



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

Ms Judy Taylor  
OPHKC Pty Ltd  
47-49 Burwood Road  
CONCORD NSW 2137

*cc – Michael Hala, Sheldon Commercial Interiors Pty Ltd*

Dear Ms Taylor

**DEVELOPMENT APPLICATION NOTIFICATION**

**DA 19-03-2010**

**Shop fit out, Suites 3 and 4 Ground Level, 8 Australia Avenue Sydney Olympic Park**

I refer to the above development application received by Sydney Olympic Park Authority on 5 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](mailto:martin.karm@sopa.nsw.gov.au)

Yours sincerely,

Original signed 06/04/2010

**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)



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 06.04.2010

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

**Date:**

**Ref: DA 19-03-2010**  
**(File No. F10/365)**

### Schedule 1

<b>Development Application:</b>	DA 19-03-2010
<b>Application made by:</b>	Judy Taylor, OPHKC Pty Ltd
<b>To:</b>	Sydney Olympic Park Authority
<b>In respect of:</b>	Lot 1120 DP 1142724
<b>For the following:</b>	Alterations and additions to construct and operate hip and knee medical consultancy, 8 Australia Avenue, 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, 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. 19-03-2010**  
**(FILE NO. 10/365)**

**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 to suites 4 and 5, ground floor 8 Australia Avenue, Sydney Olympic Park, for hip and knee medical consultancy. The fit out works are to be undertaken in accordance with the plans prepared by Sheldon Commercial Interiors Pty Ltd.

**A2 Development in accordance with Plans**

The development shall be generally in accordance with Development Application number DA 19-03-2010 received by the Authority on 5 March 2010, 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	A	Site plan / dwg register	FEB 2010
SK01	G	Proposed Layout	15/12/09
SK03	B	Entry Signage Options	15/12/09
Statement of Environmental Effects prepared by Sheldon Pty Ltd undated and 16 February 2010			
Material Sample "Option C".			

**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 19-03-2010.

**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 – Entry Signage Option****B1 Option C to be built**

Option C is to be the signage and front window finishing detail.

**Part C – Prior to construction****C1 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.

**C2 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*.

**C3 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 D – During Construction****D1 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.

**D2 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*.

**D3 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](http://www.sydneyolympicpark.com.au).

**D4 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.

**D5 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.

**D6 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 E – Prior to occupation****E1 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*.

**E2 Medical Imaging Registration**

Any ionising radiation apparatus is to be registered with the NSW Department of Climate Change and Water prior to its use. **Note:** guidance may be obtained from the Department of Climate Change and Water for requirements and industry best practice for ionising radiation apparatus used in diagnostic imaging.

**Part F – During occupation****F1 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.

**F2 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).

**F3 Loading and unloading**

All loading and unloading service vehicles in connection with the use of the premises shall be carried out within the designated loading area at the rear of the premises for 8 Australia Avenue, Sydney Olympic Park.

**F4 Waste Management**

No waste is to be stored on the footpaths or public domain areas of Sydney Olympic Park. All waste is to be stored and disposed from within the base building's waste storage room at 8 Australia Avenue.

**F5 Clinical waste**

Suitably constructed waste disposal containers with securely fitting lids must be kept on the property for the storage of any clinical, contaminated or related waste prior to final disposal of the material at an appropriate waste resource facility.

**F6 Intruder Alarm**

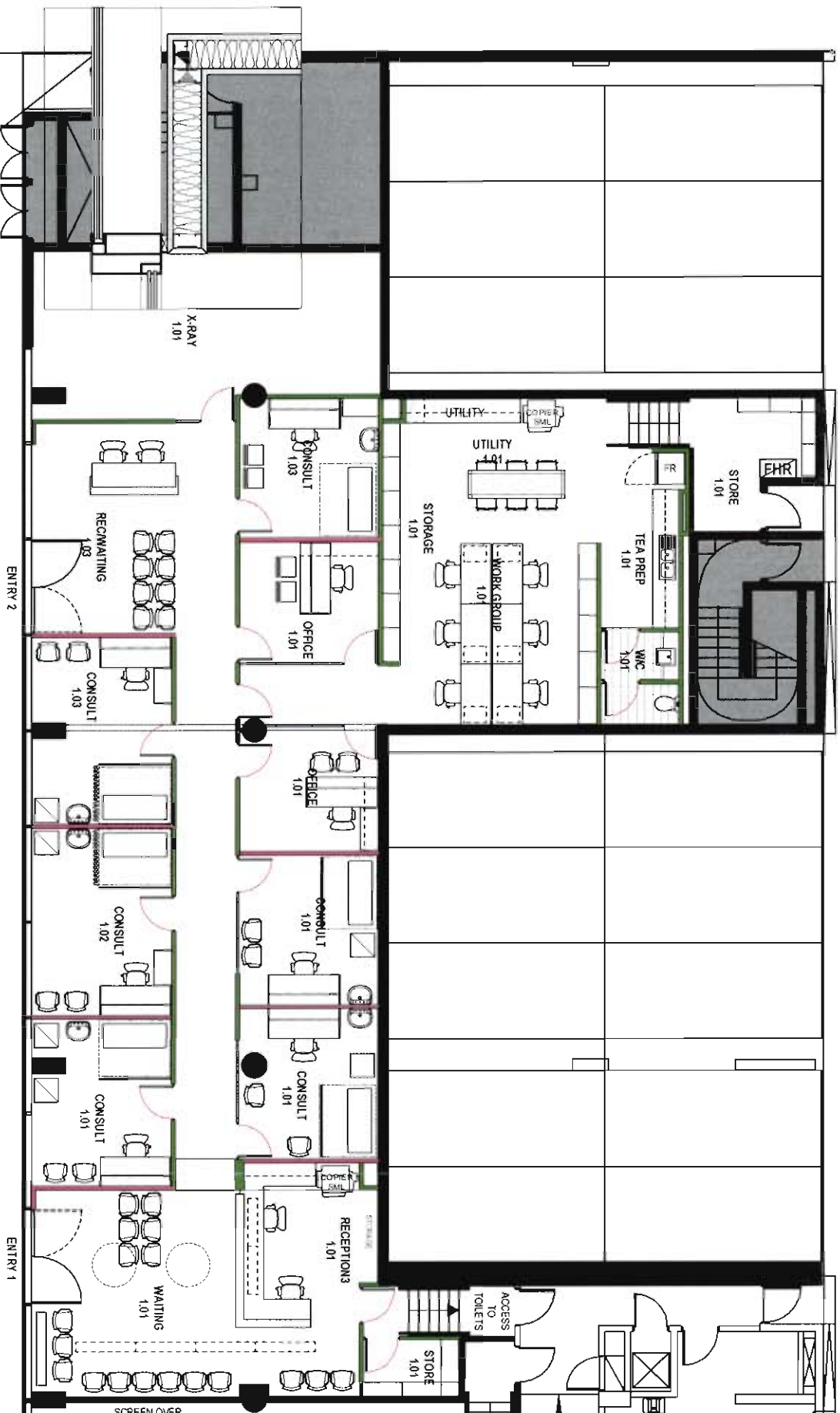
Intruder alarm/s associated with the development is permitted to operate only in accordance with the requirements of Clause 53 of the *Protection of the Environment Operations (Noise Control) Regulation 2000* under the *Protection of the Environment Operations Act 1997*.

1. *Explain the main safety and security concerns of the 1990s and how they have changed in the 21st century. How has the role of the military changed in the 21st century? How has the role of the police changed in the 21st century?*

2. *Explain the main safety and security concerns of the 1990s and how they have changed in the 21st century. How has the role of the military changed in the 21st century? How has the role of the police changed in the 21st century?*


## KEY PLAN

SCALE 1:100



## SCALE 1 100



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

Issued under the Environmental, Planning and Assessment Act 1979

Approved Development Application No. 19-03-2010

granted on the 6/4/2010 subject to any conditions  
contained in the notice of determination.

gnd ..... Date 6/4/2010

STATE	University	DATE	Department
1-1-80	TD	10/12/89	A2
1-1-80	2501618	10/12/89	REVISION
Q1972	SK01		G



Chlorinated aromatic amines, all having been previously reported, are hereby submitted as a new class of monomers for polyimide synthesis. The monomers are prepared by the reaction of aromatic diamines with chlorinated aromatic amines, and the polyimides are prepared by the reaction of the monomers with dianhydrides.

B MH ISSUED TO SOPA FOR INFORMATION 30/3/10

OPTION B

### OPTION C

RETAIL SUITE AND 5  
8 AUSTRALIA AVE  
SYDNEY Olympic Park

[illegible]

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

**Notes**