

Pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979

General Matters

APPROVAL SUBJECT TO CONDITIONS

That Council as the consent authority grant development consent to Development Application No. 845/2013 for alterations and additions to the northern, southern and eastern stands to increase seating capacity by 3,827 together with public domain works associated with the Parramatta Stadium at 11-13 O'Connell Street, Parramatta for a period of five (5) years from the date on the Notice of Determination for physical commencement to occur subject to the following conditions:

1. The development is to be carried out in compliance with the following plans as amended by annotation and documentation listed below and endorsed with Council's stamp.

Drawing Name	Drawing N ^o	Dated
Site Plan - Proposed	DA3-A003 Rev A	19.12.13
Demolition Ground Floor Plan – East Stand	DA3-A050 Rev A	19.12.13
Demolition Level 1 Plan – East Stand	DA3-A051 Rev A	19.12.13
Demolition Level 2 Plan – East Stand	DA3-A052 Rev A	19.12.13
Demolition Plan - Ground – North Stand	DA3-A055 Rev B	14.03.14
Demolition Plan - Ground – South Stand	DA3-A056 Rev A	19.12.13
Ground Floor - Proposed – East Stand	DA3-A100 Rev A	19.12.13
Level 1 - Proposed – East Stand	DA3-A101 Rev A	19.12.13
Level 2 - Proposed – East Stand	DA3-A102 Rev A	19.12.13
Roof Plan – Proposed – East Stand	DA3-A103 Rev A	19.12.13
Floor Plan – Ground – North Stand	DA3-A105 Rev C	14.03.14
Floor Plan – Upper Level – North Stand	DA3-A106 Rev C	14.03.14
Floor Plan – Ground – South Stand	DA3-A107 Rev C	14.03.14
Floor Plan – Upper Level – South Stand	DA3-A108 Rev C	14.03.14
Elevations – East Stand	DA3-A150 Rev B	14.03.14
Elevations – North Stand	DA3-A155 Rev D	19.03.14
Elevations – South Stand	DA3-A156 Rev D	19.03.14
Sections – East Stand 1 of 4 – East Stand	DA3-A200 Rev A	19.12.13
Sections – East Stand 2 of 4 – East Stand	DA3-A201 Rev A	19.12.13
Sections – East Stand 3 of 4 – East Stand	DA3-A202 Rev A	19.12.13
Sections – East Stand 4 of 4 – East Stand	DA3-A203 Rev A	19.12.13
Sections – North Stand 1 of 2	DA3-A250 Rev C	14.03.14
Sections – North Stand 2 of 2	DA3-A251 Rev C	14.03.14
Sections – South Stand 1 of 2	DA3-A252 Rev D	19.03.14
Sections – South Stand 2 of 2	DA3-A253 Rev C	14.03.14
FSR Plan – Ground	DA3-A400 Rev A	19.12.13
FSR Plan – Level 1	DA3-A401 Rev A	19.12.13
FSR Plan – Level 2	DA3-A402 Rev A	19.12.13
Notes and Legends Sheet	C2001 Rev P2	17.01.14
Overall Plan	C2002 Rev P2	17.01.14
Erosion and Sediment Control Plan	C2003 Rev P2	17.01.14
Site Works and Stormwater Plan Sheet 1	C2010 Rev P2	17.01.14
Site Works and Stormwater Plan Sheet 2	C2020 Rev P2	17.01.14
Site Works and Stormwater Plan Sheet 3	C2030 Rev P2	17.01.14
Site Works and Stormwater Plan Sheet 4	C2040 Rev P2	17.01.14

Drawing Name	Drawing N ^o	Dated
Details Sheet Job No. 131158	C2100 Rev P2	17.01.14
Landscape Site Plan	DA3-L100 Rev A	19.12.13
Landscape Plan 1 of 5	DA3-L200 Rev A	19.12.13
Landscape Plan 2 of 5	DA3-L201 Rev A	19.12.13
Landscape Plan 3 of 5	DA3-L202 Rev A	19.12.13
Landscape Plan 4 of 5	DA3-L203 Rev A	19.12.13
Landscape Plan 5 of 5	DA3-L204 Rev A	19.12.13
Landscape Sections 1 of 2	DA3-L500 Rev A	19.12.13
Landscape Sections 2 of 2	DA3-L501 Rev A	19.12.13

Document(s)	Dated
Acoustic Report prepared by Wood and Grieve Engineers Revision 2	18 December 2013
New Leaf Arboriculture (Jackie Brown) Parramatta Stadium Training Field Proposed Upgrade, Arboricultural Impact Assessment,	December 2013
BCA Report prepared by Steve Watson and Partners	18 December 2013
Statement of Heritage Impacts prepared by NBRS + Partners	19 December 2013
Statement of Environmental Effects Parramatta Stadium – prepared by Perica & Associates	18 December 2013
Waste Management Plan prepared by Percia & Associates	December 2013
Stormwater Drainage Parramatta Stadium Upgrade prepared by Taylor Thomas Whitting (NSW) Pty Ltd	11 March 2014

2. A Heritage Information Management Plan is to be proposed by a qualified heritage expert, that will:
- (i) Identify appropriate heritage and historic information, images and subject matter relating to Parramatta Park and the various Heritage Items that are located in the vicinity of the Parramatta Stadium;
 - (ii) Suggest a percentage of the time, or minimum timeframe, that the heritage information referred to in (i) above will be displayed on the Big Screen TV during all events at the Parramatta Stadium; and
 - (iii) Suggest the manner in which the applicant will record and display the material identified in (i) above. Such information is to be updated on an annual basis.

Reason: To compensate for impact on heritage items and historic properties by their ability to see the big screen TV above Parramatta Stadium.

3. Trees numbered 2, 7, 9, 10, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 & 35 are to be removed in accordance with the recommendations provided within the Arborist Report prepared by New Leaf Arboriculture dated 18 December 2013. The Arborist Report should be referred to for all tree numbers, locations and approved actions.

Reason: To facilitate development.

4. All approved trees are to be removed by an Australian Qualification Framework (AQF) Level 3 Arborist in accordance with the provisions of the Draft Tree Work Code of Practice 2007.

Reason: To ensure works are carried out in accordance with the Draft Tree Work Code of Practice 2007.

5. Demolition work must be carried out in accordance with Australian Standard 2601-2001 - *Demolition of Structures* and the requirements of the NSW WorkCover Authority.

Reason: To ensure appropriate demolition practices occur.

6. If no retaining walls are marked on the approved plans no approval is granted as part of this approval for the construction of any retaining wall that is greater than 600 mm in height or within 900 mm of any property boundary.

Reason: To minimise impact on adjoining properties.

7. The seating in the front half of the northern and southern stands may either be traditional "bucket" seating or "rail/flip up" seating, provided the capacity of the venue is not altered by the type of seating and provided the seating meets the requirements of the BCA (to the satisfaction of the Principal Certifying Authority) and any relevant Australian Standard.

Reason: To allow flexibility in the type of seating used at the venue whilst ensuring the capacity does not increase and the seating is appropriately installed.

8. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

Prior to Work Commencing

9. A detailed estimate of the cost for the development shall be prepared by a suitably qualified quantity surveyor. A monetary contribution comprising 3% of the detailed estimate of the cost of the development to be paid to Parramatta City Council in accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and the Parramatta City Centre Civic Improvement Plan (Amendment No. 1). Payment must be by EFTPOS, bank cheque or credit card only. The contribution is to be paid to Council prior to work commencing. At the time of payment, the contribution levy will be indexed

quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. Parramatta City Centre Civic Improvement Plan (Amendment No. 1) can be viewed on Council's website at:

http://www.parracity.nsw.gov.au/build/forms_and_planning_controls/developer_contributions.

Alternatively, Venues NSW may enter into a Voluntary Planning Agreement with Parramatta City Council to provide a material public benefit to a similar value of the calculated S94A contributions. Any such VPA is to be formally agreed to by Council and shall be registered on the title of the land prior to completion of the project. Any such VPA may allow the contributions payable (3% of the detailed estimate of the cost of the development) to be waived in part or in full.

Reason: To comply with legislative requirements.

10. A BCA Compliance Report shall be submitted to the principal certifying authority (PCA) prior to work commencing, demonstrating that the works forming part of this approval comply with the provisions of the Building Code of Australia (National Construction Code).

Reason: To ensure that the proposal is capable of compliance with the Building Code of Australia (National Construction Code) with minor amendments to drawings and performance based alternative solutions.

11. Where work is likely to disturb or impact upon a utility installations, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must be provided prior to works commencing.

Reason: To ensure no unauthorised work to public utility installations and to minimise costs to Council.

12. Detailed plans of any food / beverage preparation facilities and waste storage areas shall be submitted to the principal certifying authority (PCA) prior to the commencement of works relating to the food premises.

The fit-out of the food premises shall comply with:

- a) Australian Standard AS4674-2004 - Design, Construction and Fit-out of Food Premises.
- b) Food Safety Standards
 - Standard 3.2.2 Food Safety Practices and General Requirements
 - Standard 3.2.3 Food Premises and Equipment

- c) The cool rooms shall be provided with safety devices to comply with G1.2 of the BCA.
- d) No approval is granted for any remote storage area.
- e) The business being registered with NSW Food Authority.
- f) Comply with the requirements of Sydney Water – Trade Waste Section (grease trap).

If a Private Certifier is to be used, the final inspection shall be carried out by a suitably qualified person to ensure that food standards are met. Council's Environmental Health Officer may be engaged to carry out the required inspection for a prescribed fee.

Note: Copies of AS 4764 may be obtained from Standards Australia
Copies of the Food Standards Code may be obtained from Australia and New Zealand Food Authority.

Alternatively, you may obtain a copy of the 'Food premises design, construction and fit-out guide' from Council. This guide is based on the above standards and sets out minimum requirements to achieve compliance.

Reason: To ensure design of the premises meets relevant public health standards.

13. Prior to any excavation on or near the subject site the person/s having benefit of this consent are required to contact the NSW Dial Before You Dig Service (NDBYD) on 1100 to receive written confirmation from NDBYD that the proposed excavation will not conflict with any underground utility services. The person/s having the benefit of this consent are required to forward the written confirmation from NDBYD to their Principal Certifying Authority (PCA) prior to any excavation occurring.

Reason: To prevent any damage to underground utility services.

14. A minimum of five (5) working days prior to any demolition work commencing, written notice is to be given to Parramatta City Council. This notice is to include:

- The date when demolition will be commenced;
- Details of the principal contractors name, address, contact telephone number during business hours;
- Council's after hours contact number; and
- The appropriate NSW WorkCover Authority licence.

Reason: To protect the amenity of the area.

15. Prior to commencement of work, the person having the benefit of the Development Consent must:

- (a) appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed within 7 days; and
- (b) notify Council in writing of their intention to commence works (at least 2 days notice is required prior to the commencement of works).

The PCA must determine when inspections and compliance certificates are required.

Reason: To comply with legislative requirements.

16. An *Environmental Enforcement Service Charge* is to be paid to Council prior to construction. The fee paid is to be in accordance with Council's adopted 'Fees and Charges' at the time of payment. Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

17. An *Infrastructure and Restoration Administration Fee* is to be paid to Council prior to construction. The fee to be paid is to be in accordance with Council's adopted 'Fees and Charges' at the time of payment. Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

18. All trees to be removed and those to be retained as well as the recommended tree protection measures as identified in the approved Aboricultural Impact Assessment prepared by New Leaf Aboriculture are to be indicated on a plan to be and submitted to the Principal Certifying Authority prior to construction.

Reason: To ensure tree protection measures.

19. Prior to works commencing, tree protection signage is to be attached to the fencing of each tree protection zone. It is to be displayed in a prominent position and in locations where the fence changes direction. Each sign must contain the following detail in clear and legible form:
- a) Tree protection zone is a "No Go Zone";
 - b) This fence has been installed to prevent damage to trees and their growing environment, both above and below ground level, access to this area is restricted; and
 - c) The name address and telephone number of the developer and the site Arborist.

Reason: To protect existing trees during construction phase

20. Prior to works commencing, consent from Council must be obtained prior to any pruning works being undertaken on any tree on site or any trees located on adjoining properties.

All approved pruning works must be supervised by an Australian Qualification Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

Reason: To ensure the protection of trees to be retained.

21. Prior to works commencing, tree protection measures are to be installed and maintained, under the supervision of an Australian Qualification Framework (AQF) Level 5 certified Arborist in accordance with AS4970- 'Protection of trees on development sites'

Reason: To ensure trees are protected during construction.

22. Prior to commencement of any works, including demolition and excavation, the applicant is to submit to the Principal Certifying Authority (and Council if not the PCA) of documentary evidence including photographic evidence of any existing damage to Council's property. Council's property includes footpaths, kerbs, gutters and drainage pits.

Reason: To ensure that the applicant bears the cost of all restoration works to Council's property damaged during the course of this development.

23. The design and construction of any food / beverage preparation facilities and waste storage areas associated with this activity shall satisfy the requirements of food safety standards prescribed under the Food Act 2003, as well as Australian Standard AS 4674 – 2004: 'Design, Construction and Fit-out of Food Premises'. Final design drawings for these areas are to be submitted to the principal certifying authority prior to commencement of work.

Reason: To ensure design of the premises meets relevant public health standards.

24. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- Above;
- Below; or

- On

Any public land. The public risk insurance must be maintained for the period during which these works re being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party. A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

Note: Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land.

25. Prior to the commencement of any works on the site the applicant must submit, a Construction and/or Traffic Management Plan to the satisfaction of Principal Certifying Authority. The following matters must be specifically addressed in the Plan:

Construction Management Plan for the Site indicating:

- I. Dedicated construction site entrances and exits.
- II. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site,
- III. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
- IV. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
- V. The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.
- VI. All traffic control devices installed in the road reserve shall be in accordance with the *NSW Transport Roads and Maritime Services* publication '*Traffic Control Worksite Manual*' and be designed by a person licensed to do so (minimum RMS 'red card' qualification).

Reason: To ensure that appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

26. Prior to commencement of works and during construction works, the development site and any road verge immediately in front of the site are to be maintained in a safe and tidy manner. In this regard the following is to be undertaken:

- I. all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- II. all site boundaries are to be secured and maintained to prevent unauthorised access to the site
- III. all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis
- IV. the site is to be maintained clear of weeds
- V. all grassed areas are to be mown on a monthly basis.

Reason: To ensure public safety and maintenance of the amenity of the surrounding environment.

During construction works

27. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's "Guidelines for Public Domain Works". Certification is required to be provided with the Occupation Certificate.

Reason: To ensure Council's assets are appropriately constructed

28. No service, structure, conduit or like is permitted to be fixed or attached to any tree.

Reason: To ensure protection of trees.

29. Occupation of any part of footpath or road at or above (including construction and/or restoration of footpath and/or kerb or gutter) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

30. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within Parramatta LGA.

Reason: To ensure proper management of Council assets.

31. A copy of this development consent, stamped plans and accompanying documentation is to be retained for reference with the approved plans on-site

during the course of any works. Appropriate builders, contractors or sub-contractors shall be furnished with a copy of the notice of determination and accompanying documentation.

Reason: To ensure compliance with this consent.

32. Noise from the construction, excavation and/or demolition activities associated with the development shall comply with the NSW Department of Environment and Conservation's Environmental Noise Manual and the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

33. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction in accordance with the requirements of the NSW Department of Environment and Conservation (DEC). Dust nuisance to surrounding properties should be minimised.

Reason: To protect the amenity of the area.

34. No building materials skip bins, concrete pumps, cranes, machinery, signs or vehicles used in or resulting from the construction, excavation or demolition relating to the development shall be stored or placed on Council's footpath, nature strip or roadway.

Reason: To ensure pedestrian access.

35. The applicant shall not enter or undertake any work within adjoining public lands not included in this consent (i.e. parks, reserves, roads etc.) without the prior written consent of Council. In this regard the applicant is to liaise with Council prior to the commencement of any design works or preparation of a Construction Management Plan.

Reason: Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.

36. All plant and equipment used in the construction of the development, including concrete pumps, wagons, lifts, mobile cranes, etc, shall be situated within the boundaries of the site and so placed that all concrete slurry, water, debris and the like shall be discharged onto the building site, and is to be contained within the site boundaries and not encroach onto Parramatta Park unless shown on the approved plans.

Reason: To ensure public safety and amenity on public land.

37. All work including building, demolition and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring tools etc) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Note: Council may allow extended work hours for properties located on land affected by Parramatta City Centre LEP 2007 in limited circumstances and upon written application and approval being given by Parramatta City Council at least 30 days in advance.

Such circumstances where extended hours may be permitted include:

- Delivery of cranes required to the site outside of normal business hours;
- Site is not located in close proximity to residential use or sensitive land uses;
- Internal fit out work.

Reason: To protect the amenity of the area.

38. The applicant shall record details of all complaints received during the construction period in an up to date complaints register. The register shall record, but not necessarily be limited to:
- (a) The date and time of the complaint;
 - (b) The means by which the complaint was made;
 - (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
 - (d) Nature of the complaints;
 - (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
 - (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register shall be made available to Council and/or the Principal Certifying Authority upon request.

Reason: To ensure residential amenity is maintained in the immediate vicinity

39. Noise emissions and vibration must be minimised and work is to be carried out in accordance with Department of Environment and Conservation guidelines for noise emissions from construction/demolition and earth works which are to comply with the provisions of the Protection of the Environment Operations Act 1997.

Reason: To ensure residential amenity is maintained in the immediate vicinity.

40. Where asbestos is to be affected by demolition, excavation or construction works as part of this approval, all bonded and friable asbestos waste material shall be handled and disposed off-site at a Department of Environment and Climate Change licensed waste facility by an DECC licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 1996 and the EPA publication Assessment, Classification and Management of Liquid and Non-Liquid Wastes 1999 and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

41. Any damage to Council assets that impact on public safety during construction is to be rectified immediately to the satisfaction of Council at the cost of the contractor.

Reason: To protect public safety.

42. A Waste Data file is to be maintained, recording building/demolition contractors details and waste disposal receipts/dockets for any demolition or construction wastes from the site. The contractor may be required to produce these documents to Council on request during the site works.

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2005 are met.

43. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely as described in the Waste Management Plan. The applicant, owner or builder must apply for specific permits available from Council's Customer Service Centre for the undermentioned activities on Council's property pursuant to Section 138 of the Roads Act 1993:

- (a) On-street mobile plant:
E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.
- (b) Storage of building materials and building waste containers (skips) on Council's property.
- (c) Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials

or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.

- (d) Kerbside restrictions, construction zones:
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a construction zone, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.

Reason: Proper management of public land.

44. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

45. Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: To ensure that building materials are not washed into stormwater drains.

46. Site water discharged must not exceed suspended solid concentrations of 50 parts per million, and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and ANZECC standards for water quality.

Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

Reason: To prevent pollution of waterways.

47. The Applicant must ensure that if substantial intact 'relics' within the meaning of the NSW Heritage Act, 1977, are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Such 'relics' would include artefacts and occupation deposits. Additional assessment and approval may be required prior to works continuing in the

affected area(s) based on the nature of the discovery. A qualified Historical Archaeologist would need to be appointed for such work if 'relics' were found.

Reason: To protect the integrity of heritage items.

48. Should any Aboriginal 'objects' be uncovered by the work, excavation or disturbance of the area is to stop immediately. The Applicant must inform the Office of Environment and Heritage in accordance with Section 89A of the National Parks and Wildlife Act, 1974 (as amended). Works affecting Aboriginal 'objects' on the site must not continue until the Office of Environment and Heritage has been informed. Aboriginal 'objects' must be managed in accordance with the National Parks and Wildlife Act, 1974.

Reason: To protect the integrity of heritage items.

49. The vehicular entry/exits to the site within Council's road reserve must prevent sediment from being tracked out from the development site. This area must be laid with a non-slip, hard-surface material which will not wash into the street drainage system or watercourse. The access point is to remain free of any sediment build-up at all times.

Reason: To ensure soil and water management controls are in place before site works commence.

Prior to Occupation/Use of the Expanded Stadium

50. An Evacuation Report and Procedure shall be prepared by an appropriate consulting engineer. This report is to demonstrate how patrons of the stadium will egress the site in the early stages of a storm event, together with how they will seek refuge in a peak stormwater event (i.e. higher floors, higher grounds etc). Suitable Flood Warning Signs with evacuation routes shall be installed at easily noticeable locations to warn patrons, in the event of extreme flooding. The report shall be submitted to the Principle Certifying Authority prior to the use of the additional seating area. A copy of the report shall be forwarded to Council.

Reason: To make patrons of the stadium aware of the evacuation procedure in the case of extreme flooding.

51. Certification is to be provided to the principal certifying authority (PCA), prior to occupation, that the fit-out of the food premises has been completed in accordance with plans complying with food safety standards prescribed under the Food Act 2003, and the requirements of Australian Standard AS 4674 - 2004.

It is incumbent on the PCA to determine the competency of the person providing this certification, based on that person's qualifications, experience and currency of practice.

Reason: To ensure construction and fit-out of the premises meets relevant public health standards.

52. Prior to the commencement of the use written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Parramatta City Council, stating that all control recommendations approved by Council in the following report have been completed:

Acoustic Impact Assessment No. (25892-SYD-N), dated (18 December 2013), prepared by (Wood & Grieve Engineers)

Reason: To protect residential amenity.

53. Occupation of any part of footpath or road at or above (including construction and/or restoration of footpath and/or kerb or gutter) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of public land.

54. Works-As-Executed stormwater plans shall be submitted to the Principal Certifying Authority prior to Occupation, certifying that the stormwater drainage system has been constructed and completed in accordance with the approved stormwater plans. The Principal Certifying Authority shall ensure that the following documentation is completed and submitted:

- The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate and variations are marked in red ink.
- The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- The original Work-As-Executed plans and all documents mentioned above have been submitted to Council's Development Services Unit.

Reason: To ensure works comply with approved plans and adequate information is available for Council to update the Upper Parramatta River Catchment Trust.

Operational Conditions

55. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to 'offensive noise' as defined by the Protection of the Environment Operations Act 1997.

Reason: To reduce noise levels.

56. The proprietors of the venue shall take all reasonable endeavours to ensure the orderly dispersal of patrons from the site following sporting and other events.

Reason: To protect the amenity of the surrounding neighbourhood.

57. The use of the premises is not to give rise to:
- (a) transmission of unacceptable vibration to any place of different occupancy,
 - (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Environmental Noise Control Manual, Industrial Noise Policy 2000 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

58. No advertisement/signage, beyond that approved as part of this application, shall be erected on or in conjunction with the development without prior development consent unless the advertisement is 'exempt development' in accordance with the relevant planning instruments.

Reason: To comply with legislative controls

Right of Appeal:

If you are dissatisfied with this decision, Section 97 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court **within six months after the date** on which you receive this notice.

Section 82A of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The request must be made in writing (or on the review application form) together with payment of the appropriate fee. The review must be lodged and determined **within six (6) months of** the date on which you received this notice.

Note: To enable the Section 82A review to be considered within the six month timeframe prescribed by under the Environmental Planning and Assessment Act 1979, it is advisable to lodge the application for review under Section 82A as soon as possible to facilitate the statutory timeframes.

Section 82A does not apply to complying development, designated development, integrated development, or a determination made by Council under Division 4 in respect of Crown applications.

Report prepared by:

Planning Ingenuity Pty Ltd
 Consultant Town Planners

Signature: 

Date: 14 April 2014

Yes	All DA fees paid.
Yes	Consent of all owners provided.
Yes	DA notified in accordance with Council's Notifications DCP.
Yes	Acknowledgement letters sent to all persons who lodged submissions.
Yes	All issues raised in submissions have been considered in the assessment of the application.
Yes	Comments from stakeholders considered in assessment of application.
Yes	Relevant matters for consideration (s79C assessment) addressed in report.
n/a	Section 94A Contributions calculated (if required).
Yes	Standard conditions of consent and extraordinary conditions or reasons for refusal prepared.