

Development Application Form



SydneyOlympicPark

Under Part 4 of the *Environmental Planning and Assessment Act 1979*

About this form

You can use this form to apply for development consent under the *Environmental Planning and Assessment Act 1979*.

How to complete this form

1. Ensure all fields have been filled out correctly and tick the boxes where relevant;
2. Please print your details clearly;
3. Please note that fields on this form marked # are mandatory and must be completed before submitting the application. Incomplete applications will not be accepted;
4. Once completed you can submit this form by mail or in person. Please refer to the lodgement section in Part 11 for further information and the attached flow chart for the development application process at Sydney Olympic Park;
5. Ensure your application includes the development application fee.

Related documents

- Advisory Notes – Local Development.

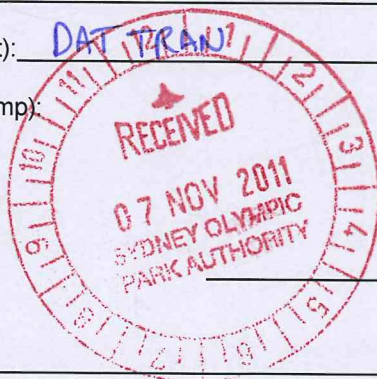
Part 1 Type of development approval sought

Office Use Only

DA registration number: 13-11-2011

Form checked by (please print): DAT TRAN

Date application received (stamp):



Notes: _____

DA Fee paid and checked: _____

\$ 1,034.60. (Receipt No: 22748) - 31/11

Please tick appropriate box (refer to Attachment 1)

Local development.....☒

Integrated development☐
(please indicate other NSW government agency approvals required)

Designated development.....☐

Not Sure.....☐

Part 2 Site details



Building/land name (if known)

SITE 3 AUSTRALIA TOWERS SITE 3
AUSTRALIA AVENUE
SYDNEY OLYMPIC PARK NSW 2127

Address#

Line 1 9-11 AUSTRALIA AVENUE
Line 2 SYDNEY OLYMPIC PARK
Line 3 NSW

Postcode#

2127

CURRENTLY BEING REGISTERED
FOR SUBDIVISION

Lot Number

DP/SP

Vol/Fol

TBC

TBC

TBC

Part 3 Pre Lodgement Meeting

Pre lodgement meeting held? (please tick appropriate box)

Yes



No



If yes, with whom (SOPA Staff name)

ALEKS STOJCEVIC & DAT TRAN

Date

OCT 2011

Part 4 Applicant details

Note: The applicant must be the party responsible for the development proposal, for example the property owner, building owner, lessee of the land/building, event promoter/organiser/venue host (or a person authorised by the owner to lodge the application). A building contractor or consultant however cannot be the applicant unless the contractor/consultant is the owner/lessee of the land/building or event promoter/organiser/venue host. The Authority will deal only with the Applicant in the event of formal notifications regarding this application.

Title

Given Name/s[#]

Family Name[#]

MR.

BASSAM

AFLAK

Organisation/Company Name (if applicable)

SITE 3 DEVELOPMENT CO. PTY Limited.

Address[#]

Line 1

LOCKED BAG 9451

Line 2

MEADOWBANK NSW

Line 3

NSW

Postcode

214

Home Number

Business Number

Mobile Number

N/A.

8878 2888

Fax Number

Email Address

8878 2899

Applicant Signature[#]

Date[#]



1. Nov. 2011

Note: If you are signing on behalf of a company please state capacity to the right

Capacity within the Company[#]

DIRECTOR.

Part 5 Contact details

Note: Before this application can be lodged at least one of the modes of contact must be supplied. It is important that we are able to contact you (or a representative) if we need more information. Please give us as much information as possible. The Authority will deal only with the applicant or applicant's representative in the event of any query or communication regarding this application.

Nominated Contact# (please tick appropriate box)

Applicant (as above)

Applicant Representative (please fill out details below)

☐☒

Title

Given Name/s#

Family Name#

MR

ROBERT MILAN

GALIC

Organisation/Company Name (if applicable)

RMG DESIGN PRACTICE

Address#

Line 1

SUITE 101/15 BAY DRIVE

Line 2

LOCKED BAG 1451

Line 3

MEADOWBANK NSW 2114

Postcode

2114

Home Number

Business Number

Mobile Number

NA.

88782877

0411 399 319

Fax Number


Email Address

88782899

rmgdesignpractice@bigpond.com

Applicant Representative Signature

Date

 R. MILAN

OCT NOV/2011

Note: If you are signing on behalf of a company please state capacity to the right

Capacity within the Company

DIRECTOR

Part 6 Proposed development description

Important – Please answer these questions

Is the proposed development located on land that is, or is part of, a critical habitat?

Yes

☐

No

☒

Not Sure

☐

Would the proposed development significantly affect threatened species, populations or ecological communities or their habitats?

Yes

☐

No

☒

Not Sure

☐

Important – a written description must be provided of the type of development being proposed (e.g. alterations and additions to an existing building)

Alteration & Addition to existing Ground & First Floor,
providing the following:

Ground Floor: Building & Real Estate offices

- " - " : Financial & Lending offices

First Floor: Administration offices

Cost of proposed development/works (AU\$)#

\$240 K.

Note: Capital investment value includes all costs necessary to establish and operate the project, including the design and construction of building works, structures, ancillary infrastructure, and fixed or mobile plant (excluding land costs and GST). For events, include an estimate of costs of holding the event, whether or not the event is a charity or otherwise.

Part 7 Attachments (please mark box * / ✓)

Note: Please consult with a Planning Officer at the Sydney Olympic Park Authority for any information below that you may require to be submitted as part of the application. All plans must be appropriately referenced with a name, drawing number and date. Plans are to be made available in electronic format via a CD Rom or USB Disk.



Plan of the Land[#]



Three copies of the plan of the land indicating (where relevant):

- a) Site location, positioning, boundary dimensions, site area and north point;
- b) Existing vegetation and trees on the land;
- c) Location and uses of existing buildings on the land;
- d) Existing levels of the land in relation to buildings, roads and footpaths;
- e) Location and uses on sites adjoining the land.



Plan and details of the proposed development[#]

Three copies of the plan and detailed specifications of the proposed development indicating (where relevant):

- a) The location, positioning, and dimensions of the proposed development or works in relation to the land's boundaries and adjoining development land;
- b) Proposed demolition works (including vegetation removal);
- c) Floor plans of proposed development showing layout, partitioning, room sizes and intended uses;
- d) Elevations and sections showing proposed external finishes and heights;
- e) Building perspectives, photomontages and material samples board;
- f)  Proposed parking and vehicular circulation arrangements;
- g)  Proposed landscaping and treatment of the land (including plant type and, height and maturity).



Statement of Environmental Effects[#]

A Statement of Environmental Effects including:

- a) A description of the existing environment;
- b) A description of the proposed development (construction and operation);
- c) Compliance with relevant Environmental Planning Instruments; and
- d) Potential environmental impacts and mitigation measures proposed to minimise potential impacts.

Part 10 Check list (please mark box x/✓)

Use this check list to ensure you have covered all your development application needs.

- ☒ Pre lodgement meeting;
- ☒ Site address/location details;
- ☒ Applicant details;
- ☒ Contact details;
- ☒ Land owner's consent; *SOPA* .
- ☒ Signed and dated form;
- ☒ Development description;
- ☒ Cost of works;
- ☒ Proposed development plans;
- ☒ Statement of Environmental Effects;
- ☒ Other supporting information;
- ☒ Applicant political donation declaration;
- ☒ Development application fees (refer to Attachment 2). Note: For the application to be accepted, the DA Fee must be paid.
- ☒ Electronic copy of plans on CD Rom/USB Drive.

Part 11 Lodgement details

You can Lodge your completed application by

Mail: Sydney Olympic Park Authority
8 Australia Avenue
SYDNEY OLYMPIC PARK, NSW 2127

In Person: Sydney Olympic Park Authority
8 Australia Avenue
SYDNEY OLYMPIC PARK, NSW 2127

Email: Sydney Olympic Park Authority
planninginfo@sopa.nsw.gov.au
(Note: file size must be <3mb)



Other Supporting Information

The Sydney Olympic Park Authority may require/request additional supporting information, including, but not limited to, the following:

- a) Heritage Impact Statement;
- b) Ecological Impact Study;
- c) Traffic Impact Study/Management Plan; - *Summary* -
- d) Building Code of Australia Assessment;
- e) Accessibility Assessment;
- f) Engineering Report(s);
- g) Noise/Acoustic Assessment;
- h) Solar/wind Assessment;
- i) Air Assessment.

Note: Applicants may choose to use the Authority's pro-forma Statement of Environmental Effects if the proposed development is less than \$1million and is of minor potential impact.

Part 8 land owners consent

If the applicant is not the land owner, the land owner must give consent for the application to be lodged.

Title

Given Name/s[#]

Family Name[#]

MR

SYDNEY OLYMPIC PARK
AUTHORITY

HUBBCE

Land owner's signature[#]

Date[#]

... NOV 2011

Note: If the Sydney Olympic Park Authority is the land owner, arrangements should be made by the applicant for obtaining land owner's consent.

Part 9 Applicant political donation [#]

Have you, the Applicant, made a gift or political donation to a staff member of the Sydney Olympic Park Authority, a member of the Sydney Olympic Park Authority Board or the Minister for Planning in the past two years?

Yes

☐

No

☒

If yes, please fill out the political donation declaration form



AUSTRALIA TOWERS
AT SYDNEY OLYMPIC PARK

1 November 2011

Sydney Olympic Park Authority
8 Australia Avenue
Sydney Olympic Park NSW 2127

Dear Sirs,

DEVELOPMENT APPLICATION FOR COMMERCIAL FITOUT
9-11 AUSTRALIA AVENUE SYDNEY OLYMPIC PARK NSW 2127

We refer to the attached Development Application Form and confirm that the applicant, Site 3 Development Co. Pty Limited, has entered into a Project Delivery Agreement with SOPA for the development of the project known as Australia Towers.

During the development, SOPA remains the land owner up until strata registration. Given that the strata/stratum plans have not yet registered we kindly request that SOPA sign Part 8 of the Development Application Form (land owners consent) to allow the application to be processed.

We confirm that Site 3 Development Co. Pty Limited is responsible for all costs associated with the application and subsequent fitout works.

Please do not hesitate to contact the writer if you require any further information.

Yours faithfully,

SITE 3 DEVELOPMENT CO. PTY LIMITED

Bassam Aflak

Director

Political donations disclosure statement



NSW GOVERNMENT
Department of Planning

Office use only:

Date received: ____/____/____

Planning application no. _____

This form may be used to make a political donations disclosure under section 147(3) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to the Minister or the Director-General.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below). Once completed, please attach the completed declaration to your planning application or submission.

Explanatory information

Making a planning application or a public submission to the Minister or the Director-General

Under section 147(3) of the Environmental Planning and Assessment Act 1979 ('the Act') a person:

- (a) who makes a *relevant planning application* to the Minister or the Director-General is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by any *person with a financial interest* in the application, or
- (b) who makes a *relevant public submission* to the Minister or the Director-General in relation to the application is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by the person making the submission or any *associate of that person*.

How and when do you make a disclosure?

The disclosure to the Minister or the Director-General of a *reportable political donation* under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation is made before the application or submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation is made.

What information needs to be included in a disclosure?

The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General of the Department of Planning.

Note: A separate Disclosure Statement Template is available for disclosures to councils.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147.

The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part.

Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

Glossary of terms (under section 147 of the *Environmental Planning and Assessment Act 1979*)

gift means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

gift means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
 - b) a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
 - c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
 - d) an application for development consent under Part 4 (or for the modification of a development consent), or
 - e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application,
- but does not include:
- f) an application for (or for the modification of) a complying development certificate, or
 - g) an application or request made by a public authority on its own behalf or made on behalf of a public authority, or
 - h) any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

86 Meaning of "reportable political donation"

- (1) For the purposes of this Act, a reportable political donation is:
 - (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
 - (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:
 - (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
 - (ii) made to the major political donor.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

a person has a financial interest in a relevant planning application if:

- a) the person is the applicant or the person on whose behalf the application is made, or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth, or
- c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d) they have any other relationship prescribed by the regulations.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details		Planning application reference (e.g. DA number, planning application title or reference, property address or other description)			
Name of person making this disclosure					
Your interest in the planning application (circle relevant option below)					
You are the APPLICANT		YES / NO	OR	You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION	
				YES / NO	
Reportable political donations made by person making this declaration or by other relevant persons					
<p>* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).</p> <p>* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application. OR</p> <p>* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.</p>					
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation	
Please list all reportable political donations—additional space is provided overleaf if required.					
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.					
Signature(s) and Date					
Name(s)					

MIR BASSAM AFLAK SITE 3 DEVELOPMENT CO. PTY LIMITED

Cont...

Political Donations Disclosure Statement to Minister or the Director-General

Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation



Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127

MEMORANDUM

To:	Gavin Syme John Ferguson Ben Woods Melinda Byrne		Date
			3 Nov 2011
From:	Dat Tran		
Subject:	DA 13-11-2011 – Commercial office fitout / use of Site 3 (Stage 1)		

We have received a submission for Local Development consent for the fitout and use of part of the ground and first floor at Site 3 (Stage 1) development as commercial office.

We have in possession only one copy & one soft copy (CD) of the DA form and associated plans/documents. These documents can also be viewed and downloaded at:

G:\Planning\Development Applications\Part 4 Applications\2011\DA 13-11-2011 Office Fitout (Site 3 - Stage 1)

Please advise the Planning Unit, no later than the close of business on the **9 Nov 2011**, of any objection to the proposal or non-compliance with legislation, endorsed plans/ guidelines/ policies applicable to your particular role and responsibility at SOPA.

Please also provide advice if there are any potential adverse impacts associated with the proposal or any conditions you feel is a necessary requirement for the proposal to proceed.

Note 1: If no response is received by the due date, the Planning Unit will consider such non-response as being no objections, advice or conditions to declare.

MEMORANDUM

To: **Nick Hubble**

Date: **3 Nov 2011**

From: **Dat Tran**

Subject: **Land Owner's Consent for Local Development**

Property **Site 3 (Stage 1) – Fitout / use of part of the ground and first floor as commercial office.**

Dear Nick,

The Planning Unit has reviewed documentation provided by the proponent for the proposed development. The proposed development (for office fitout) is Local Development under Part 4 of the EP&A Act 1979.

Note: The Minister is the consent authority pursuant to Schedule 6, Part 1, Clause 3 of the SEPP Major Development 2005 and Clause 22 of the *Sydney Olympic Park Authority Act 2001*. The Authority is the assessing and determining authority pursuant to the Minister's delegation dated 1 October 2011.

On this basis, the Planning Unit is agreeable to land owner's consent for the proposed development. Please find attached the DA form to be signed (tagged for signature) and associated correspondence/ documents relating to the proposal.

Please feel free to come and see me if you require further clarification.

Maria

Please return to Dat.

Nick

Development Application Statement of Environmental Effects for development within the Town Centre

Note: It is optional to use this form for a Statement of Environmental Effects but it is provided by the Sydney Olympic Park Authority as a guide to the minimum acceptable standard for the type of information required to assess and determine an application.

About this form

This form is intended to assist applicants submitting an application for Development approval to identify the potential environmental impacts of the proposed development. It should be used for minor developments of less than \$1 million, including **minor building alterations and additions**, temporary structures and minor events, landscaping works, minor signage works, public art displays, minor demolition works and **minor environmental impact works**.

For development involving works on a larger scale and scope, it is recommended that the applicant engage a suitably qualified professional, such as a Certified Practising Planner, to prepare an environmental assessment. Regardless of the information provided as part of your application, Sydney Olympic Park Authority may request additional information if relevant.

How to complete this form

1. Ensure all fields have been filled out correctly and tick the boxes where relevant;
2. Please print details clearly;
3. Sign the declaration – forms that do not have a signed declaration can not be accepted;
4. Once completed you can submit this form with the Development Application.

Purpose of Collection:	For delivery of Development assessment process at Sydney Olympic Park.
Intended Recipients:	Authority Staff and approved contractors of the Sydney Olympic Park Authority.
Supply:	A Statement of Environmental Effects is optional however is required for delivery and management of Development at Sydney Olympic Park under the <i>Environmental Planning and Assessment Regulations 2000</i> .
Access:	Authority staff, approved contractors or Freedom of Information Request.
Storage:	Sydney Olympic Park Records Management

Part 1 Existing environment

1. Does the site include any of the following characteristics?

Heritage feature..... ☐

Mature trees/vegetation..... ☒ *as shown on DAOI*

Natural water courses..... ☐

Sloping / steep land..... ☐

Contamination/storage of hazardous goods..... ☐

Surrounded by high pedestrian activity and movement..... ☒

Other – please describe:

.....

.....

.....

.....

PROPOSED WORKS DO NOT IMPACT, AS THEY ARE INTERNAL WORKS.

Part 2 During construction

1. Will significant demolition works be undertaken and/or the use of heavy equipment such as excavators, bulldozers, rock breakers or driven/drilled piling equipment?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

PROPOSAL IS FOR THE FITOUT AND OCCUPATION OF AN EXISTING BUILDING AS OFFICE USE

.....

.....

.....

2. Will the proposed development require excavation and disposal of soil/spoil or earth cuttings?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

IT IS FITOUT AND OCCUPATION
OF AN EXISTING BUILDING.

3. Will the proposed development require removal of vegetation – e.g. significant trees, grass cover, shrubs etc?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

IT IS A FITOUT AND OCCUPATION OF
AN EXISTING BUILDING.

4. Will the construction works generate particulate matter – e.g. dust, pollens, odours, or air borne contaminants?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

IT IS A FITOUT AND OCCUPATION OF AN
EXISTING BUILDING.

5. Is there a requirement for construction related deliveries of bulky goods to be made using semi-trailers or other such large bulky vehicles?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

FITOUT ONLY. MOST MATERIALS
PRE CUT ETC AND DO NOT
INVOLVE SEMI TRAILERS OR
LARGE BULKY VEHICLES.

6. Is there a requirement for storage of flammable / hazardous or combustible goods during construction?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

NO SUCH MATERIALS
REQUIRED.

7. Is there a requirement for mixing construction materials (e.g. cement mixing) and use of water on site?

Yes ☐ No ☐ Not Sure ☒

(Please justify response)

THERE MAY BE THE POSSIBILITY OF
WATER USAGE DURING CONSTRUCTION
HOWEVER SUCH USE WILL BE
MINIMAL AND CAN BE PROVIDED
FOR WITHIN THE CONFINES OF
THE PROPOSED FITOUT AREAS.

8. Will there be a significant quantity of construction waste generated – i.e. 10-15% of material used during construction being waste related?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

MOST MATERIALS ARE MADE TO
ORDER AND/OR CUT TO SIZE.
ONLY OFF CUTS ETC AS WASTE.

9. Will there be a need for construction materials or waste storage bins to be temporarily stored outside of the site boundary?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

ALL WASTE HANDLING CAN
BE HANDLED WITHIN THE
CONTAINERS OF THE SITE. IN THE
EVENT THAT THIS CHANGES SOPA WILL
BE NOTIFIED ACCORDINGLY

10. Will there be a need to install screening, such as fencing, hoarding etc, around the site boundary to render the site safe to the public and pedestrians?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

INTERNAL FITOUT ONLY.

Part 3 During operation

1. Will there be noise, odours or air borne contaminants generated from mechanical plant equipment or other operating equipment?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

OFFICE USE PROPOSED. LOCATION OF PLANT AREA ETC DEALT WITH AS PART OF THE ORIGINAL ASSESSMENT.

2. Will there be a need to upgrade existing utility infrastructure (e.g. substations, water mains, telecommunication cables, main gas lines etc)?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

ALREADY PLANNED FOR THE EXISTING BUILDING

3. Will there be any impacts from the proposed works on public footpaths (such as signage, seating and the like)?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

SIGNAGE PROPOSED IS SHOWN CLEARLY ON PLANS DA16 + DA17. SUSPENDED PLACARD SIGNS AND SIGNAGE ON THE FACADE/GLASS OF THE ENTRY POINTS ARE PROPOSED. THEY ARE BUSINESS IDENTIFICATION SIGNS AND WILL NOT HAVE ANY ADVERSE IMPACT ON THE

4. Will there be any significant quantities of flammable / hazardous or combustible goods stored on site?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

OFFICE USE PROPOSED

5. Will there be a significant quantity of solid or liquid waste generated from the proposed development?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

OFFICE USE PROPOSED.

6. Is there a requirement for operational related deliveries of bulky goods to be made using semi-trailers or other such large bulky vehicles?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

OFFICE USE PROPOSED. NO
DELIVERIES OF BULKY GOODS IS
REQUIRED UNDER NORMAL
CIRCUMSTANCES.

7. Does the proposed development generate any wastewater / polluted water or effluent other than sewerage?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

THE PROPOSED USE OF OFFICE
SPACE WILL NOT GENERATE
WASTE WATER, OTHER THAN
SEWERAGE.

8. Is there a requirement for a liquor license or approval from the Casino, Liquor, and Gaming Control Authority?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

OFFICE USE ONLY.

9. Is an operational management plan required, if so has it been prepared?

Yes ☐ No ☒ Not Sure ☐

(Please justify response)

NOT REQUIRED FOR OFFICE USE

Part 4 Declaration

Title

Given Name/s

Family Name

MS

LEONIE

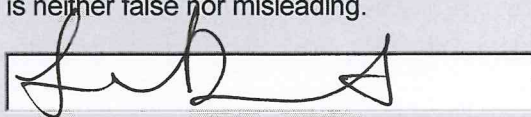
DERWENT

Organisation/Company Name (if applicable)

INGHAM PLANNING

I hereby declare that I have completed this form to the best of my knowledge and the information contained is neither false nor misleading.

Signature



Date

31 OCT 2011

RMG DESIGN PRACTICE

Consulting: Architectural Design, Interior & Furniture Design, Landscape Design, Urban Design, Planning, Project & Construction Management

Supplementary Information with regard to a proposed office fit out on behalf of Site 3 Development Co. Pty Limited.

- The proposal is to occupy an existing commercial building known as Site 3-1.
- The proposal relates to the ground floor and first floor area as shown on the submitted development application drawings prepared by RMG Design Practice.
- The proposal is for minor internal works (fit outs) to the building to enable the occupation for office use.
- The proposal also involves signage which is shown clearly on Development Application Plans DA: 15, DA: 16, DA: 17 and DA: 19. The signage is to identify the business within the building and will not have any adverse impact upon the building or amenity of the area.
- There are some (two) car parking spaces allocated to these areas of the building, however given the excellent public transport which is available to the site, the majority of the staff will arrive at work by public transport.
- We note the following information about the proposed occupants of the offices:-

Commercial Office (Level 2)

This office will be occupied by E-cove, the developer of the Australia Towers Project. E-cove plans to initially occupy with 3 staff members who will be undertaking the development and administration work associated with the balance of the Australia Towers project.

Retail Shop # 4 (Level 1 / Ground)

This shop will be used as an office by two (occupants) who will then share a common reception and meeting room:-

- i) Waterpoint Asset Management will occupy the western half of the shop. From the premises they will operate:-
 - A real estate office servicing clients with both property management and sales services. It is planned that 1 staff member will be initially based there with further staff members being located on the premises when the work volumes increase (which is not expected until the completion of Stage 2 in approx 20+ months)

- A building management office which the building manager looking after Stage 1 of Australia Towers can use as a base. It is expected that there will be no additional staff using the office for any extended periods as the 1 staff member from the real estate office will handle enquiries for both divisions and the building management team will probably only attend the office to get instructions to/from administration (note there are building management areas located in the back of house and basement areas from where they will run their operations). We note that provisions have been made in the Stage 2 buildings for a building management office and should Waterpoint Asset Management secure building management contracts for these later stages it is intended that all building management services will use the Stage 2 premises as their base.
- ii) One Point Finance company will occupy the eastern half of the shop. They intend to have 2 staff members who will offer Financial Planning Advice and general financial services.

In summary, this building has been designed and constructed as a Commercial /Retail and Residential Building within Sydney Olympic Park.

The proposal is to fit out on the ground floor and first floor to be used as general office space. The proposal will have no adverse environmental impact upon the surrounding locality and is a highly suitable use for the building.

Yours Faithfully,

RMG DESIGN PRACTICE



Robert M Galic
Managing Director.