

21 September 2017

Mr Stephen Mangion
DEXUS Property Group
Level 25, 264 George Street
SYDNEY NSW 2000

Dear Mr Mangion

DEVELOPMENT APPLICATION NOTIFICATION - DA 07-08-2017

I refer to the above development application received by Sydney Olympic Park Authority on 09 August 2017.

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

Before construction works commence you must apply for a construction certificate from a Private Certifier. In addition, prior to works commencing, you may need to obtain a Works Permit from Sydney Olympic Park Authority for any works (e.g. storing materials, footpath occupancy etc) in the public domain. All plans and information that form part of your detailed works must comply with the conditions of consent.

It is the responsibility of the applicant to carefully read all conditions of consent prior to preparing detailed plans and commencement of construction works.

Please note the development consent operates from the date of notification. Should you have any enquiries regarding the above matter, please contact Alix Carpenter, on 9714 7145 or via email to alix.carpenter@sopa.nsw.gov.au.

Yours faithfully,



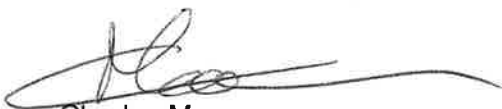
Sally Hamilton
Director, Environment
PH: 9714 7140
email: sally.hamilton@sopa.nsw.gov.au

Development Consent

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

I, the Chief Executive Officer, of the Sydney Olympic Park Authority, pursuant to section 80(1) and 80(A) of the *Environmental Planning and Assessment Act 1979*, Clause 22 of the *Sydney Olympic Park Authority Act 2001*, and in accordance with the delegations invested to my office by the Minister for Planning, grant development consent to the development referred to in **SCHEDULE 1**, subject to the conditions in **SCHEDULE 2**.

These conditions are required to prevent, minimise, and/or offset adverse environmental impacts.



Charles Moore

Chief Executive Officer
Sydney Olympic Park Authority

Date:

12/09/17

SCHEDULE 1

Development Application:	DA 07-08-2017
Application made by:	Mr Stephen Mangion
To:	Sydney Olympic Park Authority
In respect of:	Levels 4&5, 2 Dawn Fraser Ave, Sydney Olympic Park (Lot 150 DP 1108154)
For the following:	Infill of existing internal stair between Levels 4&5, and infill of void
Determination:	Consent granted subject to conditions in the attached Schedule 2
Date of commencement of consent	This development consent commences on the date identified / signed above.
Advisory Notes	<p>The Applicant is solely responsible that all additional consents and agreements are obtained from other authorities as relevant</p> <p>The Applicant has right to appeal to the Land and Environment Court in the manner as set out in the <i>Environmental Planning and Assessment Act 1979</i>, and the <i>Environmental Planning and Assessment Regulations 2000</i> (as amended)</p>

SCHEDULE 2
CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION NO. 07-08-2017

PART A – ADMINISTRATIVE CONDITIONS

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.

These conditions of this consent do not relieve the proponent of its obligations under the *Environmental Planning and Assessment Act 1979*, and any other Act.

A2 Development in Accordance with Plans & Documentation

The development shall be undertaken in accordance with the following drawings:

Plans prepared by DPC, Project No J2162:

A001 Stair Demolition and Infill Site Plan, Rev 0, dated July 2017
A101, Stair demolition and Infill Level 4 Plan, Rev 0, dated July 2017
A102, Stair demolition and Infill Level 5 Plan, Rev 0, dated July 2017
A201, Stair demolition and Infill Section, Rev 0, dated July 2017

except for:

1. any modifications which are 'Exempt and Complying Development' as identified in the relevant State Environmental Planning Policy (SEPP) or as may be necessary for the purpose of compliance with the Building Code of Australia (BCA) and any Australian Standard (AS) incorporated in the BCA;
2. otherwise provided by the Conditions of this Consent;
3. otherwise as necessary to comply with other NSW and Commonwealth legislation.

A3 Inconsistency between documents

In the event of any inconsistency between Conditions of this Consent and the details referred to in Condition No. 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 development has physically commenced.

A5 Prescribed Conditions

The Proponent shall comply with the prescribed conditions of development consent under Clause 98 of the *Environmental Planning and Assessment Regulations 2000* in relation to the requirements of the BCA.

A6 Standards and Codes

All works shall be constructed in accordance with safe work practices and complying with the relevant adopted Australian Standards, Codes of Practice and the current Building Code of Australia requirements.

PART B - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

- B1 A Construction Certificate is to be issued for the new building work by an accredited certifier in accordance with the requirements set out in Section 81A of the Environmental Planning and Assessment Act 1979.
- B2 The new building work is not to commence until a Principal Certifying Authority (PCA) has been appointed for the new building work as set out in Section 81A of the Environmental Planning and Assessment Act 1979.
- B3 The structural requirements for these works are to be designed and certified upon completion by a Structural Engineer as being in accordance with the Structural provisions contained in the current NCC/ Building Code of Australia.

PART C – DURING CONSTRUCTION

- C1 All building works are to be in accordance with the current NCC/Building Code of Australia and the adopted Australian Standards.
- C2 All works to be in accordance with the NSW, Work Health and Safety Act -2011 and the Regulation 2011.
- C3 All existing Fire Safety Measures are to be preserved within the base building areas and maintained or upgraded if required to accommodate the proposed new works.
- C4 Mechanical ventilation and exhaust is to be reviewed and upgraded if required. These systems shall comply with the requirements of clause F4.5 of the NCC/Building Code of Australia, and the installation is to comply with AS1668.2 – 2002.
- C5 New pedestrian areas are to be constructed in accordance with AS/NZS 4586:2004 Slip resistance classifications of new pedestrian surface materials.

Note: Sufficient information must be forwarded to the certifying authority illustrating compliance with the relevant requirements of the NCC/Building Code of Australia 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.

PART D – POST CONSTRUCTION

- D1 An Occupation Certificate is to be issued by the Principal Certifying Authority (PCA) upon completion of the new decommissioning building works in accordance with the requirements of Section 109H and 109M of the Environmental Planning and Assessment Act 1979.
- D2 All fire safety measures serving the building are to be certified to the relevant Local Council Authority (Parramatta City Council) as being maintained in accordance with the requirements of the NCC/Building Code of Australia and Environmental Planning

and Assessment Act - 1979 & Regulations on a yearly/annual basis within 12 months after the date on which the initial Fire Safety Certificate was issued.

END OF CONSENT