



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

Anthony Mayo
Watpac Developments Pty Ltd
Suite 1602 Level 16, 15 Castlereagh Street
SYDNEY NSW 2000

Dear Mr Mayo

DEVELOPMENT APPLICATION NOTIFICATION
DA 06-01-2010
Subdivision, 8 Australia Avenue, Sydney Olympic Park

I refer to the above development application received by Sydney Olympic Park Authority on 25 January 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 18.02.2010

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 18.02.2010

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

Date:

Ref: DA 06-01-2010
(File No. F10/102)

Schedule 1

Development Application:	DA 06-01-2010
Application made by:	Anthony Mayo, Watpac Developments Pty Ltd
To:	Sydney Olympic Park Authority
In respect of:	Lot 1020 DP 875723
For the following:	Subdivision of 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 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. 06-01-2010
(FILE NO. 10/102)

1 Development description

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

- (1) Subdivision to serve a lot for 8 Australia Avenue, overhanging and easement to permit encroaching structure to remain on Lot 1025 in DP875723.

2 Development in accordance with plans

The development shall be generally in accordance with Development Application registered as No. 06-01-2010, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Subdivision Plans prepared by Roderick Jamison			
Drawing Ref	Revision	Name of Plan	Date
CH4517C2_ A	A	Plan of Subdivision of Lot 1120 in DP 1142724 and easement for overhanging and easement to permit encroaching structure to remain on Lot 1025 in DP875723	11.12.09
Statement of Environmental Effects prepared by Watpac Development Pty Ltd dated 25.01.10			
Draft 88B Instrument			

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 conditions of this Approval; and
- (3) Otherwise as necessary to comply with other NSW and Commonwealth legislation.

3 Inconsistency between documents

In the event of any inconsistency between this consent and the drawings/documents referred to Condition No.2, the conditions of this consent prevail.

4 Public Agencies and Royal Agricultural Society 88B Instrument Agreement

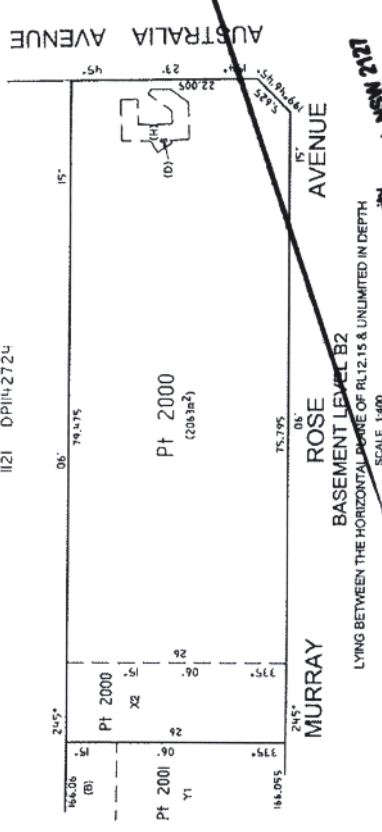
Prior to registration of Subdivision Plan(s) with the NSW Land Titles Office, the Applicant is to obtain all relevant 88B Instrument agreements from public agencies and the Royal Agricultural Society in regard to easements, right of way, restricted access and restriction on use of land.

5 Section 109 subdivision certificate

A Subdivision Certificate is to be obtained from a accredited certifier with strata certification, or the Sydney Olympic Park Authority, in accordance with Section 109C(d) of the *Environmental Planning and Assessment Act 1979*.

1121 DPIH2724

AUSTRALIA AVENUE



MURRAY

ROSE

BASEMENT LEVEL B2

LYING BETWEEN THE HORIZONTAL PLANE OF RL12.15 & UNLIMITED IN DEPTH

SYDNEY OLYMPIC PARK AUTHORITY
Sydney Olympic Park Authority
1 Fettes Drive, Sydney Olympic Park NSW 2121
18.02.2010
Approved for the notice of determination
18.02.2010
Issued under the Environmental Planning and Assessment Act 1979
Pt 2000 Document Application No. 18.02.2010
Pt 2000 Document Application No. 18.02.2010
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MARK	BEARING	DISTANCE	COORDINATES
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MURRAY

ROSE

BASEMENT LEVEL B1

LYING BETWEEN THE HORIZONTAL PLANE OF RL15.4 IN HEIGHT & BLK 15 IN DEPTH

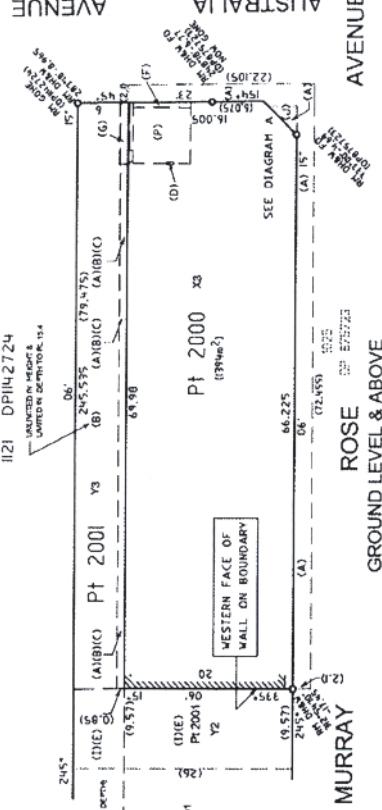
- X1- LOT 2000 UNLIMITED IN HEIGHT TO RL15.4 & UNLIMITED IN DEPTH
- X2- LOT 2000 UNLIMITED IN HEIGHT TO RL12.15 & UNLIMITED IN DEPTH
- X3- LOT 2000 UNLIMITED IN HEIGHT TO RL4.0 & UNLIMITED IN DEPTH
- Y1- LOT 2000 UNLIMITED IN HEIGHT & DEPTH
- Y2- LOT 2000 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO RL12.15
- Y3- LOT 2000 UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO RL15.4

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SOURCE: MGA CO-ORDINATES ADAPTED FROM N.S.W. LAND AND PROPERTY MANAGEMENT AUTHORITY DATED 1/12/2009

1121 DPIH2724

AUSTRALIA AVENUE



MURRAY

ROSE

GROUND LEVEL & ABOVE

LYING BETWEEN THE HORIZONTAL PLANE OF RL15.4 & RL4.4

SYDNEY OLYMPIC PARK AUTHORITY
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1 Fettes Drive, Sydney Olympic Park NSW 2121
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MURRAY

ROSE

GROUND LEVEL & ABOVE

LYING BETWEEN THE HORIZONTAL PLANE OF RL15.4 & RL4.4

- (A) EASEMENT FOR OVERHANG 0.85, 2.1 WIDE AND VARIABLE WIDTH
- (B) RIGHT OF WAY 6 WIDE, PARTLY LIMITED IN DEPTH
- (C) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 0.85 WIDE
- (D) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 0.3 WIDE (CREATED BY.....)
- (E) RIGHT OF ACCESS 9.57 WIDE LIMITED IN HEIGHT TO RL9.3 AND LIMITED IN DEPTH TO RL12.15
- (F) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES VARIABLE WIDTH (CREATED BY.....)
- (G) RIGHT OF WAY 1.2 WIDE AND VARIABLE (CREATED BY.....)
- (H) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 WIDE AND VARIABLE (CREATED BY.....)
- (I) EASEMENT FOR SERVICES LIMITED IN HEIGHT TO RL9.3 & LIMITED IN DEPTH TO RL12.15
- (J) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH.
- (P) SUBSTATION PREMISE No 5.36053 (CREATED BY.....)

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SOURCE: MGA CO-ORDINATES ADAPTED FROM N.S.W. LAND AND PROPERTY MANAGEMENT AUTHORITY DATED 1/12/2009

PLAN OF SUBDIVISION OF LOT 1120 IN DP142724 AND EASEMENT FOR OVERHANG AND EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN ON LOT 1025 IN DP875723

LGA AUBURN
Locality HOMERUSH
Subdivision No.
Lengths are in metres. Reduction Ratio 1:1000

Registered:

DP