



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

Tony Bourke
Segway Tours Australia
232 Liverpool Street
EAST SYDNEY NSW 2010

Dear Tony

**DEVELOPMENT APPLICATION NOTIFICATION
DA 116-11-2009**

Segway Tours Australia, Newington Armory, Sydney Olympic Park

I refer to the above development application received by Sydney Olympic Park Authority on 23 November 2009.

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

Yours sincerely,

Original signed 16.12.2009

Andrew Brown
Executive Manager, Urban Planning and Design

Date:

PH 9714 7137

email 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 11.12.2009

Chris Wilson
Executive Director, Major Projects Assessments
Department of Planning

Date:

Ref: DA 116-11-2009
(File No. F09/1188)

Schedule 1

Development Application:	DA 116-11-2009
Application made by:	Tony Burke, Segway Tours Australia
To:	Sydney Olympic Park Authority
In respect of:	Lot 3 DP 883215
For the following:	Minor works to Building 25, Newington Armory and the occupation and use of Building 25 for Segway Tour Australia operations at Newington Armory.
Determination:	Consent granted subject to the conditions in the attached Schedule 2
Date of commencement of consent	This development consent commences on the date identified in the formal notification letter accompanying the Notice of Determination
Advisory Notes	<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. 116-11-2009
(FILE NO. 09/1188)

Part A – Administrative Conditions

A1 Development Description

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

- 1 Minor works to Building 25, Newington Armory and the occupation and use of Building 25 for Segway Tour Australia operations at Newington Armory. The works would be carried out in accordance with the plans and information prepared by Segway Tours Australia Pty Ltd.

A2 Development in accordance with Plans

The development shall be generally in accordance with Development Application number DA 116-11-2009 received by the Authority on 23 November 2009, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Plans prepared by Segway Tours Australia			
Drawing Ref	Revision	Name of Plan	Date
N/A	N/A	Proposed Floor Plan	12/09/09
Statement of Environmental Effects prepared by Segway Tours dated 22 November 2009			
Letter to Mr Andrew Ferris, RE: Minor works Building 25 Newington Armory, dated 17 November 2009			
Cover letter accompanying Development Application, not dated.			

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 116-11-2009.

A6 Prescribed Conditions

The development is to comply with the prescribed conditions of development consent under Clause 98 of the *Environmental Planning and Assessment Regulations 2000*.

Part B – Prior to commencement of works

B1 Works Permit

The Applicant, or any party acting upon this Consent, is required to obtain a Works Permit from Sydney Olympic Park Authority prior to works commencing. Work Permits are required only for works occurring outside of site boundaries.

Examples of work outside of site boundaries that require a works permit include, but not limited to: loading and unloading of construction materials; storage of skips and waste receptacles; construction related work; traffic control measures; mobile cranes; and concrete pumps.

Part C – During Works

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 All works must be in accordance with the *Building Code of Australia*

All works are to be carried out in accordance with the Deemed to Satisfy provisions of the *Building Code of Australia 2008* (BCA).

C4 Parklands management

The following need to be considered whilst undertaking works:

- Works are to comply with the *Millennium Parklands Heritage Precinct Conservation Master Plan* Conservation Policies for the Built Environment and Adapting Buildings to new uses.
- Works are to be undertaken to minimise public and environmental harm. The contractor is to produce a public and environmental risk management plan.

C5 Internal Building fabric

The building shall be retained and conserved as far as is practicable. All fabric changes are to be non-structural and reversible.

C6 Paintworks

The building shall continue be painted in a sympathetic colour scheme that demonstrates its former use.

C7 Services

Any new services shall be grouped and preferably surface mounted in order to keep fixings and penetrations through original fabric to a minimum.

C8 Photographic archival

The building is photographically recorded by a suitably qualified Heritage Consultant in accordance with the NSW Department of Planning – Heritage Branch Guidelines, prior to any alterations being completed.

C9 Existing signage

All existing signage at the western end of the building is to be retained and conserved.

C10 Stove and oven to be removed

The existing stove and oven is to be entirely removed from the premises. This is to ensure adequate minimisation of fire risks to the building.

Part D – During Operation**D1 Must operate in accordance with Operational Management Plan**

The Applicant, or any party acting upon this Consent, is required to carry out operations in accordance with an approved Operational Management Plan agreed to between Segway Tours Australia and Sydney Olympic Park Authority.

D2 Must not operate on public roads

No personal transporter is to operate on public roads and all operations must be confined to the areas as specified in the Operational Management Plan.