

Development Consent

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

I, the Executive Manager, Urban Planning and Design 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.



Andrew Brown
Executive Manager, Urban Planning and Design
Sydney Olympic Park Authority

Date: 15.05.2013

Ref: DA 08-05-2013
(File No. F13/368)

Schedule 1

Development Application:	DA 08-05-2013
Application made by:	Fitzpatrick Investments Pty Ltd
To:	Sydney Olympic Park Authority
In respect of:	Lot 13, DP 1125680 – 10 Herb Elliott Avenue, Sydney Olympic Park
For the following:	Erection of two temporary Real Estate Sign located wholly within the leased property boundary. Temporary means the signs are to be removed no later than 2 years from the date of this consent or when the building is tenanted, which ever occurs first.
Determination:	Consent granted subject to conditions in the attached Schedule 2
Date of commencement of consent	This development consent commences on the date identified in the formal notification letter accompanying the Notice of Determination
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 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. 08-05-2013

(FILE NO. 13/368)

Part A – Administrative conditions

A1 Development description

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

Two Temporary Real Estate Sign for 'Site 4B' located wholly within the leased property boundary, one fronting Herb Elliot Avenue and one fronting Olympic Boulevard, Sydney Olympic Park.

A2 Development in accordance with plans

The development shall be generally in accordance with Development Application number DA 08-05-2013 received by the Authority on 06.05.2013, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Drawing Ref	Revision	Name of Plan	Date
N/A	N/A	Proposed Signboard Locations	N/A
A051	N/A	Photo Montage/Elevation	N/A
Statement of Environmental Effects dated 03 May 2013 prepared by Tim Bainbridge			

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 of the date of notification to the applicant of the determination of 08-05-2013, in accordance with Section 83 of the *Environmental Planning and Assessment Act 1979*.

A5 Prescribed conditions

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

Part B – Pre and During Construction

B1 Location of Temporary Real Estate Sign

The Temporary Real Estate Signs for must be constructed and located wholly within the leased property boundary of Lot 13, DP 1125680.

B2 Construction 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.

B3 No Obstruction of Public Way

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

Note: further information on Work Permits can be obtained from www.sydneyolympicpark.com.au.

B4 Signage works to be built in accordance with the *Building Code of Australia*

The structural bracing and fixing system shall be designed by a competent Structural Engineer. This design shall be in accordance with the *Building Code of Australia* and all adopted structural *Australian Standards*.

B5 Works undertaken in accordance Occupational Health and Safety Act 2000

All works are to be carried out in accordance with the NSW, Occupational Health and Safety Act 2000.

B6 Footing Excavation

Excavation of the footings for the temporary sign on Olympic Boulevard is to be undertaken with a suitably qualified arborists onsite to ensure that the roots of the Pines lining Olympic Boulevard are not compromised.

Part C – Post Construction

C1 Structural Engineers final certification

The design Structural Engineer shall provide certification upon completion of erection of the sign to the Authority. This certification shall state that the sign has been erected in accordance with the design and it fit for purpose in accordance with relevant *Australian Standards* to perform satisfactorily.

C2 High quality

Visual appearance of content and colour of signage banners is to be of a high quality at all times.