



Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127

Dr Tony Hayek  
Blue Wealth Property Pty Ltd  
Suite 1, 5-9 Hunter Street  
Parramatta NSW 2150

*cc – Paula Grace, Robertson + Marks*

Dear Dr Hayek

**DEVELOPMENT APPLICATION NOTIFICATION  
DA 02-01-2010**

**Internal office fitout, part Level 2, 8 Australia Avenue Sydney Olympic Park**

I refer to the above development application received by Sydney Olympic Park Authority on 14 January 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 28.01.2010

**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)



Sydney Olympic Park Authority, 7 Figtree Drive, Sydney Olympic Park NSW 2127

## Development Consent

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

I, the Executive Director, Major Projects Assessments of the NSW Department of Planning, 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 21.01.2010

Chris Wilson  
**Executive Director, Major Projects Assessments**  
**Department of Planning**

**Date:**

**Ref: DA 02-01-2010**  
**(File No. F10/62)**

### Schedule 1

<b>Development Application:</b>	DA 02-01-2010
<b>Application made by:</b>	Tony Hayek, Blue Wealth Property Pty Ltd
<b>To:</b>	Sydney Olympic Park Authority
<b>In respect of:</b>	Lot 1020 DP 875723
<b>For the following:</b>	Internal fit out works to 8 Australia Avenue – part Level 2.
<b>Determination:</b>	Consent granted subject to the conditions in the attached Schedule 2
<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. 02-01-2010**  
**(FILE NO. 10/62)**

**Part A – Administrative Conditions**

**A1 Development Description**

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

- 1 Internal fit out works in an approved building at 8 Australia Avenue, Sydney Olympic Park, including new partitioning and work stations. The fit out works are to be undertaken in accordance with the plans prepared by Robertson and Marks Pty Ltd.

**A2 Development in accordance with Plans**

The development shall be generally in accordance with Development Application number DA 02-01-2010 received by the Authority on 14 January 2010, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Plans prepared by Robertson + Marks Pty Ltd			
Drawing Ref	Revision	Name of Plan	Date
DA01	A	Partition Plan and Site Plan	16.DEC.09
DA02	A	Furniture Plan	16.DEC.09
Statement of Environmental Effects prepared by Robertson + Marks Pty Ltd dated 13 January 2010 and 11 January 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 Conditional Advice 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 Conditional Advice of this Approval and the details referred to Conditional Advice No. A2, the Conditional Advice 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 02-01-2010.

**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 Principle Certifying Authority (PCA) or another Accredited Certifier with the prior consent of the PCA.

**A7 Development consent does not include “Sub-Tenancy” furniture fit out or internal partitioning**

This development consent does not include furniture works or internal partitioning of the area identified as “Sub-Tenancy” on the plans numbered DA01 and DA02, dated 16 December 2009, prepared Robertson and Marks Pty Ltd. Development consent for this Sub-Tenancy space is required to be obtained from the Sydney Olympic Park Authority prior to any construction works.

**Part B – Prior to issue of construction certificate****B1 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 person. Please contact your relevant certifying authority to discuss requirements prior to submission of the application for construction certificate.

**B2 Principle 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*.

**B3 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*.

**Part C – During Construction****C1 Construction hours of work**

The hours of construction, including the delivery of materials to and from the site, shall be restricted as follows:

- (1) Between 7:00 am and 6:00 pm, Mondays to Fridays inclusive;
- (2) Between 7:00 am and 3:00 pm, Saturdays;
- (3) No work on Sundays and Public Holidays.

**C2 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*.

**C3 No Obstruction of Public Way**

The public way 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:** further information on Work Permits can be obtained from [www.sydneyolympicpark.com.au](http://www.sydneyolympicpark.com.au).

**C4 Fit out in accordance with base building Fire Engineered Design**

The fit-out is to be carried out within the provisions of the base building Fire Engineered Design and shall not compromise this existing base building Fire Engineered Design. 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.

**C5 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*.

**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 person. Please contact your relevant certifying authority to discuss requirements prior to submission of the application for construction and occupation certificate.

**C5 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.

**Part D – Prior to occupation****D1 Occupation certificate**

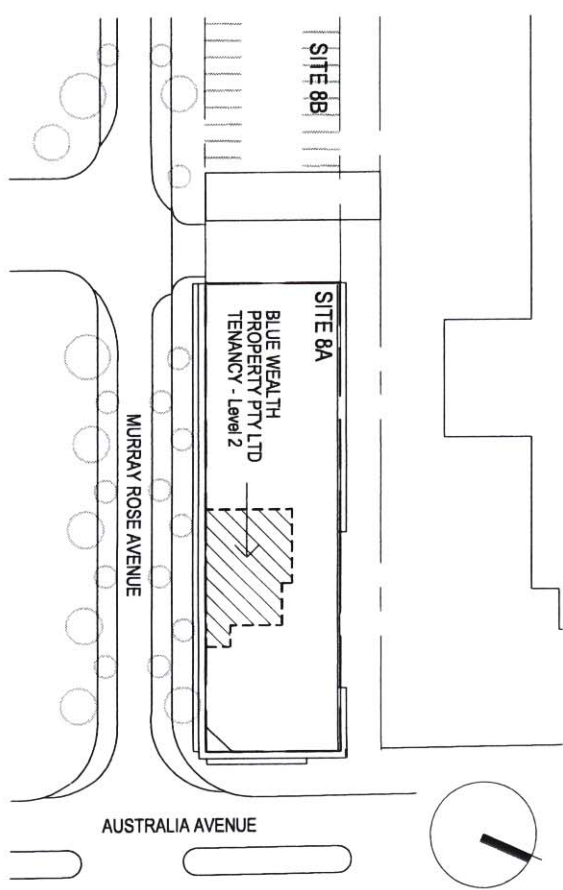
An Occupation Certificate is to be issued by the Principal Certifying Authority upon completion of the new building works in accordance with the requirements of Section 109H and 109M of the *Environmental Planning and Assessment Act 1979*.

**Part E – During occupation****E1 Annual Fire Safety Statement**

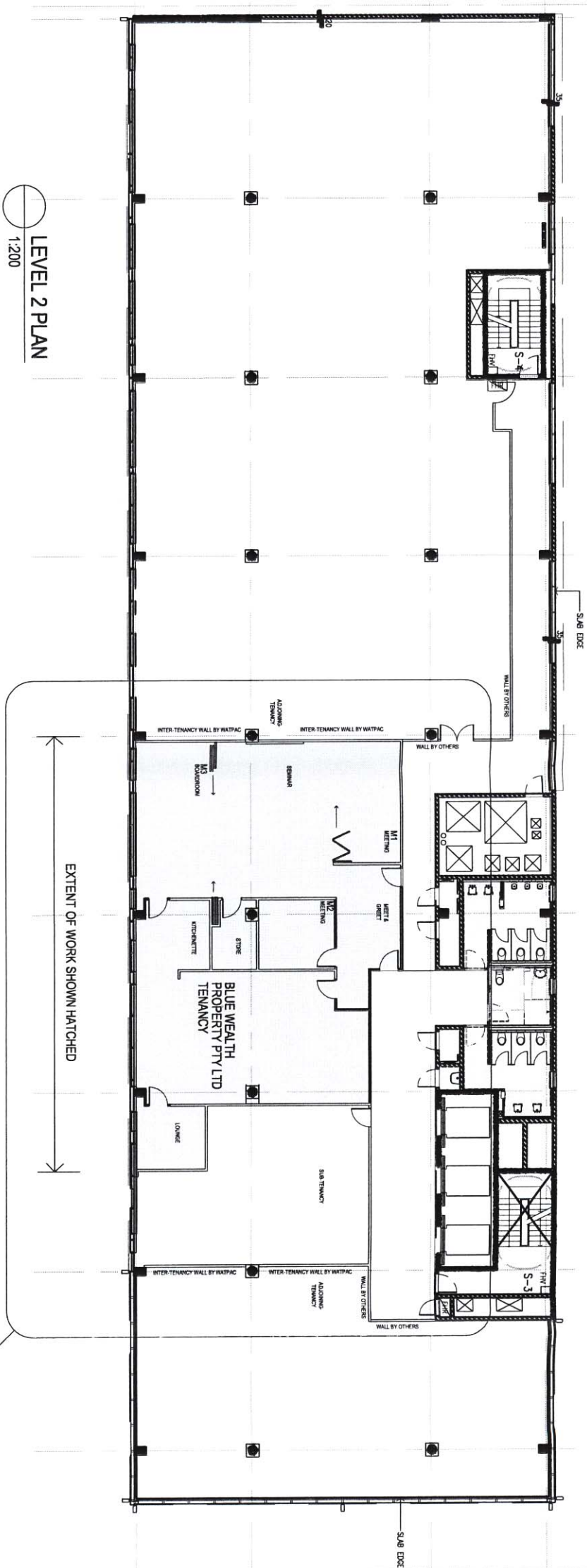
All fire safety measures serving the building are to be certified to the relevant local Consent Authority (Auburn Council) as being maintained in accordance with the requirements of the BCA and Environmental Planning and Assessment Act 1979 and Regulations on a yearly basis within 12 months after the date on which the initial Fire Safety certificate is issued.


Issue	Description	Date
A	Revised to SCQA for approval	13.07.10

SITE PLAN



LEVEL 2 PLAN  
1:200



 Sydney Olympic Park Authority  
7 Fyffes Drive, Sydney Olympic Park NSW 2127

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

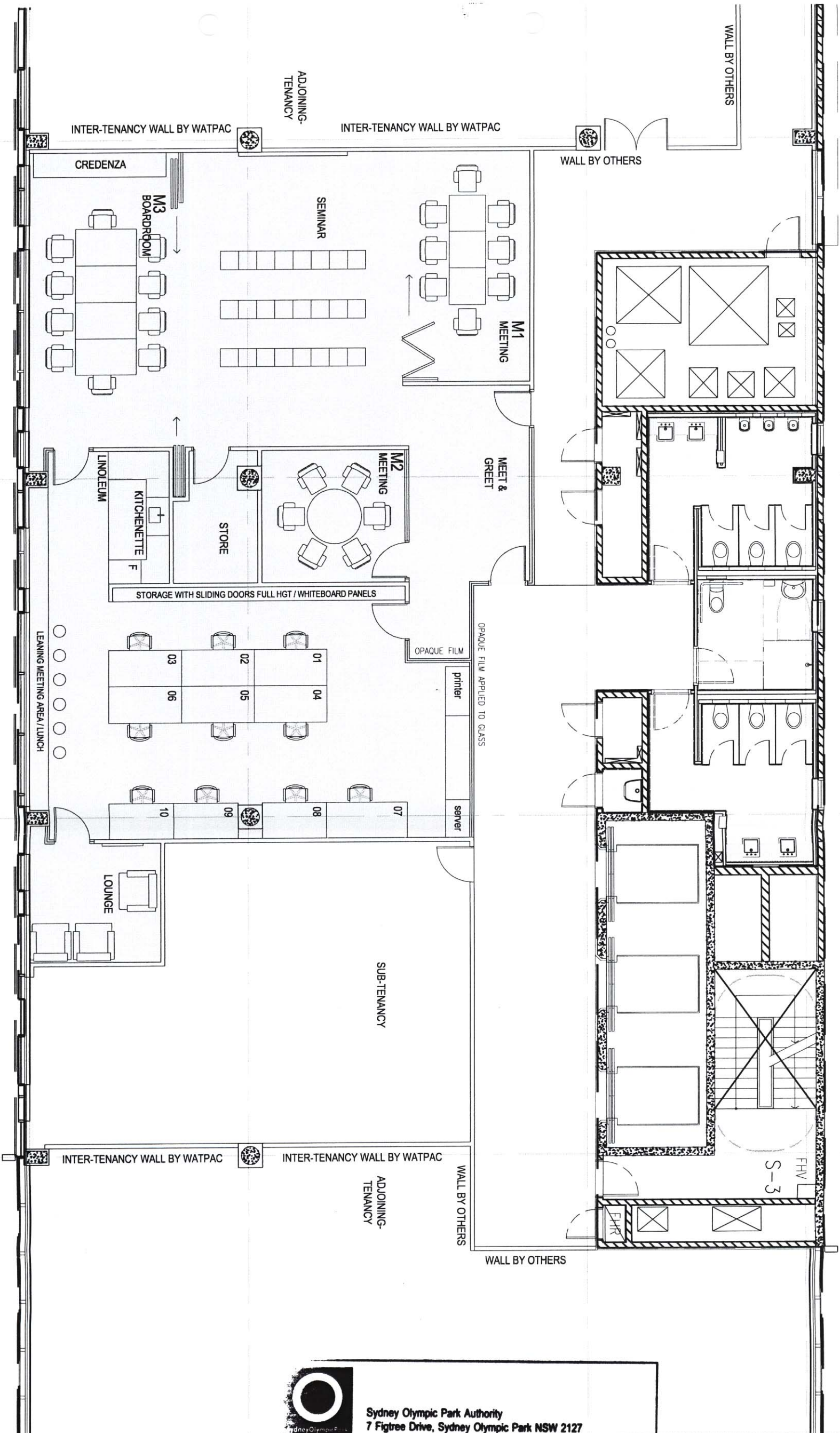
Approved Development Application No ..... 04 02-01-2000

Granted on the ..... 21.01.2000 ..... subject to any conditions.

contained in the notice of determination.

Signed ..... Date 28.01.2000

[illegible]



Sydney Olympic Park Authority  
7 Figtree Drive, Sydney Olympic Park NSW 2127

Issued under the Environmental, Planning and Assessment Act 1979

Approved Development Application No DA 02-01-2010

granted on the 21.01.10 subject to any conditions

contained in the notice of determination.

signed [Signature] Date 28.1.2010

REVISION

Rev	Description	Date
A	Issue to SPPA for approval	15.01.10

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ROBERTSON+MARKS

Project  
Level 2  
8 Australia Avenue  
Sydney Olympic Park  
Client  
Blue Wealth Property Pty Ltd

Job Number 0000  
Date 14 DEC 09  
Scale 1:100  
Drawn PG  
CUT File Z:\AUSOlympicPark\Level 2  
Drawing Number DA02  
A