

Development Consent

Section 80 of the *Environmental Planning and Assessment Act 1979*

I, the Chief Executive Officer 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.



29 June 2015

Alan Marsh
Chief Executive Officer
Sydney Olympic Park Authority

Date: 2015

SCHEDULE 1

| | |
|--|--|
| Development Application: | DA 08-06-2015 |
| Application made by: | 1668 Pty Ltd ATF Yue Wang Investment Trust |
| To: | Sydney Olympic Park Authority |
| In respect of: | 2 Herb Elliott Avenue, Sydney Olympic Park Lot 56 DP 773763 |
| For the following: | Internal and external alterations and additions to the commercial premises. |
| Determination: | Consent granted subject to conditions in the attached Schedule 2. |
| Date of commencement of consent | Consent commences on the date signed above. |
| Advisory Notes | The Applicant is solely responsible that all additional consents and agreements are obtained from other authorities as relevant. 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 Regulation 2000</i> (as amended). |

SCHEDULE 2
CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION No. 08-06-2015

PART A – ADMINISTRATIVE CONDITIONS

A1 Development Description

Development Consent is granted only to carrying out of the development as described in, and on the land referred to, in **Schedule 1** above.

A2 Development in accordance with Plans

The development shall be generally in accordance with the following:

| Plans prepared by Krikis Tayler Architects, Project No. 1515: | | | |
|---|-----------------|----------------------------|-------------|
| Drawing Ref | Revision | Name of Plan | Date |
| A001 (DA2) | F | Site Plan | 27/04/2015 |
| A002 (DA2) | C | Ground Floor Plan | 27/04/2015 |
| A003 (DA2) | B | First Floor Plan | 27/04/2015 |
| A004 (DA2) | C | Elevations & Sections Plan | 27/04/2015 |
| A005 (DA2) | B | Perspectives Plan | 27/04/2015 |
| Statement of Environmental Effects prepared by MacroPlan Dimasi dated May 2015 | | | |
| BCA & Accessibility Compliance Letter R2.0 prepared by Steve Watson & Partners, Job No. 2015/0368, dated 18 May 2015 | | | |
| Landscape Design Report prepared by Site Image Landscape Architects, Job No. SS15 - 3041, dated May 2015 | | | |
| Structural Design Check & Certification prepared by ACSES Engineers, Re. 120408.SDC1, dated 25 May 2015 | | | |

Except for:

1. Any modifications as may be necessary for the purpose of compliance with the Building Code Of Australia (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.
4. Otherwise as marked up in red on the approved plans

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 of determination date.

A5 Prescribed Conditions

The development is to comply with the prescribed conditions of development consent under Clause 98 of the *Environmental Planning and Assessment Regulation 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.

PART B – CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

B1 Construction Certificate

A Construction Certificate is to be issued for the building works associated with the conversion of the loading area to commercial floor space by an accredited certifier in accordance with the requirements set out in Section 81A of the *Environmental Planning and Assessment Act 1979*.

B2 Appointment of Principal Certifying Authority

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

B3 Building 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 Building Code of Australia, AS 1428.1 and *SOPA's Access Guidelines 2011*.

B4 Garbage

Adequate facilities are to be provided in a screened location within the premises for the storage of garbage, discarded or returnable packaging or other forms of trade wastes and arrangements being made for regular removal and disposal of same. The required garbage facility is to be suitable for the accommodation of Auburn Council approved wheel type bins or bulk waste containers. Full details are to be included in documentation for a Construction Certificate application.

B5 Bicycle Parking

The applicant has confirmed that a total of fifty (50) bicycle parking spaces shall be provided on the site. Such spaces are to be designed and provided in accordance with AS 2890.3 (1993) and their location documented in the Construction Certificate.

PART C – CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK AND DURING THE CONSTRUCTION PHASE

C1 Work Health and Safety

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

C2 Demolition standard

Any demolition is to be planned and carried out in accordance with Australian Standard *AS 2601: 2001 - The Demolition of Structures*.

C3 Base Building Fire Safety Measures

All existing base building Essential Fire Safety measures including all required exits are to be preserved within the base building areas and maintained or upgraded if required to accommodate the proposed works.

C4 Works in accordance with Building Code of Australia

All building works are to be undertaken in accordance with the provisions of the current Building Code of Australia (BCA) and any relevant Australian Standards.

Note: Sufficient information must be forwarded to the PCA 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. Please contact your relevant Certifying Authority to discuss requirements prior to submission of the application for Construction and Occupation Certificates.

C5 Hours of Construction/Demolition work

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

- a) 7.00am to 5.00pm on Monday to Fridays (inclusive)
- b) 8.00am to 12.00 midday on Saturdays
- c) No work on Sundays and Public Holidays (except with the prior written consent of SOPA's General Manager – Operations and Sustainability).

PART D – CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

D1 Occupation Certificate

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

D2 As built plans

'As-built' plans in both PDF and CADD formats of the building and any existing external infrastructure that has been deleted or modified is to be submitted to SOPA within 3 months of obtaining an Occupation Certificate.

PART E – CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

E1 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 Regulation on a yearly basis within 12 months after the date on which the initial Fire Safety Certificate is issued.

E2 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*.

E3 Waste Management

All waste shall be managed in accordance with the approved Waste Management Plan. No waste is to be stored on the footpaths or public domain areas of Sydney Olympic Park. All waste (except special waste) is to be stored and disposed from within the base building's waste storage room.

PART F – ADVISORY MATTERS

F1 Pre-construction process

Prior to commencing any construction works, the following provisions of the *Environmental Planning and Assessment Act 1979* (the 'Act') are to be complied with:

- a) A Construction Certificate is to be obtained in accordance with Section 81A(2)(a) of the Act.
- b) A Principal Certifying Authority is to be appointed and SOPA is to be notified of the appointment in accordance with Section 81A(2)(b) of the Act.
- c) SOPA is to be given at least two days notice of the date intended for commencement of building works, in accordance with Section 81A(2)(c) of the Act.

F2 Occupation Certificate

Prior to the occupation or use of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the proposed development. An application for an Occupation Certificate must contain the information set out in Clause 149 of the *Environmental Planning and Assessment Regulations*.

F3 Fire Safety Certificate

A copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and a further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.

F4 Annual Fire Safety Statement

An annual Fire Safety Statement in the form described in Clause 175 of the *Environmental Planning and Assessment Regulation 2000* is to be submitted to Auburn Council and a copy (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy of the Statement (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.

F5 Separate DA – Signage

Any proposed business identification sign or advertising sign, other than submitted with this application, should be designed in accordance with the provisions of the *Sydney Olympic Park Guidelines for Outdoor Advertising Identification and Promotional Signage* and be the subject of a separate Development Application and approved prior to erection or placement in position.

F6 Public utilities

Any necessary alterations to public utility installations are to be at the developer/demolisher's expense and to the requirements of both SOPA and any other relevant authorities. SOPA and other service authorities should be contacted for specific requirements prior to the commencement of any works.

END OF CONSENT

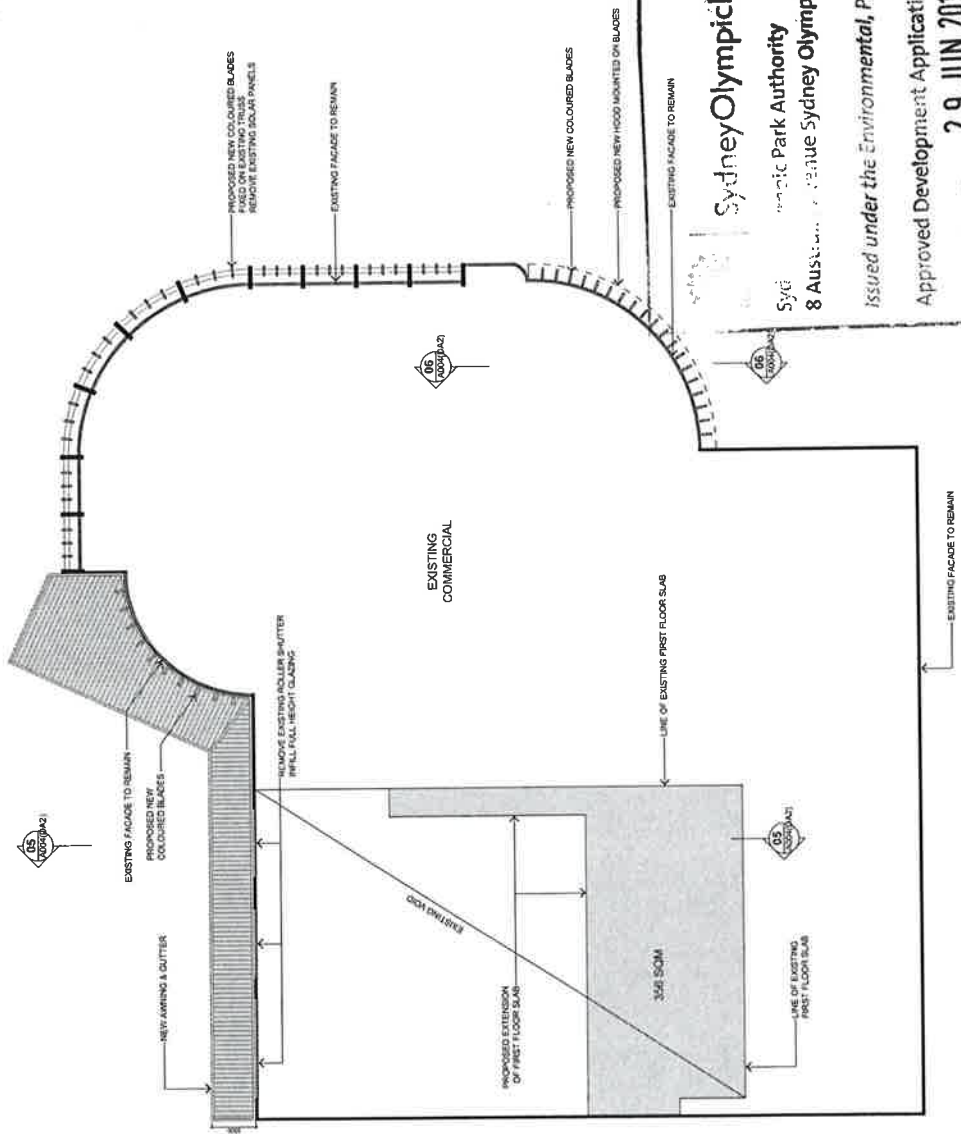


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| NO. | REVISION | DATE | BY | CHKD. |
|-----|---------------|------------|---------|---------|
| 1 | ISSUE FOR IFC | 27/06/2015 | PLA/AMM | PLA/AMM |
| 2 | ISSUE FOR IFC | 27/06/2015 | PLA/AMM | PLA/AMM |

EXISTING WALL
 EXISTING GLAZING



SydneyOlympicPark O
 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. 158-09-201
 Granted on the **29 JUN 2015** subject to any conditions
 contained in the notice of determination.

Signed: _____ Date: **29 JUN 2015**

P.I.A.
 SUITE 3 LEVEL 11
 117 ELISE STREET
 BURWOOD NSW 2148

Kva
 Kva Architects Pty Ltd
 Level 11, 117 Elise Street
 Burwood NSW 2148
 Australia
 Tel: (61) 2 9639 1177
 Fax: (61) 2 9639 1178
 Email: info@kva.com.au

PROJECT
 P.I.A. OFFICE
 255 BELL ST
 SYDNEY NSW 2148

DRAWING TITLE
 FIRST FLOOR PLAN

DRAWN BY: _____ CHECKED BY: DC
 DATE: 27/06/2015 SCALE: 1:200
 PROJECT NO: _____ DRAWING NO: _____ ISSUE: A1

ISSUE FOR DA

1515 A003(DA2) B

NOT TO SCALE
 VERIFY ALL DIMENSIONS ON THE DRAWING
 THE SUPPLEMENTARY INFORMATION
 ACCOMPANYING THIS WORK

© Urban Interiors Pty Ltd
 These drawings are prepared in accordance with the current and
 applicable Australian Standards and the Building Act 1993
 and the Building Regulation 2006.

| NO. | DESCRIPTION | DATE | BY | CHK'D |
|-----|-------------|----------|-------------|-------------|
| 1 | PRELIMINARY | 27/06/15 | [Signature] | [Signature] |
| 2 | REVISED | 23/06/15 | [Signature] | [Signature] |
| 3 | REVISED | 23/06/15 | [Signature] | [Signature] |
| 4 | REVISED | 23/06/15 | [Signature] | [Signature] |
| 5 | REVISED | 23/06/15 | [Signature] | [Signature] |
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| 8 | REVISED | 23/06/15 | [Signature] | [Signature] |
| 9 | REVISED | 23/06/15 | [Signature] | [Signature] |

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 2 HERB ELLIOTT AVENUE
 HOMEBUSH NSW 2140

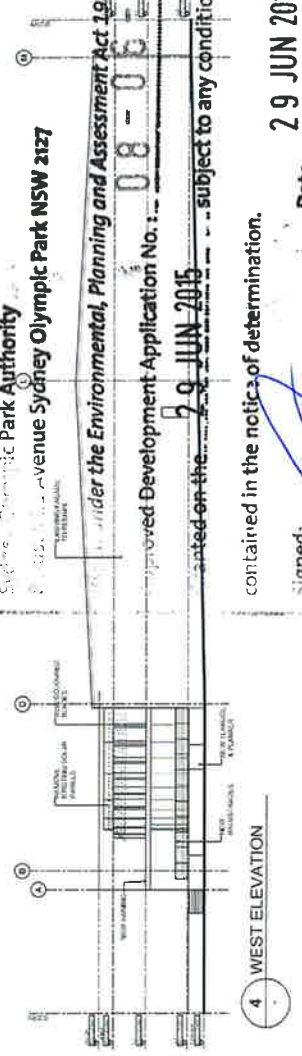
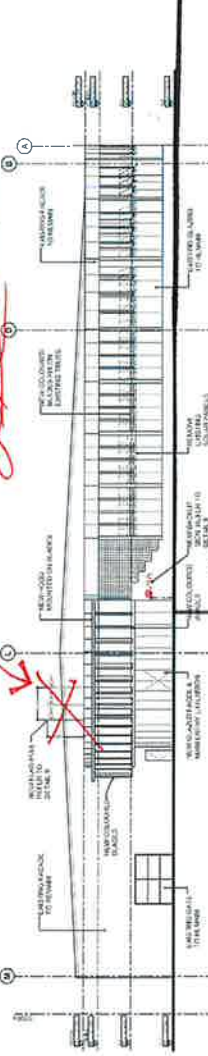
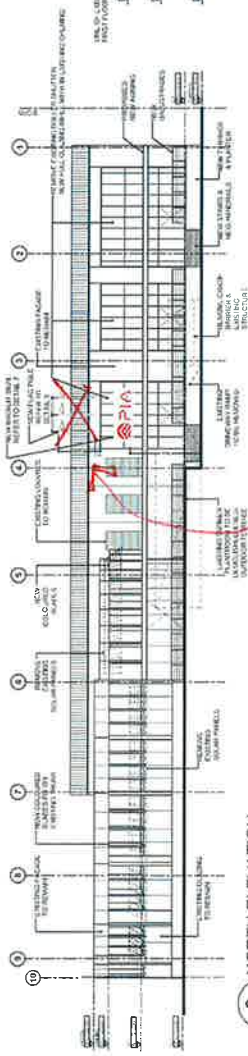
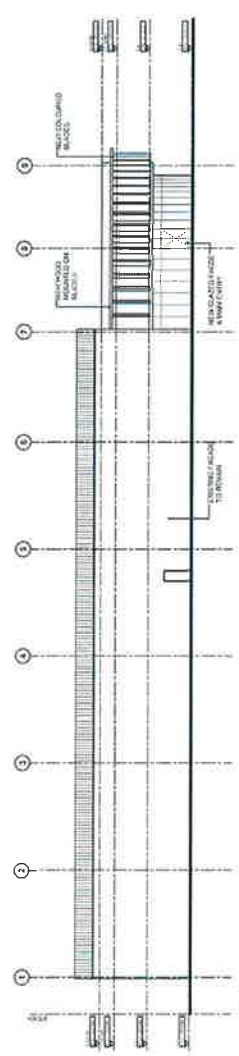
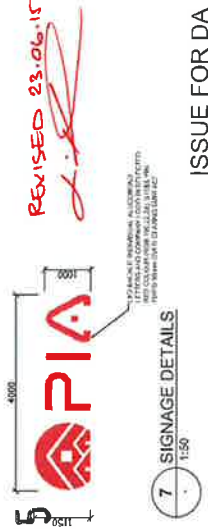
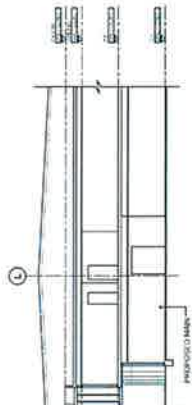
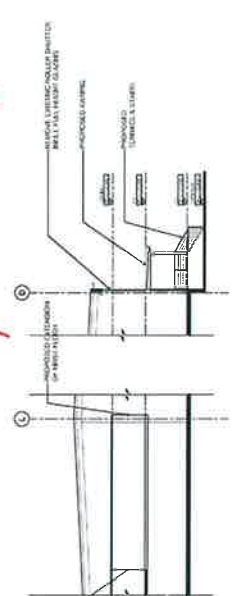
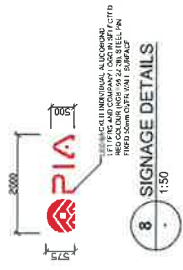
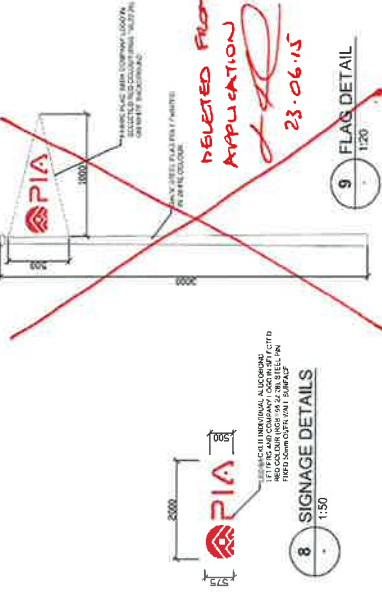
ARCHITECT: P.I.A. ARCHITECTS
 SUITE 3 LEVEL 3
 BUNWASIA STREET
 HOMEBUSH NSW 2140
 PH: 02 9550 1234
 WWW.PIAARCHITECTS.COM.AU

DATE: 27/06/15
 SCALE: 1:200

CHECKED: [Signature]
 DRAWN: [Signature]

PROJECT TITLE: ELEVATIONS & SECTIONS

PROJECT NO: 1515
 DRAWING NO: A004(DA2) C



Sydney Olympic Park Authority
 Sydney Olympic Park NSW 2127

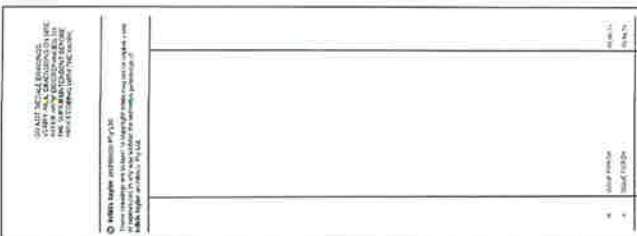
Development Application No. 08-03-2015
 dated on the 29 JUN 2015

under the Environmental, Planning and Assessment Act 1979

subject to any conditions contained in the notice of determination.

Signed: [Signature] Date: 29 JUN 2015

ISSUE FOR DA



1 BOUNDARY SIGNAGE DETAILS
1:20

DELETED FROM APPLICATION
23.06.15

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. **08-06-2015**

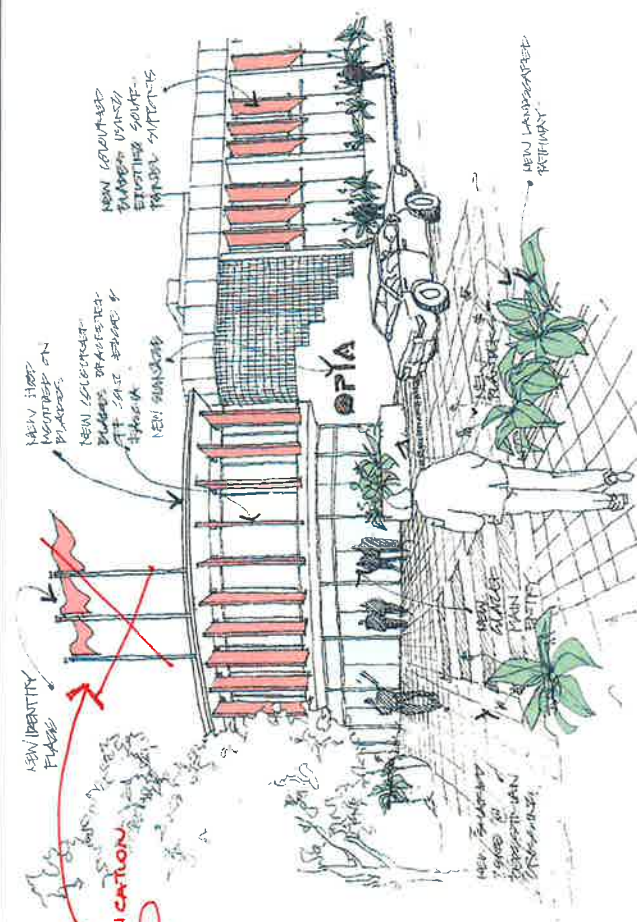
Granted on the **29 JUN 2015** subject to any conditions
contained in the notice of determination.

Signed: **29 JUN 2015**
REVISED 23.06.15
Date: **29 JUN 2015**

P.I.A. ARCHITECT
ARCHITECT
P.I.A. ARCHITECT
2 HERB ELLIOTT AVENUE
HOMEBUSH NSW 2140

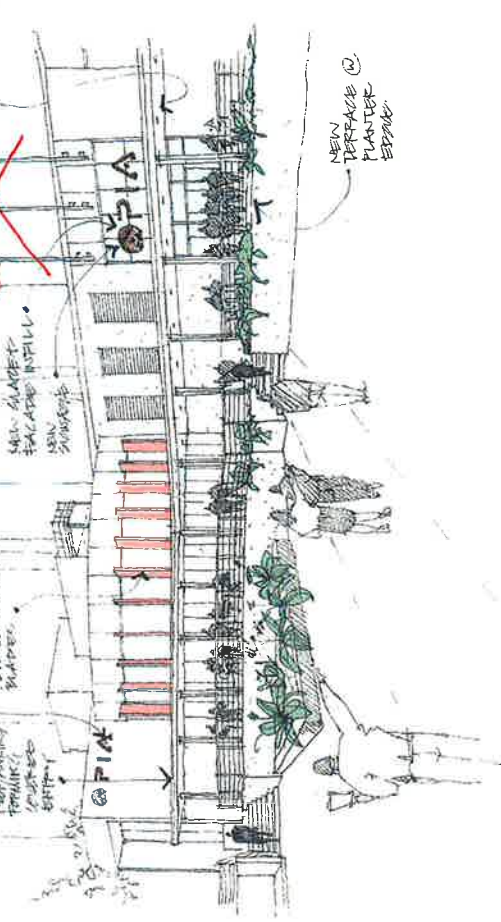
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DATE: 27/02/2015
CHECKED: DC
AT

PROJECT NO.: 1515
DRAWING NO.: A005(DA2) B



MAIN ENTRY VIEW

FLAG POLES DELETED FROM APPLICATION
23.06.15



VIEW FROM HERB ELLIOTT DRIVE

FLAG POLES DELETED FROM APPLICATION
23.06.15

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LEGEND

- Proposed Planting
- Existing Planting
- Proposed Fencing
- Existing Fencing

PIA REVISED 23.06.15

Project: 2 Herb Elliot Av
Homebush

SITE IMAGE
Landscape Architecture

DEVELOPMENT APPLICATION
Landscape Masterplan

Scale: 1:250 @ A1
Sheet of: 101 A
SS15-3041

SydneyOlympicPark

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

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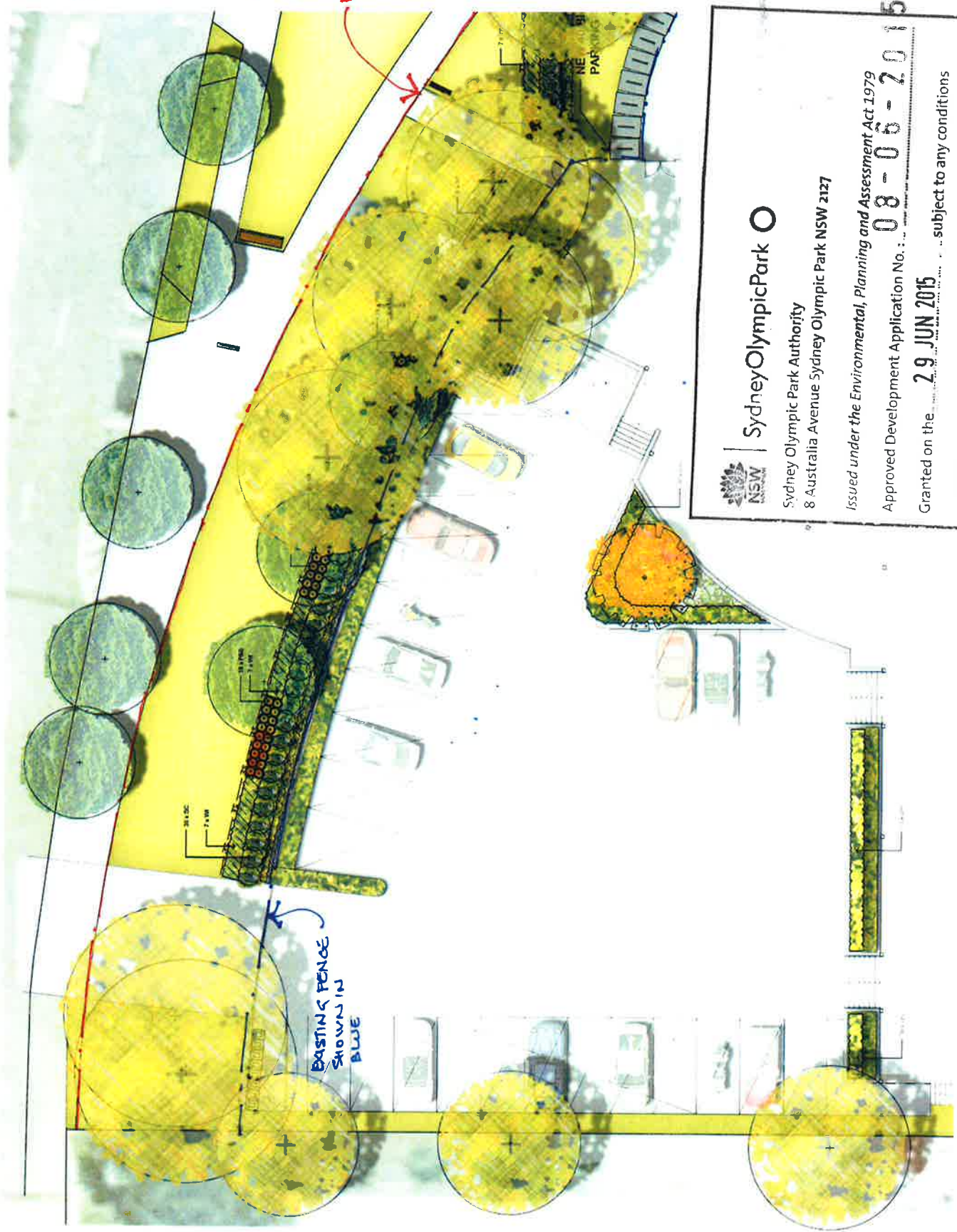
Approved Development Application No.: **08-06-201**

Granted on the **29 JUN 2015** ... subject to any conditions contained in the notice of determination.

Signed: **29 JUN 2015**

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LEGEND

BOUNDARY SHOWN
IN RED

EXISTING FENCE
SHOWN IN
BLUE

PIA REVISERS 23.06.15

2 Herb Elliott Av
Homebush



DEVELOPMENT APPLICATION


Landscape Plan

Scale: 1:100 @ A1
Drawing Number: SS15-3041
Sheet of: 102 A

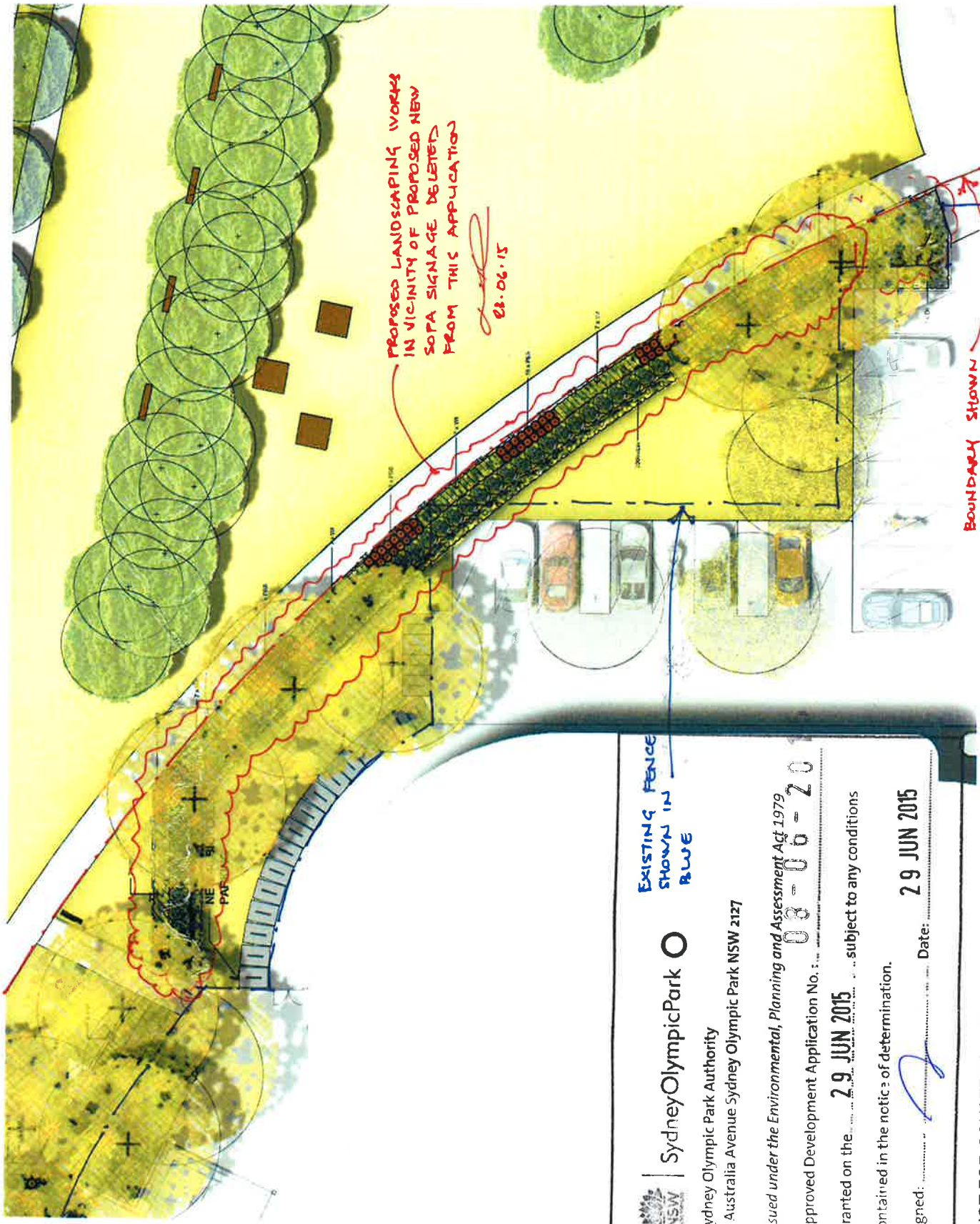
Sydney Olympic Park

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. : **08-06-2015**
Granted on the **29 JUN 2015** ... subject to any conditions
contained in the notices of determination.

Signed:  Date: **29 JUN 2015**

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LEGEND

A. Development Application
B. Planning Certificate
C. Planning Certificate
D. Planning Certificate

**EXISTING FENCE
SHOWN IN
BLUE**

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.: **03-06-20**

Granted on the **29 JUN 2015** subject to any conditions
contained in the notice of determination.

Signed:  Date: **29 JUN 2015**

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PIA **REVISED 23.06.15**
2 Herb Elliot AV
Homebush

SITE IMAGE
Landscape Architecture
Landscape Architecture

DEVELOPMENT APPLICATION
Landscape Plan

Scale: 1:100 @ A1
Drawing No: 103 A
SS15-3041



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. 2015/00000

Granted on the ... subject to any conditions

contained in the notice of determination.

Signed: *[Signature]* Date:

NEW 10 BICYCLES PARKING

New Ramp

EXISTING FENCE SHOWN IN BWE

PROPOSED PATH DELETED FROM THIS APPLICATION

[Signature]
23.06.15

BOUNDARY SHOWN IN RED

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[Signature]

Project:
2 Herb Elliot Av
Homebush

SITE IMAGE



DEVELOPMENT APPLICATION

Landscape Plan

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Scale: 1:100 @ A1
SS15-3041

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LEGEND
Name: Homebush
Scale: 1:100 @ A1
Date: 23.06.15

