



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

Mr Joe Wehbe
NILTIL Holdings Pty Ltd
12 Macarthur Street
Parramatta NSW 2150

cc – Paula Grace, Robertson + Marks

Dear Mr Wehbe

**DEVELOPMENT APPLICATION NOTIFICATION
DA 20-03-2010**

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 11 March 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

Yours sincerely,

Original signed 18.03.2010

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 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.

Original signed 18.03.2010

Andrew Brown
Executive Manager, Urban Planning and Design
Sydney Olympic Park Authority

Date:

Ref: DA 20-03-2010
(File No. F10/423)

Schedule 1

Development Application:	DA 20-03-2010
Application made by:	Joe Wehbe, NILTIL Pty Ltd
To:	Sydney Olympic Park Authority
In respect of:	Lot 1120 DP 1142724
For the following:	Alterations and additions to construct and operate commercial tenancy, 8 Australia Avenue, Sydney Olympic Park.
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, approvals and agreements are obtained from other public 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. 20-03-2010
(FILE NO. 10/423)

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 20-03-2010 received by the Authority on 11 March 2010, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Plans prepared by sb design			
Drawing Ref	Revision	Name of Plan	Date
1		Level 2 Plan, Location Plan	26/02/2010
2		Floor Plan	26/02/2010
3		Floor Plan	26/02/2010
Statement of Environmental Effects prepared by Robertson + Marks Pty Ltd dated 9 March 2010 and 10 March 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 20-03-2010.

A5 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*.

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 construction

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 Domain

The public domain 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.

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.

C6 Fit out in accordance Occupational Health and Safety Act 2000

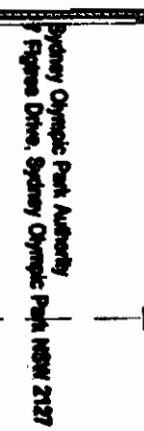
All works are to be carried out in accordance with the NSW, Occupational Health and Safety Act 2000.

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.



Sydney Olympic Park Authority
Figures Drive, Sydney Olympic Park NSW 2127

Issued under the Environmental Planning and Assessment Act 1979

Approved Development Application No 20-03-2010

granted on the 18.03.2010 ~~subject~~ to any conditions

contained in the notice of determination.

Signed 
Date 18.03.2010

Level 2 plan

A-1	showing location of the tenancy
-----	---------------------------------

Scale 1:200

SITE 8B

SITE 8A

MURRAY ROSE AVENUE

AUSTRALIA AVENUE

**MILIT HOLDINGS
TENANCY - LEVEL 2**

Location Plan

A-1	Showing location of the tenancy
-----	---------------------------------

Scale NTS

NOTES:

BLAZING

- The selection and installation of all grazing work is to comply with AS12898 and clause 22.3 of the BCA. The contractor is to provide certification upon completion of the works.

NEW HAZARD PROFILES
All new materials used will be in accordance with Clause C1.10 of the BCA.

1. The selection and installation of all doors & door hardware is to comply with D2.18 - D2.21 of the BCA.

1. All alterations to the system will be in accordance with the appropriate standard. The Fire Services

Subcontractor upon completion of the works will provide Installation certification.

All negotiations and affiliation to the system will be in accordance with ASN/ZS 2293.1.

collaboration of the works will provide a research certification.

accordance with AS/NZS 2263.1.

certification of the system, the positive mechanical ventilation.

• And manufacturers need new bill regulations with AS in accordance with AS 1008.2. The Mechanical Services Subcontractor upon completion of the works will provide installation certification.

ARTIFICIAL LIGHTING

Part 36 of the BCA for energy efficiency provisions
FIRE DETECTION ALARMS

Notes:

North
At dinner
Chick
builder. Any
refused to s


 All works to be
 by a registered

the vertices
greater or
to a level of

P1 - Full height glazing in aluminium frame eq to sapphire "wideline" /clear safety glass to AS 1288 with decal above 900MM @ 75MM thick (in 'frosted' 3M film)

P2 - Full height plasterboard partition
- 64MM metal stud / 13MM PB'D
on each side with shadowline /
provide 50MM Thick insulation

This Plan/Specification forms part of the certification for:

1100071

04 MAR 2016

sb design.

Pro] no.

11

