

Mr Peter Coskinas  
Fujitsu Australia Ltd  
4 Figtree Drive  
SYDNEY OLYMPIC PARK NSW 2127

Dear Mr Coskinas

**DEVELOPMENT APPLICATION NOTIFICATION**

**DA 54-07-2010**

**Alterations and additions, 4 Figtree Drive, Sydney Olympic Park**

I refer to the above development application received by Sydney Olympic Park Authority on 28 July 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 23/08/2010

**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 23/08/2010

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

Date:

Ref: DA 54-07-2010  
(File No. F10/970)

### Schedule 1

<b>Development Application:</b>	DA 54-07-2010
<b>Application made by:</b>	Peter Coskinas, Fujitsu Australia Ltd
<b>To:</b>	Sydney Olympic Park Authority
<b>In respect of:</b>	Lot 24 DP 787402
<b>For the following:</b>	Building alterations and additions and landscaping to 4 Figtree Drive, 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. 54-07-2010**  
**(FILE NO. 10/970)**

**Part A – Administrative Conditions**

**A1 Development Description**

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

- 1 Alterations and additions to building and landscaping including provisions for a second substation, convert unused AC Plant area to office space and minor car park security fencing and gate works. The proposed works would be undertaken in accordance with plans prepared by Green Box Architecture Pty Ltd.

**A2 Development in accordance with Plans**

The development shall be generally in accordance with Development Application number 54-07-2010 received by the Authority on 28 July 2010, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

<b>Plans prepared by Greenbox Architecture Pty Ltd</b>			
<b>Drawing Ref</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
SP00	B	Cover Sheet	2/07/10
SP01	B	Site Plan	02/07/10
SP02	A	Roof Plan	02/07/10
SP03	A	SP – Level 01 Plan	02/07/10
SP04	A	Proposed Office – Level 01	02/07/10
SP05	A	Substation Plans	02/07/10
SP06	A	GA Elevation	02/07/10
SP07	B	GA Elevations	02/07/10
SP08	B	Substation Elevations	02/07/10
SP09	A	Substation Sections	02/07/10
SP10	A	3D Views	02/07/10
<b>Statement of Environmental Effects prepared by Moody and Doyle Pty Ltd dated June 2010</b>			
<b>BCA Report “Assessment of proposed works at 4 Figtree Drive Homebush” prepared by Duncan Wood, dated July 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 Conditions 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 54-07-2010.

**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 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*.

**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 Utility approvals**

Prior to the issuing a construction certificate, the proponent is to obtain any necessary written approval from the utility authorities (e.g. Energy Australia, Sydney Water, and Telecommunications Carriers) in connection with the relocation and/or adjustment of any services affected by the proposed works. Any costs in the relocation, adjustment or support of services are to be the responsibility of the proponent.

## **B6 Deed of Agreement**

Prior to the issuing a construction certificate, a Deed of Agreement shall be entered into between Fujitsu Pty Ltd and the Sydney Olympic Park Authority for the purpose of physical noise mitigation measures of chillers and generators in the event that residential development occurs on neighbouring properties at No. 2 Figtree Drive and No. 6 Figtree Drive, Sydney Olympic Park.

## **Part C – During Construction**

### **C1 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*.

### **C2 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).

### **C3 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. 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.

**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.

### **C4 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 Proponent to pay for any damage to footpath or public assets**

The cost of repairing any damage caused to Sydney Olympic Park Authority or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the Proponent/developer prior to the issue of the final Occupation Certificate.

**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 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).