

Development Consent

Section 80 of the *Environmental Planning and Assessment Act 1979*

I, the Director – Industry, Key Sites and Social Projects, of the Department of Planning & Environment, pursuant to section 80(1) and 80(A) of the *Environmental Planning and Assessment Act 1979*, Clause 22 of the *Sydney Olympic Park Authority Act 2001*, and in accordance with the delegations invested to my office by the Minister for Planning, grant development consent to the development referred to in **Schedule 1**, subject to the conditions in **Schedule 2**.

These conditions are required to prevent, minimise, and/or offset adverse environmental impacts.


Daniel Keary
 Director – Industry, Key Sites and Social Projects
 Department of Planning & Environment

Date: 6/8/ 2014

SCHEDULE 1

Development Application:	DA 04-05-2014
Application made by:	Mr Stephen Donovan (Sydney Olympic Park Authority)
To:	Sydney Olympic Park Authority
In respect of:	Lot 3 DP 883215 – Newington Armory, Sydney Olympic Park
For the following:	Construction of a 33 space at-grade car park and associated works
Determination:	Consent granted subject to conditions in the attached Schedule 2
Advisory Notes:	<p>The Applicant is solely responsible that all additional consents and agreements are obtained from other authorities as relevant</p> <p>The Applicant has right to appeal to the Land and Environment Court in the manner as set out in the <i>Environmental Planning and Assessment Act 1979</i>, and the <i>Environmental Planning and Assessment Regulations 2000</i> (as amended)</p>

SCHEDULE 2
CONDITIONS OF CONSENT
DEVELOPMENT APPLICATION No. 04-05-2014

PART A – ADMINISTRATIVE CONDITIONS

A1 Development Description

Development Consent is granted only to carrying out of the development as described in, and on the land referred to, in **Schedule 1** above.

These conditions of this consent do not relieve the proponent of its obligations under the *Environmental Planning and Assessment Act 1979*, and any other Act.

A2 Development in Accordance with Plans & Documentation

The development shall be undertaken in accordance with the following approved documents:

Statement of Environmental Effects titled 'Proposed Casual Car Park, Newington Armory Precinct', as prepared by Helen Mulcahy Urban Planning P/L, for Sydney Olympic Park Authority, dated May 2014
Heritage Impact Statement titled 'Overflow Car Park', as prepared by Graham Brooks & Associates P/L, for Sydney Olympic Park Authority, dated 28 May 2014
Civil Drawings prepared by Taylor Civil and Structural Drawing No 1170-CON01 dated 15.05.2014 Rev B Drawing No 1170-CON02 dated 15.05.2014 Rev B Drawing No 1170-CON03 dated 30.04.2014 Rev A
Arborist Report titled 'Proposed Car Park Newington Armory' as prepared by Earthscape Horticultural Services, dated May 2014.

except for:

1. any modifications which are 'Exempt and Complying Development' as identified in the relevant State Environmental Planning Policy (SEPP) or as may be necessary for the purpose of compliance with the Building Code of Australia (BCA) and any Australian Standard (AS) incorporated in the BCA;
2. otherwise provided by the conditions of this consent; and
3. otherwise as necessary to comply with other NSW and Commonwealth legislation.

A3 Inconsistency between documents

In the event of any inconsistency between conditions of this consent and the details referred to in Condition No. A2, the conditions of this consent prevail.

A4 Lapsing of Consent

This consent will lapse five (5) years from the date of this consent unless the development has physically commenced.

A5 Prescribed Conditions

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

A6 Heritage

The development shall be in accordance with the Heritage Council of NSW's General Terms of Approval dated 14 July 2014

PART B – PRE-CONSTRUCTION CONDITIONS

B1 Construction Certificate

A Construction Certificate is to be issued for the new car park building work by an accredited certifier in accordance with the requirements set out in Section 81A of the Environmental Planning and Assessment Act 1979.

B2 Principal Certifying Authority

The new car park building work is not to commence until a Principal Certifying Authority (PCA) has been appointed for the new building work as set out in Section 81A of the Environmental Planning and Assessment Act 1979.

B3 Engineering Standards

The proposed car park building works are to be designed, carried out and installed in accordance with the Consulting Civil Engineers requirements.

B4 Services Location

Evidence is to be provided to the Certifying Authority that demonstrates that there are no services or the like that would be compromised during the excavation of the footings that will accommodate this car park.

B5 Construction Environmental Management Plan

Prior to the commencement of construction a Construction Environmental Management Plan is to be submitted to the satisfaction of the SOPA General Manager Operations and Sustainability.

PART C – DURING CONSTRUCTION CONDITIONS.

C1 Work Health and Safety

All works to be in accordance with the NSW Work Health and Safety Act 2011 and the Regulation 2011.

C2 Australian Standards

The building works are to be in accordance with the provisions of the *Australian Standards*, including but not limited to:

1. Compliance in accordance with the requirements of Energy Efficiency.
2. Compliance of car park areas in accordance with AS 1170 series for structural stability and adequacy, AS 3000 Australian Wiring Standard, AS/NZS 1158.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements and the like.
3. New pedestrian areas are to be constructed in accordance with AS/NZS 4586:2004 *Slip resistance classifications of new pedestrian surface materials*.

Note: Sufficient information must be forwarded to the certifying authority illustrating compliance with the relevant requirements of the *Australian Standards*. Sufficient information may include but not limited to, reports or certifications issued by an appropriately qualified person. Please contact your relevant certifying authority to discuss requirements prior to submission of the application for construction and occupation certificate.

C3 Heritage Protection

All heritage structures within the vicinity of the construction site are to be identified and an exclusion zone established around them, by way of temporary fencing and appropriate signage.

C4 Tree Protection Plan

A Tree Protection Plan is to be prepared in accordance with the recommendations of Earthscape Horticultural Services advice and submitted as part of the Works Permit Application. The Plan is to be implemented during construction.

C5 Sediment control

Erosion and sediment control measures are to be implemented prior to the commencement of works and being maintained during the period of construction in accordance with the details set out on an Erosion and Sediment Control Plan prepared in accordance with the "Blue Book" that is to be submitted for approval with the Construction Certificate application. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.

C6 Works Permit

Prior to the commencement of any works, an application for a Works Permit is to be made to SOPA and approved.

PART D – PRIOR TO OPERATION

D1 Occupation Certificate

An Occupation Certificate is to be issued by the Principal Certifying Authority (PCA) upon completion of the car park building works in accordance with the requirements of Section 109H and 109M of the Environmental Planning and Assessment Act 1979.

D2 Building Code of Australia

All works shall be in accordance with the provisions of the Building Code of Australia (BCA) and any relevant Australian Standards.

D3 Parklands Approval Permit

A Parklands Approval Permit and a Parklands Statutory Compliance Statement must be obtained prior to entering into a licence agreement with any external party and prior to conduct of any kind of sporting activity within the buildings.

END OF CONDITIONS