

Development Consent

Section 4.16 of the *Environmental Planning and Assessment Act 1979*

I, the Director, Urban Renewal and Environment of the Sydney Olympic Park Authority (the Authority), pursuant to sections 4.16 and 4.17 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 and to capture fire and life safety as well as health and amenity requirements.



Vivienne Albin
Director, Urban Renewal and Environment
Sydney Olympic Park Authority

Date: 26 March 2025

SCHEDULE 1

Development Application:	DA 05-09-2024
Application made by:	Western Sydney Football Club Limited
To:	Sydney Olympic Park Authority
In respect of:	Lots 10 and 12 DP 1217982
For the following:	Construction of four field lighting poles, two scoreboards, spectator mound, camera pole, perimeter fencing and associate service augmentation at the Greater Western Sydney Giants Centre of Excellence.
Determination:	Consent granted subject to the conditions in the attached (Schedule 2)
Date of commencement of consent	This development consent commences on the date identified on this consent
Advisory Notes	<p>The Applicant is solely responsible for any additional consents and agreements that are required from other authorities.</p> <p>The Applicant has the 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> (EP&A Act 1979) and the <i>Environmental Planning and Assessment Regulation 2021</i> (as amended).</p>

DEFINITIONS

Applicant	Western Sydney Football Club Limited
Application	The development application and the accompanying drawings, plans and documentation described in Condition A2
Authority	Sydney Olympic Park Authority, or its successor
Authority's approval, consultation or satisfaction	Where the Authority's approval, consultation or satisfaction is required under a condition of consent, the Authority will endeavour to provide a response within one month of receiving the request. The Authority may request additional information if the original request is considered incomplete. When further information is requested, the time taken for the applicant to respond in writing will be added to the one-month period.
CLM Act 1997	<i>Contaminated Land Management Act 1997</i>
EP&A Act 1979	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation 2021	<i>Environmental Planning and Assessment Regulation 2021</i>
NSW EPA	Environment Protection Authority
IECM	Infrastructure Engineering and Construction Manual

SCHEDULE 2
CONDITIONS OF CONSENT
DEVELOPMENT APPLICATION NO. 05-09-2024

PART A – APPROVED DEVELOPMENT

A1 Development Description

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

The conditions of this consent do not relieve the proponent of its obligations under the EP&A Act 1979 and any other Act.

A2 Development in Accordance with Plans

The Applicant shall carry out the development in accordance with the:

- a) *Statement of Environmental Effects*, prepared by Ethos Urban and dated 20 September 2024 and associated appendices;
- b) all information and drawings provided in response to the Request for Further Information, prepared by Ethos Urban dated 12 December 2024 and 20 December 2024;
- c) all information and drawings provided in response to the Request for Further Information, prepared by FDC Construction dated 9 January 2025;
- d) following drawings; and
- e) the conditions of this consent

Plans prepared by Seam Spatial			
Drawing No.	Revision	Name of Plan	Date
1540_DET_0782_A	A	Detail Survey	11/08/2024
Plans prepared by GM Poles			
Drawing No.	Revision	Name of Plan	Date
CD0009376B		Tom Willis Oval General Arrangement	20/08/2024
Plans prepared by Rees Electrical			
Drawing No.	Revision	Name of Plan	Date
E01	A	REES Electrical 500 Lux Design	14/08/2024
S01	C	Pole Foundation Design	05/12/2023
S02	D	Location Plan	09/09/2024
S16	D	Pole Foundation	09/12/2024
S17	B	Reinforcement Sections	09/12/2024
S18	A	Reinforcement Plans	09/09/2024
S20	A	Driven Piles Elevations	09/12/2024
S21	A	Camera Pole Foundation Design	14/03/2025

Plans prepared by Sparks and Partners			
Drawing No.	Revision	Name of Plan	Date
C3211	3	Civil Design Spectator Mound – Bulk Earthworks Contour Plan	13/10/2023
C3111	3	Civil Design Spectator Mound – Bulk Earthworks Cut to Fill Plan	13/10/2023
C3511	3	Civil Design Spectator Mound – Bulk Earthworks Sections	13/10/2023
Plans prepared by Northrop			
Drawing No.	Revision	Name of Plan	Date
S02.40	A	Structural Drawing Scoreboard Framing Details	10/09/2024
Plans prepared by Populous			
Drawing No.	Revision	Name of Plan	Date
AR-60-0002	1	Proposed Scoreboard	31/07/2024
Plans prepared by Summit Fencing			
1821007.30	00	Cricket Field Fence	12/09/2022
		POT2490 – Post & Footing	
		POT2490 – Post with Base Plate	

A3 Inconsistency Between Documents

In the event of any inconsistency between Conditions of this Development Consent and the details referred to Condition 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 works associated with the development have physically commenced.

A5 Long Service Levy

For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

A6 Limits of the Development Consent

The operable netting behind the eastern goalposts are not approved under this development consent. Separate approval under the relevant planning pathway will be required.

A6 Sydney Metro approval or endorsement (Sydney Metro)

Any conditions or other requirements imposed by Sydney Metro as part of its approval/endorsement of any documents provided by the Applicant to Sydney Metro in accordance with these conditions of consent must also be complied with by the Applicant when implementing any approved/endorsed documents, plans, reports during the construction and operation of the development (as applicable).

Where a condition of consent requires Sydney Metro endorsement or approval, the Certifier must not to issue a Construction Certificate or Occupancy Certificate, as the case may be, until written confirmation has been received from those entities that the particular condition has been complied with. The issuing of staged Construction Certificates by the Certifier dealing with specific works and compliance conditions can only occur subject to written confirmation from Sydney Metro.

All reasonable Sydney Metro costs associated with review of plans, designs and legal must be borne by the Applicant.

PART B – PRIOR TO CONSTRUCTION

B1 No works prior to Construction Certificate

Work must not commence until a relevant Construction Certificate has been issued. The Construction Certificate must be issued by an Accredited Certifier in accordance with the requirements set out in Sections 6.3, 6.4, 6.6 and 6.7 of the EP&A Act 1979.

A copy of all Construction Certificates must be provided to the Authority's Director, Urban Renewal and Environment prior to the commencement of work.

B2 Approval from NSW EPA

Prior to the issue of any Construction Certificate, the Applicant must seek and obtain the approval of the NSW Environment Protection Authority (NSW EPA) in accordance with the requirements set out under the *Contaminated Land Management Act 1997* (CLM Act 1997) Notice No 28040 and *Remediated Lands Management Plan* (Sydney Olympic Park Authority 2009) which applies to the site.

The Applicant is required to implement all conditions stipulated by the NSW EPA Site Auditor in relation to the development and provide copies of all documentation to the Authority.

B3 Site Auditor

Prior to the issue of any Construction Certificate, the Applicant must engage a Site Auditor, accredited by the NSW EPA under the CLM Act 1997 to provide independent advice on the suitability of the site for the proposed land uses as well as advice on appropriateness of the proposed engineering and management response to address any potential landfill gas issues.

The following site audit statements and interim site audit services must be issued by the Site Auditor, and the Applicant must provide copy to the Authority and the NSW EPA, at each stage as set out below:

- a) Interim Site Audit Advice must be issued prior to the commencement of construction. The Interim Site Audit Statement should certify that the required designs, Construction Environmental Management Plan (CEMP) and all relevant sub-plans for the works are appropriate and that the objective of the plans can be met.
- b) A Section A Site Audit Statement, issued at the completion of works (**Condition D2**), to certify that the site is suitable for its intended uses, subject to the ongoing implementation of any required plans including any amendments required to the LTEMP for the site.

B4 Site Plan

Prior to the issue of any Construction Certificate, the Applicant must provide an updated Site Plan to the Authority confirming the perimeter fencing is located wholly within Lots 10 and 12 DP 1217982

B5 Construction Environmental Management Plan (CEMP)

Prior to the issue of any Construction Certificate, the Applicant must update the **Construction Environmental Management Plan (CEMP) and relevant sub-plans**

approved under Condition B5 of DA 01-01-2024 in consultation with the Authority, which must then be submitted to the Site Auditor for approval. A copy of the approved CEMP must be provided to the Authority. The plan must include, but not be limited to:

- a) landfill gas management plan: environmental, human health and explosion risks associated with emissions and exposure to landfill gas and trace gases during construction works. Potential risks associated with landfill gas for each work step during construction works must be identified and appropriate preventative and/or action controls established. The plan including a monitoring schedule for construction works shall be prepared by a suitably qualified person in the field of landfill gas risk management and submitted to the Site Auditor and the Authority
- b) groundwater/leachate management plan: details are to be provided on proposed dewatering activities on site, if applicable, interception of groundwater/leachate during excavation works, unexpected encounter of groundwater/leachate and removal of groundwater/leachate during piling works. The plan shall detail how groundwater/leachate will be managed on site given the management objective under *Remediated Lands Management Plan* (Sydney Olympic Park Authority 2009) that an inward hydraulic gradient within the landfill body has to be maintained and off-site migration of contaminants prevented
- c) asbestos management
- d) unexpected finds management
- e) air quality management: including the management of air quality from construction activities to prevent impacts on sensitive receivers located near the site in relation to dust emissions
- f) soil and water management: including soil and water impacts and associated management measures from each activity/section of the proposed works.
- g) noise impact management
- h) dangerous goods/chemical waste management
- i) dust and odour management
- j) occupational health & safety management
- k) community health & safety management.

B6 Traffic and Pedestrian Management Plan

Prior to the issue of any Construction Certificate, the Applicant must update the **Traffic and Pedestrian Management Plan** (TPMP) approved under Condition B6 of DA 01-01-2024 to the satisfaction of the Authority. The TPMP must be prepared by a suitably qualified person in consultation with the Authority.

The TPMP must address, but not be limited to, the following matters:

- a) construction hours
- b) ingress and egress of vehicles to the site
- c) loading and unloading, including construction zones
- d) predicted construction traffic volumes, types and routes
- e) pedestrian and traffic management methods
- f) construction activities during major events
- g) details of special event and clearway conditions on surrounding roads in the vicinity of the site during special events

- h) potential impacts to pedestrian access and public transport infrastructure including bus services and measures to mitigate impacts including temporary relocation of services; and
- i) access for owners and occupiers during special events.

B7 Waste Management Plan

Prior to the issue of any Construction Certificate, the Applicant must update the **Waste Management Plan (WMP)** approved under Condition B7 of DA 01-01-2024 in consultation with the Authority to the satisfaction of the Certifier:

- a) demonstrate that an appropriate area will be provided for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the works.
- b) provide details demonstrating compliance with the relevant legislation, particularly with regard to the removal of asbestos and hazardous waste, the method of containment and control of emission of fibres to the air.
- c) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's *Waste Classification Guidelines Part 1: Classifying Waste*.
- d) require that the body of any vehicle or trailer used to transport waste or excavation spoil from the site, is covered before leaving the site to prevent any spill, or escape of any dust, waste, or spoil from the vehicle or trailer.
- e) require that mud, splatter, 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, is removed before the vehicle, trailer or motorised plant leaves the site.
- f) adequately reference the relevant sections of the CEMP.

B8 Soil Assessment

Prior to the issue of any Construction Certificate, the Applicant must update the Soil Assessment, prepared by ARC Environmental dated 4 December 2024 in consultation with the Authority, to require all spoil containing potential contaminants must not be reused on-site for the spectator mound.

B9 Excavated Material

No excavated material is to be re-used on site, including within the Spectator Mound. Any excavated waste must be classified in accordance with the EPA's *Waste Classification Guidelines* and disposed of accordingly off-site at a licensed facility.

All waste classification reports and weighbridge dockets must be retained and provided to the Site Auditor and the Authority if requested.

B10 Camera Pole

Prior to any excavation for the approved Camera Pole, a service search must be conducted to expose gas extraction lines surrounding the location of the camera pole footing to ensure the conduits are installed without interference. Evidence of the service search must be provided to the Authority.

Prior to the construction of the Camera Pole, a plan must be prepared in consultation with Sydney Metro and Authority, and submitted to the satisfaction of the Authority, confirming:

- a) the exact location and depth of the piling.
- b) the footing and electrical conduits are located wholly within Lots 10 and 12 DP 1217982 and offset a minimum of 3m from the existing leachate gas vents.

B11 Access and Inclusion

Prior to the issue of a Construction Certificate, the proposed construction plans are to demonstrate compliance requirements for persons with a disability as contained in the Commonwealth Disability Discrimination Act-1992, Current Building Code of Australia (NCC/BCA), Section D - Access & Egress, AS 1428.1 and the *Access Guidelines* (Sydney Olympic Park Authority, 2017, Fifth Edition).

B12 Pre-construction Dilapidation Report

Prior to the issue of a Construction Certificate, a **Pre-Construction Dilapidation Report**, prepared by a suitably qualified person, in accordance with the requirements of the *Infrastructure Engineering and Construction Manual* (IECM) (Sydney Olympic Park Authority 2018), must be submitted to the Authority. The Report is to include the current structural condition of all existing adjoining buildings, infrastructure and roads.

B13 Electrical Servicing and Ausgrid Requirements

Prior to any excavation in the area, the Applicant must locate and record the depth of all known underground services. Information regarding the position of cables along footpaths and roadways can be obtained by contacting Dial Before You Dig Australia (BYDA).

In addition to BYDA the proponent should refer to the SafeWork Australia – Excavation Code of Practice and Ausgrid's Network Standard NS156, which outlines the minimum requirements for working around Ausgrid's underground cables, to support safety in design and construction. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed.

Should ground levels change above Ausgrid's underground cables in areas such as footpaths and driveways, Ausgrid must be notified, and written approval provided prior to the works commencing.

Should ground anchors be required in the vicinity of Ausgrid underground cables, the anchors must not be installed within 300mm of any cable and the anchors must not pass over the top of any cable.

The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.

Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres.

Any portion of a building other than a BCA class 10a structure constructed from non-combustible materials, which is not sheltered by a non-ignitable blast-resisting barrier and is within 3 metres in any direction from the housing of a kiosk substation, is required to have a Fire Resistance Level (FRL) of not less than 120/120/120. Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier.

The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ – 100 kHz) (ICNIRP 2010). For further details on fire segregation requirements refer to Ausgrid's Network Standard 141.

Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24-hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid. For further details refer to Ausgrid's Network Standard 143.

Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance.

To apply to connect or modify a connection for a residential or commercial premises. Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details; <https://www.ausgrid.com.au/Connections/Get-connected>

Additional information can be found in the Ausgrid Quick Reference Guide for Safety Clearances "Working Near Ausgrid Assets - Clearances". This document can be found by visiting the following Ausgrid website: www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

B14 Signage and Fixings

Any proposed signage on the approved plans is to be certified upon installation by a practicing Structural Engineer stating that any signage and fixings are in accordance with AS-1170, Wind Actions.

B15 Fire Safety

All existing Fire Safety Measures in the proposed development are to be preserved within the building and maintained or upgraded if required to accommodate the proposed new use. This includes considerations contained in any existing or new Fire Engineers Reports for the existing building. This must be carried out to the satisfaction of the Certifying Authority.

B16 Engineering (Sydney Metro)

All excavation and construction works are to be undertaken in accordance with the details, methodology, advice, undertakings, measures and recommendations detailed in the following documents:

- a) Proposed site plan (Ref no. AR-16-0101, Revision 8) prepared by Populous dated 31/07/2024.
- b) Report on Supplementary Geotechnical Investigation for Proposed Pool, Lighting, and Hill (Ref no. 35309PNrpt) prepared by JK Geotechnics dated 01/06/23.
- c) Letter of Geotechnical Assessment (Ref no. 35309PN3 Let1) prepared by JK Geotechnics dated 13/12/24.
- d) Drawing no. S01 (Revision D) prepared by Tall Consulting Engineers dated 05/02/2025.
- e) Drawing no. S02 (Revision D) prepared by Tall Consulting Engineers dated 09/09/2024.
- f) Drawing no. S16 (Revision D) prepared by Tall Consulting Engineers dated 09/12/2024.
- g) Drawing no. S17 (Revision B) prepared by Tall Consulting Engineers dated 09/12/2024.
- h) Drawing no. S18 (Revision A) prepared by Tall Consulting Engineers dated 09/09/2024.
- i) Drawing no. S20 (Revision A) prepared by Tall Consulting Engineers dated 09/12/2024.
- j) Survey no. 52428 001DT (Sheets 1 to 2) prepared by LTS dated 06/12/24.

Subject to any amendments to those documents required by Sydney Metro in accordance with this consent.

The Certifier must not issue a Construction Certificate for the development until the Certifier has confirmed which documents (including the versions of those documents) apply to the development and the Certifier has confirmed in writing to Sydney Metro that the construction drawings and specifications comply with those documents. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.

Prior to the commencement of works, the Certifier must provide written verification to Sydney Metro that this condition has been complied with.

B17 Rail Corridor (Sydney Metro)

All structures must be designed, constructed and maintained so as to allow for the future operation and demolition of any part of the development without damaging or otherwise interfering with the Sydney Metro – West rail corridor or rail operations. Where any part of the development is to be retained because its demolition would damage or otherwise interfere with the Sydney Metro – West rail corridor or rail operations, that part of the development must have a minimum design life of 100 years.

B18 Noise & Vibration (Sydney Metro)

The development must:

- a) comply with *State Environmental Planning Policy (Transport and Infrastructure) 2021* and the NSW Department of Planning & Environment's document titled "Development Near Rail Corridors and Busy Roads - Interim Guideline" (2008) and the Sydney Metro Underground Corridor Protection Guidelines (available from www.sydneymetro.info.)

- b) be designed, constructed and maintained so as to avoid damage or other interference which may occur as a result of air-borne noise, ground-borne noise and vibration effects that may emanate from the rail corridor during rail construction and operations; and
- c) not have any noise or vibration impacts on the rail corridor or rail infrastructure.

The Applicant must incorporate as part of the development all the measures recommended in the following acoustic assessment reports:

- a) Metro Operational Noise and Vibration Impact Assessment, Ref. 20241327.1/0212A/R0/PF (Revision 0) prepared by Acoustic Logic dated 02/12/24.
- b) Construction Vibration Impact Assessment and Management Plan, Ref 20241327.2/0212A/R0/PF (Revision 0) prepared by Acoustic Logic dated 02/12/24.

Copies of the acoustic assessment reports are to be provided to the Certifier and Council prior to a Construction Certificate being issued by the Certifier. The Certifier must ensure that the recommendations of the acoustic assessment reports are incorporated in the construction drawings and documentation prior to issuing a Construction Certificate for the development.

B19 Construction (Sydney Metro)

No work is permitted within the rail corridor, or any easements which benefit Sydney Metro, at any time, unless the prior approval of, or an Agreement with, Sydney Metro has been obtained by the Applicant. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.

No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed in the rail corridor, Sydney Metro property or easements. The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.

Prior to the issuing of a Construction Certificate, the following information must be submitted to Sydney Metro for review and endorsement:

- a) Demolition, excavation and construction methodology and staging.

The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.

Prior to the issue of a Construction Certificate a Risk Assessment and detailed Safe Work Method Statements for the proposed works are to be submitted to Sydney Metro for review and endorsement regarding impacts on the rail corridor. The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.

If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Metro's Corridor Protection Team to determine the need for public liability insurance cover and the level of insurance required. If insurance cover is deemed necessary, the Applicant must obtain insurance for the sum determined by Sydney Metro and such

insurance shall not contain any exclusion in relation to works on or near the rail corridor or rail infrastructure and must be maintained for the period specified by Sydney Metro. Prior to issuing a Construction Certificate for the development, the Certifier must witness written proof of any insurance required by Sydney Metro in accordance with this condition, including the written advice of Sydney Metro to the Applicant regarding the level of insurance required.

If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant must contact the Sydney Metro Corridor Protection Team to determine the need for the lodgement of a bond or bank guarantee for the duration of the works and the sum of any required bond or bank guarantee. Prior to issuing a Construction Certificate for the development, the Certifier must witness written confirmation from Sydney Metro that the Applicant has lodged any bond or bank guarantee required by this condition.

B20 Documentation (Sydney Metro)

Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Construction Certificate.

PART C – DURING CONSTRUCTION WORKS

C1 In accordance with National Construction Code/Building Code of Australia and Australian Standards

All building works are to be in accordance with the current NCC, BCA and the adopted Australian Standards.

Sufficient information must be forwarded to the certifying authority illustrating compliance with the relevant requirements of the NCC/BCA and 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.

C2 Work Health and Safety Act 2011

All works are to be carried out in accordance *with the Work Health and Safety Act 2011 & the Work Health and Safety Regulation 2017*.

C3 Pedestrian Areas

New pedestrian areas are to be constructed in accordance with AS/NZS 3661.2-1994 Slip resistance of pedestrian surfaces - Guide to reduction of slip hazards and AS 4586-2013, Slip resistance classification of new pedestrian surface materials.

C4 No Obstruction of Public Domain

The public domain must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances unless in accordance with a relevant Work Permit issued by the Authority. Non-compliance with this requirement will result in the issue of a notice by the Authority to stop all work on the site.

C5 Supervision (Sydney Metro)

Unless advised by Sydney Metro in writing, all excavation, shoring and piling works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.

C6 Consultation (Sydney Metro)

The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Metro in writing), who:

- a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Metro;
- b) acts as the authorised representative of the Applicant; and
- c) is available (or has a delegate notified in writing to Sydney Metro that is available) on a 7 day a week basis to liaise with the representative of Sydney Metro as notified to the Applicant.

Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with

Sydney Metro in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Metro in relation to the works.

Where a condition of consent requires consultation with Sydney Metro, the Applicant shall forward all requests and/or documentation to the relevant Sydney Metro interface team so that Sydney Metro may inspect the carrying out or completion of those works on the development sit.

If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey(s) will establish the extent of any existing damage and enable any deterioration during construction to be observed and rectified at the Applicant's cost. The submission of a detailed dilapidation report by the Applicant for review and approval by Sydney Metro will be required within 10 days following the undertaking of any joint inspection, unless otherwise notified by Sydney Metro in writing.

PART D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

D1 Occupation Certificate

An Occupation Certificate must be obtained from the Certifying Authority prior to commencement of occupation or use of any approved development. A copy of the certificate shall be submitted to the Authority.

D2 Site Audit Statement

Prior to the issue of an Occupation Certificate, a Section A Site Audit Statement must be provided to the Authority certifying that the site is suitable for its intended uses, subject to the ongoing implementation of any required plans for the site, including any amended LTEMP.

D3 Structural Certification

All structural requirements for these works are to be designed and certified upon completion by a competent Structural Engineer as being in accordance with the Structural provisions contained in the current NCC/BCA, Section B - Structure. The Structural Engineer is to carry out an assessment of any existing structures.

A copy of the structural certification is to be provided to the Authority.

D4 Operational Management Plan

Prior to the issue of any Occupation Certificate, the Applicant is to prepare an **Operational Management Plan (OMP)** in consultation with the Authority and must be submitted to the Authority for approval. The OPM is to include, but not limited to:

- a) complaint management/handling
- b) hours of operation
- c) the types of events, and venue capacity for each type of event
- d) lighting intensities proposed for each type of event in accordance with AS 4282:2023, i.e. matches, training and community events, etc
- e) access arrangements for spectators, including DDA compliance
- f) security and staff management for matches
- g) emergency management/evacuation and incident response protocols
- h) waste management for events/matches
- i) working with stakeholders before, during and after events, including teams and players, emergency services, transport authorities and the Authority if required

D5 Fire Safety

Prior to the issue of any Occupation Certificate, all fire safety measures serving the existing and proposed areas of the development are to be certified to the relevant Local Authority (City of Parramatta Council) as being maintained in accordance with the requirements of the BCA, relevant Australian Standards and the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, Part 12, Fire Safety Statements on an annual basis within 12 months after the date on which the initial Final Fire Safety Certificate was issued under Part 11, Fire Safety Certificates of this Regulation.

D6 Road Damage

The cost of repairing any damage cause to the Authority or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to the issue of an Occupation Certificate.

D7 Post-construction Dilapidation Report

Prior to the issue of an Occupation Certificate, a **Post-Construction Dilapidation Report** must be prepared by a suitably qualified person and submitted to the Authority to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report is to be submitted to the Certifier at the completion of construction works.

D8 Long-Term Environmental Management Plan

Prior to the issue of an Occupation Certificate, the Applicant must prepare and implement a **Long-Term Environmental Management Plan (LTEMP)** to manage the ongoing residual landfill risks on the site.

The plan must be prepared by a suitably qualified expert in consultation with the Authority for the approval of the Site Auditor.

A copy must be provided to the Authority and the NSW EPA.

D9 No Obstruction of Public Domain

The public domain must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances unless in accordance with the development consent or a current Work Permit issued by the Authority. Non-compliance with this requirement will result in the issue of a notice by the Authority to stop all work on the site.

D10 Luminance Testing of Scoreboard

Prior to the issue of any Occupation Certificate, on site luminance testing of the constructed scoreboard is to be carried out to ensure the luminance levels are correctly lowered at night through the use of a PE Cell located within the vicinity.

Evidence the luminance levels are set correctly and information regarding the location of the PE Cell is to be submitted to the Authority.

D11 Documentation (Sydney Metro)

Prior to the issue of an Occupation Certificate, the Applicant is to submit as-built drawings to Sydney Metro and the Authority. The as-built drawings are to be endorsed by a registered surveyor confirming that there has been no encroachment into the rail corridor or Sydney Metro easements, unless agreed to by Sydney Metro in writing. The Certifier must not issue an Occupation Certificate until written confirmation has been received from Sydney Metro that this condition has been satisfied.

Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to the Authority for its records prior to the issue of any Occupation Certificate.

PART E – DURING OPERATION

E1 Operation of GWS Giants Centre of Excellence

The GWS Giants Centre of Excellence facility must be operated in accordance with development consents granted for the site (DA 10-07-2012, DA 01-01-2013 and DA 01-01-2024) and approved Operational Management Plan (Condition D4).

E2 Operation of Field Lights and Scoreboard

The field lights and scoreboard must not be used, and must not emit luminance, after 10pm on any day.

E3 Ecological Report

Within four weeks after receiving any Occupation Certificate, the proponent shall provide the Authority with a report prepared by a suitably-qualified lighting professional that assesses lighting impacts to Lake Belvedere and Boundary Creek.

Lighting shall be measured at representative points surrounding around the edge of Lake Belvedere and visually assessed over the waterbody and treed islands.

E4 Ecological Impacts

If at any time in the opinion of the Authority, lighting or noise impacts are occurring to wildlife habitats at Lake Belvedere or Boundary Creek attributable to the development, the intensity and/or configuration of lighting sources and orientation and volume of loudspeakers must be varied to address that impact, while meeting the general requirements for sports field lighting and operation.

E5 Complaints Handling for Field Lights and Scoreboard

If any complaint is received from a resident within 3 Olympic Boulevard, 1 Brushbox Street or 2 Figtree Drive relating to light spill within their residence, the proponent shall provide the Authority with a report prepared by a suitably-qualified lighting professional at the cost of the Applicant.

This Report must demonstrate that the maximum light spill to any residence within 3 Olympic Boulevard is 5 lux and 1 Brushbox Street and 2 Figtree Drive is 1 lux.

Should it be determined the light spill is greater than the lux specified in this condition in any residence, the operation of the field lighting is to be reconfigured and/or dimmed to ensure compliance with the aforementioned lux levels.

E6 Operation of Scoreboard

The night mode setting for the scoreboard (a limit of 250cd/m²) must be controlled by a PE Cell located in the nearby vicinity to ensure the screen brightness is dimmed at dusk and not through the use of a time-clock controller.

Motion graphics with high intensity changes in small time frames (including strobing or flashing imagery) is not permitted.

E7 Third Party Advertising

No third-party advertising is to be exhibited on the scoreboard at any time.

E8 Perimeter Fencing

The perimeter fencing must allow for emergency vehicle access as required. This is to be made available to enable access to these areas to medically treat persons as needed.

END OF CONSENT