



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

Tony Chapman  
Networks Alliance  
Level 1, 15-17 Blaxland Road  
RHODES NSW 2138

Dear Tony

**DEVELOPMENT APPLICATION NOTIFICATION**

**DA 113-11-2009**

**Construction compound depot and driveway works, 7 Parkview Drive, Sydney Olympic Park**

I refer to the above development application received by Sydney Olympic Park Authority on 25 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 113-11-2009**  
**(File No. F09/1165)**

### Schedule 1

<b>Development Application:</b>	DA 113-11-2009
<b>Application made by:</b>	Tony Chapman, Networks Alliance
<b>To:</b>	Sydney Olympic Park Authority
<b>In respect of:</b>	Lot 88 DP 870992
<b>For the following:</b>	Ancillary compound depot and driveway works, 7 Parkview Drive, 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. 113-11-2009**  
**(FILE NO. 09/1165)**

**Part A Administrative Conditions**

**A1 Development Description**

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

- 1 Ancillary compound depot and driveway works at 7 Parkview Drive, Sydney Olympic Park.

**A2 Development in accordance with Plans**

The development shall be generally in accordance with Development Application number DA 113-11-2009 received by the Authority on 25 November 2009, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Plans prepared by Networks Alliance			
Drawing Ref	Revision	Name of Plan	Date
N/A	01	Scope of Works	12/09/09
Statement of Environmental Effects prepared by Urbis Pty Ltd dated 25 November 2009			
Additional information contained in email from Urbis Pty Ltd dated 26 November 2009			

**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 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 113-11-2009.

**A6 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 Prior to Construction**

### **B1 Construction Certificate**

A Construction Certificate must be obtained prior to any building related works commencing in accordance with Part 4A of the *Environmental Planning and Assessment Act 1979*. The proposed works are not to commence until a Principal Certifying Authority has been appointed for the new building work as set out in Section 81A of the *Environmental Planning and Assessment Act 1979*.

### **B2 Structural and Hydraulic Engineering Design**

A fully accredited and insured professional structural and hydraulic engineer is to provide structural and hydraulic designs for the proposed works. The structural and hydraulic designs are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of a Construction Certificate for building works.

### **B3 Driveway Engineering Design**

A fully accredited professional traffic engineer is to provide certification that the proposed driveway is designed in accordance with *AS 2890.2 - 2002 Off-street parking Part 2 commercial vehicle facilities*. The certificate is to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of a Construction Certificate for road works.

Any driveway and pedestrian footpath works within Sydney Olympic Park Authority public domain and outside the head lease area are to be in accordance with the *Sydney Olympic Park Urban Design Elements Manual*.

### **B4 Pre-Construction Dilapidation Report**

The Applicant, or any party acting upon this consent, is to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all existing and adjoining public domain, public infrastructure, SOPA assets and public roads. The report shall be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of a Construction Certificate for building works and/or road/driveway related works.

### **B5 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.

### **B6 Construction Environment Management Plan**

A Construction Environment Management Plan (CEMP) is to be prepared. The CEMP is to be prepared to the satisfaction of the Principal Certifying Authority prior to issue of a Construction Certificate for building works and/or road/driveway related works. The CEMP is to include, but not be limited to:

- Erosion and sediment control
- Spoil stockpiling, reuse and disposal methods
- Noise management
- Waste management
- Hazard management

- Soil contamination management
- Construction traffic management
- Emergency preparedness and response
- Protection of significant vegetation
- Dust control, and
- On site water disposal.

## **B7 Long Service Payment**

Where the cost of building works exceeds \$25,000, the Applicant, or any party acting upon this Consent, is to arrange payment of the appropriate long service levy contribution to the Long Service Payments Corporation at the rate of 0.35% of the value of building and construction work (including GST).

## **Part C During Construction**

### **C1 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*.

### **C2 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.

### **C3 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*.

### **C4 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.

## **D6 Post-construction Dilapidation Report**

The Applicant, or any party acting upon this Consent, is to prepare a post-construction dilapidation report at the completion of all construction works. This report is to ascertain whether the construction works created any structural or visual damage to adjoining public domain, public infrastructure and roads. In ascertaining whether adverse structural or visual damage has occurred to adjoining public domain, SOPA assets and public roads, the Principal Certifying Authority must:

- Compare the post construction dilapidation report with the pre-construction dilapidation report required by Condition B4;
- Obtain written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads;

The report is to be submitted to the Principal Certifying Authority prior to the issue of the Final Occupation Certificate. A copy of this report is to be forwarded to any relevant Public Department and Sydney Olympic Park Authority.

## **D7 Damage to Public Authority Assets**

The cost of repairing any damage caused to Sydney Olympic Park Authority or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development is to be met in full by the applicant/developer prior to the issue of the final Occupation Certificate.

# **PART E PRIOR TO OPERATION**

## **E1 Occupation Certificate**

An Occupation Certificate shall be issued prior to the occupation in accordance with the *Environmental Planning and Assessment Act 1979*, Part 4a, Section 109M.

## **E2 Engineers Design Certification**

Prior to an Occupation Certificate being issued and to the satisfaction of the Principal Certifying Authority, the engineers contracted to comply with Condition B2 and B3 shall provide certification upon completion that all works as completed are in accordance with the *Building Code of Australia* and all relevant *Australian Standards*.

## **E3 Operational Environment Management Plan**

Prior to an Occupation Certificate being issued and to the satisfaction of the Principal Certifying Authority, the Applicant, or any party acting upon this consent, is required to prepare an Operational Environment Management Plan (OEMP). The OEMP is to include, but not be limited to:

1. Storage of hazardous and dangerous goods and materials,
2. Loading and unloading of goods and materials,
3. Waste collection and management,
4. Emergency and evacuation procedures,
5. Fire safety,
6. Traffic, transport and access management, and
7. Noise management.

## **PART F DURING OPERATION**

### **F1 Operational restrictions for delivery and pick up of goods stored on site**

The operational hours for the delivery or pick up of goods are to occur only between the hours of 7am to 5pm. No trucks are to queue or park in Parkview Drive at any time whilst on duty to pick up or unload goods.

### **F2 Implementation of OEMP**

The OEMP is to be implemented during the operation of the development.

### **F3 Loading and unloading**

All loading and unloading service vehicles in connection with the use of the premises shall be carried out in accordance with the OEMP and wholly within the premises. All unloading and loading services shall be conducted in a safe manner and be clearly demarcated as a loading and unloading area to avoid conflict with other users.

### **F3 Vehicle to access and leave premises in a forward manner**

All vehicles accessing or leaving the premises must do so in a forward manner.

### **F4 Unobstructed driveways, pathways, bicycle paths and parking areas**

Driveways and car spaces shall not be used for the manufacture, storage or display of goods, materials or any other equipment and shall be used solely for vehicular access and for parking of vehicles associated with the use of the premises.

### **F5 Hazardous and dangerous goods management**

The storage and use of any hazardous and dangerous goods and associated safety procedures shall be in accordance the requirements of the *Occupational Health and Safety Act 2000* and *Occupational Health and Safety Regulation 2001*.

### **F6 Ancillary compound depot to be kept in an orderly manner**

The ancillary compound depot is to be left relatively clean, tidy and maintained in an orderly manner throughout operation.