

Department of Planning, Industry and Environment

Development Consent

Section 4.16 of the *Environmental Planning and Assessment Act 1979*

I, the Director, Key Site Assessments of the Department of Planning, Industry and Environment, pursuant to section 4.16 and 4.17 of the *Environmental Planning and Assessment Act 1979* 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.



Anthony Witherdin

Director, Key Sites Assessments
Department of Planning, Industry and Environment

Date: 29/5/2020

SCHEDULE 1

Development Application:	DA 02-01-2020
Application made by:	Toyota Motor Corporation Australia Limited
To:	Sydney Olympic Park Authority
In respect of:	4 Murray Rose Ave, Sydney Olympic Park, NSW 2127
For the following:	Installation of two (2) top of building signs onto the existing building
Determination:	Consent granted subject to conditions in the attached SCHEDULE 2 .
Date of commencement of consent	This development consent commences on the date identified/signed above. The determination shall lapse 5 years from this date.
Advisory Notes	<p>The Applicant is solely responsible for any additional consents and agreements that are required from other authorities.</p> <p>The Applicant has the 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. 02-01-2020

PART A – ADMINISTRATIVE CONDITIONS

A1 Development description

Development Consent is granted only to carrying out of the development as described, and at the premises referred to, in **SCHEDULE 1** above.

These conditions of consent do not relieve the proponent of its obligations under the *Environmental Planning and Assessment Act 1979*, and any other Act.

A2 Development in accordance with plans

The development shall be undertaken in accordance with the following stamped drawings:

Architectural Plans			
Name of Plan	Drawing Reference	Issue / Revision	Date
Location Plan	EA003	J	27/01/2017
East Roof Plan	18137-A7-EAST	A	03/12/2019
West Roof Plan	18137-A7-WEST	A	03/12/2019
East Roof Sign Elevation	18137-AE-05	A	03/12/2019
West Roof Sign Elevation	18137-AE-06	A	03/12/2019
Statement of Environmental Effects – Building Sign at 4 Murray Rose Avenue 29.01.2020			
Illumination Report - FSCL2 ILLUMINATION CALC.Docx			

Except for:

1. Any modifications as may be necessary for the purpose of compliance with the current Building Code of Australia (BCA, NCC) and any adopted Australian Standard in the BCA, NCC;
2. Otherwise provided by the conditions of this consent; and/or
3. Otherwise as necessary to comply with other NSW and/or Commonwealth Legislation

A3 Inconsistency between documents

In the event of any inconsistency between conditions of consent and the details referred to in Condition No. A2, the conditions of this consent prevail.

A4 Lapsing of Consent

This consent will lapse five (5) years from the date of this consent unless the development has physically commenced.

A5 Prescribed Conditions

The development is to comply with the prescribed conditions of development consent under Clause 98 of the *Environmental Planning and Assessment Regulations 2000*.

A7 Long Service Levy

For work costing \$25,000 or more, a Long Service Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 14 41.

A8 Duration of Consent

This permission shall cease to be in force on the expiration of 15 years from the date of this consent.

END OF PART A

PART B – PRIOR TO COMMENCEMENT OF CONSTRUCTION

B1 Construction Certificate

A Construction Certificate is to be issued for the signage by an accredited certifier in accordance with the requirements set out in Section 6.4 and Section 6.7 of the *Environmental Planning and Assessment Act 1979*.

B2 Principal Certifying Authority

The works are not to commence until a Principal Certifying Authority (PCA) has been appointed as set out in Section 6.6 of the *Environmental Planning and Assessment Act 1979*.

B3 Structural Engineering

The structural requirements for these works are to be designed and certified upon completion by a competent Structural Engineer in accordance with the Structural provisions contained in the current NCC/ Building Code of Australia (BCA). Any existing structures are to be assessed and certified on the structural adequacy to accommodate any proposed additional new loads.

END OF PART B

PART C – CONDITIONS TO BE SATISFIED DURING CONSTRUCTION

C1 Building Code of Australia

The works associated with the installation of the signage is to be undertaken in accordance with the current Building Code of Australia (BCA) and any relevant adopted *Australian Standards*, including but not limited to:

- a) Compliance in accordance with the requirements of “Section J Energy Efficiency” of the *Building Code of Australia*,
- b) Compliance requirements in accordance with AS 1170 series for structural stability and adequacy and AS 3000 Australian Wiring Standard.

Note: Sufficient information must be forwarded to the certifying authority illustrating compliance with the relevant requirements of the *Building Code of Australia* and adopted *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.

C2 Work Health and Safety Act 2011

All works are to be carried out in accordance with the *NSW Work Health and Safety Act 2011* & the *NSW Work Health and Safety Regulations 2017*.

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

END OF PART C

PART D – PRIOR TO COMMENCEMENT OF USE

D1 Occupation Certificate

An Occupation Certificate is to be issued by the Principal Certifying Authority (PCA) upon completion of the new signage in accordance with the requirements of Section 6.9 of the *Environmental Planning and Assessment Act 1979*.

END OF PART D

PART E - CONDITIONS TO BE SATISFIED DURING THE OPERATION AND USE THE DEVELOPMENT

E1 Maintenance of Signage

All signage must be maintained in a manner as to not become damaged, impaired, tattered or otherwise dilapidated.

E2 Signage Illumination

Illuminated signs associated with the premises must not be animated, flash intermittently or cause significant glare, light spill or nuisance to any nearby premises.

All illuminated signs must comply with Australian Standard AS 4282 – *Control of the obtrusive effects of outdoor lighting*.

END OF PART E

END OF CONSENT