  - (c) be supported by a statement from a suitably qualified independent consultant confirming compliance with the requirements of B7(a) and B7(b);
  - (d) include operational waste storage areas within the site including (but not limited to) provisions for:
    - (i) separation and storage, in appropriate categories, of material suitable for recycling;
    - (ii) separate storage and collection of organic/food waste;
    - (iii) covered and bunded waste storage areas; and
    - (iv) cleaning (such as a tap) and adequate drainage of the waste storage areas;
  - (e) demonstrate that the photovoltaic cells are flush with the roof of the stadium.
- B8. Prior to the commencement of construction of the stadium structure above the concourse level, the Applicant must provide evidence to the satisfaction of the Planning Secretary to demonstrate that:
- (a) a desktop aero-acoustic noise (wind generated noise) assessment has been conducted to inform the final detailed design of the stadium and / or the public domain areas (if applicable). This assessment must have a focus on the wind-noise induced mechanisms listed in *Section 4.3.5 of the Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019 and must identify and demonstrate that potential impacts at nearby sensitive receptors are acceptable;
  - (b) the recommendations in the in the *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019, in relation to aero-acoustic noise (wind-generated noise), as updated by B8(a) (if any) have been incorporated into the design and / or alternative design measures have been proposed to reduce wind generated noise from the stadium structure and / or the public domain areas within the site;
  - (c) the Design Integrity Assessment (DIA Report has been updated reflecting any amendments to the design plans to comply with condition B7 or B8(a) and endorsed by the members of the DIA panel; and
  - (d) surveys have been undertaken to obtain the detailed design levels at the south-eastern corner of the site outside the stadium) and the existing natural ground / finished floor levels (where relevant) of the immediately adjoining site to demonstrate that a future connection between the site and the adjoining property to the east / south-east is feasible.

**Note:** *detailed design of the connection itself is not required.*

## Public Art Plan

- B9. Prior to the commencement of the public domain construction, the Applicant must establish a Public Art Panel comprising nominated members from:
- (a) Infrastructure NSW;
  - (b) SCSCGT including Sports Partners and Member representation;
  - (c) Centennial Park and Moore Park Trust;
  - (d) The relevant design team involved with the public art; and
  - (e) City of Sydney Council's Public Art Advisory Panel.
- B10. The Applicant must prepare a final Public Art Plan in consultation with Council's Public Art Unit including (but not limited to):
- (a) evidence of consultation with the established Public Art Panel members at key milestones in the preparation of the plan;
  - (b) evidence of involvement of indigenous artists in the process of preparation of the plan;
  - (c) proposed method of procuring artists (whether invited or open to expressions of interest);

- (d) proposed methods of integration of the public art concepts developed by the selected artists with the public domain;
  - (e) proposed elements that demonstrate compliance with the “Public Art Strategy” (Section 7.4) of the *Sydney Football Stadium Urban Design Guidelines* prepared by SJB and dated 6 June 2018 (being part of SSD-9249);
  - (f) compliance with the criteria established in the Landscape and *Public Domain Report (Rev 12) Appendix A - Art Strategy* prepared by Aspect Studios dated 12/06/2019;
  - (g) interpretation of the key principles of section 4.5 of the *Heritage Interpretation Strategy* prepared by Curio Projects dated May 2019, where relevant to public art;
  - (h) integration of the four existing sculptures within the site with the new public realm in accordance with section 4.2.6 of the *Heritage Interpretation Strategy* prepared by Curio Projects dated May 2019; and
  - (i) interpretation of the history of Busby’s Bore and Sydney’s historic reliance on this water supply.
- B11. The final Public Art Plan must be submitted to the Planning Secretary for approval, prior to the commencement of construction of the public domain areas within the site.

### **Public Domain Plan**

- B12. A final Public domain plan must be submitted to the Planning Secretary for approval, prior to the commencement of construction of the public domain areas within the site. The public domain plan must include:
- (a) the details of works on the public domain areas within the site;
  - (b) the details of works within the external public domain areas, as defined in this consent, including any public infrastructure works proposed;
  - (c) the detailed landscape plans (both for the public domain within the site and the external public domain, if applicable) including gradients, levels, set-out, paving, stairs, walls, lighting, wayfinding signage location, planting and any other applicable details;
  - (d) hard and soft landscaping details;
  - (e) detailed planting plan including details of individual tree pits being designed as a continuous trench to increase the available soil volume, where trees are groups or in rows;
  - (f) details of proposed planters, whether at grade or on slab;
  - (g) details of all furniture and fixtures;
  - (h) landscape specification, schedules and maintenance plans;
  - (i) detailed design of the proposed community recreation space at the north-eastern corner of the site;
  - (j) details of public art as per the final Public Art Plan;
  - (k) details of the security measures (such as security / boom gates) within the public domain in the non-event days; and
  - (l) integration of proposed passive irrigation techniques and rainwater reuse measures in the public domain area.
- B13. Prior to the commencement of any footpath or external public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the external public domain design and treatment meets the requirements of Council.

### **Site Contamination**

- B14. The Applicant must submit a Section B Site Audit Statement for the site prepared by an EPA accredited Site Auditor prior to commencement of any works on the site pursuant to this development consent, verifying that all required works under SSD-9249 in relation to soil contamination have been appropriately managed and that a Remedial Action Plan is not required. A copy of this statement must be provided to Council for information.
- B15. The Applicant must submit a Section A Site Audit Statement for the site prepared by an EPA accredited Site Auditor, verifying that all parts of the site are suitable for the proposed land use, prior to the commencement of any construction of the stadium structure or any public domain areas within the site

and following completion of the bulk earthworks. The Site Audit Statement must be provided to the Planning Secretary, EPA and Council for information.

### **Community Consultative Committee**

- B16. Prior to the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2016). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of the construction on the site.

**Notes:**

*The CCC is an advisory committee only.*

*In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.*

- B17. At the completion of construction, the SCSGT (on behalf of the Applicant) may refresh the membership of the CCC for the operational phase of the stadium. The CCC is to be in operation for at least 12 months from the commencement of operation. The membership and terms of reference for any revised CCC are to be provided to the Planning Secretary prior to being implemented.
- B18. Notwithstanding condition B16 and B17, the Planning Secretary may agree in writing to allow the continuation of Community Consultative Committee (CCC) established pursuant development consent SSD-9249 to exercise its functions in accordance with Community Consultative Committee Guidelines: State Significant Projects (2016) for the duration of construction and for at least one year following the completion of construction or until the submission of the second Post-Occupation Compliance Report required by this development consent.

### **Community Communication Strategy**

- B19. No later than two weeks before the commencement of any works, a Community Communication Strategy must be submitted to the Planning Secretary for approval. The CCS must be approved by the Planning Secretary prior to the commencement of any works or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners / occupants, sensitive receivers and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.

The Community Communication Strategy must:

- (a) identify people to be consulted during the design and construction phases;
- (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
- (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;
- (d) set out procedures and mechanisms:
  - (i) through which the community can discuss or provide feedback to the Applicant;
  - (ii) through which the Applicant will respond to enquiries or feedback from the community; and
  - (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.

### **Ecologically Sustainable Development (ESD)**

- B20. Prior to the commencement of construction of the stadium structure above the concourse level, the Applicant must:
- (a) prepare a revised ESD report and associated design plans in consultation with the Planning Secretary including:
    - (i) details of the proposed ESD measures that would be incorporated into the final design and how these would achieve the targeted Leadership in Energy and Environmental Design (LEED) v4 Gold Certificate;

- (ii) details to demonstrate that the chosen ESD measures are consistent with the those identified in the *Environmentally Sustainable Design Strategy* prepared by LCI dated 01/05/2019;
- (iii) details to demonstrate that a 350kWp Photovoltaic system will be installed on the roof of the stadium and any provisions for storage of the energy from the solar panels to offset the night time / peak usage;
- (iv) a detailed Whole-of-Life Assessment to identify opportunities to reduce the carbon emissions across the life of the project including the materiality recommendations in accordance with Appendix B of the *Environmentally Sustainable Design Strategy* prepared by LCI dated 01/05/2019;
- (v) a Life Cycle Analysis that shows how climate, energy and water risks and opportunities have been identified and how the design of the stadium has incorporated these opportunities and / or mitigated risks;
- (vi) details of opportunities to use alternatives to standard concrete mixes that reduce carbon emissions associated with Portland cement, including opportunities for replacement of Portland cement with Geopolymer concrete for roadways and paths, or where the Portland cement content in concrete used is reduced by replacing it with supplementary cementitious materials;
- (vii) details to identify how the construction and operation of the project will incorporate the opportunities in condition B20e(viii); and
- (b) include a review of the proposed ESD measures by a suitably qualified consultant and a statement certifying that the design is capable of incorporating the identified ESD measures and achieving the targeted Leadership in Energy and Environmental Design (LEED) v4 Gold Certificate.
- (c) submit the revised ESD report, the design plans, the Planning Secretary's comments / advice and the review of the proposed ESD measures to the Certifying Authority for approval, prior to the construction of the stadium structure above the concourse level.

#### **Environmental Management Plan Requirements**

B21. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:

- (a) detailed baseline data;
- (b) details of:
  - (i) the relevant statutory requirements (including any relevant approval or licence);
  - (ii) any relevant limits or performance measures and criteria; and
  - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
- (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
- (d) a program to monitor and report on the:
  - (i) impacts and environmental performance of the development; and
  - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
- (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts are reduced to levels below relevant impact assessment criteria as quickly as possible;
- (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
- (g) a protocol for managing and reporting any:
  - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
  - (ii) complaint;

- (iii) failure to comply with statutory requirements; and
- (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.

**Note:** The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.

### Construction Environmental Management Plan

B22. Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP). This CEMP is to include:

- (a) recommendations and management measures in the *Construction Management Plan* prepared by Lendlease dated 31/05/2019 and any supplementary information and / or updated versions with additional measures submitted to the Planning Secretary;
- (b) relevant mitigation measures listed in **Appendix 3**;
- (c) details of:
  - (i) hours of work, including details regarding 'event mode' when events are taking place at the SCG;
  - (ii) 24-hour contact details for the site manager;
  - (iii) procedures for encountering groundwater during construction works and measures to prevent groundwater contamination (particularly relating to the existing underground storage tanks);
  - (iv) construction material storage;
  - (v) external construction lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;
  - (vi) community consultation and complaints handling;
  - (vii) the Project Arborist appointed for the construction phase of the development with appropriate qualifications;
  - (viii) an updated *Methodology Statement – Working Near Busby's Bore* prepared by Infrastructure NSW dated September 2018, specifically including the details of the proposed works in this development consent;
  - (ix) details of fire precaution measures in accordance with Clause E1.9 – Fire precautions during construction, of the National Construction Code 2019, Volume One, Building Code of Australia (NCC);
  - (x) details of location of the Booster Facilities for the fire hydrants (temporary or otherwise) adjacent to the vehicle entry to the construction site at Paddington Lane (unless otherwise agreed by Fire and Rescue NSW);
  - (xi) details of management of construction works on the site to minimise or eliminate any adverse impacts on the operation of the public events within Moore Park precinct;
  - (xii) details of management of construction works on the site during events at SCG; and
  - (xiii) details of standard measures for undertaking works near Ausgrid cables on Driver Avenue and any notification requirements.
- (d) Construction Waste Management Sub-Plan (see condition B24);
- (e) Construction Soil and Water Management Sub-Plan (see condition B25);
- (f) Construction Air Quality Sub-Plan (see condition B26);
- (g) Construction Biodiversity Management Sub-Plan (see condition B27);
- (h) a detailed unexpected finds protocol for contamination and associated communications procedure being consistent with the *Unexpected Contamination Finds Protocol V2.1* prepared by Lendlease dated June 2019 and including a chain of responsibilities for undertaking the unexpected finds protocol;
- (i) a procedure for unexpected finds for asbestos containing material; and

- (j) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.
- B23. The Applicant must not commence any works until:
- (a) the CEMP (along with the sub-plans) is approved by the Certifying Authority; and
  - (b) a copy submitted to Council and the Planning Secretary for information.
- B24. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:
- (a) detail the quantities of each waste type generated during demolition and the proposed reuse, recycling and disposal locations;
  - (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines;
  - (c) measures to conduct electronic monitoring of waste vehicles entering and leaving the development site; and
  - (d) details of arrangements for the disposal of waste from the premises with evidence that the waste facility is legally able to accept that waste.
- B25. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:
- (a) be prepared by a suitably qualified expert, in consultation with Council;
  - (b) describe the details of all erosion and sediment controls to be implemented during construction;
  - (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the site);
  - (d) provide a summary of any ground investigations completed to date;
  - (e) detail all off-Site stormwater flows from the Site and methods to ensure that sediment is not mobilised in stormwater flows leaving the site;
  - (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI;
  - (g) detail the proposed stormwater disposal and drainage from the development, designed in accordance with:
    - (i) Australian Rainfall and Runoff – A Guide to Flood Estimation, Volumes 1 and 2 (1987);
    - (ii) SA/NZS 3500.3.2 National Plumbing and Drainage Part 3.2: Stormwater Drainage – Acceptable Solutions; and
    - (iii) Managing Urban Stormwater – Soils and Construction Volume 1 (4th Edition March 2004) – NSW Department of Housing.
  - (h) details demonstrating that fine particulates from construction works would not be entrained in stormwater runoff and adversely impact on Kippax Lake, the underlying groundwater resources and other downstream properties;
  - (i) monitoring techniques to ensure that the quality of water within the detention / settling ponds comply with the applicable standards within the Managing Urban Stormwater – Soils and Construction Volume 1 (4th Edition March 2004);
  - (j) methods for testing of the water quality (suspended solids, turbidity and contaminants) prior to discharging from the site into the stormwater infrastructure on Driver Avenue, to ensure compliance with the applicable standards within the Managing Urban Stormwater – Soils and Construction Volume 1 (4th Edition March 2004); and
  - (k) methods of evaluating the water quality testing results by a suitably qualified water quality expert.
- B26. The Applicant must prepare a Construction Air Quality Management Sub-Plan (CAQMSP) and the plan must address, but not be limited to the following:
- (a) be prepared by a suitably qualified expert;

- (b) describe the measures that would be implemented on site to ensure:
    - (i) the control of air quality and odour impacts of the Development, in particular, during bulk earthworks and piling activities;
    - (ii) that these controls remain effective over time;
    - (iii) that all reasonable and feasible air quality management practice and measures are employed, including the relevant measures listed in Section 6 of the *Air Quality Impact Assessment (report 18274-S2 Version A)* prepared by Wilkinson Murray dated May 2019;
    - (iv) that the mitigation and management measures are consistent with *Guidance on the assessment of dust from demolition and construction* (IAQM, 2014);
    - (v) the air quality impacts are minimised during adverse meteorological conditions or extraordinary events such as bushfires, prescribed burning, dust storms, sea fog, fire incidents or any other activity agreed by the Planning Secretary; and
    - (vi) compliance with the relevant conditions of this consent.
  - (c) include performance objectives for monitoring dust and ensuring no unacceptable off-site air quality impacts to users of Moore Park, nearby residences, Kira Child Care centre, UTS and other businesses;
  - (d) includes an air quality monitoring program in accordance with Section 6.2 of the *Air Quality Impact Assessment (report 18274-S2 Version A)* prepared by Wilkinson Murray dated May 2019 that:
    - (i) is capable of evaluating the performance of the construction works;
    - (ii) includes a protocol for determining any exceedances of the relevant conditions of consent and responding to complaints;
    - (iii) adequately supports the air quality performance objectives; and
    - (iv) evaluates and reports on the effectiveness of air quality management for the construction works.
  - (e) details on monitoring weather conditions and communicating changing conditions to the workforce; and
  - (f) stop work procedures if performance objectives in B25(c) are not being met.
- B27. The Biodiversity Management Sub-Plan (CBMSP) must be prepared in consultation with the Project Arborist nominated in condition B22 and a suitably qualified ecologist and address, but not be limited to, the following:
- (a) details of all trees (with tree nos.) within the site, Moore Park Road and the adjoining properties (if applicable) that are required to be protected during construction works;
  - (b) describe strategies and measures to protect trees and other vegetation that is proposed to be retained during construction in accordance with the recommendations in the *Arboricultural Impact Assessment* prepared by Tree IQ dated 30/05/2019 including (but not limited to) T125 and T231;
  - (c) methods to avoid any impacts to street trees on both sides of Moore Park Road and vegetation in the centre median of Moore Park Road in the vicinity of the site wherever practical;
  - (d) assessment of the degree of impact, if works are proposed within the nominated tree protection zones (TPZ) of trees that are proposed to be retained in condition B27(b);
  - (e) strategies and mitigation measures for minimising or mitigating the impacts identified in condition B27(d);
  - (f) measures to check for and allow any fauna (mammals, birds, reptiles and amphibians) found within the site to be dispersed to neighbouring habitats;
  - (g) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected; and
  - (h) a Pruning Specification Report in accordance with Schedule 8 of City of Sydney DCP 2012 for any tree (including street trees) that may require pruning for site access, construction, hoarding / scaffolding or any other reason.

## Construction Noise and Vibration Management Plan

B28. Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Sub-Plan (CNVMP). The plan must address, but not be limited to, the following:

- (a) be prepared by a suitably qualified and experienced noise expert and in consultation with the EPA;
- (b) provide details of all the residential and non-residential receivers including the Kira Child Care Centre, University of Technology Sport Sciences Faculty Building (UTS) and Fox Studios, identified in *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019;
- (c) provide details of the project specific construction noise management levels (NMLs) at all the identified receivers (B28(b)) considering the noise management levels in *EPA's Interim Construction Noise Guideline* (DECC, 2009) (ICNG) and the relevant provisions of Australian Standard 2436 - 2010 Guide to Noise Control on Construction and Maintenance and Sites, at all identified receivers;
- (d) identify the 'High Noise Impact works' with the associated predicted construction noise levels that would exceed the NMLs and reach or exceed the Highly Affected Noise Level of 75dB(A)  $L_{Aeq(15min)}$ , at the identified the residential and non-residential receivers;

*Note: High noise impact works mean:*

- *jack hammering, rock breaking or hammering, pile driving, vibratory rolling, cutting of pavement, concrete or steel or other work occurring on the surface that generates noise with impulsive, intermittent, tonal or low frequency characteristics that exceed the NML; or*
- *continuous noisy activities where 'continuous' includes any period during which there is less than a 1-hour respite between ceasing and recommencing any of the work that is the subject of this condition.*
- (e) describe all reasonable and feasible management and mitigation measures to be implemented when the predicted construction noise levels exceed the NMLs  $L_{Aeq(15min)}$  at the identified residential and non-residential receivers, including (but not limited to) the recommendations in the draft *Construction Noise and Vibration Management Plan (Appendix E) of the Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019) and the following:
  - (i) "stop-work" procedures;
  - (ii) proposing specific plant and equipment to ensure lower noise generation;
  - (iii) proposing suitable location of the noise generating equipment so that the predicted construction noise levels at the residential and non-residential receivers is lowered;
  - (iv) the following intra-day respite periods (as defined by ICNG) for works exceeding 75dB(A)  $L_{Aeq(15 mins)}$ , unless otherwise agreed with the identified sensitive receivers such as UTS, Kira Child Care Centre and / or Fox Studios and evidence of the agreement provided to the Planning Secretary, prior to the commencement of the works:
    - in continuous blocks not exceeding 3 hours each with one hour of respite every three hours block;
    - scheduling of works outside of the examination time for educational establishments; and
    - noise intrusive works commencing after 8am and be undertaken within the approved standard construction hours.
  - (v) proposing where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers';
  - (vi) 'Toolbox talks' at regular intervals with contractors' and other staff training methods;
  - (vii) use of broadband, non-tonal reversing alarms where possible and ensure that warning devices are no more than 5dB above the relevant Australian Standard level;
  - (viii) proposing appropriate material handling methods (avoid dropping from a height);
  - (ix) use of noise shields (such as hoardings where applicable and possible) along the specific boundaries facing the identified sensitive receivers.
- (f) describe the measures to be implemented to monitor and manage high noise generating works in close proximity to sensitive receivers including the location of noise loggers associated with the noise monitoring;



- (g) include strategies that have been developed in consultation with the community (especially all identified residential and non-residential receivers in condition B28(b) including UTS, Kira Child Care Centre and Fox studios), for managing high noise generating works, including any alternate intra-day respite periods that suit the sensitive receivers;
- (h) include details of management measures to avoid any adverse vibration impacts on the nearby following heritage items during construction:
  - (i) Member's stand, SCG; and
  - (ii) Lady's Member Stand, SCG.
- (i) include details of management measures to protect the archaeological heritage items including Busby's Bore in accordance with the requirements of the *Methodology Statement – Working Near Busby's Bore* prepared by Infrastructure NSW dated September 2018 as updated by condition B22;
- (j) describe the community consultation undertaken to develop the strategies in condition B28(g), including but not limited to:
  - (i) evidence regarding agreed (if any) intra-day respite periods with Kira Child Care Centre, UTS and Fox Studios (where applicable) as an alternate measure to B28(e); and
  - (ii) evidence of agreed scheduling of construction work activities outside of sensitive times of the day or specific times of the year (where applicable) with UTS and Fox Studios.
- (k) include a complaints management system that would be implemented for the duration of the construction including a chain of responsibilities for dealing with and responding to noise complaints and noise management.

B29. The Applicant must not commence any works until:

- (a) evidence of consultation with the EPA in the preparation and finalisation of the Construction Noise and Vibration Management Plan (CNVMP) is provided to the Planning Secretary;
- (b) the CNVMP is approved by the Planning Secretary; and
- (c) a copy submitted to Council and the Certifying Authority.

B30. Prior to commencement of works on the site, all mitigation and management measures identified in the CNVMP, must be installed or implemented on the site.

### **Construction Traffic and Pedestrian Management Plan**

B31. A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared by a suitably qualified and experienced person(s) and in consultation with Council, with Sydney Coordination Office, Transport Management Centre-TfNSW.

B32. The CTPMP must address, but not be limited to, the following:

- (a) specify:
  - (i) a description of the development;
  - (ii) location of the proposed work zone;
  - (iii) size and type of vehicle, including swept path analysis;
  - (iv) details of any road closures;
  - (v) detail heavy vehicle haulage routes, access and parking arrangements;
  - (vi) proposed location of any cranes and crane movement plans;
  - (vii) proposed truck marshalling areas and operation;
  - (viii) construction vehicle access arrangements including vehicle access / crane access and in or around the light rail;
  - (ix) proposed construction hours;
  - (x) estimated number of construction vehicle movements and details of vehicle types including measures to reduce the number of movements during peak traffic periods;
  - (xi) construction program and construction methodology; and
  - (xii) consultation strategy for liaison with surrounding stakeholders including other developments under construction and the Sydney Light Rail operator.

- (b) include details to demonstrate that the swept path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, comply with the latest version of AS 2890.2;
- (c) include details to demonstrate that all construction vehicles can enter and exit the site in a forward direction;
- (d) identify any potential adverse impacts to general traffic, cyclists, pedestrians, light rail and bus services, including special event buses and passengers, within the vicinity of the site from construction vehicles and construction operations;
- (e) identify and reference any existing CTPMPs for developments within or around the site to ensure coordination of work activities and minimising impacts on the road network;
- (f) include measures to manage construction worker vehicle movements within the vicinity of the precinct, including any off-site worker parking location/s away from the precinct;  
include a procedure for identifying additional impacts and recording the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts; and
- (g) detail the mitigation measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and
- (h) include a Driver Code of Conduct to:
  - (i) minimise the impacts of construction on the local and regional road network;
  - (ii) minimise conflicts with other road users;
  - (iii) minimise road traffic noise;
  - (iv) ensure truck drivers use specified routes;
  - (v) include a program to monitor the effectiveness of these measures; and
  - (vi) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

B33. The contact details of the construction contractor (with details updated from time to time as needed) must be provided to the Sydney Coordination Office and Transport Management Centre within TfNSW and the Planning Secretary prior to the commencement of any works and must form a part of the CTPMP.

B34. The CTPMP must be endorsed by the Coordinator General, Transport Coordination within TfNSW and a copy submitted to Council, and a copy submitted to the Planning Secretary for information, prior to the commencement of any works.

### **Construction Worker Transportation Strategy**

B35. Prior to the commencement of any work, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifying Authority. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise impacts on the available parking spaces in the locality and avoid parking on the surrounding parklands. A copy of the strategy must be submitted to the Planning Secretary for information, with the CTPMP.

### **Road Design and Traffic Facilities**

B36. All roads and traffic facilities must be designed to meet the requirements of Council and /or TfNSW (RMS).

B37. Construction trucks associated with this development must not access the site via any local roads within the suburb of Paddington, unless otherwise agreed by TfNSW.

### **Truck Routes for Construction Waste Transport**

B38. Details of the proposed truck routes to be followed by trucks transporting waste material from the site, must be submitted to the Sydney Coordination Office and Transport Management Centre and the Planning Secretary, prior to the commencement of the removal of any waste material from the site.

## Heritage Management Plans

- B39. Prior to the commencement of construction, a Construction Heritage Management Plan (CHMP) must be prepared by a suitably qualified heritage consultant and address, but not limited to, the following:
- (a) details of the excavation director nominated to direct the historic archaeological program for the development. The excavation director must have appropriate qualification in accordance with 'Criteria for Assessment of Excavation Directors' published by the Heritage Division of the Department of Premier and Cabinet (former Heritage Council) at a State level of monitoring and testing to identify and protect Busby's Bore;
  - (b) details of areas of low, moderate and high archaeological potential;
  - (c) details of management (for supervision and unexpected finds) measures identified in the 'Heritage Impact Statement' and Section 7.2 of the 'Archaeology Research Design and Excavation Methodology' prepared by Curio projects dated May 2019;
  - (d) detailed methods of protection of Busby's Bore including (but not limited to) vibration monitoring techniques in accordance with the recommendations of the "Methodology Statement – Working near Busby's Bore" prepared by Curio Projects dated 2018 as updated by condition B22;
  - (e) all additional measures (supervision and monitoring) required for below ground works in the near vicinity of Shafts 9, 10 and the Bore itself;
  - (f) the unexpected finds protocol for heritage (including unexpected human skeletal remains) in accordance with the recommendations of *Archaeological Research Design and Excavation Methodology* prepared by Curio projects dated May 2019;
  - (g) details of the monitoring regime including a Program of visits from archaeologists; and
  - (h) details of a stop-work procedure in case archaeological relics are uncovered during the work (including contacting NSW Heritage Division and recommencing works once the approval from NSW Heritage Division is obtained).
- B40. The CHMP must be made publicly available on the Applicant's website prior to the commencement of construction.
- B41. An Aboriginal Cultural Heritage Management Plan (ACHMP) must be prepared by a suitably qualified and experienced expert and address, but not be limited to, the following:
- (a) details of the nominated Aboriginal Excavation Director as recommended in the *Aboriginal Cultural Heritage Assessment Report* prepared by Curio Projects dated August 2019 (ACHAR);
  - (b) details of the site identified for monitoring / test excavation having regard to Aboriginal Cultural Heritage;
  - (c) details of the archaeological investigation, monitoring and test excavation methodology in accordance with section 6.1 of the ACHAR;
  - (d) details consultation procedures with the Registered Aboriginal Parties (RAPs) identified in the ACHAR during the Aboriginal archaeological monitoring;
  - (e) details of allowances for contamination considerations and Workplace Health and Safety Requirements and procedures to be followed on the site (including consultation with RAPs) if any variation to the soil monitoring methodology is required;
  - (f) an unexpected finds protocol for Aboriginal heritage (including unexpected skeletal remains) and associated communications procedure in accordance with the recommendations of the ACHAR;
  - (g) details of a stop-work procedure in case archaeological relics are uncovered during the work (including contacting the EES Group of the Department and recommencing works once the approval from EES Group is obtained); and
  - (h) a contingency plan and reporting procedure (that is consistent with obligations under conditions of this consent) if:
    - (i) Aboriginal objects and Aboriginal places outside the approved disturbance area are damaged; or
    - (ii) previously unidentified Aboriginal objects or Aboriginal places are found or suspected to be on site.

- B42. The ACHMP must be made publicly available on the Applicant's website prior to the commencement of construction.

### **Archaeological Salvage – Historic Archaeology**

- B43. Prior to the commencement of construction of the stadium structure or public domain works (i.e. during the bulk earthworks), historical archaeological investigation (supervision, monitoring and salvage (where needed)) is to be undertaken for all impacted areas of the site under the supervision of the nominated excavation director, in accordance with the recommendations of *Archaeological Research Design and Excavation Methodology* prepared by Curio projects dated May 2019 and the CHMP required by condition B39.
- B44. In the event that historical archaeological salvage is required, it must be undertaken under the supervision of the nominated excavation director, in accordance with the requirements of the NSW Heritage Division.

### **Aboriginal Archaeology**

- B45. Prior to the commencement of construction of the stadium structure or public domain works (i.e. during the bulk earthworks), the monitoring of Aboriginal archaeological test excavation, recording and salvage (if any) must be undertaken under the supervision of the nominated excavation director, for all impacted areas of the site in accordance with the recommendations of the ACHMP and the ACHAR, and in consultation with the RAPs that have been identified for this project.

### **Heritage Interpretation Plan**

- B46. Prior to the commencement of the public domain works, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. This Plan must be a comprehensive document that proposes specific methods to interpret and present the significance of the site and the surrounding heritage items. The plan must:
- (a) be prepared by a suitably qualified and experienced expert in consultation with the NSW Heritage Division, Council, SCSGT, the La Pouse Local Aboriginal Land Council and other project RAPs as recommended by the ACHAR;
  - (b) include the results of investigation into Busby's Bore and its shafts within the site;
  - (c) include the results of the historical and Aboriginal archaeological investigations undertaken in relation to the project;
  - (d) incorporate all recommendations within the *Heritage Interpretation Strategy* prepared by Curio Projects dated May 2019 including (but not limited to) *section 8 - Interpretative products*;
  - (e) demonstrate that the plan will facilitate long term conservation outcome for Aboriginal cultural heritage values (tangible and intangible) within the proposed development;
  - (f) include Aboriginal cultural heritage interpretation initiatives, to acknowledge, maintain, and celebrate and communicate the significance of the site and landscape to the Gadigal (Darug) people, and local Aboriginal community; and
  - (g) include provision for naming elements within the development that acknowledges the site's heritage, such as the name of the Busby's Bore or the previous indigenous / Aboriginal uses and in line with the existing naming of facilities policies.

### **Operational Stormwater System**

- B47. Prior to the commencement of construction of the stadium basement level, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:
- (a) be designed by a suitably qualified and experienced person(s);
  - (b) be generally in accordance with the conceptual designs submitted with the EIS and the addendum stormwater management details in Appendix N of the Response to Submissions;
  - (c) be consistent with architectural drawings listed in condition A2 of this development consent;
  - (d) be generally in accordance with applicable Australian Standards;
  - (e) include details of the rainwater reuse / harvesting system comprising rainwater tanks prepared and certified by a suitably qualified and experienced hydraulic engineer;

- (f) include details of the stormwater treatment devices (new gross pollutant traps, filters and litter baskets) with associated calculations and MUSIC model to demonstrate that the post-development stormwater run-off quality results meet the Stormwater treatment targets for the project identified in section 3.2 of the *Stormwater Management Plan (Rev E)* prepared by Aurecon dated 28/05/2019;
- (g) details of the proposed passive irrigation measures outside the 15m circulation zone around the stadium structure;
- (h) details of rainwater-reuse and rainwater harvesting; and
- (i) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

### **Operational Noise – Design of Mechanical Plant and Equipment**

- B48. Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation measures into the detailed design drawings (including location of the plant and equipment and the proposed acoustic louvres) to ensure that the operation of the equipment will not exceed the Project Amenity Noise Levels identified in the *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019. The Certifying Authority must verify that all noise mitigation measures have been incorporated into the design of the stadium and any other proposed structures on the site.

### **Operational Car Parking and Service Vehicle Layout**

- B49. Prior to the commencement of construction of the stadium structure, design plans must be submitted to the satisfaction of the Certifying Authority complying with the following requirements:
- (a) 50 car parking spaces are provided within the stadium basement for use during operation of the development;
  - (b) 540 car spaces are provided within the Moore Park Car Park 1 (MP1);
  - (c) appropriate number of disabled car parking spaces complying with AS 2890.6-2009 are provided within the stadium basement and the MP1;
  - (d) the layout of the car parking areas, including driveways, grades, turn paths, sight distance requirements in relation to landscaping and / or fencing, aisle widths, aisle lengths, and parking bay dimensions, are in accordance with AS 2890.1-2004 and AS 2890.6-2009;
  - (e) the loading areas within the basement of the stadium have a minimum height clearance of 4.5m;
  - (f) the swept path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2;
  - (g) the enhanced vehicle rejection facilities within the MP1 carpark, including the ingress and egress of the MP1 carpark, are designed to accommodate the swept path of a 14.5m non-rear steer bus; and
  - (h) the MP1 car park driveway and crossing are designed in accordance with the recommendations of section 6.4 of the *Transport Assessment Report* prepared by ARUP dated 31 May 2019.

### **Bicycle Parking and End-of-Trip Facilities**

- B50. Prior to the commencement of construction of the stadium structure or public domain areas within the site (whichever occurs earlier), design plans must be submitted to the satisfaction of the Certifying Authority demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities:
- (a) the provision of a minimum of 150 visitor bicycle parking near the entry points to the site;
  - (b) the provision of adequate bicycle spaces for permanent full-time staff (for a minimum of 5% of the full-time equivalent staff members) under the stairs of the MP1 car park or another suitable location within the site if identified;
  - (c) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;

- (d) the provision of end-of-trip facilities for staff; and
- (e) appropriate pedestrian and cyclist advisory signs are to be provided.

### Reflectivity

- B51. The building materials must have a maximum normal specular reflectivity of visible light of 20 per cent. If the proposed building materials do not comply with the above reflectivity requirement, then an alternate materials / mitigation measures must be proposed so that the facades of the stadium would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers
- B52. A statement prepared by a suitably qualified expert, demonstrating compliance with the requirements of condition B51, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the cladding of the external facades of the stadium.

### Outdoor Lighting

- B53. Prior to the commencement of installation of outdoor lighting within the site, design details must be submitted for the approval of the Certifying Authority demonstrating compliance with the *Lighting Statement* prepared by Stowe Australia Pty Ltd dated 29 May 2019, AS 1158.3.1:2005 *Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements* and AS 4282-1997 *Control of the obtrusive effects of outdoor lighting*.

### Security Management and Crime Prevention

- B54. Prior to the commencement of public domain works, the Applicant must prepare a Hostile Vehicle Mitigation Plan, which include details of design that would minimise exposure of the public domain areas within the site surrounding the stadium to hostile vehicles. The plan must:
- (a) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;
  - (b) be prepared in accordance with Australia's Strategy for Protecting Crowded Places from Terrorism and Hostile Vehicle Guidelines for Crowded Places;
  - (c) consider the initiatives / facilities to improve hostile vehicle management within the Moore Park Precinct and the adjoining sites, and demonstrate that the hostile vehicle management initiatives / facilities provided within the site are compatible with those;
  - (d) include likely evacuation points, paths of travel and congregation points for consideration by the responsible agency in the event of an attack.
- B55. Prior to the commencement of construction of the stadium above the concourse level, the Applicant must update the following in consultation with the Sydney Coordination Office within TfNSW and NSW Police:
- (a) *Stage 2 Environmental Assessment CPTED Review* prepared by Intelligent Risks dated 29 August 2019 to include:
    - (i) completion of a night site survey;
    - (ii) consideration of precinct-based crime data;
    - (iii) confirmation that consultation with local Police has been completed and informed the findings and recommendations;
    - (iv) consideration of the Security Management Plan and Emergency Management Plan, particularly on event days;
    - (v) details of lighting locations;
    - (vi) details of CCTV locations; and
    - (vii) inclusion of clearly articulated and measurable recommendations.
  - (b) *Anti-Social Behaviour Strategy* prepared by Ethos Urban dated 28/05/2019 to include:
    - (i) confirmation that consultation with the SCSGT has been completed and informed the findings and recommendations of the strategy.
- B56. The updated management plans required by condition B55 must be submitted to the Planning Secretary for information, within **3 months** of commencement of construction of the stadium above the concourse level and include evidence of consultation with the relevant stakeholders / public authorities.

### **Wind Assessment**

- B57. The Applicant must demonstrate to the satisfaction of the Certifying Authority that the Landscape masterplan, as approved in condition A2, continues to meet the applicable wind comfort criteria identified in the *Wind Data Analysis* prepared by ARUP dated 22 August 2019, particularly at the eastern boundary at the level split and realigned stairs.

### **Works near Ausgrid Infrastructure**

- B58. Prior to the commencement of any works within 2m of the Ausgrid assets, being the 132KV cables on Driver Avenue, Ausgrid must be notified of that construction activity.

### **Geotechnics and piling**

- B59. The construction drawings must incorporate the recommendations set out in the *Report on Geotechnical Investigation* prepared by Douglas Partners dated May 2019 (where applicable) in relation to excavation support, ground anchors, footings, piles and excavation or piling below the groundwater table (if relevant).

### **NSW Police tour**

- B60. Prior to the commencement of construction, NSW Police must be contacted to arrange a familiarisation tour of the work site. The details of the contractor and other key contacts must be provided to the Local Area Command, prior to the commencement of construction.

## **PART C DURING CONSTRUCTION**

### **Site Notice**

- C1. A site notice(s):
- (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer is to satisfy the following requirements;
  - (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;
  - (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;
  - (d) 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 must be displayed on the site notice; and
  - (e) 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.

### **Operation of Plant and Equipment**

- C2. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.

### **Construction Hours**

- C3. Construction works, including the delivery of materials to and from the site, may only be carried out between the following hours:
- (a) between 7am and 6pm, Mondays to Fridays inclusive;
  - (b) between 8am and 1pm, Saturdays; and
  - (c) No construction work may be carried out on Sundays or public holidays.
- C4. Construction works on the days when events occur at SCG land must be undertaken in accordance with the following requirements unless prior approval for alternative arrangements is granted by Sydney Coordination Office and Transport Management Centre within TfNSW with respect to vehicle movements and SCSGT with respect to event noise and impacts:
- (a) construction or associated works must cease at least two hours prior to an event;
  - (b) no construction works are to be undertaken during an event; and
  - (c) no construction works are to be undertaken for at least two hours after the completion of an event.
- C5. Activities may be undertaken outside of the hours in condition C3:
- (a) if the delivery of oversized plant or structures has been determined by the police or other public authorities to require special arrangements to transport along public roads; or
  - (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or
  - (c) where the works and activities do not cause, when measured at the boundary of the most affected noise sensitive receiver:
    - (i) Leq (15 minute) dB(A) noise levels greater than 5dB above the day, evening and night rating background level (RBL) as applicable; and
    - (ii) L1(1 minute) dB(A) or  $L_{Fmax}$  dB(A) noise levels greater than 15dB above the night RBL for night works;
    - (iii) continuous or impulsive vibration values greater than those for human exposure to vibration, set out for residences in Table 2.2 in "Environmental noise management - Assessing Vibration: a technical guideline" (Department of Environment and Conservation, February 2006); and
    - (iv) intermittent vibration values greater than those for human exposure to vibration, set out for residences in Table 2.4 in "Environmental noise management - Assessing Vibration: a technical guideline" (Department of Environment and Conservation, February 2006); or



**Note:** For the purpose of this condition, the RBLs are those contained in an environmental assessment for the scheduled activity subject to this licence prepared under the Environmental Planning and Assessment Act 1979. Alternatively, the licensee may use another RBL determined in accordance with the NSW Noise Policy for Industry (EPA, 2017) and provided to the EPA prior to carrying out any works or activities under this condition.

- C6. The variation to the works hours in condition C5 must be approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.
- Notification of the activities in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.
- C7. All works that generate noise exceeding 75dB(A)  $L_{Aeq}$  (15mins) are subject to the intra-day respite periods, as approved by the Planning Secretary in the CNVMP in condition B28.

### **Implementation of Management Plans**

- C8. The Applicant must undertake the construction works in accordance with the most recent version of the approved CEMP (including Sub-Plans) and the CTPMP.

### **Construction Traffic**

- C9. All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.
- C10. NSW Police and the Council must be notified of any road closures during the construction works on the site.

### **Hoarding Requirements**

- C11. The following hoarding requirements must be complied with:
- (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;
  - (b) the Applicant must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and
  - (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

### **No Obstruction of Public Way and Fire Booster**

- C12. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances.
- C13. The access to SCG via Paddington Lane must be maintained at all times where reasonable and feasible. Where access along Paddington Lane to the SCG, from Moore Park Road, is proposed to be restricted at any time, Fire and Rescue NSW is to be advised in writing two days prior to access being restricted. The written advice is to be forwarded to the following email addresses of Fire and Rescue NSW:
- (a) [ME1DutyCommander@fire.nsw.gov.au](mailto:ME1DutyCommander@fire.nsw.gov.au);
  - (b) [ME1Admin@fire.nsw.gov.au](mailto:ME1Admin@fire.nsw.gov.au); and
  - (c) [FireSafety@fire.nsw.gov.au](mailto:FireSafety@fire.nsw.gov.au).
- C14. The Fire Booster Connections for the Fire Hydrant and Sprinkler Systems, serving the SCG, located on Paddington Lane, are not to be obstructed at any time and must be accessible to Fire and Rescue NSW personnel and pumping appliances at all times.

### **Construction Noise**

- C15. The noise generated by construction activities must be managed in accordance with the CNVMP (condition B28).
- C16. The Applicant must ensure all construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the hours of work outlined under condition C3, C4 and C5.
- C17. The Applicant must undertake short term attended noise monitoring for all 'High Noise Impact Works' that predicted to exceed the NMLs, identified in the CNVMP (B28). and any other works that generate noise exceeding 75dB(A)  $L_{Aeq}$  (15mins) and a noise monitoring report must be produced and submitted to the Planning Secretary every three months following commencement of the construction to verify that:

- (a) construction noise levels do not exceed the recommended NMLs identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019; and
  - (b) Noise management and mitigation measures have been implemented where the NMLs are exceeded.
- C18. The intra-day respite periods, required by condition B28 of this development consent must be reviewed on a monthly basis (or another timescale as agreed with the child care centre, UTS or Fox Studios) in consultation with Kira Child Care Centre, UTS and Fox Studios. The respite periods are to be maintained / or amended as agreed with the sensitive noise receivers. The details of any amendments to the intra-day respite periods due to agreement with the sensitive receivers, must be provided to the CCC and the Planning Secretary for information at least seven days prior to the implementation.

### **Vibration Criteria**

- C19. Vibration caused by construction activities at any residence or adjoining structure including all surrounding heritage items within or outside the boundary of the site must be limited to:
- (a) the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation) for structural damage;
  - (b) the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC 2006) (as may be updated or replaced from time to time), for human exposure; and
  - (c) the vibration requirements of the *Methodology Statement – Working Near Busby's Bore* prepared by Infrastructure NSW dated September 2018 as updated by condition B22 (being part of the CNVMP in condition B28).
  - (d) a maximum peak particle velocity of 5 mm/second in the vicinity of Shafts 9 and 10 of the Busby's Bore.
- C20. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.
- C21. Vibration during the construction works must comply with the limits specified in conditions C19 and C20, unless otherwise agreed in the CNVMP as required by condition B28 and forming a part of the CEMP.
- C22. Ongoing vibration monitoring must be conducted during the excavation works in the vicinity of Shafts 9 and 10 of the Busby's Bore.

### **Tree Protection**

- C23. For the duration of the construction works:
- (a) all trees on the site that are not approved for removal must be protected throughout the duration of construction works in accordance with the CBMSP;
  - (b) street trees must be retained unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;
  - (c) all street trees to be retained must be protected at all times during construction as per the relevant Australian Standard. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;
  - (d) all works within the specified tree protection zones or structural root zones of trees to be retained on the site, must be carried out under the supervision of the Project Arborist;
  - (e) during the course of works, alternative tree protection measures must be installed, as required, under the supervision of the Project Arborist nominated in the CEMP;
  - (f) all trees that require to be pruned for site access but must be assessed by the Project Arborist and the pruning must be carried out in accordance with the CBMSP;
  - (g) the removal of tree protection measures, following completion of the works, must be carried out under the supervision of the Project Arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater;

- (h) additional Arboricultural impact statements must be completed by the Applicant, if any construction works require widening of paths, installation of lighting and other infrastructure within the tree protection zones of any trees within the land managed by the Centennial Parks and Moore Park Trust; and
- (i) all works (if any) within the land owned by Centennial Parks and Moore Park Trust must be carried out in accordance with the Botanic Gardens and Centennial Parklands Tree Protection Policy.

#### **Dust Minimisation**

- C24. During construction works, the Applicant must ensure that:
- (a) dust minimisation measures identified in the CEMP are implemented at all times;
  - (b) all construction waste and stockpiles are covered at all times;
  - (c) exposed surfaces and stockpiles are suppressed by appropriate methods;
  - (d) all trucks entering or leaving the site with loads have their loads secured and covered;
  - (e) trucks associated with the development do not track dirt onto the public road network;
  - (f) public roads used by project related trucks are kept clean; and
  - (g) hydraulic shears are used instead of rock breakers, where feasible.

#### **Air Quality Discharges**

- C25. The Applicant must install and operate equipment in line with best practice to ensure that the construction works comply with all load limits, air quality criteria / air emission limits and air quality monitoring requirements as specified in the CAQMSP required by condition B26.
- C26. Dust deposition monitoring must be undertaken during the construction works (as per AS/NZS 3580). This would include monitoring points in appropriate locations on the site boundary and in Paddington and Moore Park. Monitoring locations must include sensitive receivers that are most likely to be affected. The locations and frequency of the monitoring are to be agreed in consultation with the EPA and detailed within the CAQMSP.

#### **Erosion and Sediment Control**

- C27. All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction in accordance with the CSWMSP.

#### **Imported Soil**

- C28. The Applicant must:
- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
  - (b) ensure that imported topsoil for the playing field inside the stadium meets the *Recreational / Recreational Open Space criteria* defined in Schedule B1 of the National Environment Protection Measure, As Amended (NEPC, 2013);
  - (c) keep accurate records of the volume and type of material to be used; and
  - (d) make these records available to the Department and the Certifying Authority upon request.

#### **Post-excavation report - Aboriginal Archaeology**

- C29. Following the completion of the Aboriginal archaeological test excavation, recording and salvage (if any), a post-excavation report is to be prepared in consultation with the RAPs and the recommendations in the ACHAR. A copy of the post excavation report is to be submitted to the Planning Secretary for information within 6 months of completion of the bulk earthworks within the site or within 6 months of completion of the Aboriginal archaeological excavation Program (whichever occurs later).
- C30. Following the completion of all Aboriginal archaeological works, an Aboriginal Site Impact Recording Form must be completed and submitted to the Aboriginal Heritage Information Management System (AHIMS) Registrar for the 'SFS PAD 1' site.

## Post-excavation report - Historic Archaeology

- C31. At the completion of the archaeological program (non-Aboriginal archaeology) or within 6 months of completion of the bulk earthworks within the site (whichever occurs earlier), a final post-excavation report (including all site records and detailed artefact analysis) must be prepared and submitted for information to the Planning Secretary, the Heritage Division and the City of Sydney local studies library. The final excavation report must identify the location (conserved in perpetuity) of retained archaeological relics recovered from the archaeological program (if any).

*Note: This will ensure the results of the archaeological program are clearly explained to the public and accessible.*

## Site Auditor

- C32. The nominated Site Auditor be appointed throughout the duration of the construction works.
- C33. If unexpected contamination is found during site works at levels that may pose a risk to human health or the environment, the unexpected finds protocol in accordance with the CEMP (condition B22) must be implemented on site and the Site Auditor must inform the Planning Secretary immediately.
- C34. Within six weeks of the completion of bulk earthworks (or as otherwise agreed by the Planning Secretary), the Site Auditor must provide a Section A Site Audit Statement and accompanying Site Audit Report to the Planning Secretary for information, to audit any further contamination investigations and remedial works, and to certify suitability of the land for the proposed land use.

## Underground Petroleum Storage System

- C35. The existing Underground Petroleum Storage System is to be fenced off and protected prior to the commencement of any works that may compromise the system. The proponent must manage the existing underground petroleum storage system at the site as per the *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014* and the CEMP, required by condition B22.

## Waste Storage and Processing

- C36. The construction waste must be managed and disposed of in accordance with the CWMSP required by condition B24.
- C37. Waste must be secured and maintained within designated waste storage areas within the site at all times until picked up by a waste disposal contractor.
- C38. All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).
- C39. Dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.
- C40. The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse or waterbody.
- C41. The movement of materials from stockpiles of waste materials for disposal and / or materials for reuse or recycling must be recorded at all times.
- C42. The waste materials stockpiled for disposal and materials stockpiled for re-use or recycling must be appropriately managed to ensure waste streams reach their intended final destinations, being premises legally able to accept those wastes and materials for re-use or recycling.

## Construction site details

- C43. The following matters must be complied with during construction works:
- (a) adequate lighting be provided at the site at night time;
  - (b) the site is to be secured at night or during periods of inactivity;
  - (c) all site personnel including the engineers, workers, visitors, security guards, etc are to be vetted and to follow instructions and warnings as stipulated in a formal induction process; and
  - (d) NSW Police are to be notified of suspicious activities or objects in or around the site during demolition and construction work.

## **Dewatering**

- C44. In the event that groundwater is intercepted during construction works and dewatering is required, written approval and relevant licences must be obtained from the relevant authorities (such as the Water Group within the Department or Council's Public Domain Unit for any discharge of groundwater into Council's stormwater system).

## **PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

### **Notification of Occupation**

- D1. At least one month before the occupation of the stadium (including any office or administrative functions within the stadium), the date of occupation / commencement of use of the development must be notified to the Planning Secretary in writing. If the operation / occupation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

### **External Walls and Cladding**

- D2. Prior to occupation of the stadium (including any office or administrative functions within the stadium), the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.
- D3. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.

### **Post-construction Dilapidation Report**

- D4. Prior to commencement of operation of the stadium (including any office or administrative functions within the stadium), or within two months of completion of all construction works within the site (whichever occurs earlier), the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report. This report is:
- (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;
  - (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:
    - (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and
    - (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
  - (c) to be submitted to Council, CCC, Heritage Division and the Planning Secretary for information.

### **Protection of Public Infrastructure**

- D5. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
  - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.

**Note:** This condition does not apply to any damage to roads caused as a result of general road usage.

### **Protection of Property**

- D6. Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.

### **Utilities and Services**

- D7. Prior to commencement of occupation of the stadium or any of the public domain areas within the site, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994. A copy of the section 73 certificate must be submitted to Council, the Certifying Authority and Planning Secretary for information.

### **Works as Executed Plans**

- D8. Prior to the commencement of occupation of the stadium or any of the public domain areas within the site, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.

## Heritage Interpretation Plan

- D9. All recommended measures in the final Heritage Interpretation Plan required by condition B46 must be implemented / installed on the site, prior to the commencement of operation of the stadium. Evidence of the compliance with the plan must be submitted to the satisfaction of the Certifying Authority.

## Pedestrian route capacity analysis

- D10. The Applicant must update the 'Pedestrian route capacity analysis submitted with the *Response to TfNSW submission (SSD DA 9835)* prepared by JMT Consulting dated 30 August 2019. The updated Pedestrian route capacity analysis' including the pedestrian infrastructure details must:
- (a) be prepared by a suitably qualified professional in consultation with TfNSW, NSW Police, Council, SCSGT and Centennial Park and Moore Park Trust;
  - (b) be completed at least 12 months prior to the commencement of operation of the stadium and the updated pedestrian capacity assessment (required by condition D10(c)) be endorsed by the Coordinator General, Transport Coordination, within TfNSW;
  - (c) in consultation with TfNSW, include an analysis of:
    - (i) the capacity of all pedestrian paths (footpaths), considering the variable widths of footpath where applicable (in lieu of the average width that has been currently considered for Devonshire Street); and
    - (ii) the capacity of intersections along key pedestrian routes to the stadium from the surrounding transport nodes with special consideration for the signalised intersections on the Foveaux Street walking route;
  - (d) identify any additional physical pedestrian infrastructure works or management measures (where applicable and if needed) on the walking routes, based on the results of the route analysis, specifically for Devonshire Street and Foveaux Street; and
  - (e) identify the chain of responsibilities (of the relevant authorities) and any further consultation requirements for the implementation of the management measures and / or install the identified additional pedestrian infrastructure by the relevant authorities on the pedestrian walking routes to the stadium.
- D11. The updated "Pedestrian route capacity analysis' including the details of any identified pedestrian infrastructure works on the walking routes to the stadium, must be submitted to the Planning Secretary for approval within **four weeks** of endorsement by TfNSW. The document must include evidence to support consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust.

## Pedestrian infrastructure within the Moore Park Precinct

- D12. At least **6 months** prior to operation of the stadium, the Applicant must provide details of the required pedestrian infrastructure that are identified as the key pedestrian pathways to access the site and that are required to be implemented by Centennial and Moore Park Trust and TfNSW. The details must be provided to the Planning Secretary for information:
- (a) evidence of consultation with Centennial Parklands and Moore Park Trust regarding the details of the pedestrian link between the Albert Tibby Cotter Bridge and the stadium entry on Driver Avenue;
  - (b) identify the required timing of construction of this pathway to coincide with the commencement of the operation of the Stadium;
  - (c) identify alternate temporary pedestrian infrastructure (unless otherwise agreed by the Planning Secretary) if this pathway is not delivered prior to the commencement of operation of the stadium;
  - (d) details of illumination of the pedestrian link between the Albert Tibby Cotter Bridge and the stadium and other required measures (such as tactile markers) for barrier free access; and
  - (e) publicly available information on the status, timing completion and design details of the new 6m wide pathway between Moore Park to connect the new light rail stop adjacent to Moore Park to Driver Avenue and any consultation with TfNSW in this regard.
  - (f) identify alternate temporary pedestrian infrastructure if the identified link in D12(e) is not delivered prior to the commencement of operation of the stadium.

### Moore Park Road cycleway

- D13. The Applicant must ensure that the planned Moore Park Road separated cycleway is considered appropriately into all operational plans for the stadium having regard to the publicly available details, as required by this development consent.

### Green Travel Plan

- D14. The Applicant must update the Green Travel Plan (GTP) contained within Appendix B of the *Sydney Football Stadium Redevelopment Transport Assessment for Stage 2 Development Application* prepared by Arup dated 31 May 2019. The plan must:
- (a) be prepared by a suitably qualified traffic consultant;
  - (b) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, Roads and Maritime Services, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;
  - (c) align with the of the broader Moore Park Traffic and Transport Management Plan as made available by TfNSW;
  - (d) include objectives and modes share targets within the Applicant's jurisdiction (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;
  - (e) include specific tools and actions, within the Applicant's jurisdiction, to help achieve the objectives and mode share targets;
  - (f) include measures to promote and support the implementation of the plan as it relates to the stadium development;
  - (g) describes initiatives to facilitate an integrated ticketing strategy across event types; -
  - (h) analyse the available data from stakeholders within the Moore Park Precinct and relevant authorities which identifies the travel behaviours of stadium users to review the effectiveness of the program and to measure the effectiveness of the objectives and mode share targets of the GTP, including:
    - (i) travel surveys that identify travel behaviour of users of the development;
    - (ii) public transport data;
    - (iii) parking / pedestrian counts; and
    - (iv) demand for bicycle facilities.
- D15. The GTP must be endorsed by the Coordinator General, Transport Coordination, within TfNSW, at least **6 months**, or as otherwise agreed with the Coordinator General, prior to the commencement of operation of the stadium.

### Event Traffic and Transport Management Plan

- D16. The applicant must prepare a site-specific Event Traffic and Transport Management Plan (ETTMP) for the proposed operation of the stadium to ensure that traffic and transport during events (including bump-in and bump-out periods) are safely and efficiently operated. The plan must:
- (a) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;
  - (b) consider various event types and / or scenarios including (but not limited to) double headers and concerts;
  - (c) consider cumulative impacts of simultaneous events within the Moore Park Precinct;
  - (d) include evidence to demonstrate alignment with the broader Moore Park Traffic and Transport Management Plan as made available by TfNSW;
  - (e) include measures to manage pick-up / drop-off facilities for patrons using taxi, coaches, kiss and ride and rideshare services including consideration of any Geofence for all ride-share companies while ensuring safe access for emergency vehicles and local residents in local streets;
  - (f) include measures to mitigate impacts to traffic flow from the following activities on the northern section of Driver Avenue:



- (i) passenger pick-up / drop-off on the eastern kerb; and
- (ii) large vehicles, including coaches and stretched vehicles, undertaking multiple traffic manoeuvres to turn around;
- (g) include event management measures, including crowd management, to minimise the need for any lane / road closures, including along Moore Park Road due to the various pedestrian entries along the Moore Park Road frontage of the site. Traffic management details are to be provided in the event of a lane / road closure;
- (h) detail the strategies to mitigate risks at points of crowd swell (i.e. pedestrian crossing / refuge points, circulation around the stadium and Moore Park Precinct and approach and departure points);
- (i) detail measures to manage cyclist activity along the planned Moore Park Road cycleway on event days;
- (j) provide details of wayfinding and signage measures within the confines of the site boundaries, including messaging and announcements, which provide clear directions for patrons to all modes of travel, including walking, light rail, heavy rail/metro, bus, taxi, coach, kiss and ride and rideshare services and include illumination for appropriate use at night;
- (k) provide evidence of consideration of any integrated ticketing initiatives across event types and details of the implementation if available;
- (l) provide details of emergency services vehicles access and egress;
- (m) provide details of performance levels and targets that can measure the success of implementation of the ETTMP;
- (n) identify the specific procedures and actions (including responsibility and timeframes) that will be implemented;
- (o) describe the frequency and process of proposed reviews and revisions to the Plan, including provision for consultation with the stakeholder identified in D16(a) above.

D17. The Applicant must:

- (a) ensure that the ETTMP is endorsed by the Coordinator General, Transport Coordination within TfNSW, at least **6 months** prior to the commencement of the operation of the new stadium; and
- (b) submit a copy of the endorsed ETTMP (required by condition D17(a)) to the CCC, Planning Secretary, Certifying Authority and Council for information, at least **3 months** prior to commencement of operation.

### **Passenger Pick-up and Drop-off Facilities**

D18. The applicant must prepare a 'Passenger Pick-up and Drop-off Facilities plan'. The plan must:

- (a) be prepared by a suitably qualified professional in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;
- (b) include details of dedicated passenger pick-up / drop-off facilities for taxis, coaches, kiss and ride and rideshare services for the development and in conjunction with other stakeholders and landowners in the Moore Park Precinct;
- (c) include details to demonstrate that the plan aligns with the publicly available details of the broader Moore Park Traffic and Transport Management Plan; and
- (d) consider all additional opportunities that are anticipated due to the publicly available commitment by others to remove of parking within the Moore Park Precinct associated with the Moore Park Master Plan 2040.

D19. The plan must be endorsed by the Coordinator General, Transport Coordination, within Transport for NSW, at least **6 months** prior to the commencement of operation of the stadium. A copy of the approved 'Passenger Pick-up and Drop-off Facilities plan' must be submitted to the Planning Secretary and Certifying Authority for information within four weeks of endorsement.

## Road Safety Audit

- D20. Prior to the occupation of the stadium, a Road Safety Audit (RSA) of the revised vehicle and pedestrian access arrangements to the new stadium (at the junction of Driver Avenue and the entry to MP1 car park), in accordance with Austroads Guide to Road Safety Audit Part 6: Road Safety Audit, must be undertaken by an independent TNSW accredited road safety auditor and submitted to the satisfaction of the Certifying Authority.
- D21. Subject to the findings of the RSA, the Applicant must modify the affected vehicle and pedestrian access arrangements to the stadium or propose additional management and mitigation measures (where applicable and if needed), prior to the commencement of operation of the stadium.

## Wayfinding and Signage

- D22. The Applicant must update the '*Stadium Wayfinding and Signage Strategy*' prepared by Aspect Studios dated 29 May 2019. The updated **Stadium Wayfinding and Signage Strategy** must incorporate the following requirements as it pertains to the development:
- (a) be prepared by a suitably qualified person in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, Council, SCSGT and Centennial Park and Moore Park Trust;
  - (b) include details of wayfinding signage between public transport nodes and from within the Moore Park Precinct, based on publicly available information;
  - (c) include details to demonstrate that wayfinding signage on the site is:
    - (i) illuminated;
    - (ii) located at key decision points;
    - (iii) visible from a distance; and
    - (iv) incorporates dynamic signage capability;
  - (d) final design details of all stadium and way-finding signage, including proposed content and dimensions;
  - (e) measures to mitigate any unacceptable light spillage, glare impacts and light pollution to surrounding green spaces of Moore Park;
  - (f) include details of signage recommendations as defined in the ETTMP and adequate wayfinding on the site directing pedestrians along a designated pedestrian path as agreed by respective land owner.;
  - (g) include details of location of bicycle parking facilities to direct cyclists from footpaths to designated bicycle parking areas;
  - (h) demonstrate that the proposed **Stadium Wayfinding and Signage Strategy** within the site is appropriate for the redeveloped stadium; and
  - (i) demonstrate that the strategy aligns with the publicly available details of the broader Moore Park Traffic and Transport Management Plan.
- D23. The Stadium Wayfinding and Signage Strategy must be endorsed by the Coordinator General, Transport Coordination, within Transport for NSW, at least **6 months** prior to the commencement of operation of the stadium. A copy of the endorsed document must be submitted to the Certifying Authority for approval, at least **3 months** prior to the commencement of operation of the stadium.

## Road damage

- D24. Prior to the commencement of operation of the stadium, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.

## Roadworks

- D25. Prior to the commencement of operation of the stadium, the Applicant must upgrade the pavement of the footpath to Driver Avenue for the extent of the development site to the same standard as the new adjoining public domain for the site.

## Emergency Management Plan

- D26. At least 6 months prior to the commencement of operation of the stadium, the Applicant must update the existing Emergency Management Plan for the land owned and operated by the SCSGT as it relates to the site and development to include the emergency management measures of the new stadium as outlined in section 12 of the “*Event Management Plan*” submitted with the EIS.
- D27. The updated plan as required by condition D26 must be prepared in consultation with the Sydney Metropolitan Regional Emergency Management Committee, Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, Fire and Rescue NSW, Council, SCSGT and Centennial Park and Moore Park Trust.

## Event Management Plan

- D28. At least **3 months** prior to commencement of operation of the stadium, the Applicant must submit a final and updated **Event Management Plan** for the new stadium, to the satisfaction of the Planning Secretary. The plan must include:
- (a) evidence of consultation with Council, CCC, Sydney Coordination Office and Transport Management Centre within TfNSW, SCSGT, Centennial Park and Moore Park Trust, NSW Police, Fire and Rescue NSW and other emergency services and relevant major event stakeholders including (but not limited to) the sporting clubs.
  - (b) updated management measures (where applicable) within the:
    - (i) ETTMP as required by condition D16;
    - (ii) the recommendations of the *Stage 2 Environmental Assessment CPTED Review* prepared by Intelligent Risks dated 29 August 2019 (as updated by this consent), as updated by condition B55;
    - (iii) the management principles in the updated *Anti-Social Behaviour Strategy* prepared by Ethos Urban dated 28/05/2019 as updated by condition B55;
    - (iv) operational waste management measures outlined in condition D41;
    - (v) final ONMP as required by condition D48;
  - (c) public transport, traffic and crowd management and pedestrian safety measures, and access for emergency vehicles;
  - (d) management of community uses, including procedures for notifying community events that are likely to cause concern due to noise, congestion or other issues;
  - (e) a precinct wide operational waste management plan to include mechanisms for reduced littering in the areas surrounding the stadium (outside the site boundary); and
  - (f) evidence, such as a signed letter by NSW Police Force Terrorism Protection Unit, which demonstrates that a **Security Management Plan** has been prepared by the Applicant and the plan includes the:
    - (i) the Hostile Vehicle Mitigation Plan required by condition B54;
    - (ii) the recommendations of the *Stage 2 Environmental Assessment CPTED Review* prepared by Intelligent Risks dated 29 August 2019 (as updated by this consent as updated by condition B55);
    - (iii) the management principles in the updated *Anti-Social Behaviour Strategy* prepared by Ethos Urban dated 28/05/2019 as updated by condition B55; and
    - (iv) the management principles of the **Emergency Management Plan** as updated by condition D26.

**Note:** A copy of the Security Management Plan is not required to be submitted.

## Service Area and Loading Dock Management Plan

- D29. Prior to the occupation of the stadium (i.e. prior to the occupation of the building for any purpose including office and administrative functions), the Applicant must submit a Service Area and Loading Dock Management Plan, to the satisfaction of the Certifying Authority and the SCSGT, detailing:
- (a) allocation of loading spaces;
  - (b) indicative delivery times;
  - (c) controls on duration of stays;

- (d) controls on the placement of skips, pallets, etc.;
- (e) procedures for tradesman access and parking;
- (f) indicative operating times; and
- (g) truck access routes.

### **Flood Evacuation Plan**

D30. Prior to the commencement of operation of the stadium, an Emergency Flood Evacuation Management Plan for the users of the site must be submitted to the satisfaction of the Certifying Authority. The Flood Evacuation Management Plan must include details of alternative egress onto Moore Park Road via the external concourse instead of the existing gates at the south-eastern corner (connecting to Fox Studios). The Flood Evacuation Management Plan must be reviewed and certified by a suitably qualified hydraulic engineer. A copy of the plan must be submitted to the Planning Secretary, Council and CCC for information.

### **Mechanical Ventilation**

- D31. Prior to the occupation of the stadium (i.e. prior to occupation of the building for any purpose including office and administrative functions) the Applicant must provide evidence to the satisfaction of the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with:
- (a) *AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes; and
  - (b) any alternative solutions for fire safety.

### **Operational Noise – Design of Mechanical Plant and Equipment**

D32. Prior to the occupation of the stadium (i.e. prior to occupation of the building for any purpose including office and administrative functions) the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations as required by condition B48 have been incorporated into the design to ensure the development will not exceed the Project Amenity Noise Levels identified in the *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019.

### **Car Parking and Bicycle Parking Arrangements**

- D33. At least six weeks prior to the occupation of the stadium (i.e. prior to occupation of the building for any purpose including office and administrative functions) and the public domain areas within the site or any other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Certifying Authority that demonstrates that:
- (a) construction works associated with the proposed basement car park and the reinstatement of the MP 1 with the vehicle rejection facilities, have been completed and that the car parking facility and the vehicle rejection facilities are operational;
  - (b) at least 540 car spaces are provided within the MP 1 and 50 car spaces are provided within the basement of the stadium;
  - (c) disabled car parking spaces are provided in accordance with the requirements of the current version of AS2890.6;
  - (d) all car parking and other vehicle parking / turning / manoeuvring arrangements are in accordance condition B49;
  - (e) all bicycle parking facilities comply with the requirements of condition B50;
  - (f) consultation has been undertaken with Centennial Park and Moore Park Trust to finalise the location of the bicycle parking spaces outside the site boundary and within the land owned by the Centennial Park and Moore Park Trust; and
  - (g) The required number of bicycle spaces have been designed and installed at locations agreed with the Centennial Park and Moore Park Trust.

### **Fire Safety Certification**

D34. Prior to the occupation of the stadium (i.e. prior to occupation of the building for any purpose including office and administrative functions), a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be

submitted to the Certifying Authority and Council. The Fire Safety Certificate must be prominently displayed in the building.

- D35. A Fire Engineering Brief and Fire Engineering Report must be prepared for the development in consultation with Fire and Rescue NSW. A copy of the reports must be submitted to the Certifying Authority, prior to the occupation of the stadium (i.e. prior to occupation of the building for any purpose including office and administrative functions).

### **Structural Inspection Certificate**

- D36. Prior to the commencement of occupation of the relevant parts of the stadium and / or the public domain areas within the site, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:
- (a) the site has been periodically inspected and the Certifying Authority 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.

### **Compliance with Food Code**

- D37. Prior to the commencement of operation of the of the food preparation / serving / selling areas of the stadium, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 *Design, construction and fit-out of food premises* and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority.

### **Stormwater Quality Management Plan**

- D38. Prior to the occupation of the stadium (i.e. prior to occupation of the building for any purpose including office and administrative functions) and the public domain areas within the site, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the satisfaction of the Certifying Authority and a copy submitted to Council. The SOMP must contain the following:
- (a) maintenance schedule of all stormwater quality treatment devices;
  - (b) record and reporting details;
  - (c) methods to ensure that the stormwater from the site does not adversely impact on the water quality of Kippax Lake;
  - (d) relevant contact information; and
  - (e) Work Health and Safety requirements.

### **Rainwater Harvesting**

- D39. Prior to the occupation of the stadium and the public domain areas within the site, signed works-as-executed rainwater re-use harvesting system details must be provided to the Planning Secretary and Certifying Authority.

### **Outdoor Lighting**

- D40. Prior to the occupation of the stadium (i.e. prior to occupation of the building for any purpose including office and administrative functions and the public domain areas within the site, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
  - (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

### **Operational Waste Management Plan**

- D41. Prior to the occupation of the stadium (i.e. prior to occupation of the building for any purpose including office and administrative functions and the public domain areas within the site, the Applicant must

prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:

- (a) Be prepared in consultation with the SCSGT;
- (b) detail the type and quantity of waste to be generated during operation of the development;
- (c) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009);
- (d) detail the materials to be reused or recycled, either on or off site;
- (e) details of the licensed contractor responsible for the removal of trade waste from the site; and
- (f) include the Management and Mitigation Measures included in **Appendix 3**.

### Public Domain and Public Art

- D42. Prior to the occupation of the public domain areas within the site, the installation of all public art within the site in accordance with the Public Art Plan must be completed on the site to the satisfaction of the Certifying Authority and the SCSGT.
- D43. The required relocation of sculptures and recommendations of the *Heritage Interpretation Strategy* prepared by Curio Projects dated 30/05/2019 must be implemented, prior to the occupation of the stadium and the public domain areas within the site.
- D44. Prior to the occupation of the public domain areas within the site, the public domain and landscaping works required by this approval must be completed to the satisfaction of the Certifying Authority. The external public domain works required under this consent (for the Moore Park Road frontage) must be completed in consultation with Council and to the satisfaction of the Certifying Authority.

### Noise Monitoring system

- D45. The stadium must include a permanent real-time noise monitoring system that measures, and records noise generated within the stadium and facilitates the assessment of the egress of amplified noise. The system must be capable of reporting an appropriate range of frequencies and noise metrics including 5-minute Leq and 63 Hz octave data. The design and selection of the noise monitoring system must ensure that high performance windshields are selected that would enable effective monitoring to be undertaken at winds speeds significantly above 5m/second.
- D46. The stadium must include a permanent weather station capable of determining wind speed, direction and other meteorological parameters necessary to assess directivity and enhancement of stadium generated noise. This data is to be used for retrospective evaluation only (measure weather conditions at the time of noise monitoring) and is not required to be integrated with the noise monitoring system.
- D47. The proposed real time noise monitoring system must be designed and installed prior to commencement of operation of the stadium so that reliable noise levels can be measured under the highest wind speed practicable based on best available technology. Details of the noise monitoring system and the permanent weather station, as required by conditions D45 and D46 must be submitted to the satisfaction of the Planning Secretary, at least **3 months** prior to the commencement of operation of the stadium. The details of the noise monitoring system must be submitted to the EPA for information.

### Operational Noise Management Plan

- D48. An **Operational Noise Management Plan** (ONMP) must be prepared prior to the commencement of operation of the stadium. The plan must:
  - (a) be prepared by a suitably qualified and experienced acoustic expert in consultation with the EPA, the Department and the SCSGT;
  - (b) be submitted to the Planning Secretary for approval, at least **3 months** prior to commencement of operation of the stadium and be supported by evidence of required consultation in D48(a);
  - (c) include (but not limited to) the following details that are (where relevant) consistent with the draft Noise Management Plan in the *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019;
    - (i) hours of operation, number and type of events;

- (ii) details of sound-check timings associated with an event;
- (iii) identification and location of relevant sensitive receivers;
- (iv) definition of the events that will be deemed-to-comply and those for which an Event Acoustic Report would be required;
- (v) noise limits for sporting events, concerts and outdoor events with sound amplification that are consistent with the *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019;
- (vi) noise limits and restrictions on use of the public domain areas within the site post completion of an event;
- (vii) noise limits for post event activities within the stadium, such as clean-up, resurfacing playfield within the stadium, maintenance of the playfield, use of power-equipment and other functions;
- (viii) a definition of non-compliance and a breach of conditions;
- (ix) a chain of responsibility for management of noise in relation to the stadium activities and nomination of responsible persons and contact details;
- (x) a protocol for notification of events to residential and other sensitive receivers at least 5 days prior to an event and the relevant regulatory authorities;
- (xi) definition of a trial period during which the noise limits and noise monitoring system are to be validated. This must be of a duration to enable a sufficient number of different types of events to establish robust relationships between the  $L_{eq,5min}$  noise levels emitted from the events at the stadium and  $L_{Fmax}$  noise levels in the Notice of Prevention Action No 1003904 (by the EPA), and the relationship between intermediate monitoring locations and receiver locations;
- (xii) A requirement for review of the noise limits and monitoring locations must be included at the completion of the trial period;
- (xiii) measures to minimise impacts of sound checks, rehearsals, 'bump-in' and 'bump-out' activities, amplified sound from events, goods delivery, post event clean-up activities, amplified sound within and outside of the stadium, and waste collection services (including the noise impact of associated vehicular movements particularly any such movements occurring during the 'night period' or likely to activate reversing alarms), and stadium precinct grounds maintenance;
- (xiv) a protocol for determining compliance with the noise limits including establishing noise limits at intermediate monitoring points for different event configurations and meteorological conditions;
- (xv) a procedure for management actions and responsibilities to avoid non-compliances and to respond to non-compliances, in the event of detected exceedance of noise limits;
- (xvi) a complaints handling procedure, including operation of a telephone complaints line and action protocol;
- (xvii) a procedure and guidance on the frequency, time of occurrence and duration of pyrotechnic displays (if any), including a community notification strategy;
- (xviii) the location of intermediate noise monitoring points and the applicable noise levels to demonstrate compliance with project noise requirements at sensitive receiver locations identified in the *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019;
- (xix) the acoustic specifications, technical performance criteria, calibration regime and data storage for a noise monitoring system which includes the use of intermediate noise monitoring points;
- (xx) a protocol for validating the performance of the noise monitoring system to demonstrate that a reliable and repeatable measure of noise at receiver locations can be obtained through measurement at the intermediate noise monitoring locations. The protocol must include reporting of the empirical and theoretical measurements / calculations used to determine the intermediate noise levels to the EPA and Department;
- (xxi) a protocol for reporting the results of noise monitoring for events; and
- (xxii) a mechanism for periodic review of the plan, to be in consultation with the EPA and the Department; and

- (xxiii) a method of continuous improvements to the ONMP and protocols, to ensure various music genres from the current and future events held at the stadium (both known and new events that cannot be considered in this instance) meet the noise objectives.

**Note:** *This requirements in condition D48(c) may need to be amended by the Planning Secretary, if required, during the approval of the ONMP.*

### Social Impact Monitoring Program

D49. The applicant must prepare a Social Impact Monitoring Program (SIMP) for the operation of the stadium to ensure that, where within the control of the Applicant, social impacts during event and non-event days are appropriately and adaptively managed in coordination with other key agencies such as NSW Police and Council. The program must:

- (a) be informed by engagement with surrounding landowners / occupiers (including sensitive receivers identified in the Noise and Vibration Assessment Report) and other relevant stakeholders, the Community Consultative Committee, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;
- (b) be submitted to the Planning Secretary for approval, at least 3 months prior to commencement of operation of the stadium and be supported by evidence of required consultation in (a);
- (c) document the predicted impacts and adaptive management / mitigation measures that have been included in the documents:
  - (i) SSD-9249 - Social and Economic Impact Statement prepared by Ethos Urban dated June 2018;
  - (ii) SSD-9249 - Addendum Social Impact Assessment prepared by Ethos Urban dated June 2018;
  - (iii) SSD-9835-Addendum Social and Economic Impact Assessment prepared by Ethos Urban dated 30/05/2019; and
  - (iv) SSD-9835 – Social and Economic Impact Assessment - Response to request for additional information prepared by Ethos Urban dated 30/05/2019.
- (d) include methodology / procedures that would ensure that all groups in the community in the locality can participate in this program;
- (e) include a mechanism / procedure for gathering information on how people (particularly the residents of Paddington and Surry Hills) experience the operation of the premises (on event and non-event days);
- (f) include a method to evaluate the collected data;
- (g) include a mechanism to compare the predicted impacts and management / mitigation measures in each of the documents referred to in (c) against the actual impacts derived from the evaluation of the collected data (f);
- (h) include a framework by which additional impacts (positive and negative) identified through the evaluation of the data can be documented in addition to the predicted impacts documented in (c); and
- (i) a mechanism by which additional adaptive management and mitigation measures can be identified and implemented to mitigate any impacts that are documented in (h).

**Note:** *where elements of social impact have been wholly addressed in another operational plan, the SIMP may refer to that plan. Where they have been partially addressed, the SIMP should cross-reference to other plans and provide necessary additional information specific to managing the social dimension(s) of impacts. The monitoring of social impacts in the context of this condition include aspects such as anti-social behaviour, littering and blocking of local streets by ride sharing, hire car vehicles or spectator parking.*

### Event Car Parking Management Plan

D50. The Applicant must prepare an Event Car Parking Management Plan (ECPMP) for the operation of the stadium. The objective of the ECPMP is to ensure that a car parking plan is prepared to cater for the event days at the stadium on the basis of the progressive phasing out of the on-grass parking on Moore Park East, consistent with the Moore Park Masterplan 2040. The plan must:

- (a) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, City of Sydney Council, SCSGT, CCC and Centennial Park and Moore Park Trust;



- (b) be submitted to the Planning Secretary for approval, at least 3 months prior to the commencement of operation of the stadium;
- (c) consider the likely timelines of the progressive removal of on-grass car parking on Moore Park East, based on consultation with Centennial Park and Moore Park Trust;
- (d) consider alternative strategies to provide car parking for the stadium patrons on event days including, but not limited to:
  - (i) the targets in the Green Travel Plan (GTP) that would reduce the overall parking demand in the precinct on event days;
  - (ii) redistribution of the existing car parking on Moore Park East in the satellite parking areas, consistent with the Moore Park Masterplan 2040, and identification of these areas such as:
    - Randwick Racecourse;
    - E.S. Marks Athletics Field;
    - Moore Park Golf Course;
    - Entertainment Quarter; and
    - any other nearby areas that do not adjoin the site;
- (e) consider the feasibility to implement the relocation of the car parking in the satellite or other alternate parking locations including, but not limited to:
  - (i) cost implications (such a comparison of the parking rates at these area and Moore Park East);
  - (ii) required public authority or other authority approvals;
  - (iii) commuting distance and times for the patrons, between the satellite parking areas and the stadium; and
  - (iv) walking routes, public transport and rideshare facilities between the site and the stadium;
- (f) consider alternate / additional measures that can be provided to assist the stadium patrons to commute between the satellite parking / alternate parking locations and the stadium including, but not limited to:
  - (i) any other special bus services on event days;
  - (ii) temporary wayfinding signage;
  - (iii) information on the relevant website; and
  - (iv) provision of digital message boards to provide guidance to the patrons.

#### **Fire Booster Connections**

- D51. Prior to the installation of the Fire Booster Connection locations within the site, for the Fire Hydrant and Sprinkler Systems, the Applicant must obtain the necessary approval of the Fire and Rescue NSW.

#### **Crime Prevention Requirements**

- D52. All proposed physical and technical surveillance measures, recommended in the Stage 2 Environmental Assessment CPTED Review prepared by Intelligent Risks Pty Ltd dated 28 August 2019 (as updated by this consent), must be implemented on the site, prior to commencement of operation.

## PART E POST OCCUPATION

### Ecologically Sustainable Development

- E1. Unless otherwise agreed by the Planning Secretary, within **six months** of occupation of the stadium (i.e. prior to occupation of the building for any purpose including office and administrative functions), LEED certification must be obtained demonstrating the development achieves a minimum LEED v4 Gold Certificate. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.

### Non-event operational noise limit

- E2. The **non-event operational noise** (excluding patron / crowd and music noise) generated at the premises must not exceed the noise limits at the times and locations in the **Table 1** below, that apply at all residential receivers within the nominated noise catchment area (NCA) identified in the *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019:

**Table 1:** Non-event operational noise limits

Noise catchment area	Noise limit dB(A)			
	Day	Evening	Night	Night
	L <sub>Aeq,15min</sub>	L <sub>Aeq,15min</sub>	L <sub>Aeq,15min</sub>	L <sub>Amax</sub>
NCA 1	58	56	55	70
NCA 2	58	53	51	66
NCA 3	57	54	52	64
NCA 4	48	46	43	56
NCA 5	44	41	38	50
NCA 6	52	45	38	60

The non-event operational noise must comply with the noise limits specified in condition E2, when the measurement is undertaken utilising the following criteria:

- the relevant noise monitoring equipment must be located at the reasonably most affected external point at the location, but no closer than 3m to a vertical reflecting surface and between 1.2 to 1.5m above ground level for single storey residences and at a height between 1.2 to 1.5m above the finished floor level for multi-storey residences;
- noise measurements must not be undertaken where rain or wind speed at microphone level will affect the acquisition of valid measurements; and
- the modifying factor corrections in Table C1 in Fact Sheet C of the Noise Policy for Industry (EPA, 2017) may be applied, if appropriate, to the noise measurements by the noise monitoring equipment.

For the purpose of condition E2, non-event operational noise limits include the activities to which the Noise Policy for Industry (EPA, 2017) applies. The sources of non-event noise that apply for this premise include in principle, but are not limited to:

- mobile and fixed mechanical plant and equipment;
- energy generation plant; and
- vehicles on the premises.

- E3. The non-event operational noise limits set out in condition E2 only apply under the following meteorological conditions as outlined in **Table 2**:

**Table 2:** Meteorological conditions for the noise limits in **Table 1**

Assessment Period	Meteorological Conditions
Day	Stability Categories A, B, C, D and E with wind speeds up to and including 3m/s at 10m above ground level.
Evening	Stability Categories A, B, C, D and E with wind speeds up to and including 3m/s at 10m above ground level.
Night	Stability Categories A, B, C, D and E with wind speeds up to and including 3m/s at 10m above ground level; or Stability category F with wind speeds up to and including 2m/s at 10m above ground level.

*Note: For the purpose of condition E2, the meteorological conditions must be determined based on meteorological data obtained from the nearest, representative Bureau of Meteorology weather station in accordance with the procedures of the Noise Policy for Industry (EPA, 2017).*

- E4. For those meteorological conditions not referred to in condition E3, the applicable noise limits would be 5dB above the noise limits in condition E2 (noise limit in E2 + 5dB).

*Note: For the purpose of condition E3, the meteorological conditions must be determined based on meteorological data obtained from the nearest, representative Bureau of Meteorology weather station in accordance with the procedures of the Noise Policy for Industry (EPA, 2017).*

### Operation Noise Management

- E5. The project must at all times comply with the approved ONMP required under condition D48 of this consent.
- E6. The noise monitoring system as required by condition D45 must be installed and be operative for all events at the stadium, except the deemed-to-comply events (as defined in the ONMP), so that real time data for noise measurement and noise monitoring are available at any point in time for measuring noise generation during events.
- E7. The Applicant must conduct regular monitoring of the noise generated by the stadium during the nominated and agreed trial period in the ONMP. Data regarding noise generated by a sufficient number of different types of events must be collected during this period to establish robust relationships between the  $L_{eq5min}$  and  $L_{Fmax}$ , and the relationship between intermediate monitoring locations and receiver locations.
- E8. At the completion of the trial period, the Applicant must produce a report to the satisfaction of the Planning Secretary, which includes a detailed review of the noise limits and monitoring locations to demonstrate that the noise generated by the various types of events at the stadium comply with the intent of the noise limits established in *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019 and which was to ensure that noise impacts will be no greater than those experienced under the statutory Notice of Preventive Action 1003904 (as at the date of the development application and as varied from time to time). A copy of this report must be submitted to EPA for information.
- E9. In addition to the requirement of condition E8, real time noise measurement data from the first three music concerts must be provided to EPA and the Planning Secretary. The data should be obtained at the identified noise compliance points (including intermediate compliance points) as identified in the *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019 and be supported by analysis to demonstrate:
- (a) how, over the first three concerts, the Applicant or operator of the stadium undertook a range of measurements at selected receiver locations and intermediate sites to validate propagation predictions and allow comparisons of stadium levels to noise objectives established for the stadium in the *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019;
  - (b) how the results of these tests have been used / will be used to inform the setting of noise level triggers for the stadium microphones to ensure compliance with the noise objectives established for the stadium;

- (c) that the equivalent noise levels at the sensitive receivers as identified in the *Stage 2 SSDA – Noise and Vibration Assessment* prepared by ARUP dated 30 August 2019 are achieved at all times.
- E10. The Applicant must submit a report with the noise measurement data and supporting analysis to EPA and the Planning Secretary within two weeks of the completion of each of the first three music concerts or any other event using amplified music to:
- (a) obtain written advice and comments from EPA and the Planning Secretary regarding compliance with condition E9 and validation of the ONMP after each event; and
  - (b) obtain written advice from EPA and the Planning Secretary regarding any additional management measures and or refinement of the ONMP required having regard to compliance with condition E9.
- E11. If non-compliance is reported, the written advice from EPA and the Department must be obtained and appropriate actions undertaken including (but not limited to) refinement of the ONMP, prior to the commencement of the next music event at the stadium, following the event where the noise measurements were undertaken, and data was submitted.

### **Event Management**

- E12. The ETTMP (as reviewed and updated from time to time), required by condition D16, must be implemented at all times, for all events at the stadium.
- E13. The ETTMP must be reviewed and updated annually in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust and a copy provided to the Planning Secretary for information, for the first two years of operation.
- E14. All Event-specific Traffic Management Plans prepared to cater for specific events, must be prepared in accordance with the ETTMP and a copy submitted to the Coordinator General, Transport Coordination, within TfNSW, for the first two years after commencement, unless requested by Coordinator General, Transport Coordination, within TfNSW for an extended timeframe beyond the two years.
- E15. The Event Management Plan as required by condition D28 must be reviewed and updated annually in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, Council, SCSGT and Centennial Park and Moore Park Trust and a copy provided to the Planning Secretary for information, for the first two years of operation.
- E16. The Event Management Plan, required by condition D28, must be implemented at all times, for all events at the stadium.
- E17. The Applicant must review and update the **Security Management Plan** required in D28(f) annually based on the:
- (a) best practice guidelines applicable to the Security Management Industry;
  - (b) significant community complaints received in the preceding area in relation to security management at the stadium; and
  - (c) consultation with NSW Police, Sydney Coordination Office and Transport Management Centre within TfNSW, SCSGT, Council and Centennial Park and Moore Park Trust.
- E18. Evidence of updating the **Security Management Plan** and the associated feedback received annually on the security management / anti-social behaviour management of the premises during event and non-event days, must be submitted to the Planning Secretary for information for the first five years of operation of the site.

### **Noise control - Maintenance of the playing field and internal stadium.**

- E19. Grounds and other maintenance work on the playing field and internal stadium is restricted to between 7am and 6pm, Mondays to Fridays inclusive and 8am and 4pm, Saturdays and Sundays. All works undertaken outside of these hours would be subject to the Non-event operational noise limits in condition E2.

### **Maintenance of the grounds within the site – external to the stadium footprint**

- E20. Ground and stadium maintenance activities, external to the stadium footprint, is restricted to between 7am and 6pm, Mondays to Fridays inclusive and 8am and 4pm, Saturdays and Sundays. except on the days immediately preceding and following an event day. On these days (preceding and following an event), cleaning and other required activities may be undertaken outside of these hours would be subject to the Non-event operational noise limits in Table 1 Non-event operational noise limits identified in Condition E2.

### **Loading Zone and Support Unit Drop-Off Zone**

- E21. All loading and unloading of service vehicles in connection with the use of the premises must be carried out wholly within the site at all times.
- E22. All vehicles must enter and leave the Subject Site in a forward direction from the MP1 car park on to Driver Avenue and when using Paddington Lane.

### **Outdoor Lighting**

- E23. Notwithstanding condition D40, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level, while not compromising on the safety of the general public.

### **Fire Safety Certificate**

- E24. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

### **Signage**

- E25. Signage must be provided within the site in accordance with the drawings listed in condition A2 and the **Stadium Wayfinding and Signage strategy** required by condition D22 of this consent.
- E26. All signage proposed on the stadium elevations must not be illuminated between 11:30pm and 7am.

### **Operation of Plant and Equipment**

- E27. All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.

### **Community Communication Strategy**

- E28. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.

### **Heritage Interpretation Plan**

- E29. The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition B46.
- E30. Any lighting and digital media display forming part of the heritage Interpretation Plan must not impact on the health and longevity of the local fauna including grey-headed flying fox.

### **Unobstructed Driveways and Parking Areas**

- E31. Other than required by the Hostile Vehicle Mitigation Plan, all public driveways, footways and parking areas must be unobstructed at all times. Public driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.

### **Green Travel Plan**

- E32. The GTP required by this development consent (as reviewed and updated annually) must be implemented by the applicant for the life of the development.

## **APPENDIX 1 ADVISORY NOTES**

### **General**

AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

### **Long Service Levy**

AN2. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

### **Legal Notices**

AN3. Any advice or notice to the consent authority must be served on the Planning Secretary.

### **Access for People with Disabilities**

AN4. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

### **Utilities and Services**

AN5. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

AN6. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

AN7. Prior to the commencement of works, all required applications for temporary operation of cranes (if needed) must be lodged and obtained from Sydney Airport Corporation Limited.

### **Road Design and Traffic Facilities**

AN8. All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.

### **Road Occupancy Licence**

AN9. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

### **SafeWork Requirements**

AN10. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.

### **Hoarding Requirements**

AN11. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

### **Handling of Asbestos**

AN12. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

### **Fire Safety Certificate**

AN13. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

## Site Contamination (EPA)

AN14. All reports submitted in relation to contaminated land management are prepared, or reviewed and approved, by a 'certified consultant'.

**Note 1:** A 'certified consultant' is a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme. The quality information section of a report submitted, is to include the details of the consultant's certification, which should include a personalised electronic seal for either the CEnvP(SC) scheme or CPSS CSAM scheme.

**Note 2:** the EPA's Contaminated Land Consultant Certification Policy (<http://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/18520-contaminatedland-consultant-certification-policy.pdf?la=en>) supports the development and implementation of nationally consistent certification schemes in Australia and encourages the use of certified consultants by the community and industry. Note that the EPA requires all reports submitted to the EPA to comply with the requirements of the CLM Act to be prepared, or reviewed and approved, by a certified consultant.

AN15. The following guidance, as relevant, should be considered, when assessing contamination at the site:

- EPA Sampling Design Guidelines  
[www.epa.nsw.gov.au/resources/clm/95059samppgdline.pdf](http://www.epa.nsw.gov.au/resources/clm/95059samppgdline.pdf)  
Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017
- <https://www.epa.nsw.gov.au/publications/contaminatedland/17p0269-guidelines-for-thensw-site-auditor-scheme-third-edition>
- Guidelines for Consultants Reporting on Contaminated Sites, 2011  
<https://www.epa.nsw.gov.au/-/media/epa/corporatesite/resources/clm/20110650consultantsreportglines.pdf?la=en&hash=ADA6F5BEA134F3E87217764484F14618E40C98EA>
- the National Environment Protection (Assessment of Site Contamination) Measure 2013 as amended.

AN16. The applicant must ensure that any contamination identified as meeting the trigger in the EPA Guidelines for the Duty to Report Contamination is notified (or re-notified) in accordance with requirements of section 60 of the CLM Act.

AN17. The processes outlined in State Environmental Planning Policy 55 - Remediation of Land (SEPP55) must be followed, to assess the suitability of the land and any remediation required in relation to the proposed use.

## APPENDIX 2 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

### WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A40 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
  - a. identify the development and application number;
  - b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
  - c. identify how the incident was detected;
  - d. identify when the applicant became aware of the incident;
  - e. identify any actual or potential non-compliance with conditions of consent;
  - f. describe what immediate steps were taken in relation to the incident;
  - g. identify further action(s) that will be taken in relation to the incident; and
  - h. identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
  - a. a summary of the incident;
  - b. outcomes of an incident investigation, including identification of the cause of the incident;
  - c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
  - d. details of any communication with other stakeholders regarding the incident.



## APPENDIX 3 ENVIRONMENTAL MANAGEMENT AND MITIGATION MEASURES

## 6.0 Final mitigation measures

The final list of measures required to mitigate the impacts associated the proposed development are detailed in **Table 6** below. These mitigation measures are based upon those previously identified in the Section 8.0 of the EIS, with revised and additional mitigation measures included to reflect the additional information, clarification or response to submissions contained in this report and the accompanying technical studies. These measures represent the final and full series of mitigation measures proposed for the project pursuant to clause 7(d)(iv) of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

**Table 6 Final Mitigation Measures**

Ref No.	Mitigation measure
<b><u>Design and operation</u></b>	
<b>D/O-BF</b>	<b>Built form</b>
D/O-BF1	Design development and the assessment of design integrity shall occur in accordance with the process outlined in the Design Excellence Strategy (2018) prepared by Infrastructure NSW and endorsed by the NSW Government Architect.
D/O-BF2	The detailed fit-out, operation, and signage for the tenancy and merchandise store are to be the subject of separate and future approval.
D/O-BF3	Details of the content, materiality, and illumination of signs within the stadium facade zones will be submitted to the Secretary for endorsement prior to the issue of the relevant Construction Certificate.
D/O-BF4	Detailed design of the public domain is to be coordinated with the design for the Moore Park Road separated cycleway, if the cycleway is progressed by Council and/or Transport for NSW before the issue of a Construction Certificate for the public domain works.
D/O-BF5	Detailed design of the public domain is to ensure the level application of bricks laid on a sand substrate or an appropriate alternative. Tactile markers are to be provided at the top and bottom of stairs in accordance with relevant access design codes.
D/O-BF6	Engage with the CPMP Trust with regard to potential improvements to pedestrian links between the Tibby Cotter Bridge and stadium, around Kippax Lake. This is to occur in concurrence with the detailed design of the stadium, noting that it would not be within Infrastructure NSW and/or the SCGS Trust's jurisdiction to obtain the necessary development approvals.
<b>D/O-TA</b>	<b>Transport and accessibility</b>
D/O-TA1	Traffic Management Plans will be developed where required, in consultation with key stakeholders such as NSW Police prior to special events occurring on the site, in order to manage vehicle and pedestrian movements before, during and after events, consistent with the existing arrangements.
D/O-TA2	The SCSSG Trust/ Infrastructure NSW will consult with TfNSW in determining the final Event Transport Management Plan for the stadium. This will include formal arrangements for dedicated taxi and rideshare locations, if appropriate.
D/O-TA3	The Green Travel Plan is to be finalised in consultation with TfNSW, with reference to the Plan prepared by Arup (31 May 2019), and implemented as part of the operation of the stadium. The Plan is to include provisions for a two-yearly review system to assess travel demand and make refinements to the initiatives.
D/O-TA4	SCSSG Trust will liaise with the Moore Park Transport Working Group and TfNSW on the development of the updated transport strategy (Moore Park Traffic and Transport Management Plan) for the Moore Park sporting precinct, including consideration of signage and wayfinding.
<b>D/O-HER</b>	<b>Heritage</b>
D/O-HER1	Prepare a detailed heritage interpretation plan confirming the final interpretative elements to be installed on the site with consideration of the following: <ul style="list-style-type: none"> <li>• The Heritage Interpretation Strategy prepared by Curio Projects (May 2019).</li> <li>• Coordination with public art.</li> <li>• Consultation with the, local Aboriginal community, the SCG Museum staff and SCSSG Trust.</li> </ul>
D/O-HER2	The La Perouse Local Aboriginal Lands Council should be consulted during preparation of the detailed heritage interpretation plan, in order to seek input into the plan with regard to Aboriginal cultural heritage significance.
<b>D/O-NV</b>	<b>Noise and vibration</b>
D/O-NV1	An initial noise desktop assessment of the entire external façade and ancillaries will be completed to assess the potential for wind induced noise from each element type at the detailed design stage. Consideration of aero-acoustic noise shall be considered with particular focus on the wind-induced noise mechanisms listed in Section

Ref No.	Mitigation measure
	4.3.5 of the Noise and Vibration Impact Assessment prepared by Arup (31 May 2019). Measures will be incorporated into the relevant Construction Certificate drawings as required.
D/O-NV2	Noise emissions from any external mechanical plant are to be treated such that noise emission complies with Noise Policy for Industry's project amenity noise level criteria at all surrounding receivers. This may require the use of acoustic louvres, enclosures, barriers or attenuators. Measures will be incorporated into the construction drawings as required.
D/O-NV3	A review of noise emissions following the commencement of stadium operations is to occur within nine (9) months of issuing the final Occupation Certificate. This review will inform the final Noise Management Plan in consultation with Consent Authorities, relevant stakeholders and a suitably qualified acoustic consultant.
<b>D/O-BIO</b>	<b>Biodiversity and trees</b>
D/O-BIO1	The artificial microbat roost structure will be provided as indicated in the Landscape Plans prepared by Aspect Studios.
D/O-BIO2	Infrastructure NSW and the appointed contractor should consult with the CPMP Trust prior to the commencement of operations to identify any practicable management measures to mitigate impacts of event crowds to mature figs and other associated vegetation around Kippax Lake.
<b>D/O-W</b>	<b>Waste</b>
D/O-W1	Prepare an operational waste management plan prior to operation for staff training and induction outlining the following: <ul style="list-style-type: none"> <li>• roles and responsibilities for all key stakeholders that will manage waste on site;</li> <li>• staff responsibilities including what materials are appropriate for each stream, the procedures involved in sorting, recommendations on how to minimise waste generation, and instructions on how to operate machinery safely;</li> <li>• data collection and the recycling and performance targets;</li> <li>• an annual review of on-site contamination rates by on-site staff, and disposal facilities through independent audits as necessary; and</li> <li>• appropriate communication channels for all stakeholders.</li> </ul>
<b>D/O-WF</b>	<b>Wayfinding</b>
D/O-WF1	The Trust will liaise with TfNSW prior to operation regarding announcements when alighting from the trains and appropriate messaging for commuters during event times, to assist in wayfinding from Central Station to the stadium.
D/O-WF2	The Trust will liaise with the CPMP Trust regarding the ongoing use of temporary variable message boards after major events to assist in crowd dispersal and wayfinding.
D/O-WF3	Internal wayfinding shall be detailed in the construction drawings with reference to the recommendations and material palette, signage typologies, typography, iconography, and map standards contained in Section 5 of the Wayfinding and Signage Strategy prepared by Aspect Studios (29 May 2019).
<b>D/O-PA</b>	<b>Public art</b>
D/O-PA	Engage a site-specific public art panel to review the procurement of public art, including heritage interpretation measures as necessary, in accordance with the Public Art Strategy prepared by Aspect Studios.
<b>D/O-L</b>	<b>Lighting</b>
D/O-L1	All applicable outdoor lighting is to be design, installed, and operated in accordance with the relevant Australian Standards; AS4282 and/or AS/NZS 1158.3.1.
<b>D/O-REF</b>	<b>Reflectivity</b>
D/O-REF1	All external materials and finishes that are visible from a public road and footpath are to have a spectral reflectivity of less than 20%.
<b>D/O-CM</b>	<b>Communications</b>
D/O-CM1	Infrastructure NSW and the SCSG Trust will participate in the Moore Park Working Group to ensure that the detailed design gives consideration to integration with the actions of other Working Group members.
D/O-CM2	Upon commencement of the operations of the stadium, details on the adult change facilities provided on-site will be submitted to the National Public Toilet map and included on the SFS website.
<b>D/O-SEC</b>	<b>Safety, security, and anti-social behaviour</b>
D/O-SEC1	Intelligent Risks, or a similarly qualified and experienced security consultant, will collaborate with designers during the preparation of construction plans to facilitate recommendations for security and risk mitigation.

Ref No.	Mitigation measure
D/O-SEC2	The stadium will be supported by Standard Operating Procedures (SOPs) and policies. Intelligent Risks, the SCSG Trust, security contractors, and NSW Police will collaborate in the development of SOPs for the stadium. The Trust will be responsible for ensuring that SOPs and associated documents are drafted, and implementing a program to regularly review and update as necessary
D/O-SEC3	A CCTV network for the site is to be designed and installed in consultation with a suitably qualified security consultant with a Class 2A licence under the <i>Security Industry Act 1997</i> to monitor the site. Signage is to be installed at site entries advising visitors that CCTV is in operation throughout the precinct
D/O-SEC4	A lighting strategy is to be designed and implemented in consultation with a suitably qualified lighting expert to ensure that the CCTV network is effective, and the building and public domain will be lit during the night including: <ul style="list-style-type: none"> <li>• Precinct entries and exits</li> <li>• Building entries and exits</li> <li>• Pathways</li> <li>• Stairs and lifts</li> <li>• Signage</li> <li>• Carparking lighting to the relevant Australian Standards</li> </ul>
D/O-SEC5	The following specific measures are to be included in the final detailed construction drawings: <ul style="list-style-type: none"> <li>• Use of robust and graffiti resistant materials or coatings within the public realm and the ground floor facade</li> <li>• Integrate services such as external power and water within various part of the site to accommodate potential future events, markets or performances</li> <li>• Fencing to the south-eastern corner of the site is to be an open palisade style of an appropriate height to restrict access while allowing surveillance to be maintained throughout the precinct</li> <li>• Install wayfinding signage that indicates limitations of access around the southern edge of the stadium.</li> </ul>
D/O-SEC6	Develop a process for periodic reviews of the site once operational, to identify and implement rectification works that may arise from specific incidents to ensure the site continues to provide a safe and functional space for its intended use.
D/O-SEC7	The following security measures are to be incorporated into the management program for the site: <ul style="list-style-type: none"> <li>• Develop conditions of entry including prohibited and restricted items with regard to the recommendations of Anti-Social Behaviour Mitigation Plan in Section 6 of the Anti-Social Behaviour Mitigation Strategy dated 28 May 2019. These conditions of entry will be publicised at the venue and other appropriate platforms, such as the stadium website.</li> <li>• Schedule site maintenance and security patrols.</li> <li>• Develop conditions for the screening of items brought into the stadium.</li> </ul>
D/O-SEC8	An Alcohol Management Plan is to be prepared prior to the commencement of operations including the recommendations on alcohol management in the Anti-Social Behaviour Mitigation Plan in Section 6 of the Anti-Social Behaviour Mitigation Strategy (28 May 2019).
<b>D/O-FL</b>	<b>Flooding</b>
D/O-FL1	An emergency response plan is to be prepared prior to the commencement of stadium operation to detail flood evacuation routes from the stadium site. The plan should form part of staff induction and training programs.
<b>D/O-ESD</b>	<b>Sustainability</b>
D/O-ESD1	The detailed design of the stadium is to achieve a minimum of LEEDv4 Gold rating, with consideration of the initiatives in the Environmentally Sustainable Design Strategy (May, 2019), and will be certified prior to occupation.
D/O-ESD2	The reduction measures nominated in the Life Cycle Assessment (March 2019) are to be reviewed and considered during detailed design and prior to the issue of the relevant Construction Certificate, including a progressive assessment of operational energy and water.
<b>D/O-O</b>	<b>Operation</b>
D/O-O1	The number of concerts at the stadium is not to exceed six (6) per calendar year, with an average of four (4) per year over any rolling five (5) year period between the Sydney Football Stadium and Sydney Cricket Ground.
D/O-O2	The operation of the stadium will be governed by the continuance of the time restrictions for noisy activities as detailed in Table 9 of the EIS.
D/O-O3	The Event Management Strategy prepared by the Trust will be updated as necessary following the detailed design and construction of the stadium, and formalised and implemented for the operation of the stadium. This Plan will consider road closures.

Ref No.	Mitigation measure
<b>Construction management</b>	
CM-1	Prepare a detailed Construction Environmental Management Plan prior to the commencement of works on the site including all required technical management plans and with consideration of other nominated mitigation measures.
CM-2	The CEMP is to include a Dust Management Plan with consideration of the recommendations in Section 6 of the Air Quality Impact Assessment prepared by Wilkinson Murray (May 2019).
CM-3	The CEMP is to include details on the following as nominated requirements by NSW Police: <ul style="list-style-type: none"> <li>• Notification of any road closures during demolition and construction work.</li> <li>• Adequate lighting of the work site at night.</li> <li>• The work site to be secured at night or during periods of inactivity.</li> <li>• Security patrols of the work site by contracted licensed security guards.</li> <li>• All engineers, workers, visitors, security guards, etc be vetted and to follow instructions and warnings as stipulated in a formal induction process.</li> <li>• Police be offered a familiarisation tour of the work site.</li> <li>• Notification of any suspicious activity or objects in or around the work site during demolition and construction work.</li> <li>• A list of key contacts on the work site.</li> </ul>
CM-4	The CEMP is to include provisions for works to adhere to the <i>Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014</i> , as relevant.
<b>CM-TA</b>	<b>Transport and accessibility</b>
CM-TA1	A detailed Construction Pedestrian and Traffic Management Plan and associated Traffic Control Plan(s) will be developed with the appointment contractor and the Sydney Coordination Office, confirming the detailed construction methodology and specific measures for safely managing construction traffic in the surrounding area.
CM-TA2	No roads or footpaths are to be obstructed as part of the proposed works.
CM-TA3	The appointed contractor will consult with TfNSW (Sydney Coordination Office) at regular intervals where construction of the new stadium overlaps with the duration of construction works for the Sydney Light Rail project.
CM-TA4	Construction works are to not occur during the 2 hours prior to the commencement of an event at the SCG, during the event, and for at least 2 hours after the conclusion of the event.
<b>CM-HER</b>	<b>Heritage</b>
CM-HER1	An archaeological induction is to be prepared for all on site contractors, particularly those involved in the bulk excavation works, to familiarise workers with the recommendations and practices outlined in the Archaeological Research Design and Excavation Methodology prepared by Curio Projects (May 2019), and the process should they encounter an unexpected archaeological resource.
CM-HER2	The detailed Construction Environmental Management Plan is to include details of periodic site visits by the project archaeologist during site works, to verify the nature of any subsurface deposit and assess the potential for any potential archaeological resource to exist and be impacted. In zones of moderate archaeological potential, a program of archaeological supervision is to be implemented. A program of archaeological salvage or monitoring is to be implemented if any significant archaeological resource is encountered during the development that alters the level of supervision required, as confirmed by the archaeologist.
CM-HER3	Prepare and educate all on site contractors on the Unexpected Heritage Finds Protocol and Unexpected Aboriginal Finds Policy. Should any suspected archaeological resource/relic be encountered, a stop works would be required in the area of the find, and the project archaeologist contacted.
CM-HER4	The detailed Construction Environmental Management Plan is to include details of the implementation of the Methodology Statement – Working Near Busby's Bore (August 2018), and incorporate all necessary measures into the detailed Construction environmental Management Plan and site inductions as required. The heritage specific recommendations of the Noise and Vibration Impact Assessment prepared by Arup (31 May 2019) are also to be included.
<b>CM-NV</b>	<b>Noise and vibration</b>
CM-NV1	A Construction Noise and Vibration Management Plan shall be prepared, including the final details of the types of plant to be used and updated estimates of the likely levels of noise and the scheduling of activities. The Plan will have reference to the recommendations in the Draft Construction Noise and Vibration Management prepared by Arup (August 2019).
CM-NV3	'Toolbox talks' will be held at regular intervals as specified in the Construction Environmental Management Plan with contractors, including discussion of noise and vibration mitigation, monitoring and assessment. These topics will also be covered under induction processes.

Ref No.	Mitigation measure
CM-NV4	High noise activities will be programmed to occur during the daytime hours wherever possible. In the event that these works are approved to occur out-of-hours, noisy activities should be scheduled early in the night to minimise the impact on adjacent residents.
CM-NV5	The contractor will adhere to the minimum working distances in Table 23 of the Noise and Vibration Impact Assessment prepared by Arup (31 May 2019), and the Methodology Statement – Working Near Busby's Bore (August 2018). Should vibration intensive equipment, such as rock hammers, vibratory rollers or compactors be required at the eastern site boundary, it is recommended that monitoring be carried out at commencement of these activities to assess any potential impacts on sound stages within Fox Studios.
CM-NV6	The contractor is to detail intra-day respite periods for any highly intrusive activities, and a schedule of fortnightly (or any other agreed timescale) discussion with the Kira Child Care Centre and UTS to verify the appropriateness of the proposed respite periods.
<b>CM-BIO</b>	<b>Biodiversity and trees</b>
CM-BIO1	A Tree Protection Plan is to be prepared by the Project Arborist which assesses the degree of impact to any Tree Protection Zones and provides strategies and mitigation measures for how to minimise or mitigate these impacts. Consideration should be afforded to the recommendations in the Arboricultural Impact Assessment prepared by Tree IQ (30 May 2019). Tree 125 and Tree 231 are to be retained and protected.
CM-BIO2	Infrastructure NSW and the appointed contractor should avoid impacts to street trees on both sides of Moore Park Road and vegetation in the centre median of Moore Park Road in the vicinity of the site wherever practical. The removal of the one nominated tree on Moore Park Road will occur only with the permission of the relevant land owner and in accordance with the terms of the final development consent.
CM-BIO3	Site inductions will include identifying those environmental features to be protected and measures that are to be implemented, including provisions for when fauna is found on site.
<b>CM-CON</b>	<b>Contamination and waste</b>
CM-CON1	Imported topsoil to the site is to meet the Recreational/ Recreational Open Space criteria defined in Schedule B1 of the <i>National Environmental Protection Measure, As Amended</i> (2013).
CM-CON2	Any virgin excavated natural material classification should take into account historic and any additional results.
CM-CON3	The detailed Construction Environmental Management Plan must set-out clear protocols in the event of an unexpected find, with reference to the Unexpected Contamination Finds Protocol_V2.1 (June 2019) prepared by Lendlease.
CM-CON4	The preliminary waste classifications outlined in the Detailed Site Investigation (Contamination) prepared by Douglas Partners (May 2019) are to be amended based on any 'unexpected finds', where appropriate.
CM-CON5	Any waste transported off-site is waste classified in line with EPA guidelines and taken to an appropriately licensed facility.