

4 June 2010

Mr David Hanna  
Dreamcoat Enterprises Pty Ltd  
PO Box No: 520  
STRATHFIELD NSW 2135

Dear David

**DEVELOPMENT APPLICATION NOTIFICATION**

**DA 44-05-2010**

**Shop fit out, Pharmacy at Sydney Olympic Park, Ground Floor, 9 Olympic Boulevard, Sydney Olympic Park**

I refer to the above development application received by Sydney Olympic Park Authority on 17 May 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 04.06.2010

**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)



## 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 04.06.2010

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

Date:

Ref: DA 44-05-2010  
(File No. F10/719)

### Schedule 1

<b>Development Application:</b>	DA 44-05-2010
<b>Application made by:</b>	Mr David Hanna of Dreamcoat Enterprises Pty Ltd
<b>To:</b>	Sydney Olympic Park Authority
<b>In respect of:</b>	Lot 10 DP 1125680
<b>For the following:</b>	Retail development involving use of and building alterations and additions for a Pharmacy, to the existing ground floor at, Pullman Hotel, 9 Olympic Boulevard, Sydney Olympic Park Sydney Olympic Park.
<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. 44-05-2010**  
**(FILE NO. 10/719)**

**Part A – Administrative Conditions**

**A1 Development Description**

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

- 1 Retail development involving the use of and building alterations and additions for a Pharmacy, to the existing ground floor at Pullman Hotel, 9 Olympic Boulevard, Sydney Olympic Park. The works are to be carried out in accordance with the plans prepared by Reid Campbell Pty Ltd and Dreamcoat Enterprises Pty Ltd

**A2 Development in accordance with Plans**

The development shall be generally in accordance with Development Application number DA 44-05-2010 received by the Authority on 17 May 2010, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

<b>Plans prepared by Reid Campbell Pty Ltd and Dreamcoat Enterprises Pty Ltd</b>			
<b>Drawing Ref</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
AB-1003	A	Ground Floor Plan (site location)	July 2008
AB-0003	A	Site Plan	July 2008
N/A	N/A	Gound level, Elevation 1- a, Elevation 1 – b, Elevation 1 – c, Elevation 1 – d, 3D View 1, 3D view	N/A
N/A	N/A	Ground Level, Perspective, 3d view	N/A
N/A	N/A	Signage 1	N/A
N/A	N/A	Signage 2	N/A
<b>Statement of Environmental Effects prepared by Dreamcoat Enterprises Pty Ltd dated 6 April 2010</b>			

**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 44-05-2010.

**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.

**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 Mechanical ventilation and exhaust**

Mechanical ventilation and exhaust is to be reviewed and upgraded if required. These systems shall comply with the requirements of clause F4.5 of the *Building Code of Australia* and its installation is to comply with *AS1668.1 – 1988*.

**B4 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*.

## **B5 Business identification signage presentation**

Prior to issuing a construction certificate, the signage drawings must demonstrate that the business identification signage is consistent with the specifications shown in Figure 7, Colonnade / awning identification signage zones, of the Sydney Olympic Park *Guidelines for Outdoor Advertising, Identification and Promotional Signage* (2002).

### **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*, including but not limited to:

1. Compliance in accordance with the requirements of Section J Energy Efficiency of the *Building Code of Australia*,
2. New pedestrian areas are to be constructed in accordance with *AS/NZS 4586:2004 Slip resistance classification of new pedestrian surface materials*.

**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 Building Code of Australia 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.

#### **E2 Hours of Opening**

The hours of opening shall be restricted to between 7.00 am to 1.00 am (Monday to Sunday).

**Note:** Actual operational hours may consist of the Applicant's preferred opening hours at any time between the hours 7.00am and 1.00 am (Monday to Sunday).

#### **E3 Loading and unloading**

All loading and unloading service vehicles in connection with the use of the premises may only be carried out within the designated on site loading area of the premises for 9 Olympic Boulevard or via any on-street loading zone at Sydney Olympic Park.

**Note:** Loading and unloading may be restricted during major event periods. Please contact Sydney Olympic Park Operations Unit if necessary to clarify restrictions during major event periods.

#### **E4 Pollution management**

All noise, water, waste or air pollution activities generated by the operation of 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*.

#### **E5 Pharmaceutical waste**

Suitably constructed waste disposal containers with secure fittings must be kept on the premises for the storage of any Pharmaceutical waste prior to final disposal at an appropriate waste management facility.

**E6 Intruder Alarm**

Intruder alarm/s associated with the development is permitted to operate only in accordance with the requirements of Clause 53 of the *Protection of the Environment Operations (Noise Control) Regulation 2000* under the *Protection of the Environment Operations Act 1997*.

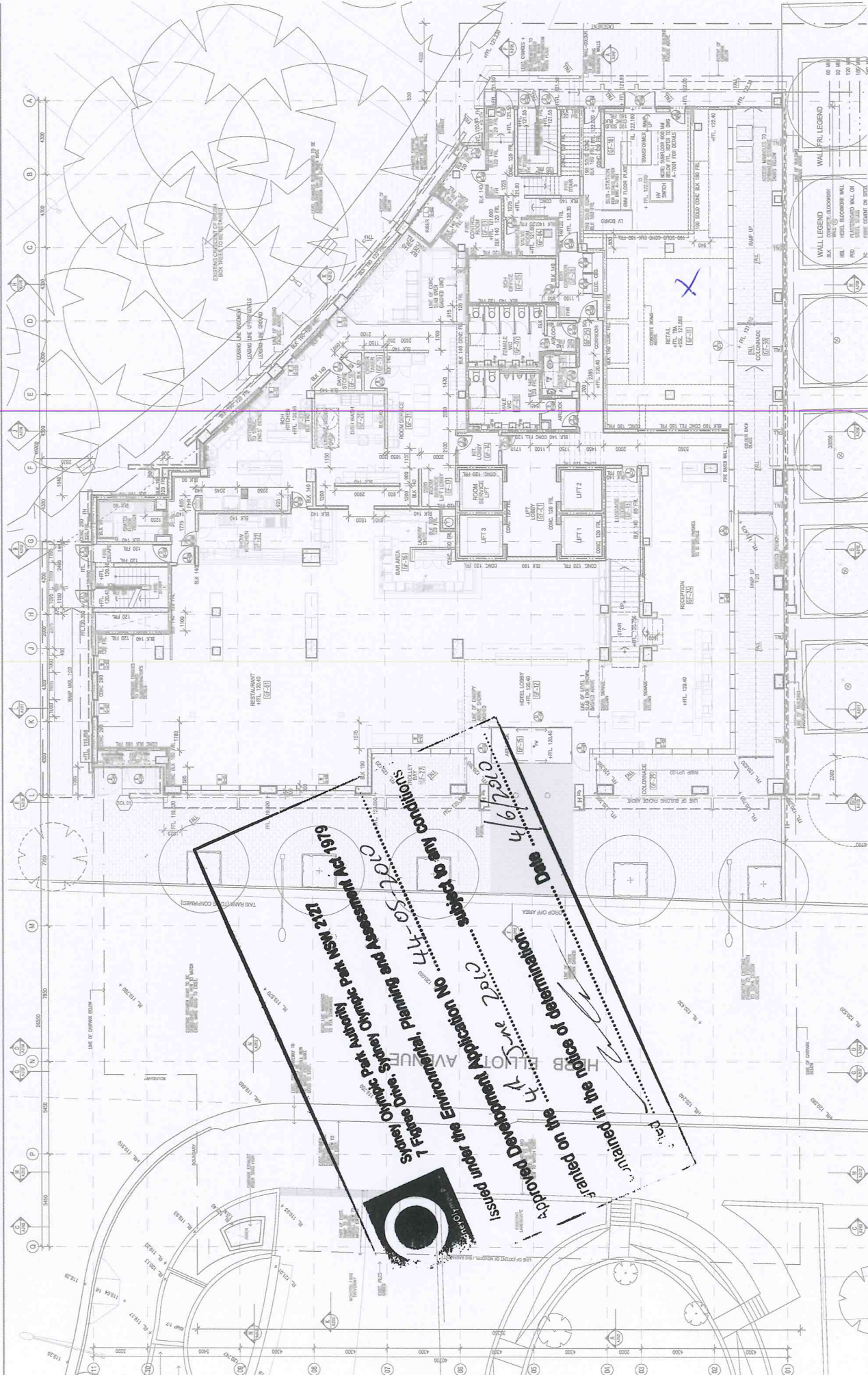
**E7 Signage illumination**

Illuminated signs associated with the premises shall not flash intermittently or cause significant glare or injury to the amenity of the public domain or persons. If, in the opinion of Sydney Olympic Park Authority, injury is likely to be caused, the intensity, period of intermittency and hours of illumination may be varied to the satisfaction of Sydney Olympic Park Authority.

**E8 No Obstruction of Public Way**

The public way must not be obstructed by any materials, vehicles, refuse, skips, signs or the like, under any circumstances unless in accordance with a Works Permit or development consent. Non-compliance with this requirement will result in the issue of a notice by the Authority to stop **all** work on the site or penalty infringements.

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



Issued under the Environmental, Planning and Assessment Act 1979  
 Sydney Olympic Park Authority NSW s72T  
 7 Tyne Drive, Sydney Olympic Park NSW 2127  
 L4-95-201C  
 Approved Development Application No. L4-95-201C  
 dated 4/6/19  
 Frattled on the 4/6/19  
 Date 4/6/19  
 subject to any conditions

1 GROUND FLOOR PLAN 1:100

1 GROUND FLOOR PLAN 1:100

AS BUILT RECORD

This plan is to be used in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2007. It is not to be used for any other purpose without the written consent of the Sydney Olympic Park Authority.

DRAWN BY: [Name] DATE: [Date]  
 CHECKED BY: [Name] DATE: [Date]  
 APPROVED BY: [Name] DATE: [Date]

ALL DIMENSIONS ARE APPROXIMATIONS AND ARE TO BE VERIFIED BY A REGISTERED LAND SURVEYOR.

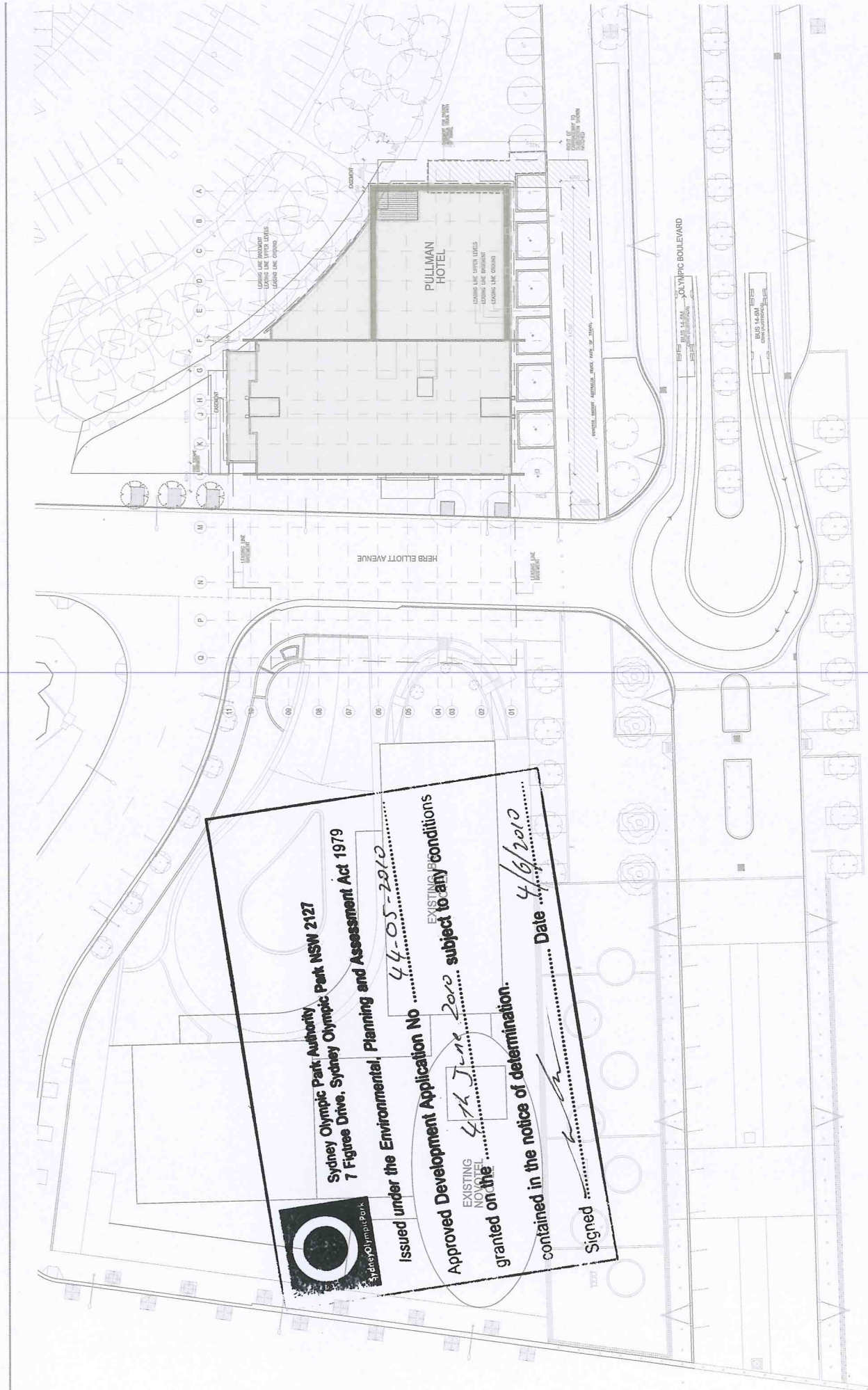
AS BUILT RECORD  
 PULLMAN HOTEL  
 SYDNEY OLYMPIC PARK  
 OLYMPIC BOULEVARD HOMEBUSH  
 DRAWING NUMBER: AB-1003  
 DATE: JULY 2008  
 DRAWN BY: [Name]


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PULLMAN HOTEL  
 SYDNEY OLYMPIC PARK  
 OLYMPIC BOULEVARD HOMEBUSH  
 DRAWING NUMBER: AB-1003  
 DATE: JULY 2008  
 DRAWN BY: [Name]

St Hilliers  
 PULMAN  
 TAHL Homebush Pty Ltd






  
**Sydney Olympic Park Authority**  
**7 Figure Drive, Sydney Olympic Park NSW 2127**  
**Issued under the Environmental, Planning and Assessment Act 1979**  
**44-05-2010**  
**Approved Development Application No 44-05-2010**  
**granted on the 4th JAN 2010 subject to any conditions**  
**contained in the notice of determination.**  
**Signed [Signature] Date 4/6/2010**

1 SITE PLAN PROPOSED 1250

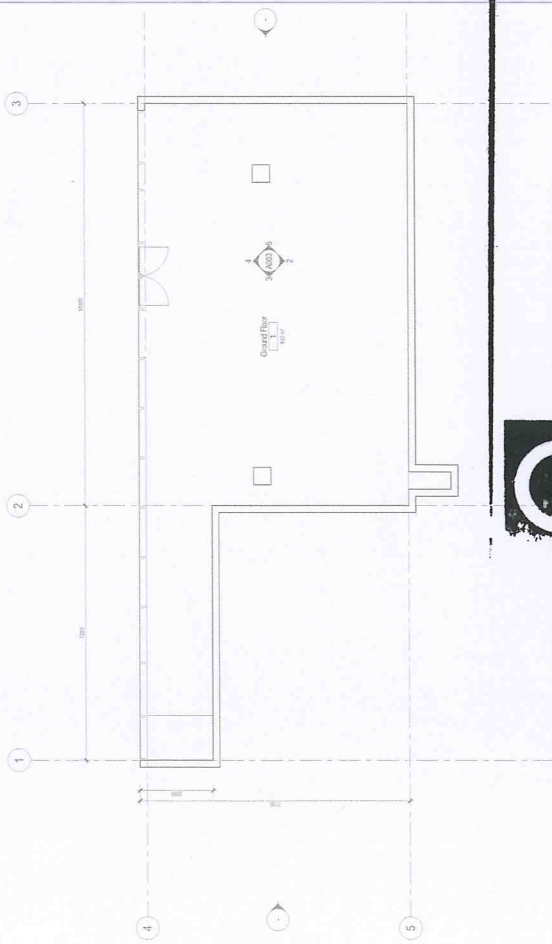


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**PULLMAN HOTEL**  
**SYDNEY OLYMPIC PARK**  
**OLYMPIC BOULEVARD HOMEBUSH**  
**AB-0003**  
**SITE PLAN**  
 Date: 05/11/10  
 Drawing Number: 1250  
 Scale: A



1 Ground Level

SCHEDULE ROOMS			
LEVEL	ROOM NUMBER	ROOM NAME	ROOM AREA
Ground Level 1		Ground Floor	133 m <sup>2</sup>



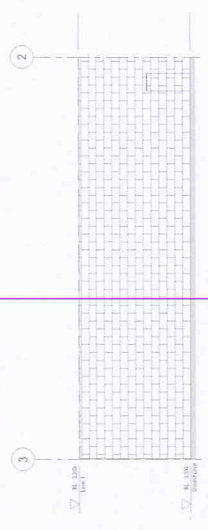
**Sydney Olympic Park Authority**  
**7 Finesse Drive, Sydney Olympic Park NSW 2127**

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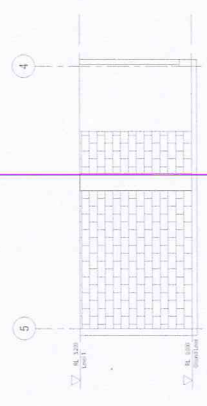
**Approved Development Application No 44-05-2010**  
 granted on the *5th June 2010* ..... **subject to any conditions**

**contained in the notice of determination.**

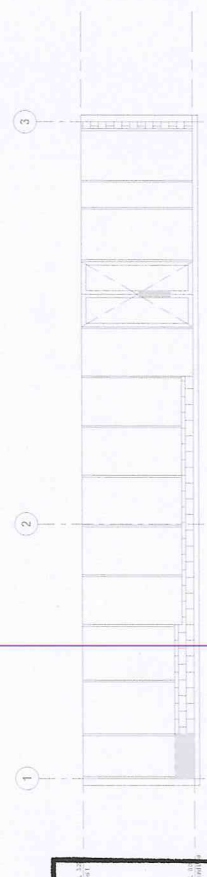
Signed: *[Signature]* Date *4/6/2010*



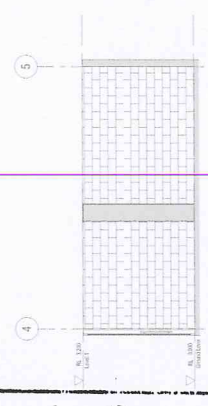
2 Elevation 1-a



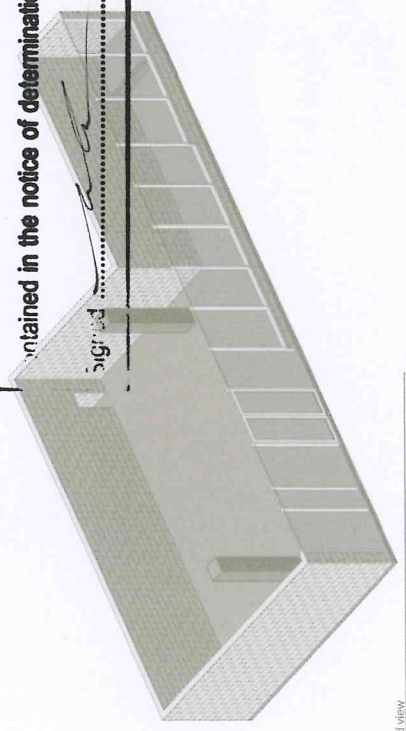
3 Elevation 1-b



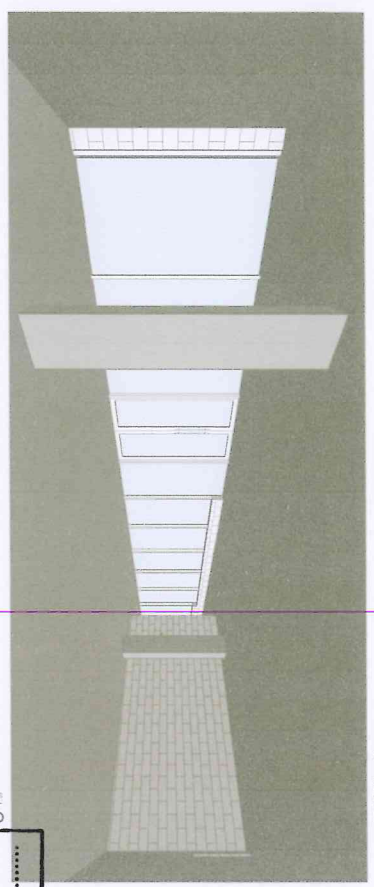
4 Elevation 1-c



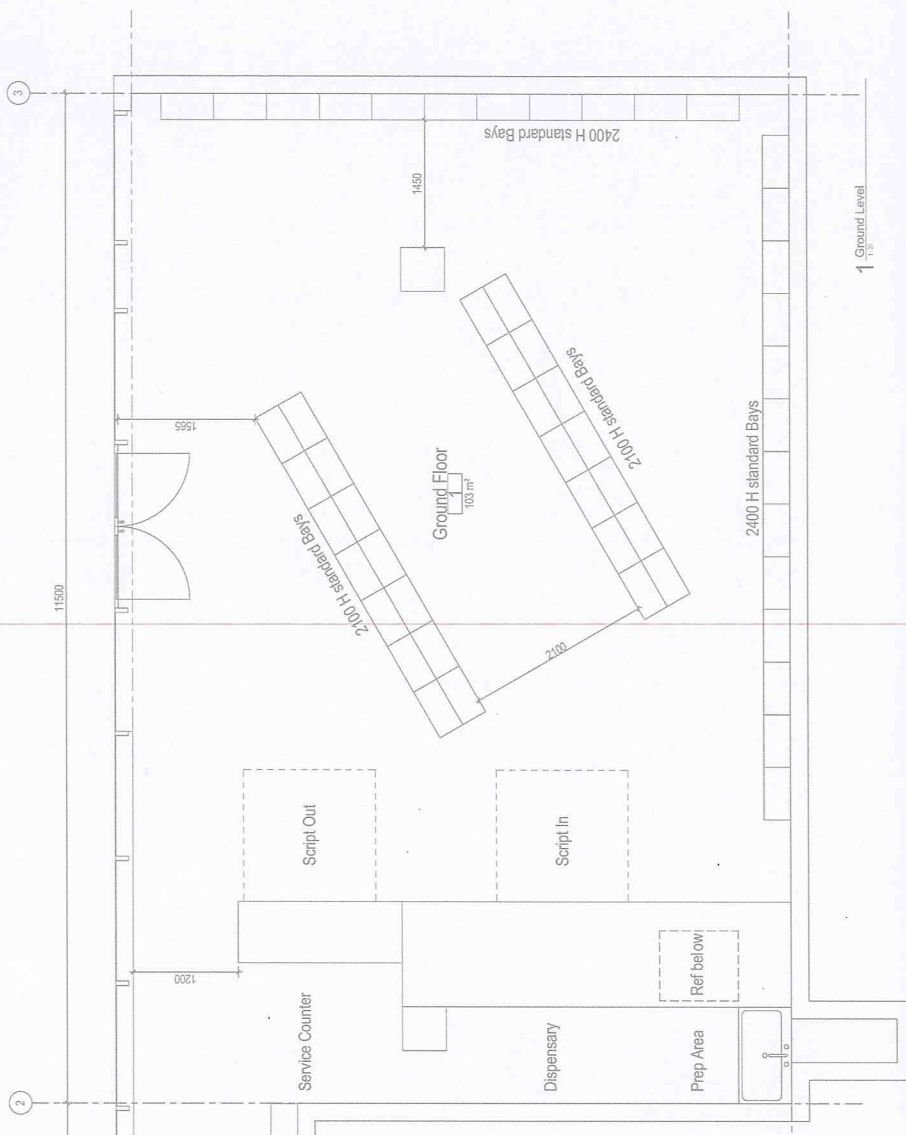
5 Elevation 1-d



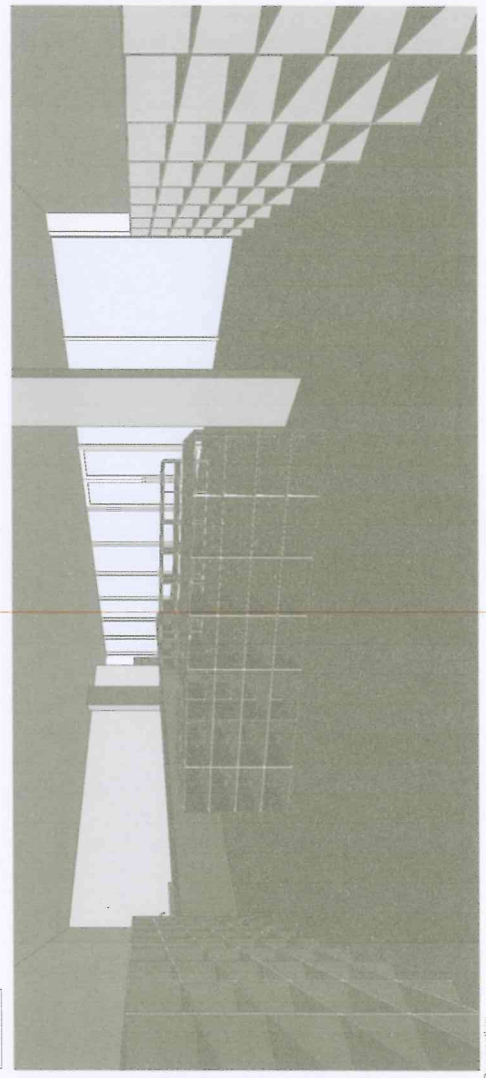
6 3d view



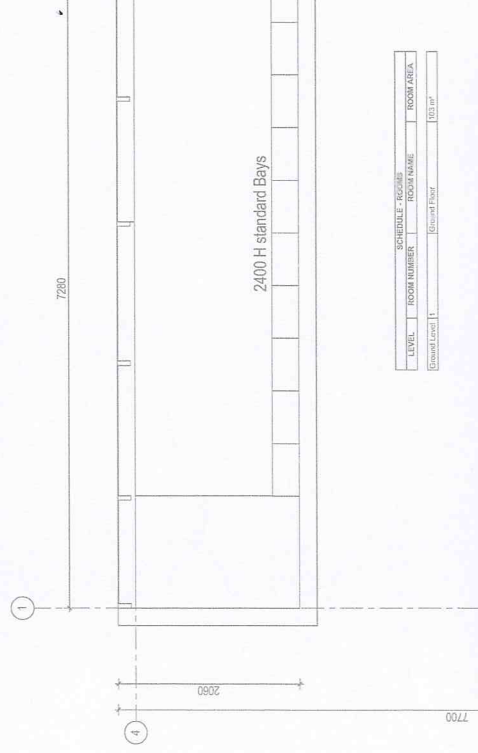
7 3D View 1



1 Ground Level



2 Perspective



SCHEDULE	ROOM	ROOM NAME	ROOM AREA
LEVEL 1	ROOM NUMBER	ROOM NAME	ROOM AREA
Ground Level 1		Ground floor	103 m <sup>2</sup>



**Sydney Olympic Park Authority**  
**7 Figgess Drive, Sydney Olympic Park NSW 2127**

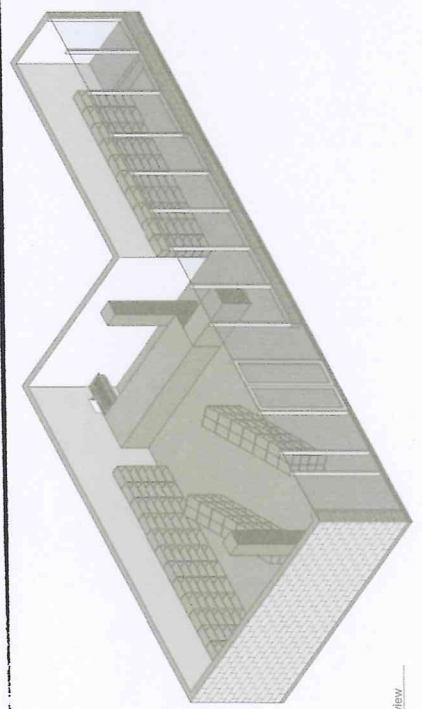
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**Approved Development Application No 44-05-2010**

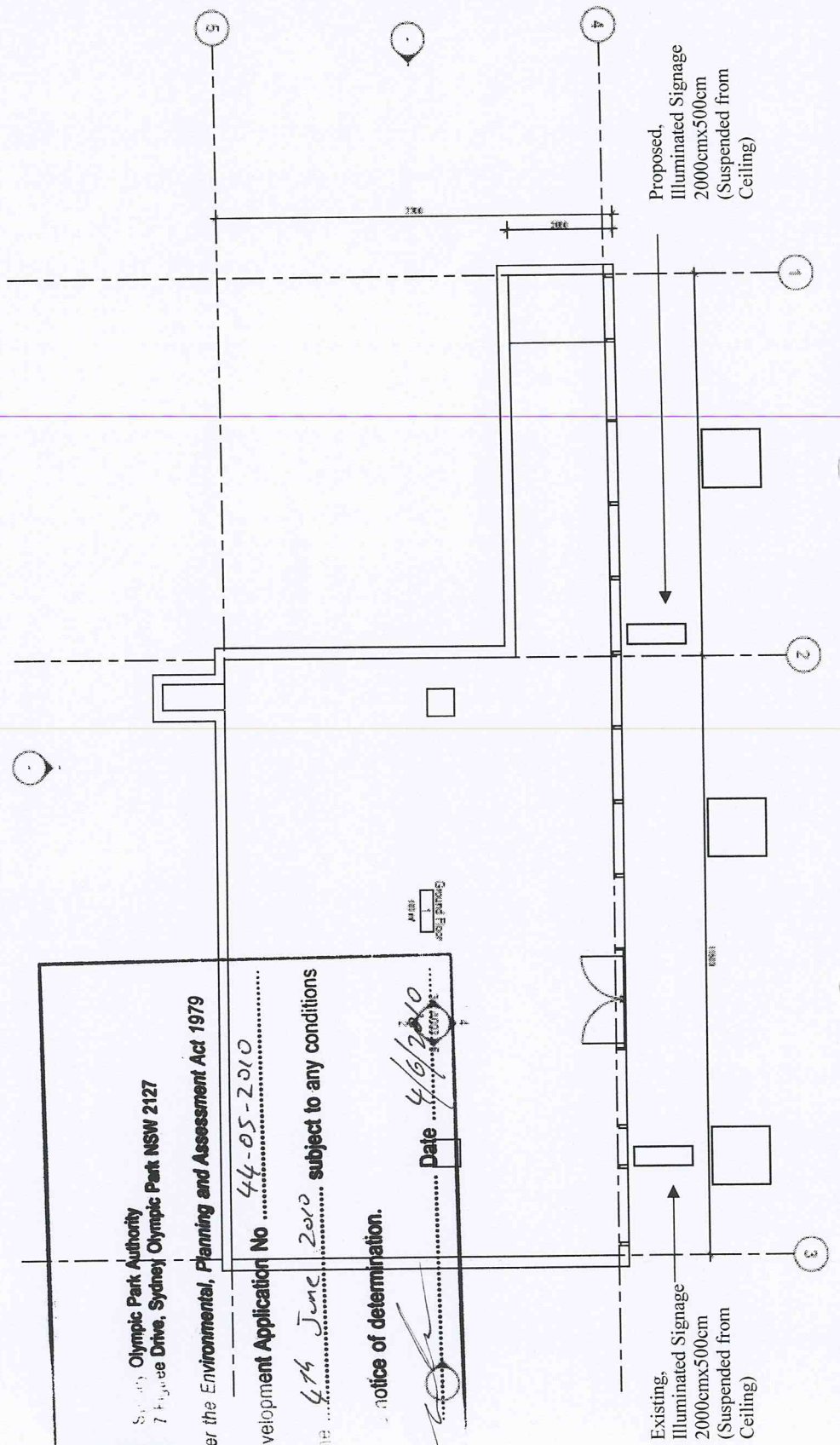
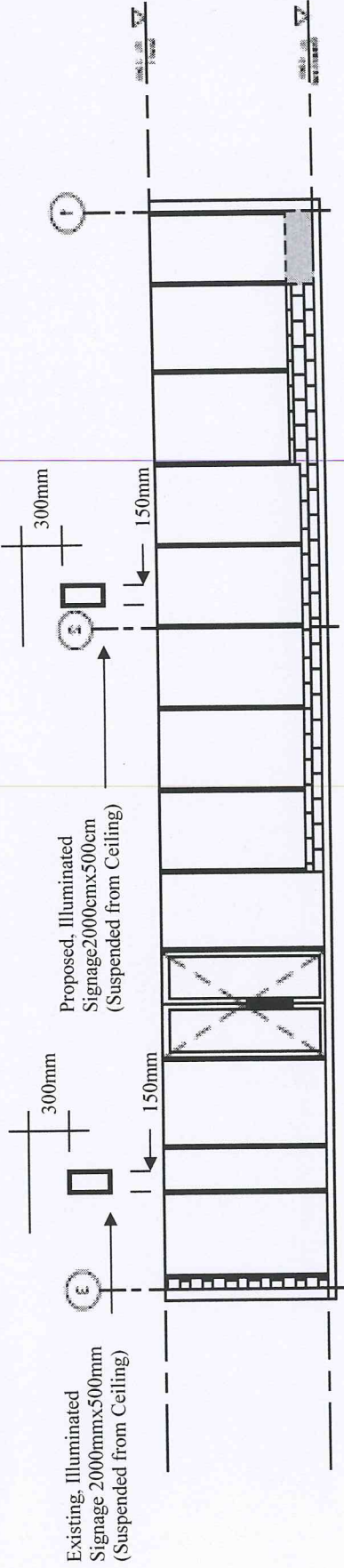
**granted on the 4<sup>th</sup> June 2010 subject to any conditions**

**contained in the notice of determination.**

Signed  Date **4/6/2010**



3 3d view



**Sydney Olympic Park Authority**  
 7 Fyfe Drive, Sydney Olympic Park NSW 2127

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

Approved Development Application No 44-05-2010

granted on the 4th June 2010 subject to any conditions

notice of determination.

Date 4/6/2010





PHARMACY  
@ Sydney Olympic Park



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 ...44-05-2010...

granted on the ...4<sup>th</sup> June 2010... subject to any conditions

contained in the notice of determination.

Sign:  Date ...4/6/2010...