

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 24.05.2011

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

Date: 24-05-2011

Ref: DA 06-05-2011
(File No. F11/565)

Schedule 1

Development Application:	DA 06-05-2011
Application made by:	Bassam Aflak, Site 3 Development Co. Pty Ltd
To:	Sydney Olympic Park Authority
In respect of:	Lot 1 DP 1159930
For the following:	Subdivision of Lot 1 DP 1159930 into four stratum lots.
Determination:	Consent granted subject to the 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. The determination shall lapse 5 years from this date.
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. 06-05-2011

(FILE NO. 11/565)

1 Development Description

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

- (1) Subdivide Lot 1 in DP 1159930 into four stratum lots. The works would be carried in accordance with the plans prepared by Souter and Associates Pty Ltd.

2 Development in accordance with Plans

The development shall be generally in accordance with Development Application number 06-05-2011 received by the Authority on 9 May 2011, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Plans prepared by Souter and Associates Pty Ltd			
Drawing Ref	Revision	Name of Plan	Date
28/71 Stratum	N/A	Basement 3 Plan of Subdivision	05/04/2011
28/71 Stratum	N/A	Basement 2 Plan Subdivision	05/04/2011
28/71 Stratum	N/A	Basement 1 Plan Subdivision	05/04/2011
28/71 Stratum	N/A	Ground Level Plan Subdivision	05/04/2011
28/71 Stratum	N/A	Level 1 Plan Subdivision	05/04/2011
28/71 Stratum	N/A	Levels 2-16 Plan Subdivision	05/04/2011
28/71 Stratum	N/A	Level 16 Plan Subdivision	05/04/2011
Statement of Environmental Effects prepared by Souter and Associates Pty Ltd dated 5 April 2011			

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.

3 Inconsistency between documents

In the event of any inconsistency between this consent and the drawings/documents referred to Condition No.2, the conditions of this consent prevail.

4 88B Instrument

Prior to registration of Subdivision Plan with the NSW Land Titles Office, the Applicant must create all necessary documentary easements for access, services, drainage, use of plant, loading areas and service rooms, support and shelter, repairs maintenance or any other encumbrances required for joint or reciprocal use of part or all of the proposed lots as a consequence of the stratum subdivision pursuant to Section 88B of the Conveyancing Act, 1919.

5 Section 109 subdivision certificate

A Subdivision Certificate is to be obtained from a accredited subdivision certifier in accordance with *Section 109C(1)(d)* and *Section 109D(1)(d)* of the *Environmental Planning and Assessment Act 1979*.