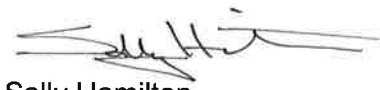


Development Consent

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

I, Director, Environment and Planning of Sydney Olympic Park 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.



Sally Hamilton
Director, Environment and Planning
Sydney Olympic Park Authority

Date: 7th September 2018

SCHEDULE 1

Development Application:	DA 08-07-2018
Application made by:	SP Jain School of Global Management
To:	Sydney Olympic Park Authority
In respect of:	5 Figtree Drive, Sydney Olympic Park (Lot 58, DP 786296)
For the following:	Continuing use of the site as an educational establishment, increase student numbers from 500 to 800 and amend the approved hours of operation
Determination:	Consent granted subject to the conditions in the attached (Schedule 2)
Date of commencement of consent	This development consent commences on the date of approval.
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 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. 08-07-2018

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

A2 Student Population

The maximum number of students to be enrolled at this school must not exceed 800.

A3 Development in Accordance with Plans & Documentation

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

Plans prepared by Architect Rajesh Patel Consultants			
Drawing Ref	Revision	Name of Plan	Date
A-00b	C	Site Analysis Plan	14.03.12
A04	C	Proposed Ground Floor Plan	14.03.12
A05	B	Proposed Mezzanine Floor Plan	14.02.12
S01	B	Proposed Street Signage	14.02.12
S02	B	Proposed Building Signage	14.02.12
Statement of Environmental Effects prepared by Milestone Pty Ltd dated 10 July 2018			

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.

A4 Inconsistency between documents

In the event of any inconsistency between Conditions of this Consent and the details referred to in Condition No. A3, the Conditions of this Consent prevail.

A5 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*.

A6 Critical Stage Inspections

The *Environmental Planning and Assessment Act 1979* Section 6.5, requires that inspections be carried out by the Principal Certifying Authority (PCA) or another Accredited Certifier with the prior consent of the PCA.

END OF PART A**PART B – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE****B1 Occupation Certificate**

An Occupation Certificate shall be obtained from the Principal Certifying Authority, upon completion of the new fit-out building works and prior to occupation, in accordance with the requirements of Sections 6.9 and 6.10 of the *Environmental Planning and Assessment Act 1979*.

B2 Fire Safety Certificate

All fire safety measures serving the building are to be certified to the relevant local Consent Authority (City of Parramatta Council) as being maintained in accordance with the requirements of the Building Code of Australia and *Environmental Planning and Assessment Act 1979* and Regulations on a yearly basis within 12 months after the date on which the initial Fire Safety Certificate is issued. A copy of the initial Fire Safety Certificate must be provided to SOPA.

END OF PART B**PART C – DURING OCCUPATION****C1 Annual Fire Safety Statement**

All fire safety measures serving the building are to be certified to the relevant local Consent Authority (Auburn Council) as being maintained in accordance with the requirements of the BCA and *Environmental Planning and Assessment Act 1979* and Regulations on a yearly basis, within 12 months after the date on which the initial Fire Safety Certificate is issued.

C2 Maximum Occupancy

The premises must operate in accordance with the population densities in the current Building Code of Australia, D1.13, Number of Persons Accommodated.

C3 Hours of Operation

The hours of operation are restricted to 7.30 am to 11.00 pm, Monday to Friday and 8.00am to 7.00pm on Saturday and Sunday, inclusive.

C4 Loading and Unloading

All loading and unloading service vehicles in connection with the use of the premises shall be carried out within the designated loading dock or a designated on-street loading zone.

Loading and unloading of goods and waste management must be carried out in a responsible manner and not to unduly interfere with building, shop or pedestrian function or amenity.

C5 Waste Management

No waste is to be stored on the footpaths or public domain areas of Sydney Olympic Park. All waste is to be stored and disposed from within the designated waste storage area as nominated on the approved plans.

Suitably constructed waste disposal containers with secure fittings must be kept on the property for the storage of any food and liquid waste prior to final disposal.

C6 Liquid Waste Disposal

Any liquid wastes from the premises, other than stormwater, are to be either discharged to the sewers of the Sydney Water Corporation in accordance with an approved Trade Waste Agreement or collected and disposed of by a licensed waste transport contractor in accordance with the Environmental Protection Authority's '*Waste Classification Guidelines Part 1: Classifying Waste*', to a facility that can lawfully receive that waste.

C7 No Obstruction of Public Way

The public way and road reserve 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.

C8 No third party advertising or shop product promotional display on windows

Third party advertising and promotional signage must not be displayed in any windows.

C9 External Lighting

External lighting must comply with *AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*. Prior to final commissioning of the lighting, the Applicant must submit to the consent authority evidence from an independent qualified practitioner demonstrating compliance with this condition.

C10 Signage Illumination

Illuminated signs associated with the premises must not flash intermittently or cause significant glare, light spill or nuisance to any nearby premises.