


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: 28/08/2012

Ref: DA 11-08-2012
(File No. F12/722)

Schedule 1

Development Application:	DA 11-08-2012
Application made by:	Ranjit Dutt – C/-Nikita Designs
To:	Sydney Olympic Park Authority
In respect of:	Ground Floor – Novotel Hotel Crn Olympic Boulevard and Herb Elliot Avenue, Sydney Olympic Park
For the following:	Signage
Determination:	Consent granted subject to conditions in the attached Schedule 2
Classification of Building under BCA 2012	Class 5, Office
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 <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. 11-08-2012

(FILE NO. 12/722)

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

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

Plans prepared by Nikita Designs			
Drawing Ref	Revision	Name of Plan	Date
WD02	A	Outdoor Plan	28/08/2012
WD03	A	Elevation	28/08/2012
WD04	A	Elevations	28/08/2012
WD05	A	Elevations	28/08/2012
WD06	A	Proposed Stair Sections	20/08/2012
WD07	A	Terrace Elevation	28/08/2012
Statement of Environmental Effects prepared by Nikita Designs dated 03/08/2012			

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.

A7 Signage

All signage shall be consistent with the Sydney Olympic Park Authority's *Guidelines for Outdoor Advertising, Identification and Promotional Signage (October 2002)*.

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**B1 Construction Certificate**

Prior to commencement of any works, it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by the Consent Authority or an Accredited Certifier in accordance with the requirements set out in Section 81A of the *Environmental Planning and Assessment Act 1979*. Plans and documentation submitted with the Construction Certificate are to be amended to satisfy all relevant conditions of this consent.

B2 Principle Certifying Authority

Works is not to commence until a Principal Certifying Authority (PCA) has been appointed, as set out in Section 81A of the *Environmental Planning and Assessment Act 1979*.

B3 No Obstruction of Public Domain without a Works Permit

Prior to issuing a Construction Certificate, the proponent is to obtain a Work Permit to occupy the public way, footpaths, road reserves and the like, which must not be obstructed by any mobile cranes, materials, vehicles, refuse, skips or the like, under any circumstances, unless in accordance with the Works Permit. Non-compliance with this requirement will result in the issue of a Notice by the Authority to stop all work on the site.

Note: Information on Work Permits can be obtained from www.sydneypark.com.au

PART C – DURING CONSTRUCTION**C1 No Obstruction of Public Way**

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

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

C2 Works in accordance with the *Building Code of Australia*

The works shall be in accordance with the provisions of the Building Code of Australia (BCA) 2011 and any relevant Australian Standards.

Note: Sufficient information must be forwarded to the Certifying Authority illustrating compliance with the relevant requirements of the BCA and *Australian Standards*. Sufficient information may include (but not limited to) reports or certifications issued by an appropriately qualified person.

C3 Work Health and Safety Act 2011

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

C4 Hours of Work

All works (including site deliveries) shall only be carried out between the following hours:

1. 7.00am to 5.00pm on Monday to Fridays (inclusive)
2. 7.00am to 3.00pm on Saturdays
3. No work on Sundays and Public Holidays (except with the prior written consent of SOPA's General Manager – Operations and Sustainability).

C5 Structural Inspections

The Structural Engineer shall perform adequate structural inspections of the sign bracing and fixing system during the sign erection process.

PART D – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

D1 Occupation Certificate

Occupation Certificate is to be issued by the Principal Certifying Authority (PCA) upon completion of the new signage works in accordance with the requirements of Section 109H and 109M of the Environmental Planning and Assessment Act 1979.