

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.



Darren Troy
Manager, Planning
Sydney Olympic Park Authority

Date: 11/06/2014

Ref: DA 03-05-2014
(File No. 14/460)

Schedule 1

Development Application:	DA 03-05-2014
Application made by:	Bassam Aflak – Site 3 Development Company
To:	Sydney Olympic Park Authority
In respect of:	Lot 2, DP 1159930
For the following:	Stratum subdivision of existing lot into 3 lots.
Advisory Notes	<p>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</p> <p>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)</p>

SCHEDULE 2

CONDITIONS OF CONSENT DEVELOPMENT APPLICATION NO. 03-05-2014

(FILE NO. 14/460)

1 Development Description

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

- (1) Subdivision of Lot 2, DP 1159930 in to 3 new stratum lots. The works would be carried out in accordance with the plans prepared by surveyor Joseph Monardo.

2 Development in accordance with Plans

The development shall be generally in accordance with Development Application number 03-05-2014, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Plans prepared by surveyor Joseph Monardo		
Drawing Ref	Name of Plan	Date
35173-35521DP Sheet 1-11 of 11	Proposed Subdivision of Lot 2, DP 1159930	30.04.2014
Statement of Environmental Effects ref 35173see		

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.