

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: 26 March 2015

SCHEDULE 1

Development Application:	DA 05-03-2015
Application made by:	Kevin Lum – Site 3 Development Company P/L
To:	Sydney Olympic Park Authority
In respect of:	Lot 202 DP 1199180, Site 3 Tower D, Sydney Olympic Park
For the following:	Subdivision of Lot 202 DP 1199180 into 2 Torrens Title Stratum lots.
Advisory Notes	The Applicant (or any persons acting on this consent) 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. 05-03-2015

1 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.

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.

2 Development in accordance with Plans

The development shall be generally in accordance with Development Application number 05-03-2015, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Statement of Environmental Effects report prepared by LTS Lockley, titled "The proposed development – Stage 3 Tower D Stratum Subdivision", dated 2015.01.29		
Plans prepared by surveyor Joseph Monardo		
Drawing Ref	Name of Plan	Issue / Date
35173-41335DP Sheet 1-11 of 11	Proposed Subdivision of Lot 202 DP 1199180	E / 10-02-15

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 Section 109 Subdivision Certificate

A Stratum Subdivision Certificate is to be issued for the proposed Stratum Subdivision by an accredited B1 Certifier in accordance with the requirements set out in Section 81A of the *Environmental Planning and Assessment Act 1979*.

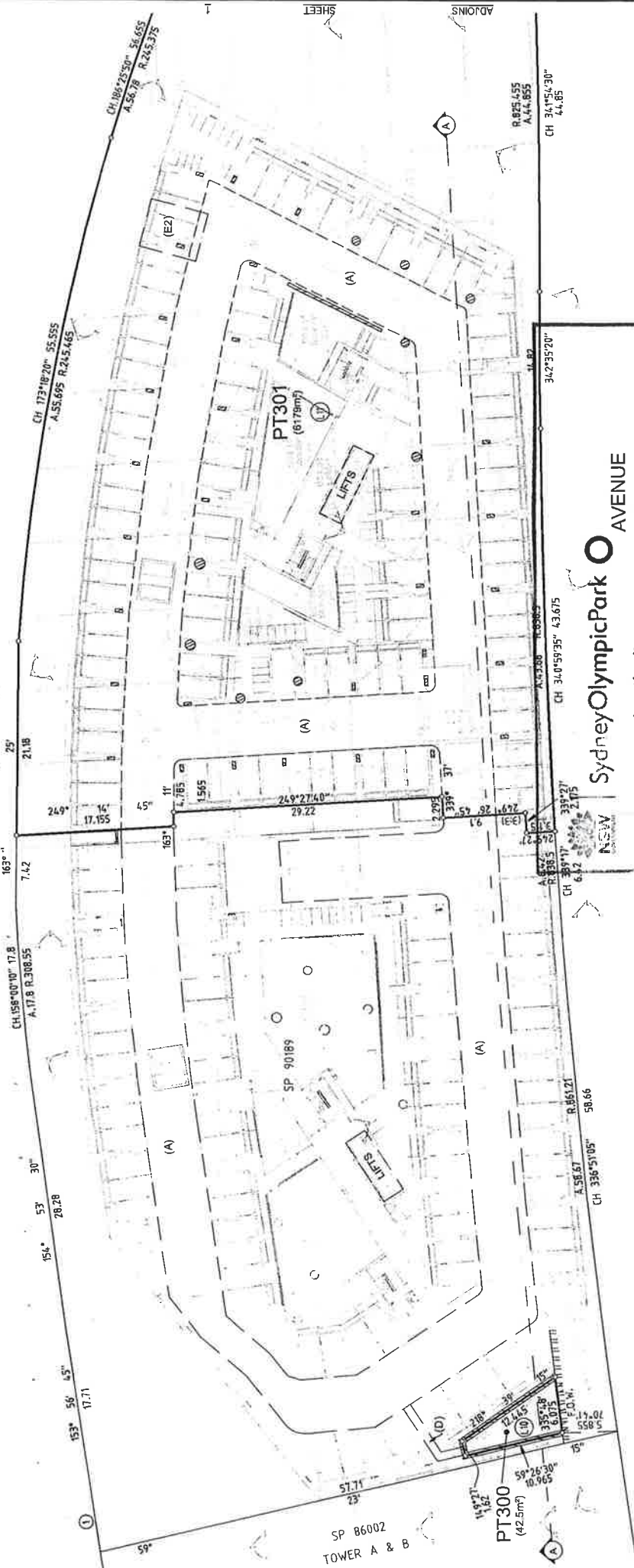
Note: Sufficient information must be forwarded to the certifying authority illustrating compliance with the relevant requirements of the Conditions of *Development Consent*. Sufficient information may include but not limited to, reports or certifications issued by an appropriately qualified person. Please contact your relevant certifying authority to discuss requirements prior to submission of the application for Subdivision Certificate.

5 Section 88B Instrument

Prior to registration of the Subdivision Plan(s) with the NSW Land & Property Information Office, the person(s) acting on this consent must create all necessary documentary easements for access, services, drainage, encroaching structures, support and shelter, maintenance or any other encumbrances required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision pursuant to Section 88B of the Conveyancing Act, 1919.

BASEMENT 4 & BELOW
FL. 5.05 & 4.85 TYPICAL

76
DP1134.933



AUSTRALIA

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

- ☐ LOT 300 TOWER D - RETAIL/COMMERCIAL
- ☐ LOT 301 TOWER D - RESIDENTIAL

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SCHEDULE OF SHORT & CURVED BOUNDARIES

No.	BEARING	DISTANCE	ARC	RADIUS
1	54°00'52"	8.945	0.945	127.135
2	204°19'	1.23	1.355	0.9
3	284°32'	14.45	1.575	1
4	220°55'	0.31	0.355	0.2
5	300°33'	0.5	0.575	0.5
6	300°33'	0.9	0.945	0.9
7	214°32'	1.27	1.41	0.9
8	154°42'	0.75	0.795	0.5
9	227°59'	1.565	1.6	1

DRAFT PLAN FOR DEVELOPMENT APPROVAL
ALL AREAS AND DIMENSIONS ARE SUBJECT
TO SURVEY.

NOTES:

- F.O.W. ~ DENOTES FACE OF WALL ON BODY
- ~ DENOTES BODY THROUGH CENTRELINE OF WALL
- I.P. ~ DENOTES INCLINED PLANE

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

Approved Development Application No. : **05-03-2015**

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

SEE SHEET 11 FOR EASEMENT DESCRIPTIONS & STRATUM STATEMENTS

Date:

LGA: AUBURN

Locality: SYDNEY OLYMPIC PARK

Subdivision No:

Lengths are in metres. Reduction Ratio 1: 300

Surveyor: JOSEPH MONARDO

Date of Survey:

Surveyor's Reference: 38173-41380P

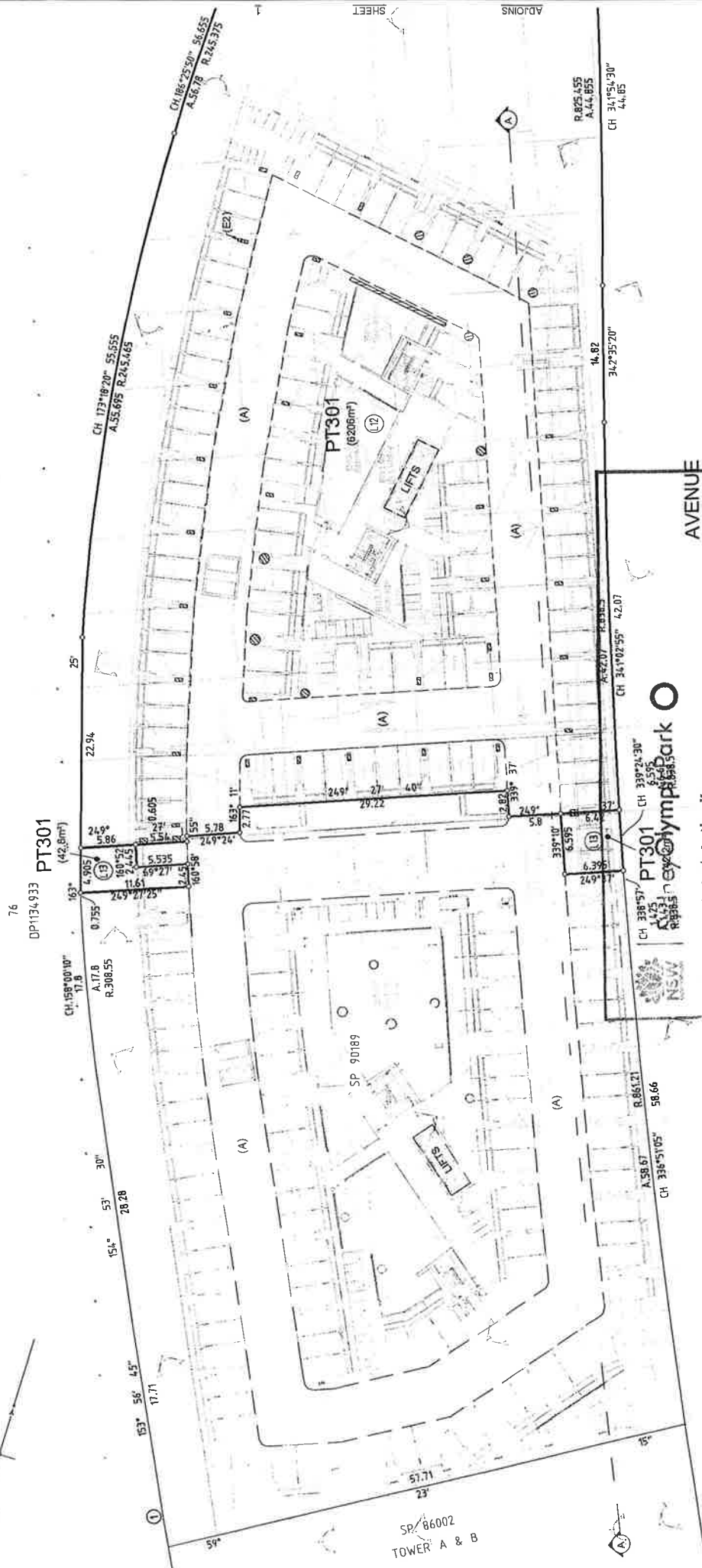
PLAN OF SUBDIVISION OF LOT 202 IN DP 1199180

Registered

DP DRAFT

ISSUE E DATED 10-02-15

FL, 7.75 & 7.35



AUSTRALIA

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. : 05-05-615

Granted on the...subject to any conditions

O.C. ~ DENOTES FACE OF COLUMN (N 80°)
D ~ DENOTES INFORMATION IN THE NOTICE OF DETERMINATION SHEET 11 FOR EASEMENT DESCRIPTIONS & STRATUM STATEMENTS

Surveyor:
Date of Survey:
Surveyor's Reference:

Approved _____ Date: _____
 "PLAN OF SUBDIVISION" OF LOT 202 IN D.P. 1199180

Locality: SYDNEY OLYMPIC PARK
Subdivision No:

Registered

DP DRAFT

ISSUE E DATED 10-02-15

No	BEARING	DISTANCE	ARC	RADIUS
1	154 00'50"	6.965	6.965	4271.435
2	314°32'	1.415	1.375	1
3	28°19'14"	1.23	1.355	0.8
4	27°11'44"	0.745	0.845	0.5
5	28°27'55"	1.565	1.8	1
6	29°30'33"	0.9	0.945	0.9
7	304°52'	1.23	1.41	0.5

DRAFT PLAN FOR DEVELOPMENT APPROVAL.
ALL AREAS AND DIMENSIONS ARE SUBJECT
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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. 05-02-2015

Granted on the

contained in the notice of determination.

Signed: _____

Date: _____

subject to any conditions

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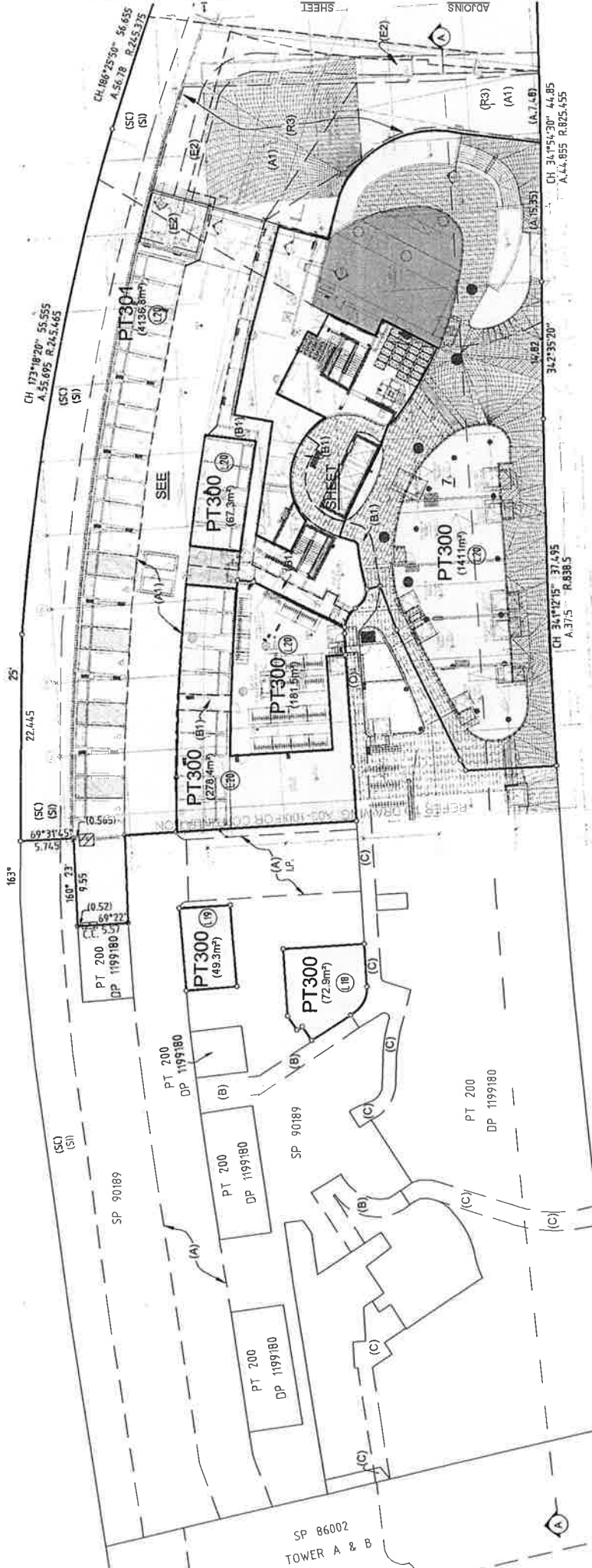
SEE DIAG. 299

SEE DIAG. 30

LEVEL 1 (ENTRY LEVEL)



76
DP1134-933



AUSTRALIA

AVENUE
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. 05-03-7215

Granted on the subject to any conditions

Contained in the Plan of Subdivision

Locality: SYDNEY OLYMPIC PARK

Subdivision No. Date:

Lengths are in metres. Reduction Ratio 1: 300

- LOT 300 TOWER D - RETAIL/COMMERCIAL
- LOT 301 TOWER D - RESIDENTIAL

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NOTES:
C.C. ~ DENOTES CENTRE OF COLUMN
I.P. ~ DENOTES INCLUDED PLANE

DRAFT PLAN FOR DEVELOPMENT APPROVAL
ALL AREAS AND DIMENSIONS ARE SUBJECT
TO SURVEY.

SEE SHEET 11 FOR EASEMENT DESCRIPTIONS & STRATUM STATEMENTS

Surveyor: JOSEPH MONARDO
Date of Survey:
Surveyor's References: 38 173-11385DP

PLAN OF SUBDIVISION OF LOT 202 IN DP 1199180

Local Authority

Registered

DP DRAFT

ISSUE E DATED 10-02-15

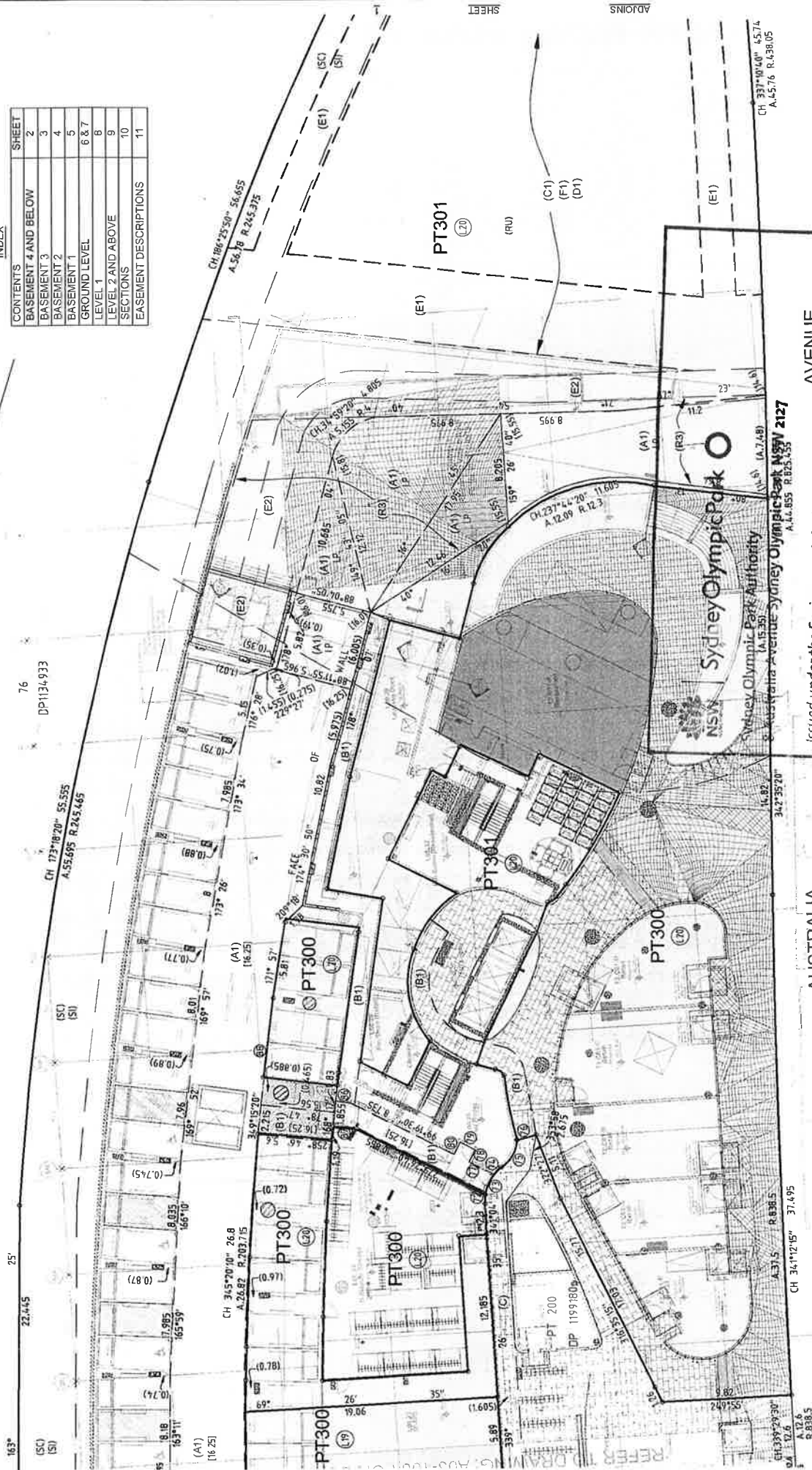
SCHEDULE OF SHORT & CURVED BOUNDARIES			
No.	BEARING	DISTANCE	RADIUS
1	354°00'50"	5.955	427.435

LEVEL 1 (ENTRY LEVEL)

- ☐ LOT 300 TOWER D - RETAIL/COMMERCIAL
☐ LOT 301 TOWER D - RESIDENTIAL

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ISSUED under the Environmental, Planning and Assessment Act 1979

Approved Development Application No. 105-03-2015

Granted on the... SEE SHEET 11 FOR EASEMENT DESCRIPTIONS & STRATUM STATEMENTS
...subject to any conditions

DRAFT PLAN FOR DEVELOPMENT APPROVAL
ALL AREAS AND DIMENSIONS ARE SUBJECT
TO SURVEY.

Surveyor: JOSEPH MOWARD
 Date of Survey:
 Surveyor's Reference: 3517341330DP

PLAN OF SUBDIVISION
 Locality: STONEY OLYMPIC PARK
 Subdivision No:
 Registered

DP DRAFT
 ISSUE DATED 10-02-15

LEVEL 2



76
DP1134933

CH 158°00'10" 17.8
A.17.8 R.308.55
163° 12.005
25° 16.595
CH 173°18'20" 55.555
A.55.695 R.245.465

154° 53' 28.28
153° 56' 45" 17.71

SP 90189

TOWER C - RESIDENTIAL

SP 86002
TOWER A & B

PT 200

DP 1199180
TOWER C - COMMERCIAL

CH 337°42'35" 32.83
A.32.83 R.861.21

CH 335°45'35" 75.835
A.25.83 R.861.21

AUSTRALIA



SydneyOlympicPark O AVENUE

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

Issued under the Environmental, Planning and Assessment Act 1979

DRAFT PLAN FOR DEVELOPMENT APPROVAL
ALL DIMENSIONS ARE SUBJECT
TO SURVEY.

No	BEARING	DISTANCE	ARC	RADIUS
1	154°18'57"	6.965	6.965	427.135

SCHEDULE OF SHORT & CURVED BOUNDARIES

SEE SHEET 11 FOR EASEMENT DESCRIPTIONS & STRATUM STATEMENTS... subject to any conditions

Granted on the

Approved Development Application No. : ... 05-03-2015

Surveyor: JOSEPH MONARDO
Date of Survey:
Surveyor's Reference: 35173413SDP

PLANNING IN THE LOCAL GOVERNMENT

LGA: AUBURN
Locality: SYDNEY OLYMPIC PARK
Section No:
Lengths are in metres. Reduction Ratio 1: 300

Registered

DP DRAFT

ISSUE E DATED 10-02-15

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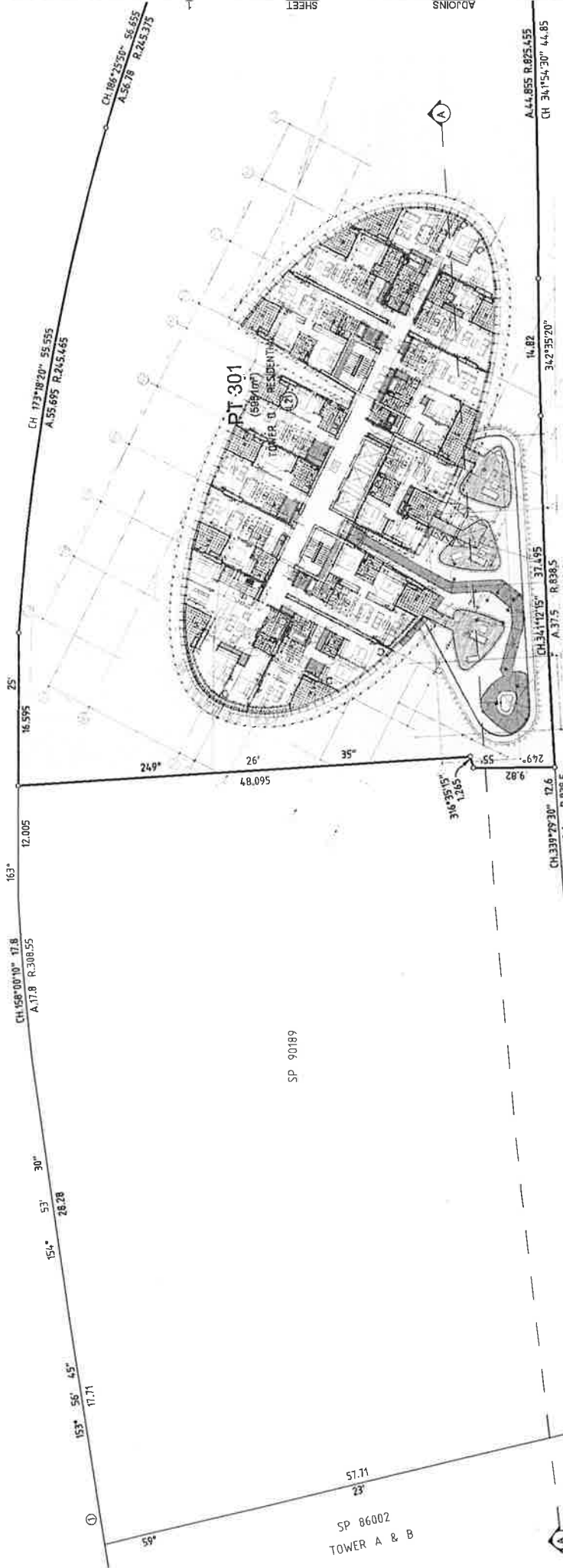
- ☐ LOT 300 TOWER D - RETAIL/COMMERCIAL
- ☐ LOT 301 TOWER D - RESIDENTIAL

INDEX

LEVEL 3 AND ABOVE



76
DP1134933



SP 90189

SP 86002
TOWER A & B

CH 338°51'05\" 56.66
A 58.67 R 861.21

CH 339°29'30\" 12.6
A 12.6 R 838.5

A 44.855 R 825.455
CH 34°15'4\" 44.85

14.82
342°55'20\"

CH 34°12'15\" 37.455
A 37.5 R 838.5

CH 34°12'15\" 37.455
A 37.5 R 838.5

CH 34°12'15\" 37.455
A 37.5 R 838.5

CH 34°12'15\" 37.455
A 37.5 R 838.5

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SydneyOlympicPark O

AUSTRALIA

AVENUE

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

- ☐ LOT 300 TOWER D - RETAIL/COMMERCIAL
- ☐ LOT 301 TOWER D - RESIDENTIAL

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Approved Development Application No. : 05-03-2015

DRAFT PLAN FOR DEVELOPMENT APPROVAL
ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.

SEE SHEET 11 FOR EASEMENT DESCRIPTIONS & EASEMENT STATEMENTS

Surveyor: JOSEPH MONAGHO
Date of Survey: 20/04/2015
Surveyor's Reference: 38173-11350P

LGA: AUBURN
Locality: SYDNEY OLYMPIC PARK
Subdivision No:

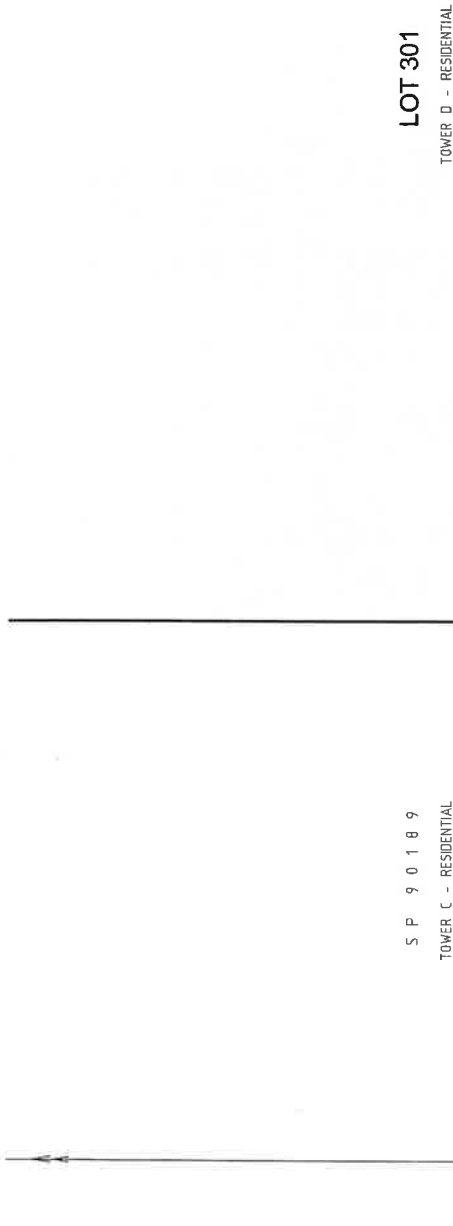
Registered

DP DRAFT

ISSUE E DATED 10-02-15

Lengths are in metres. Reduction Ratio 1: 300

SECTION A-A



ENTRY
LEVEL 1

B1

B2

B3

B4

LOT 300

LOT 300

PT 200 D P 1 1 9 1 8 0
TOWER C - COMMERCIAL

LOT 300
TOWER D - COMMERCIAL

S P 9 0 1 8 9
TOWER C - RESIDENTIAL

SydneyOlympicPark

Sydney Olympic Park Authority

8 Australia Avenue Sydney Olympic Park NSW 2127

- ☐ LOT 300 TOWER D - RETAIL/COMMERCIAL
- ☐ LOT 301 TOWER D - RESIDENTIAL

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Approved Development Application No. : DS-03-2015
Granted on the 05-03-2015 subject to any conditions
contained in the notice of determination.

SEE SHEET 11 FOR EASEMENT DESCRIPTIONS & STRATUM STATEMENTS

DRAFT PLAN FOR DEVELOPMENT APPROVAL
ALL AREAS AND DIMENSIONS ARE SUBJECT
TO SURVEY.

Surveyor: Date of Survey: Surveyor's Reference: 30173-13358P	JOSEPH MONTECCHIO 15/03/2015 30173-13358P	LGA: AUBURN Locality: SYDNEY OLYMPIC PARK Subdivision No: Lengths are in metres. Reduction Ratio 1: 500	Registered	DP DRAFT ISSUE E DATED 10-02-15
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EASEMENT NOTES

- EXISTING EASEMENTS (FROM DP 1199180)
- (A) EASEMENT FOR ACCESS BY FOOT AND VEHICLE 3.5, 5.8, 6.7 WIDE & VARIABLE WIDTH LIMITED IN STRATUM
 - (B) EASEMENT FOR ACCESS BY FOOT VARIABLE WIDTH LIMITED IN STRATUM
 - (C) EASEMENT FOR ACCESS BY FOOT 2 WIDE AND VARIABLE WIDTH LIMITED IN STRATUM
 - (D) EASEMENT FOR ACCESS BY FOOT 0.9 WIDE LIMITED IN STRATUM
 - (E) EASEMENT FOR ACCESS BY FOOT 0.9 & 1 WIDE LIMITED IN STRATUM

- EXISTING EASEMENTS (FROM DP)
- (E2) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 0.4, 2 & 6.4 WIDE LIMITED IN STRATUM
 - (R3) RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRATUM

- PROPOSED EASEMENTS
- (A1) EASEMENT FOR ACCESS BY FOOT AND VEHICLE 3.5, 5.8, 6.7 WIDE & VARIABLE WIDTH LIMITED IN DEPTH TO HORIZONTAL AND INCLINED PLANES WITH REDUCED LEVELS SHOWN [] AND IN HEIGHT TO 2.35 ABOVE THESE LEVELS
 - (B1) EASEMENT FOR ACCESS BY FOOT VARIABLE WIDTH LIMITED IN DEPTH TO HORIZONTAL PLANES WITH REDUCED LEVELS SHOWN [] AND IN HEIGHT TO 2.35 ABOVE THESE LEVELS
 - (C1) EASEMENT FOR SERVICES VARIABLE WIDTH
 - (D1) EASEMENT FOR FUTURE SERVICES VARIABLE WIDTH
 - (E1) EASEMENT FOR ACCESS VARIABLE WIDTH
 - (F1) EASEMENT FOR CONSTRUCTION VARIABLE WIDTH

- PROPOSED EASEMENTS AFFECTING THE WHOLE LOT
- EASEMENT FOR SERVICES
 - EASEMENT FOR FUTURE SERVICES
 - EASEMENT FOR SUPPORT AND SHELTER
 - EASEMENT FOR EMERGENCY EGRESS
 - EASEMENT FOR CONSTRUCTION
 - EASEMENT FOR CONSTRUCTION SERVICES

TABLE OF AREAS (m²)

LEVEL	PT 300	PT 301	TOTAL
BASEMENT 4	42.5	6179	6221
BASEMENT 3	-	6291	6291
BASEMENT 2	44.4	6341	6385
BASEMENT 1	68.2	6149	6215
GROUND LEVEL	2031	4166	6197
LEVEL 1	652.2	5304	5956
LEVEL 2 AND ABOVE	-	5951	5951
OVERALL	2838	4,038m²	4,321m²



SydneyOlympicPark

Olympic Park Authority

8 Australia Avenue Sydney Olympic Park NSW 2127

Issued under the Environmental, Planning and Assessment Act 1979

Approved Development Application No. 15-03-2015

Granted on the subject to any conditions contained in the notice of determination.

Signed: [Signature] Date: [Blank]

DRAFT PLAN FOR DEVELOPMENT APPROVAL
ALL AREAS AND DIMENSIONS ARE SUBJECT
TO SURVEY.

Surveyor: JOSEPH MONARDO
Date of Survey:
Surveyor's Reference: 35173-4133SDP

PLAN OF SUBDIVISION OF LOT 202 IN DP 1199180

LGA: AUBURN
Locality: SYDNEY OLYMPIC PARK
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 500

Registered

DP DRAFT
ISSUE E DATED 10-02-15