



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

Rod Sears
Silex Solar Pty Ltd
2 Australia Avenue
Sydney Olympic Park NSW 2127

Dear Rod

Notification of Development Consent

**DEVELOPMENT APPLICATION DA 105-10-2009
Building Identification Signs, 2 Australia Avenue, Sydney Olympic Park**

I refer to the above development application received by Sydney Olympic Park Authority on 23 October 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 16.11.2009

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 27.10.09

Chris Wilson
Executive Director, Major Projects Assessments
Department of Planning

Date:

Ref: DA 096-10-2009
(File No. F09/1007)

Schedule 1

Development Application:	DA 096-10-2009
Application made by:	Daniel Arzamendia, Watpac Construction NSW Pty Ltd
To:	Sydney Olympic Park Authority
In respect of:	Lot 1020 DP 875723
For the following:	Internal fit out works to 8 Australia Avenue – Levels 2 (part), 3 and 4.
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. 096-10-2009
(FILE NO. 09/1007)

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 Future Space Pty Ltd Pty Ltd, dated 21.09.09.

A2 Development in accordance with Plans

The development shall be generally in accordance with Development Application number DA 96-10-2009 received by the Authority on 9 October 2009, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Architectural and civil drawings prepared by Futurespace Pty Ltd			
Drawing Ref	Revision	Name of Plan	Date
L2-DA	02	Furniture Plan Level 2	21.09.09
L3-DA	02	Furniture Plan Level 3	21.09.09
L4-DA	02	Furniture Plan Level 4	21.09.09
Statement of Environmental Effects prepared by Watpac Constructions (NSW) Pty Ltd			

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 96-10-2009.

Part B – Prior to the commencement of 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.

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*.

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 and Building Code of Australia

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. The fit-out is also required to be in accordance with the provisions of the Building Code of Australia 2009 (BCA). 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 Occupational Health and Safety Act 2000

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

C6 Accessibility

Access provisions for persons with a disability are to be in general accordance with SOPA's *Access Guidelines 2008*.

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 Certificate**

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.