



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

Dave Ottley
Sydney Olympic Park Authority
7 Figtree Drive
SYDNEY OLYMPIC PARK NSW 2127

Dear Mr Ottley

**DEVELOPMENT APPLICATION NOTIFICATION
DA 119-12-2009**

Internal office fitout, Level 1 and part Level 2, 8 Australia Avenue Sydney Olympic Park

I refer to the above development application received by Sydney Olympic Park Authority on 14 December 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 22.12.2009

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 17.12.2009

Chris Wilson
Executive Director, Major Projects Assessments
Department of Planning

Date:

Ref: DA 119-12-2009
(File No. F09/1263)

Schedule 1

Development Application:	DA 119-12-2009
Application made by:	Dave Ottley, Sydney Olympic Park Authority
To:	Sydney Olympic Park Authority
In respect of:	Lot 1020 DP 875723
For the following:	Internal fit out works to 8 Australia Avenue – Level 1 and part Level 2.
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. 119-12-2009
(FILE NO. 09/1263)

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 Sheldon Pty Ltd.

A2 Development in accordance with Plans

The development shall be generally in accordance with Development Application number DA 119-12-2009 received by the Authority on 14 December 2009, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Plans prepared by Sheldon Pty Ltd			
Drawing Ref	Revision	Name of Plan	Date
0.00	B	Cover / site plan	09.09.09
1.01	B	Partition Plan L1	04/11/09
1.02	B	Partition Plan L2	04/11/09
2.01	I	Furniture Plan L1	09/09/09
2.02	I	Furniture Plan L2	09/09/09
Statement of Environmental Effects prepared by Sheldon Pty Ltd dated 13 November 2009			
Materials finishes schedule prepared by Sheldon Pty Ltd dated 18.09.2009			

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 119-12-2009.

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.

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 an appropriately qualified Access Consultant is to review the proposed construction plans for 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.

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 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.