

Development Consent

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

I, the Chief Executive Officer of the Sydney Olympic Park Authority, 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.



Alan Marsh
Chief Executive Officer
Sydney Olympic Park Authority

21 July
Date: 2015

SCHEDULE 1

Development Application:	DA 09-07-2015
Application made by:	Novotel Ibis Hotel
To:	Sydney Olympic Park Authority
In respect of:	Lot 16 DP 1125680. No. 11 Olympic Boulevard (Cnr. Olympic Boulevard & Herb Elliott Avenue), Sydney Olympic Park
For the following:	Installation of digital signage / advertising structure at the Novotel Ibis Hotel
Determination:	Consent granted subject to conditions in the attached Schedule 2
Date of commencement of consent	This development consent commences on the date signed / identified above
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 Regulation 2000</i> (as amended)</p>

SCHEDULE 2
CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION No. 09-07-2015

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.

A2 Development in accordance with Plans

The development shall be generally in accordance with the following:

Stamped Plans for DA 09-07-2015
Statement of Environmental Effects prepared by Urbis dated June 2015
Heritage Impact Statement prepared by Urbis dated May 2015

Except for:

1. Any modifications as may be necessary for the purpose of compliance with the Building Code Of Australia (BCA) and any Australian Standard incorporated in the BCA;
2. Otherwise provided by the Conditions of this Approval;
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 Approval and the details referred to Condition No. A2, the Conditions of this Approval prevail.

A4 Commencement of works

The development must physically commence within 5 years of determination date.

A5 Prescribed Conditions

The development is to comply with the prescribed conditions of development consent under Clause 98 of the *Environmental Planning and Assessment Regulation 2000*.

A6 Critical stage inspections

The *Environmental Planning and Assessment Act 1979* section 109E (3) (d), requires that inspections be carried out by the Principal Certifying Authority (PCA) or another Accredited Certifier with the prior consent of the PCA.

PART B – CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

B1 Work Health and Safety

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

B2 Work to comply with BCA

All works is to be in accordance with the provisions of the current Building Code of Australia (BCA) and any relevant adopted Australian Standards, including but not limited to:

1. Compliance in accordance with the requirements of Section J Energy Efficiency of the Building Code of Australia; and
2. Compliance requirements 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.

Note: Sufficient information must be forwarded to the certifying authority illustrating compliance with the relevant requirements of the Building Code of Australia and Australian Standards. Sufficient information may include but not be 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.

B3 No Obstruction of Public Domain without a Works Permit

Prior to issuing a Construction Certificate, if required, the proponent is to obtain a Work Permit to occupy the public way, footpaths, road reserves and the like, which must not be obstructed by any mobile cranes, materials, vehicles, refuse, skips or the like, under any circumstances unless in accordance with the Works Permit. Non-compliance with this requirement will result in the issue of a notice by the Authority to stop all work on the site.

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

B4 Operations Management Plan / Maintenance Plan

The Applicant shall prepare an Operations Management Plan which details the maintenance regime for the advertising structure, which should include, but not be limited to the following:

- 1) Frequency of maintenance checks / works
- 2) Number of personnel required to execute the works
- 3) Number and nature of vehicles involved in the maintenance
- 4) Identification of parking locations at the site for maintenance vehicles which ensures that there is no impediment to the movement of traffic or pedestrians in the vicinity
- 5) Notification protocol between the operators of the signage and the Authority to ensure that operational and maintenance works do not conflict with major events.

The plan shall be submitted to the satisfaction of the Certifying Authority prior to issue of a Construction Certificate. A copy of the Plan shall be forwarded to SOPA.

PART C – CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE

C1 Construction Management Plan

Prior to commencement of site works the proponent is to submit a Construction Management Plan which provides details for the management of:

- a) Noise emissions;
- b) Waste management;
- c) Traffic and parking arrangements;
- d) Hours of work;
- e) Utility services; and
- f) Pedestrian management.

The plan shall be submitted to the satisfaction of the Certifying Authority prior to issue of a Construction Certificate. A copy of the Plan shall be forwarded to SOPA.

C2 Waste management plan

Waste management shall be implemented which can form part of the Construction Management Plan. At a minimum, the following measures shall be implemented during the construction phase:

- a) A waste container of at least one cubic metre capacity shall be provided, maintained and regularly serviced from the commencement of operations until the completion of the building for the reception and storage of waste generated by the construction of the building and associated waste.
- b) The waste container is to be, at minimum, constructed with a 'star' picket (corners) and weed control mat (sides), or equivalent. The matting is to be securely tied to the pickets.
- c) Appropriate provision is to be made to prevent wind blown rubbish leaving the site.
- d) Footpaths, road reserves and public reserves are to be maintained clear of rubbish, building materials and all other items.

Note: Fines may be issued for pollution/littering offences under the *Protection of the Environment Operations Act 1997*.

C3 Need for hoarding

If construction / demolition work is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the need to enclose a public place, a hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

C4 Application for hoarding

An application is to be made to and approved by SOPA for the erection of a hoarding or part closure of the footway prior to construction being commenced. Such overhead structure or protective fence shall comply with the *Occupational Health and Safety Act 2000*, the *Occupational Health and Safety Regulation 2001* and any relevant approved industry code of practice. Notice of intention of commencement must be given to WorkCover New South Wales.

C5 Work site lighting

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.

C6 Site signage

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- a) showing the name, address and telephone number of the principal certifying authority for the work, and
- b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

C7 Hours of Construction work

All works (including site deliveries) shall only be carried out between the following hours:

- a) 7.00am to 5.00pm on Monday to Fridays (inclusive)
- b) 8.00am to 12.00 noon on Saturdays
- c) No work on Sundays and Public Holidays (except with the prior written consent of SOPA's General Manager – Operations and Sustainability).

C8 Toilets during works

Toilet facilities are to be available or provided at the work site before works begin and be maintained until the works are completed, at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site. Each toilet is to:

- a) be a standard flushing toilet connected to a public sewer, or
- b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- c) be a temporary chemical closet approved under the *Local Government Act 1993*.

C9 Tree protection / preservation

All existing trees on the site and in the immediate vicinity of the building are to be preserved. Tree protection zones are to be erected in accordance with SOPA 'Guidelines for Protection of Trees on Construction Sites' for any trees likely to be impacted during the construction phase.

PART D – CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

D1 Occupation Certificate

An Occupation Certificate is to be obtained from the PCA upon completion of the works in accordance with the requirements of sections 109H and 109M of the *Environmental Planning and Assessment Act 1979*.

D2 Repair of footpath damage

All public footways, footpaving, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles. Full restoration of the damage is to be carried out to SOPA's satisfaction prior to the issue of any Occupation Certificate in respect of the development.

D3 As built plans

'As-built' plans in both PDF and CADD formats of the building and any existing external infrastructure that has been deleted or modified is to be submitted to SOPA within 3 months of obtaining an Occupation Certificate.

PART E – CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

E1 Maintenance

Regular maintenance of the signage structure shall be undertaken in accordance with the Operations Management Plan / Maintenance Plan referred to in Condition B4.

E2 SEPP 64 & Transport Corridor Outdoor Advertising and Signage Guidelines

The operation of the signage structure shall be undertaken in accordance with the requirements of *State Environmental Planning Policy No. 64 – Advertising & Signage (SEPP 64)* and the *Transport Corridor Outdoor Advertising and Signage Guidelines (the Guidelines)*.

In addition to meeting the relevant SEPP 64 & the Guidelines, the digital sign shall operate in compliance with the criterias in Tables 1 & 2 below:

Table 1: GENERAL REQUIREMENTS FOR DIGITAL ADVERTISEMENTS	
Criteria	Applies to signs less than 20sq metres
(a) Each advertisement must be displayed in a completely static manner, without any motion, for the approved dwell time as per criterion (d) below.	✓
(b) Message sequencing designed to make a driver anticipate the next message is prohibited across images presented on a single sign and across a series of signs.	✓
(c) The image must not be capable of being mistaken: (i) For a prescribed traffic control device because it has, for example, red, amber or green circles, octagons, crosses or triangles or shapes or patterns that may result in the advertisement being mistaken for a prescribed traffic control device, or (ii) as text providing driving instructions to drivers.	✓
(d) Dwell times for image display are: (i) 10 seconds for areas where the speed limit is below 80 km/h. (ii) 25 seconds for areas where the speed limit is 80km/h and over.	✓
(e) The transition time between messages must be no longer than 0.1 seconds.	✓
(f) Luminance levels must comply with the requirements in Table 2 below.	✓
(g) The images displayed on the sign must not otherwise unreasonably dazzle or distract drivers without limitation to their colouring or contain flickering or flashing content.	✓
(h) The amount of text and information supplied on a sign should be kept to a minimum (for example no more than a driver can read at a short glance). Text should preferably be displayed in the same font and size. Table 5 in Section 3 of <i>the Guidelines</i> provides further guidance.	✓
(i) Any sign that is within 250 metres of a classified road and is visible from a school zone must be switched to a fixed display during school zone hours.	✓
(j) At any time, including where the speed limit in the area of the sign is changed, if detrimental effect is identified on road safety post installation of a digital sign, SOPA	

reserves the right to re-assess the site which may result in a change to the dwell time or removal of the sign.	✓
---	---

Table 2: LUMINANCE LEVELS FOR DIGITAL ADVERTISEMENTS

LUMINANCE LEVELS – Luminance means the objective brightness of a surface as measured by a photometer, expressed in candelas per square meter (cd/m²). Levels differ as digital signs will appear brighter when light levels in the area are low. Luminance levels should comply with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting which recommends the following levels:

Lighting Condition	Zone 1	Zones 2 and 3	Zone 4	
Full Sun on face of Signage	No limit	Maximum Output	Maximum Output	
Day Time Luminance		6000 cd/m ²	6000 cd/m ²	
Morning and Evening		700 cd/m ²	500 cd/m ²	
Twilight and Inclement Weather				
Night Time		350 /m ²		

Zone 1 covers areas with generally very high off-street ambient lighting, e.g. display centres similar to Kings Cross, central city locations.

Zone 2 covers areas with generally high off-street ambient lighting e.g. some major shopping/commercial centres with a significant number of off-street illuminated advertising devices and lights.

Zone 3 covers areas with generally medium off-street ambient lighting e.g. small to medium shopping/commercial centres.

Zone 4 covers areas with generally low levels of off-street ambient lighting e.g. most rural areas, many residential areas.

PART F – ADVISORY MATTERS

F1 Pre-construction process

Prior to commencing any construction works, the following provisions of the *Environmental Planning and Assessment Act 1979* (the 'Act') are to be complied with:

- a) A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
- b) A Principal Certifying Authority (PCA) is to be appointed and SOPA is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
- c) SOPA is to be given at least two days notice of the date intended for commencement of building works, in accordance with Section 81A(2)(c) of the Act.
- d) The proposed works are to be designed, carried out and installed in accordance with the requirements of a suitably qualified Structural Engineer.

F2 Public utilities

Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both SOPA and any other relevant authorities. SOPA and other service authorities should be contacted for specific requirements prior to the commencement of any works.

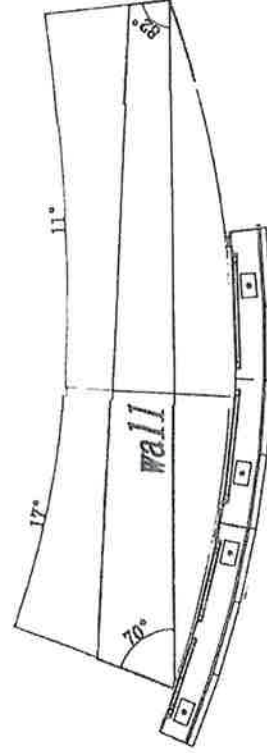
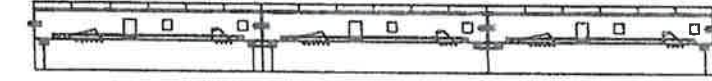
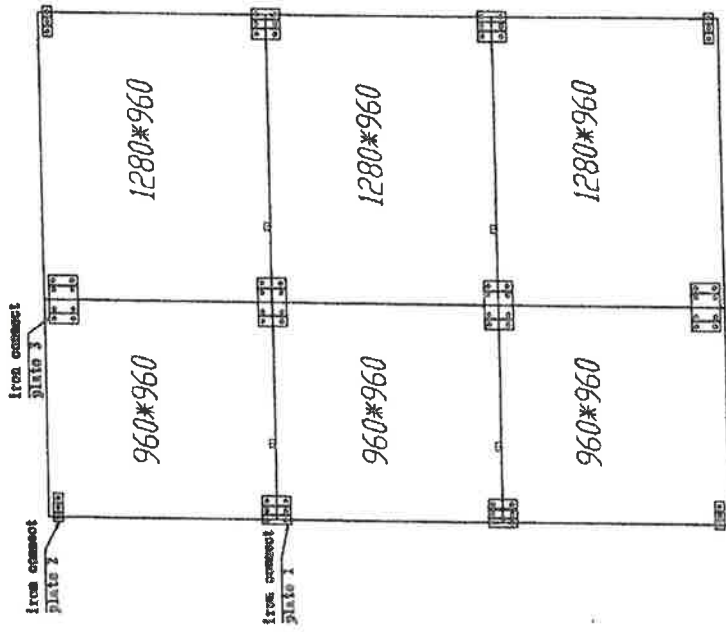
F3 Use of mobile cranes

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

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

END OF CONSENT

由 Autodesk 教育版产品制作



SydneyOlympicPark O
Sydney Olympic Park Authority
150-155 Avenue Sydney Olympic Park NSW 2127

under the Environmental, Planning and Assessment Act 1979

Application Development Application No. : 09-07-2015
29 JUL 2015 subject to any conditions

Granted on the 29 JUL 2015
contained in the notice of determination.

Signed: [Signature] Date: 29 JUL 2015

cabinet install instruction: first use swell screw to make the iron connect plate fixed on curved wall , then fix cabinet to wall one by one from bottom to top through iron connect plate (please first take away modules in four coners which has screw holes)

DEVELOPMENT APPLICATION FOR NOVOTEL IBIS SYDNEY OLYMPIC PARK
TO INSTALL DIGITAL SIGNAGE



Sydney Olympic Park

Sydney Olympic Park Authority

1 Australia Avenue Sydney Olympic Park NSW 2127

Issued under the Environmental, Planning and Assessment Act 1979

Approved Development Application No. : **09-07-2015**

Granted on the **29 JUL 2015** subject to any conditions
contained in the notice of determination.

Signed:  Date: **29 JUL 2015**