

## 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.



Alan Marsh

**Chief Executive Officer**  
**Sydney Olympic Park Authority**

**Date:** 20 March 2015

### Schedule 1

<b>Development Application:</b>	DA 10-10-2014
<b>Application made by:</b>	Mr Ben Sahyoun (Abattoir Blues)
<b>To:</b>	Sydney Olympic Park Authority
<b>In respect of:</b>	Building C Abattoir Precinct, Dawn Fraser Avenue, Sydney Olympic Park (Lot 150 DP 1108154)
<b>For the following:</b>	Erection of one external Business Identification Signage and to install lighting to 2 existing signs
<b>Determination:</b>	Consent granted subject to conditions in the attached <b>Schedule 2</b>
<b>Date of commencement of consent</b>	This development consent commences on the date identified / signed above. The determination shall lapse <b>5 years</b> from this date.
<b>Advisory Notes</b>	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 Regulations 2000</i> (as amended)

**SCHEDULE 2**  
**CONDITIONS OF CONSENT**

**DEVELOPMENT APPLICATION NO. 10-10-2014**

**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 & Documentation**

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

**Signage Plan prepared by Design Signage, Project Name Abattoir Blues,  
Drawing Nos DS.002 and DS.004, Issue 02 dated 10.02.2015,  
Marked Up of Plan No. 047-P-P-0104 prepared by the applicant, titled  
Electrical Plan dated 9 March 2015**

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.

## **A6 Electrical Supply to Signage**

The proposed electrical supply to the existing and proposed new signage (as shown on the marked up drawing number 047-P-P-0104) is supported, subject to the following:

- a) The Transformer should be located within the existing electrical cupboard. Alternatively it should be positioned as low as possible against the external wall provided that fixings are into brick joints only.
- b) Conduit to the existing corner signs should be concealed and not surface mounted. Drilling should be done from the back of the wall and care should be given to drill through brick joints, **not** through bricks.
- c) Strip lighting e.g. fibre optics, concealed within the sign frames, should be considered as the new lights to the existing signs.
- d) Conduits in garden beds should be installed safely in accordance with relevant Australian Standards.

## **PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

### **B1 Construction Certificate**

A Construction Certificate (if required) is to be issued by an Accredited Certifier in accordance with the requirements set out in Section 81A of the *Environmental Planning and Assessment Act 1979*.

### **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.sydnevolympicpark.com.au](http://www.sydnevolympicpark.com.au)

## **PART C – DURING CONSTRUCTION**

### **C1 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 Office of Environment and Heritage guidelines and policies and relevant NSW legislation, including but not limited to, the *Protection of the Environment Operations Act, 1997*.

## **C2 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.sydneolympicpark.com.au](http://www.sydneolympicpark.com.au)

## **C3 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 including:

- Compliance in accordance with the requirements of Section J Energy Efficiency of the *Building Code of Australia*,

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.

## **C4 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*.

## **C5 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).
- 4.

## **PART D – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE**

### **D2 Occupation Certificate**

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

## **PART E – ADVISORY MATTERS**

### **F1 Public utilities**

Any necessary alterations to public utility installations are to be at the developer / applicant'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.

### **F2 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.

### **F3 Fire Safety**

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 was issued.

Electrical Plan  
Date: 9 March 2014


**SydneyOlympicPark** 

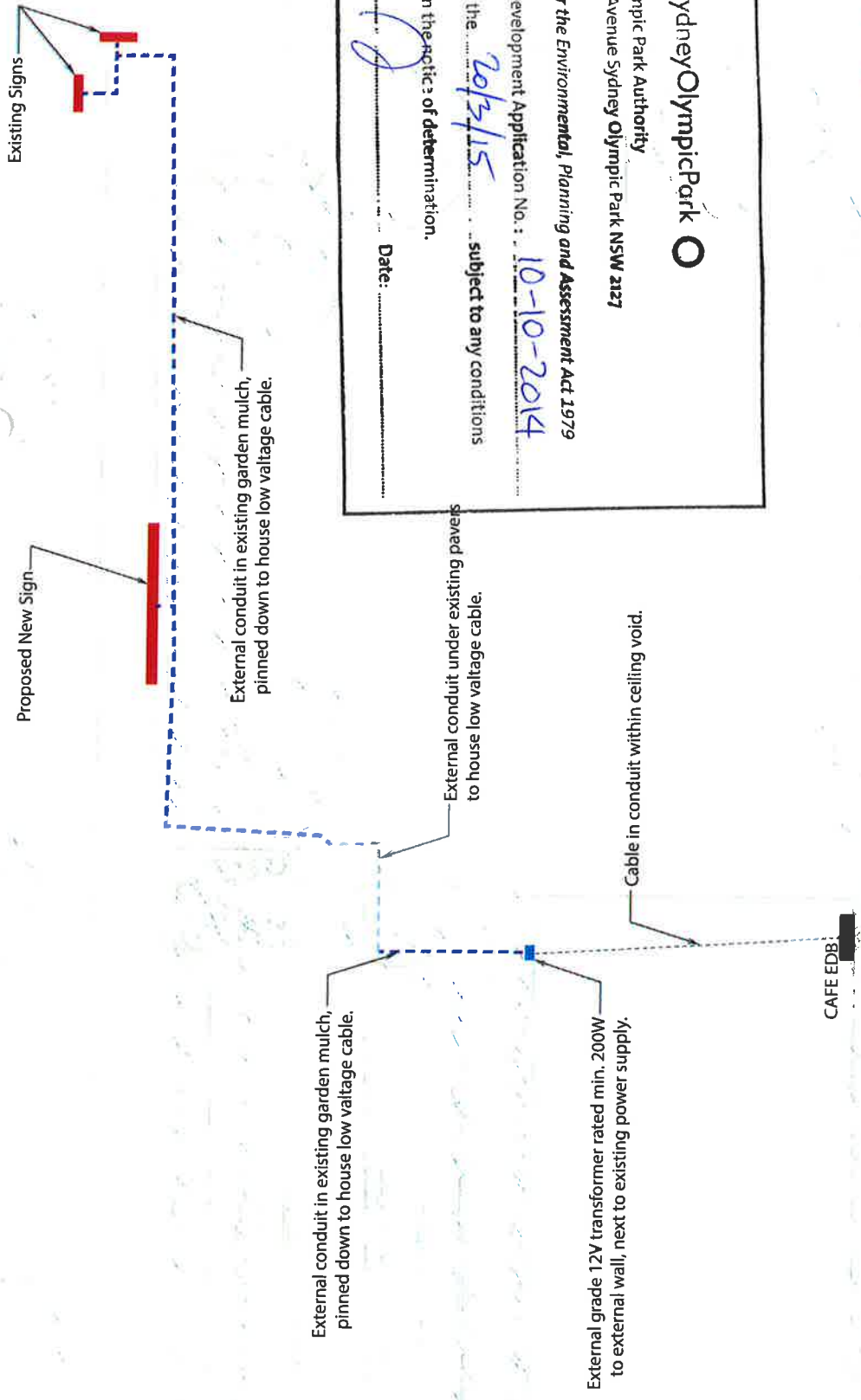
Sydney Olympic Park Authority  
8 Australia Avenue Sydney Olympic Park NSW 2127

*Issued under the Environmental, Planning and Assessment Act 1979*

Approved Development Application No. : 10-10-2014

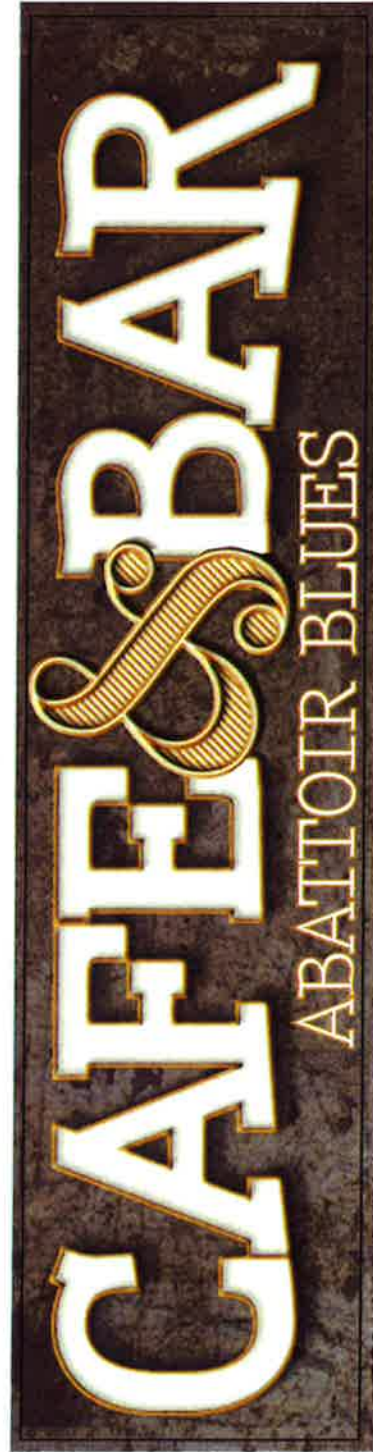
Granted on the 20/3/15 subject to any conditions contained in the notice of determination.

Signed:  Date: .....

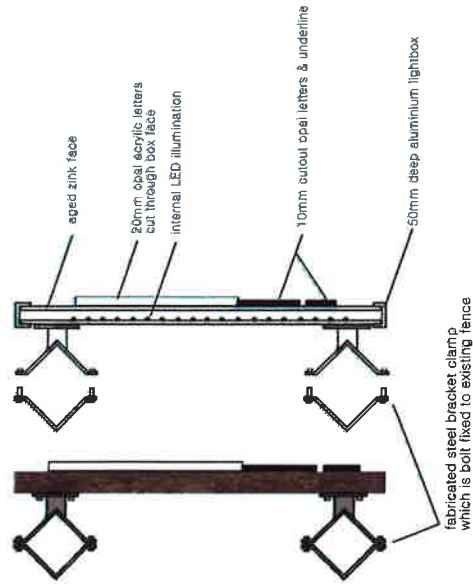


lightbox fixed to existing brickwork

3600mm



900mm



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. : 10-10-2014

Granted on the 20/3/15 subject to any conditions

contained in the notice of determination.

Signed:

Date:

copyright: copying, reproduction or the use of this design, drawing, sketch or digital file in whole or in part is prohibited without the written consent from Design Signage Pty Ltd.

note: all measurements, text, design elements should be verified before commencement of work. If a discrepancy is found on these drawings/digital files Design Signage Pty Ltd should be notified immediately.

Abattoir Blues

signage

Design Signage

32 Raglan Road,  
AUBURN NSW 2144

Tel: 02 9645 8999

Fax: 02 9645 8900



design signage

Project Name:  
Abattoir BluesFile Name:  
- Abattoir BluesLocation:  
- Jan 15Scale:  
As Noted

By Check

DR CB

Date/Desc

29.01.2015

Issue

01

Date/Desc

10.02.2015

Issue

02

Date/Desc

10.02.2015

Issue

02

Date/Desc

10.02.2015

Issue

02

Date/Desc

10.02.2015

Issue

02

Date/Desc

10.02.2015

Issue

02

Date/Desc

10.02.2015

Issue

02



design signage

**Design Signage**  
32 Raglan Road,  
AUBURN NSW 2144  
Tel: 02 9645 8999  
Fax: 02 9645 8900

## Abattoir Blues signage

copyright: copying, reproduction or the use of this design, drawing, sketch or digital file in whole or in part is prohibited without the written consent from Design Signage Pty Ltd.

note: all measurements, text, design elements should be verified before commencement of work. If a discrepancy is found on these drawings/digital files Design Signage Pty Ltd should be notified immediately.

Issue	Date/Desc	By	Check
01	29.01.2015 Prelim Designs	DR	CB
02	10.02.2015 Prelim Designs	DR	CB

Project Name:  
Abattoir Blues

File Name:  
- Abattoir Blues  
Location:  
- Jan 15

Scale:  
As Noted

DS.004



Issued under the Environmental, Planning and Assessment Act 1979  
Approved Development Application No. : 10-16-2014

Granted on the 24/3/15 .. subject to any conditions

contained in the notice of determination.

Signed: .....

Date: .....