



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

Mr Harry Jung  
Maum Group Pty Ltd  
5 The Crescent  
Strathfield NSW 2135

Dear Mr Jung

**DEVELOPMENT APPLICATION NOTIFICATION**

**DA 28-03-2010**

**Shop fit out, Kokoro Sushi Bar, Shop 2, 8 Australia Avenue Sydney Olympic Park**

I refer to the above development application received by Sydney Olympic Park Authority on 23 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 28-03-2010**  
**(File No. F10/454)**

### Schedule 1

<b>Development Application:</b>	DA 28-03-2010
<b>Application made by:</b>	Harry Jung, Maum Group Pty Ltd
<b>To:</b>	Sydney Olympic Park Authority
<b>In respect of:</b>	Lot 1120 DP 1142724
<b>For the following:</b>	Retail development involving building alterations and additions, Shop 2, 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 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. 28-03-2010**  
**(FILE NO. 10/454)**

**Part A – Administrative Conditions**

**A1 Development Description**

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

- 1 Alterations and additions Shop 2 at 8 Australia Avenue, Sydney Olympic Park, including new kitchen, benches and display counters for a retail food and beverage outlet. The works would be carried in accordance with the plans prepared by A&I Group International Pty Ltd.

**A2 Development in accordance with Plans**

The development shall be generally in accordance with Development Application number DA 28-03-2010 received by the Authority on 23 March 2010, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Plans prepared by A&I Group International Pty Ltd			
Drawing Ref	Revision	Name of Plan	Date
00	B	Cover Page	12/03/2010
01	B	Scope of Works	08/03/2010
02	B	Location and Site Plan	12/03/2010
03	B	Food Premises and Note	12/03/2010
04	B	Finishes Schedule	12/03/2010
05	B	Ex. Plan	12/03/2010
06	B	Proposed Plan	12/03/2010
07	B	Kitchen Plan: Detail	12/03/2010
08	B	Reflective Ceiling Plan	12/03/2010
09	B	Electrical Plan	12/03/2010
10	B	Hydraulic Plan	12/03/2010
11	B	Core Hole Plan	12/03/2010
12	B	Shop Front Elevation A	12/03/2010
13	B	Elevation B	12/03/2010
14	B	Elevation C	12/03/2010
15	B	Elevation D	12/03/2010
16	B	Elevation E	12/03/2010
17	B	Section F & F'	12/03/2010
18	B	Section G & G'	12/03/2010
19	B	Graphic Works	12/03/2010
20	B	Perspective	12/03/2010

N/A	N/A	Attachment – location of building waste area	12/03/2010
<b>Statement of Environmental Effects prepared by A &amp; I Group International Pty Ltd dated 22 March 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 28-03-2010.

**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 – 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*.

## **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. Compliance of food preparation areas in accordance with *AS 4674-2004 Construction and fit-out of food premises*,
3. 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 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*.

**C7 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*.

**D2 Notification of NSW Food Authority**

Prior to the commencement of food handling operations, the proprietor must notify the NSW Food Authority of the following information including:

1. Contact details for the food business, including the name and address of the business and proprietor of the business
2. The nature of the food business
3. The location of any other food premises associated with the food business, within the jurisdiction of NSW Health.

**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 shall be carried out within the designated loading area at the rear of the premises for 8 Australia Avenue, Sydney Olympic Park.

**E4 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.

**E5 Food and liquid waste**

Suitably constructed waste disposal containers with secure fittings must be kept on the property for the storage of any food and liquid waste prior to final disposal.

**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*.