



Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127

Grant Sutcliffe  
Sydney Olympic Park Authority  
7 Figtree Drive  
SYDNEY OLYMPIC PARK NSW 2127

Dear Grant

**DEVELOPMENT APPLICATION NOTIFICATION  
DA 111-11-2009**

**Newington Armory Camping Ground, Newington Armory, Sydney Olympic Park**

I refer to the above development application received by Sydney Olympic Park Authority on 23 November 2009.

I am writing to inform you that the application has been granted consent, subject to conditions (refer to the attached consent).

Please note the development consent operates from the date of notification. Should you have any enquiries regarding the above matter, please contact Martin Karm, Town Planner, on 9714 7139 or via email to [martin.karm@sopa.nsw.gov.au](mailto:martin.karm@sopa.nsw.gov.au)

Yours sincerely,

Original signed 16.12.2009

**Andrew Brown**  
Executive Manager, Urban Planning and Design

**Date:**

PH 9714 7137

email [Andrew.brown@sopa.nsw.gov.au](mailto:Andrew.brown@sopa.nsw.gov.au)



Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127

## Development Consent

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

I, the Executive Director, Major Projects Assessments of the NSW Department of Planning, 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.

Original signed 11.12.2009

Chris Wilson  
**Executive Director, Major Projects Assessments**  
**Department of Planning**

**Date:**

**Ref: DA 111-11-2009**  
**(File No. F09/1161)**

### Schedule 1

<b>Development Application:</b>	DA 111-11-2009
<b>Application made by:</b>	Grant Sutcliffe, Sydney Olympic Park Authority
<b>To:</b>	Sydney Olympic Park Authority
<b>In respect of:</b>	Lot 2005 DP 878356
<b>For the following:</b>	Newington Armory Camping Ground, Jamesion Street, Newington Armory, Sydney Olympic Park.
<b>Determination:</b>	Consent granted subject to the conditions in the attached Schedule 2
<b>Date of commencement of consent</b>	This development consent commences on the date identified in the formal notification letter accompanying the Notice of Determination
<b>Advisory Notes</b>	<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 Environmental Planning and Assessment Act 1979, and the Environmental Planning and Assessment Regulations 2000 (as amended)</p>

**SCHEDULE 2**  
**CONDITIONS OF CONSENT**  
**DEVELOPMENT APPLICATION NO. 111-11-2009**  
**(FILE NO. 09/1161)**

**Part A Administrative Conditions**

**A1 Development Description**

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

- 1 Newington Armory Camping Ground infrastructure requirements, occupation and use.

**A2 Development in accordance with Plans**

The development shall be generally in accordance with Development Application number 111-11-2009 received by the Authority on 23 November 2009, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

<b>Plans prepared by Sydney Olympic Park Authority</b>			
<b>Drawing Ref</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
003-P-P-0175	A	Licensed Area of Camping Facilities	14/11/08
003-P-P-0164	B	Indicative Carnival Site Location, Detail, Contours and Services	19/08/08
003-P-P-0172	D	Proposed parking layout and electrical overlay plan	13/11/08
003-P-P-0172	D	Proposed Parking Layout and Hydraulic Services Overlay Plan	13/11/08
<b>Plans prepared by Shelmerdines Consulting Engineers Pty Ltd</b>			
<b>Drawing Ref</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
5208-ES-11	A	Electrical Services Layout of Works	Sept 2009
5208-ES-11	A	Electrical Services Legend and Details	Sept 2009
<b>Plans prepared by Whipps-Wood Consulting Pty Ltd</b>			
<b>Drawing Ref</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
H01/P1	C	Hydraulic Services Pressure Services Stage Two	15/09/09
H02/P1	C	Hydraulic Services Drainage Services Stage Two	15/09/09
<b>Statement of Environmental Effects prepared by Sydney Olympic Park Authority dated 20.11.2009</b>			
<b>Heritage Impact Statement prepared by INHERITage Heritage Advisors and Consultants Pty Ltd dated October 2009</b>			

**Except for:**

1. Any modifications as may be necessary for the purpose of compliance with the BCA and any Australian Standard incorporated in the BCA;
2. Otherwise provided by the Conditional Advice 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 Conditional Advice of this Approval and the details referred to in Conditional Advice No. A2, the Conditional Advice of this Approval prevail.

### A4 Commencement of works

The development must physically commence within 5 years and substantially commence within 7 years of determination date of DA 111-11-2009.

### A5 Prescribed Conditions

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

## Part B Design overlay requirements

### B1 Design and amenity requirements

In accordance with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* amenity facilities and fire safety provisions are to be supplied as outlined in the following table:

Requirement	Details
Water Supply	Water supply connections for the camp sites at the rate of one connection for every 4 camp sites must be supplied. Connections should be located so that no camp site is more than 30 metres from a connection. The water supply service must comply with <i>the Plumbing and Drainage Code of Practice</i> , and human consumption or domestic purposes must comply with the <i>Australian Drinking Water Guidelines</i> published in 2004 by the National Health and Medical Research Council.
Sewage disposal	The camping ground must be connected to a main sewer, or an alternative sewage disposal system. The sewage disposal system must comply with the <i>Plumbing and Drainage Code of Practice</i> .
Disposal of sullage	The camping ground must be provided with a disposal point, for the disposal of sullage (that is, domestic waste from baths, basins, showers, laundries and kitchens, including floor wastes from those sources) from any moveable dwelling installed on the site.
Laundry	The camping ground should be provided with at least two washing machines, at least one laundry tub and one mechanical clothes dryer. It also should be provided with clothes line space at the rate of 2 metres of line for each dwelling site. The minimum length of clothes line space to be provided is 50 metres. Washing machines and laundry tubs required must be supplied with both hot and cold water.
Maximum number of people per camp site lot	No more than 12 persons may be allowed to stay overnight at a dwelling site or camp site at any one time.
Number of camp sites	Each site is to be conspicuously numbered or identified and its site boundaries clearly delineated.
Waste disposal	The caravan park or camping ground must be instituted and maintained for the removal of garbage and for the maintenance of garbage receptacles in a clean and sanitary condition.
Fire hydrant	No part of a camp site may be situated more than 90 metres from a fire hydrant. Any fire hydrant must be a double-headed pillar-type fire hydrant, and be maintained to the appropriate standard.

Requirement	Details
Fire hose reels	Fire hose reels must be installed so that each dwelling site or camp site in the caravan park or camping ground can be reached by a fire hose. The fire hose reels must be constructed in accordance with AS/NZS 1221:1997, Fire hose reels and installed in accordance with AS 2441—1988, <i>Installation of fire hose reels</i> , as in force on 1 September 2005.
Sanitary facilities	The camping ground must be provided with sanitary facilities in accordance with the following based on occupancy of 120 sites: <ol style="list-style-type: none"> <li>1. 8 Female and 5 Male Water Closets.</li> <li>2. 3 Urinals (Male).</li> <li>3. 6 Female and 6 Male Showers.</li> <li>4. 4 Female and 4 male Hand Basins.</li> </ol>

## **Part C During Construction**

### **C1 Works Permit**

The Applicant, or any party acting upon this consent, is required to obtain a Works Permit from Sydney Olympic Park Authority prior to works commencing. Work Permits are required only for works occurring outside of site boundaries.

Examples of work outside of site boundaries that require a works permit include, but not limited to: loading and unloading of construction materials; storage of skips and waste receptacles; construction related work; traffic control measures; mobile cranes; and concrete pumps.

### **C2 Pollution management**

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

### **C3 No Obstruction of Public Way**

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances unless in accordance with a 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.

### **C4 In accordance with the Blue Book**

All construction works must be in accordance with the NSW Government Blue Book *Management of Urban Stormwater: Soils and Construction*.

### **C5 Hours of work**

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:

- (1) Between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;
- (2) Between 7:00 am and 3:00 pm, Saturdays;
- (3) No work on Sundays and Public Holidays.

Works may be undertaken outside these hours where:

- (1) The delivery of materials is required outside these hours by the Police or other authorities; or
- (2) It is required in an emergency to avoid the loss of life, damage to property and/or to prevent adverse environmental harm; or
- (3) The work is approved by the General Manager, Operations and Sustainability of the Sydney Olympic Park Authority.

## **C6 Archaeological monitoring**

All excavations during construction shall be monitored in case of a discovery of any relics. Where substantial intact archaeological relics of State or local significance are unexpectedly discovered during the works, all work must cease in the affected area and the NSW Heritage Office must be notified in writing in accordance with Section 146 of the Heritage Act. Depending on the nature of the discovery, additional assessment and possibly a Section 140 excavation permit may be required prior to the recommencement of works in the affected area.

## **C7 Tree protection**

All trees within and immediately adjacent to the site must be protected at all times during construction. Details of protection methods must be submitted to the Authority and approved measures maintained for the duration of the construction and any tree damaged or removed during construction must be replaced.

## **C8 Erection of Temporary Structures**

All temporary public structures / buildings provided for amenities etc. shall be installed in a structurally sound condition in accordance with Sydney Olympic Park Authority *Guidelines for safe usage of temporary structures within Sydney Olympic Park* (as at 6th May 2009).

## **Part D During Operation**

### **D1 Time period of site occupation for campers**

Any camper using the site must not camp at the site for more than a 6 week period and any one group or individual must not again camp at the site for at least six months following an approved use.

### **D2 Amenity overlay**

In accordance with Condition B1 an amenity overlay is to be provided on a needs basis per use. This overlay is to be submitted to the Sydney Olympic Park Authority for review and approval prior to each licensed use of the camping ground.

### **D3 License Agreement and Operational Plan**

The Proponent, or any party acting upon this consent, is required to obtain a Licence Agreement with the Sydney Olympic Park Authority during each use of the site. The Licence Agreement shall be obtained through the Sydney Olympic Park Authority and include an Operation Plan for each Agreement that includes, but not limited to:

1. Time period of site occupation.
2. Bump in and bump out requirements.
3. Security management.

4. Environmental management, including protection of trees and heritage buildings.
5. Risks and Safety Plan.
6. Noise Management Plan.
7. Social Management Plan.
8. Traffic and Access Management Plan.
9. Waste Management Plan.
10. Light Overspill Management Plan.
11. Overall layout and operation.
12. Complaints register.
13. Pre-use and Post-use Dilapidation Report detailing the existing and post condition of all existing structures, public domain areas, park infrastructure, buildings and roads within and in the immediate vicinity of the site.
14. Damages and compensation in the event of damages sustained the Authority's asset.
15. Event management and interaction with other Sydney Olympic Park Activities.
16. All relevant approvals and legislation requirements and responsibilities.
17. Compliance auditing.

**Note:** The Operation plan shall be prepared to the satisfaction of Sydney Olympic Park Authority. Sydney Olympic Park Authority is available to assist in the overall planning and coordination of an Operational Plan. The Operational Plan should be submitted to Sydney Olympic Park Authority at least 10 days prior to occupation of the site commences.

#### **D4 Heritage**

A heritage interpretation panel is to be installed in a prominent location as part of the new camping area. The panel is to include a history, description, and photographs of the US Navy Utilisation Precinct and the use of the site for cattle grazing by the Meat Board.