

Mrs Ruth Guerreiro  
First Real Estate at Sydney Olympic Park Pty Ltd  
PO Box 116  
BRIGHTON LE SANDS NSW 2216

Dear Mrs Guerreiro

**DEVELOPMENT APPLICATION NOTIFICATION  
DA 59-08-2010**

**Alterations and additions, Shop 3, 8 Australia Avenue, Sydney Olympic Park**

I refer to the above development application received by Sydney Olympic Park Authority on 27 August 2010.

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

Please note the development consent operates from the date of notification. Should you have any enquiries regarding the above matter, please contact Martin Karm, Town Planner, on 9714 7139 or via email to [martin.karm@sopa.nsw.gov.au](mailto:martin.karm@sopa.nsw.gov.au)

Yours sincerely,

Original signed 15/10/2010

**Andrew Brown**  
Executive Manager, Urban Planning and Design

**Date:**

PH 9714 7137

email [Andrew.brown@sopa.nsw.gov.au](mailto:Andrew.brown@sopa.nsw.gov.au)



## 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.

Original signed 14/10/2010

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

Date:

Ref: DA 59-08-2010  
(File No. F10/1156)

### Schedule 1

<b>Development Application:</b>	DA 59-08-2010
<b>Application made by:</b>	Ruth Guerreiro, First Real Estate at Sydney Olympic Park
<b>To:</b>	Sydney Olympic Park Authority
<b>In respect of:</b>	Lot 1120 DP 1142724
<b>For the following:</b>	Building alterations and additions and use as a commercial real estate office to Shop 3, 8 Australia Avenue, Sydney Olympic Park.
<b>Determination:</b>	Consent granted subject to conditions in the attached Schedule 2
<b>Classification of Building under BCA 2010</b>	Class 5, Office
<b>Date of commencement of consent</b>	This development consent commences on the date identified in the formal notification letter accompanying the Notice of Determination
<b>Advisory Notes</b>	<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. 59-08-2010**  
**(FILE NO. 10/1156)**

**Part A – Administrative Conditions**

**A1 Development Description**

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

- 1 Alterations and additions Shop 3 Ground Floor 8 Australia Avenue, Sydney Olympic Park, for commercial real estate office to be known as First Real Estate at Sydney Olympic Park. The proposed development includes new kitchen, partitions, workstations and use as a commercial real estate office. The works would be carried in accordance with the plans prepared by First Real Estate at Sydney Olympic Park Pty Ltd.

**A2 Development in accordance with Plans**

The development shall be generally in accordance with Development Application number 59-08-2010 received by the Authority on 27 August 2010, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Plans prepared by First Real Estate @ Sydney Olympic Park Pty Ltd			
Drawing Ref	Revision	Name of Plan	Date
DA 1 of 3	B	Floor Plan	30/09/10
DA 2 of 3	C	Section AA and Front Elevation	11/10/10
DA 3 of 3	C	Reflected Ceiling Plan	11/10/10
Annexure B	N/A	Colour Palette	N/A
Statement of Environmental Effects and Attachment prepared by First Real Estate @ Sydney Olympic Park Pty Ltd dated 27 September 2010			

**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 Conditions 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 Conditions of this Approval and the details referred to Condition No. A2, the Conditions of this Approval prevail.

**A4 Commencement of works**

The development must physically commence within 5 years and substantially commence within 7 years of determination date of DA 59-08-2010.

**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*.

**A6 Critical stage inspections**

The *Environmental Planning and Assessment Act 1979* section 109E (3) (d), requires that inspections be carried out by the Principal Certifying Authority (PCA) or another Accredited Certifier with the prior consent of the PCA.

**A7 Further Development Applications Required for Business Identification Signage**

This development approval does not include approval for business identification signage (e.g. above door, on front window or under awning signage or the like). Business identification signage is subject to a further local development application under Part 4 of the *Environmental Planning and Assessment Act 1979*.

**Part B – Design Change****B1 Reception room floor finishing**

The entry of the premises is to be tiled and balance of the waiting area carpeted for the purpose of acoustic amenity and improved visual aesthetics. This design change shall be reflected in a revision of plans prior to issue of construction certificate and shall be submitted to Sydney Olympic Park Authority and the Building Owner.

**Part C – Prior to issue of construction certificate****C1 Written endorsement from Building Owner of reception room floor finish**

Prior to issue of Construction Certificate, written confirmation is to be obtained by the Applicant from Sydney Olympic Park Authority and the Building Owner that the tiles and carpet finishing in the reception room is to the satisfaction of the Sydney Olympic Park Authority and Building Owner.

**C2 Accessibility**

Prior to issuing a construction certificate the proposed construction plans are to demonstrate compliance of the provisions for persons with a disability with the requirements of AS 1428.1 and *SOPA's Access Guidelines 2008*.

**C3 Mechanical ventilation**

Mechanical ventilation is to be reviewed and upgraded if required. These systems shall comply with the requirements of clause F4.5 of the *Building Code of Australia* and its installation is to comply with *AS1668.1 – 1988*.

**C4 Construction Certificate**

A Construction Certificate is to be issued for the new building work 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*.

**Note:** Prior to issue of the Construction Certificate, sufficient information must be forwarded to the certifying authority illustrating compliance with the relevant requirements of the *Building Code of Australia*. Sufficient information may include but not limited to, reports or certifications, issued by an appropriately qualified persons, including engineers. Please contact your relevant certifying authority to discuss requirements prior to submission of the application for construction certificate.

## **C5 Principal Certifying Authority**

The new building work is not to commence until a Principal Certifying Authority has been appointed for the new building work as set out in Section 81A of the *Environmental Planning and Assessment Act 1979*.

## **Part D – During Construction**

### **D1 Core Hole Construction Requirements.**

Any proposed core hole penetrations into any existing concrete slab shall be conducted under the direct supervision of the design structural engineer. This is to ensure that all existing concrete slab tendons, reinforcement and services are protected and not influenced in any way by the proposed construction works.

### **D2 Pollution management**

All noise, water, waste or air pollution activities generated by the development shall be managed in general accordance with the most recent NSW Department of Environment and Climate Change guidelines and policies and relevant NSW legislation, including but not limited to, the *Protection of the Environment Operations Act, 1997*.

### **D3 No Obstruction of public way, pedestrian pathways or road reserves**

The public way, pedestrian pathways and road reserves 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.sydneolympicpark.com.au](http://www.sydneolympicpark.com.au).

### **D4 Loading and unloading**

All loading and unloading of construction related vehicles in connection with construction works shall be carried out within the designated loading bay area at the rear of the premises for 8 Australia Avenue or from a designated on street loading/parking zone, Sydney Olympic Park.

Loading and unloading of construction related materials to and from the shop must be carried out in a responsible manner and not to unduly interfere with building, shop or pedestrian function or amenity.

### **D5 Fit out in accordance with the *Building Code of Australia***

The fit-out is to be in accordance with the provisions of the *Building Code of Australia 2009* (BCA) and any relevant *Australian Standards*, including but not limited to:

1. Compliance in accordance with the requirements of Section J Energy Efficiency of the *Building Code of Australia*,
2. All existing base building Essential Safety measures including all the required exits are to be preserved within the base building areas and maintained and upgraded if required to accommodate the proposed new fit-out.

**Note:** Sufficient information must be forwarded to the certifying authority illustrating compliance with the relevant requirements of the *Building Code of Australia* and *Australian Standards*. Sufficient information may include but not limited to, reports or certifications issued by an appropriately qualified persons, including engineers. Please contact your

relevant certifying authority to discuss requirements prior to submission of the application for construction and occupation certificate.

#### **D6 Fit out 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.

#### **D7 Real Estate licensing details to be applied from inside of tenancy shop front glass**

Real estate licensing details against the glass shop door frontage shall be applied from the inside of the tenancy.

### **Part E – Prior to occupation**

#### **E1 Occupation certificate**

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

#### **E2 Certification of any coring works**

Prior to issuing an Occupation Certificate, certification from the design structural engineer engage for Condition D1 must be provided to the Certifying Authority upon completion of the works stating that no slab tendons, reinforcement or services have been damaged or compromised during the coring and related works being carried out. This will include a statement that the structural adequacy of the concrete slabs will continue to perform satisfactorily during design service.

#### **E3 Proponent to pay for any damage to footpath or public assets**

The cost of repairing any damage caused to Sydney Olympic Park Authority or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Proponent/developer prior to the issue of the final Occupation Certificate.

### **Part F – During occupation**

#### **F1 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 *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.

#### **F2 No Obstruction of public way, pedestrian pathways or road reserves**

The public way, pedestrian pathways and road reserves 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](http://www.sydneyolympicpark.com.au).

**F3 Occupancy for commercial real estate office only**

The use of the premises is for Class 5 of the *Building Code of Australia*, Retail (commercial real estate office). Sole use of the tenancy is for the business to be known as 'First Real Estate at Sydney Olympic Park' and all activities carried out within the premises are to be in connection with the functions of a real estate office. No other uses or alternative businesses are to use/occupy the premises without development consent.

**F4 Shop front real estate display board to be inside of tenancy**

Any shop front real estate boards are to be displayed from the inside of the tenancy only and must not be mounted on shop front glass.

**F5 Real estate board illumination**

Illuminated real estate boards associated with the premises shall not flash intermittently or cause significant glare or injury to the amenity of the public domain or persons. If, in the opinion of Sydney Olympic Park Authority, injury is likely to be caused, the intensity, period of intermittency and hours of illumination may be varied to the satisfaction of Sydney Olympic Park Authority.

**F6 Hours of Opening**

The hours of opening shall be restricted to between 6.00 am to 1.00 am (Monday to Sunday).

**Note 1:** Actual operational hours may consist of the Applicant's preferred opening hours at any time between the hours 6.00am and 1.00 am (Monday to Sunday).

**F7 Intruder Alarm**

Intruder alarm/s associated with the development is permitted to operate only in accordance with the requirements of Clause 53 of the *Protection of the Environment Operations (Noise Control) Regulation 2000* under the *Protection of the Environment Operations Act 1997*.

**F8 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 bay area at the rear of the premises for 8 Australia Avenue or from a designated on street loading zone, Sydney Olympic Park.

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

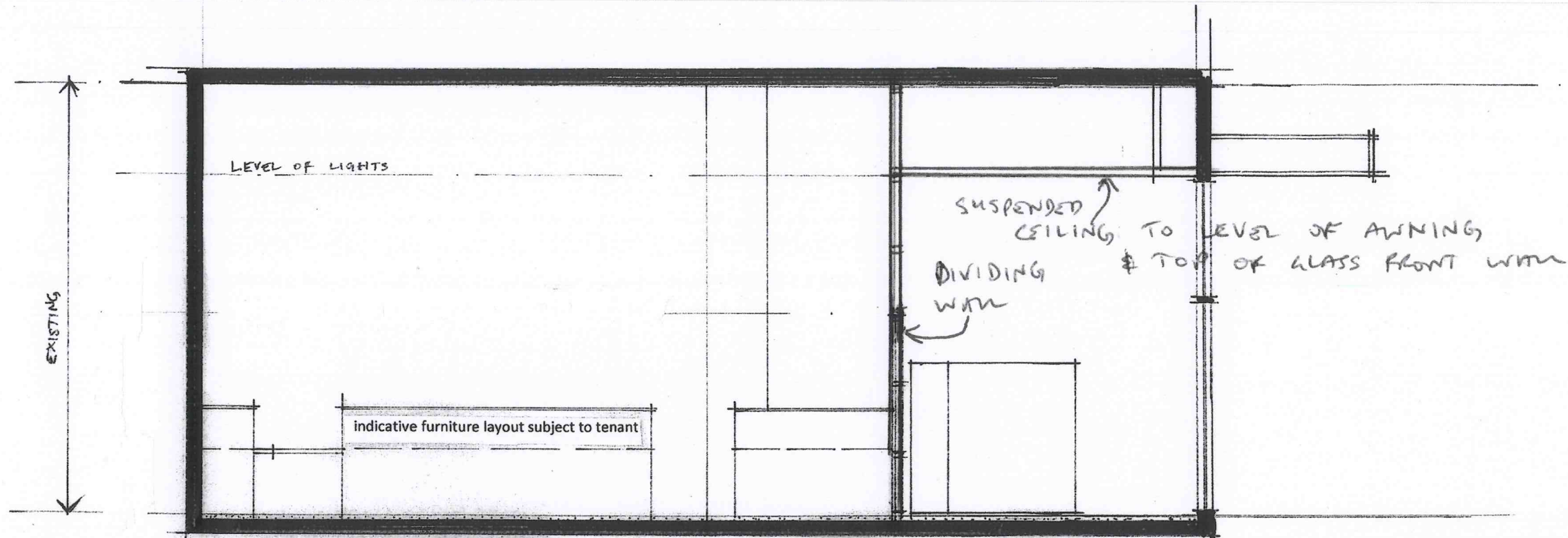
**F9 Waste Management**

No waste is to be stored on the footpaths, within 8 Australia lobby or public domain areas of Sydney Olympic Park. All waste is to be stored and disposed from within the base building's waste storage room at 8 Australia Avenue.

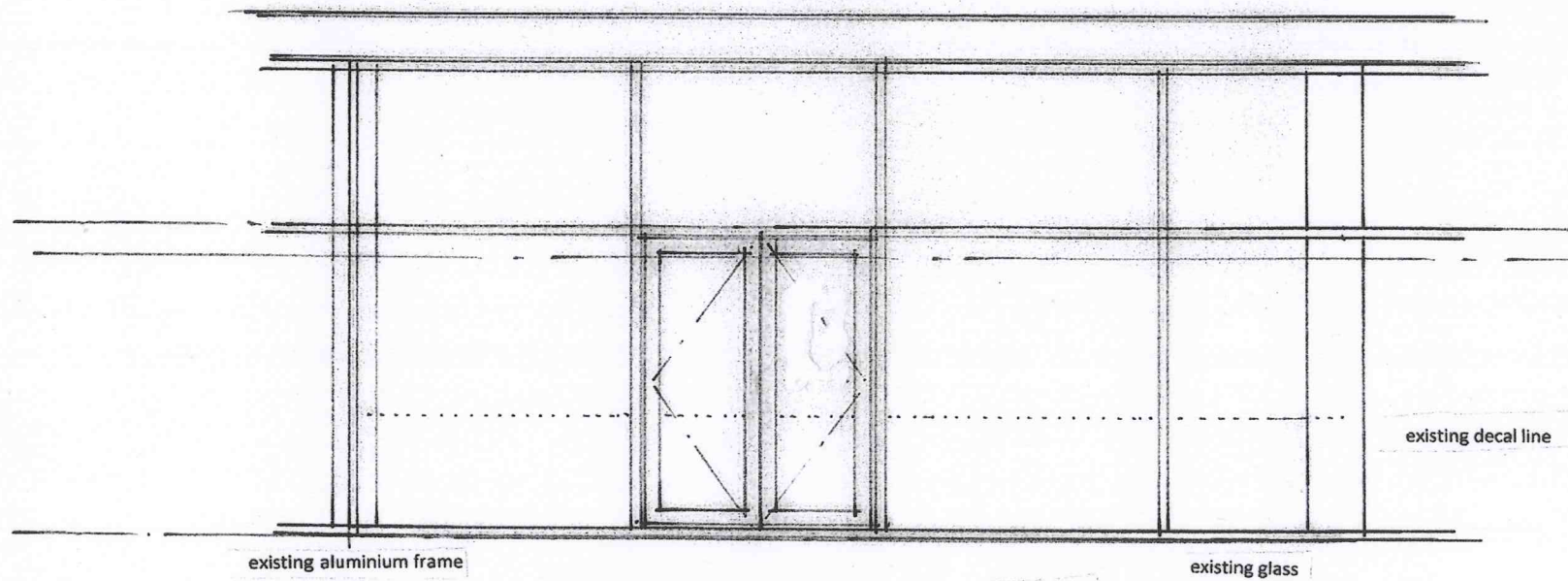
**F10 No 3<sup>rd</sup> party advertising or shop product promotional display on shop front windows**

The shop front window is to remain free of any 3<sup>rd</sup> party advertising and shop product promotional displays.





Section AA 1:50



Front Elevation 1:50

- SHOP 3, B AUSTRALIA AVE  
SYDNEY OLYMPIC PARK  
APPLICANT, FIRST REPR  
ESTATE @ SYDNEY OLYMPIC  
PARK PTY LTD.

- DRAWING VERSION  
C DATED 11/10/10  
DA 2 OF 3

**SydneyOlympicPark** 

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

Issued under the Environmental, Planning and Assessment Act 1979

Approved Development Application No.: 59-08-200

Granted on the 14/10/10 subject to any conditions

contained in the notice of determination.

Signed:  Date: 15/10/10





# Sydney Olympic Park

Sydney Olympic Park Authority  
8 Australia Avenue Sydney Olympic Park NSW 2197

Issued under the Environmental Planning and Assessment Act 1979

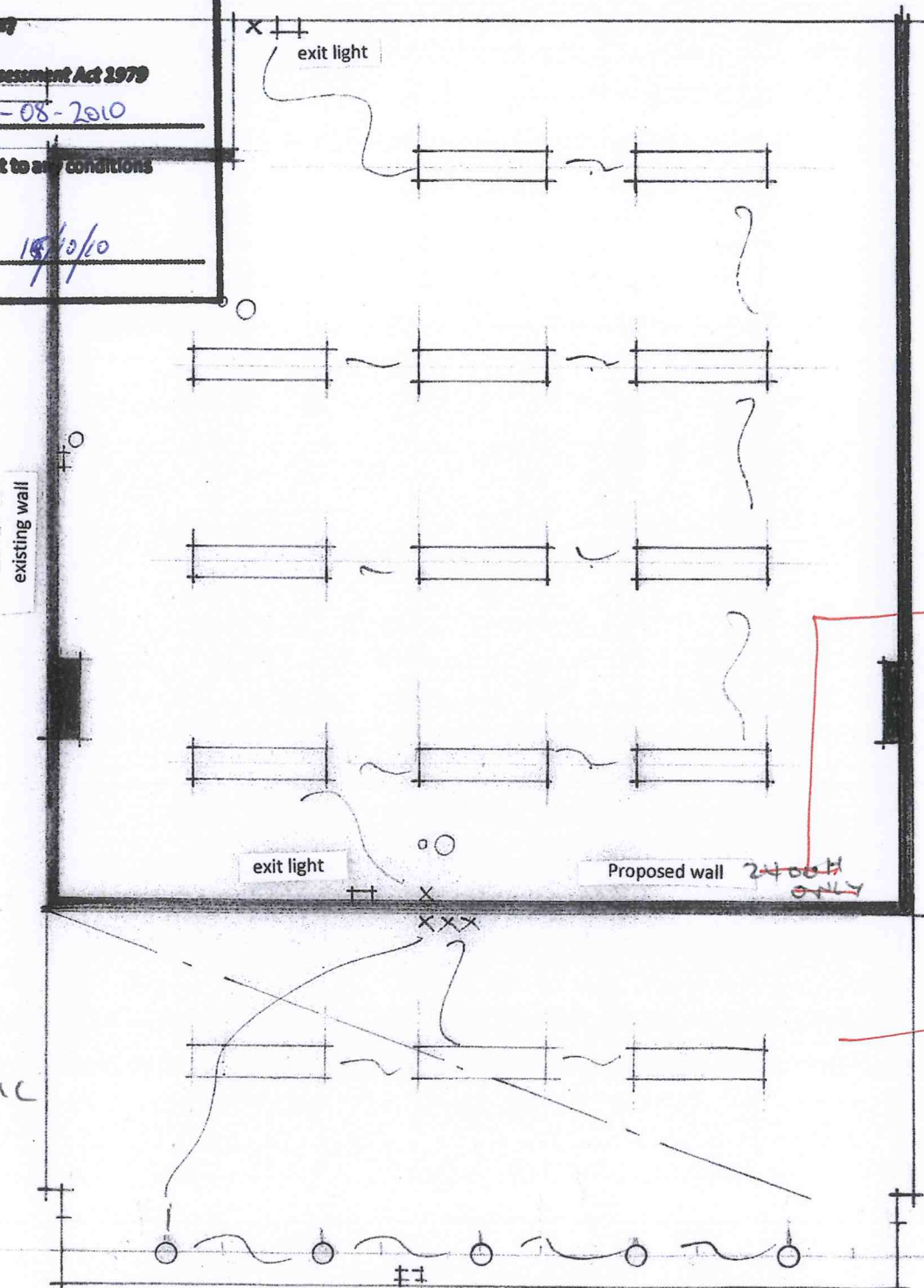
Approved Development Application No.: 59-08-2010

Granted on the 14/10/2010 subject to any conditions

contained in the notice of determination.

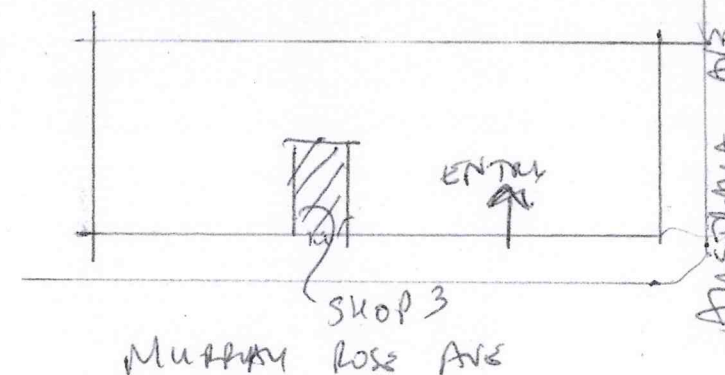
Signed: [Signature] Date: 18/10/10

SHOP 3,  
8 AUSTRALIA AVE  
SYDNEY OLYMPIC PARK  
APPLICANT FIRST REAL  
ESTATE @ SYDNEY OLYMPIC  
PARK PTY LTD.



Reflected Ceiling Plan 1:50

## LOCATION PLAN



fluorescent light fitting

Dividing wall height  
refer to DA 2 of 3 Rev C.

ML 15.10.10

~~NOTE NO SUSPENDED  
CEILING INCLUDED IN  
THIS DA. ML 15.10.10~~

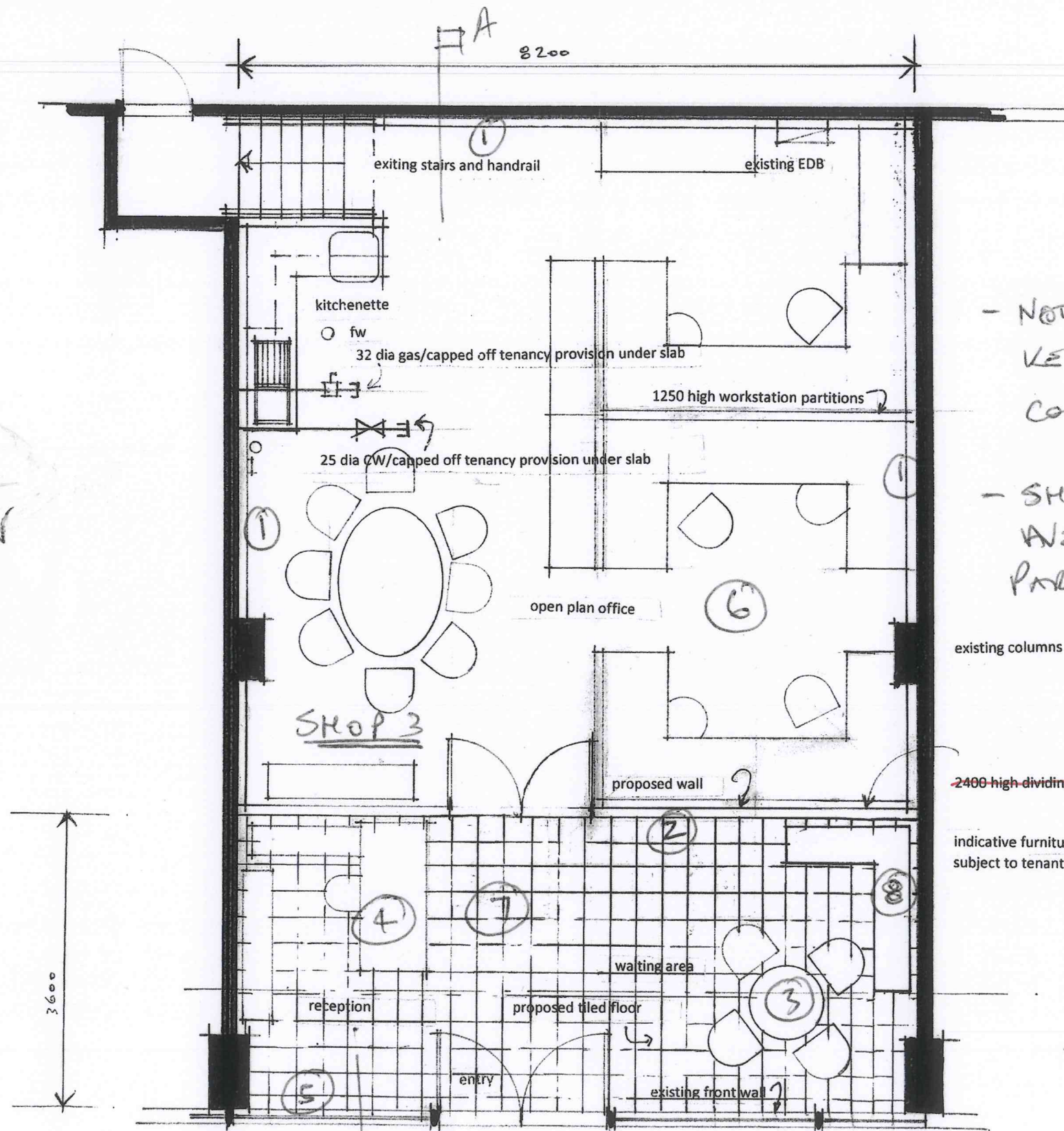
Suspended Ceiling  
as per DA 2 of 3 Rev C.

ML 15.10.10

DRAWING VERSION  
C DATED 11/10/10

DA 3 OF 3





Floor Plan 1:50

DA.

NOTE: Tiling and carpet as per Condition B1 and C1 MK 15.10.10

NSW SydneyOlympicPark

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

Issued under the Environmental, Planning and Assessment Act 1979

Approved Development Application No.: 59-08-2010

Granted on the 14/10/2010 subject to any conditions contained in the notice of determination.

Signed: [Signature] Date: 15/10/2010

- NOTE: NUMBERING IS KEY RELATED TO COLOUR PANEL

- SHOP 3, 8 AUSTRALIA AVE, SYDNEY OLYMPIC PARK, APPLICANT FIRST REAL ESTATE @ SYDNEY OLYMPIC PARK PTY LTD

2400 high dividing wall Height of dividing wall as per DA 2 of 3 Rev C MK 15.10.10

indicative furniture layout subject to tenant

- DRAWING VERSION B DATED 30/9/10

DA 1 OF 3