

Mr Bassam Aflak
Site 3 Development Co. Pty Ltd
Locked Bag 1451
MEADOWBANK NSW 2114

Dear Mr Aflak

DEVELOPMENT APPLICATION NOTIFICATION

DA 64-09-2010

Subdivision, 1-11 Australia Avenue, Sydney Olympic Park

I refer to the above development application received by Sydney Olympic Park Authority on 30 September 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 01.12.2010

Andrew Brown

Executive Manager, Urban Planning and Design

Date:

PH 9714 7137

email 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 01.12.2010

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

Date:

Ref: DA 64-09-2010
(File No. F10/1235)

Schedule 1

Development Application:	DA 64-09-2010
Application made by:	Bassam Aflak, Site 3 Development Co. Pty Ltd
To:	Sydney Olympic Park Authority
In respect of:	Lot 74 DP 1134933
For the following:	Subdivision of Lot 74 DP 1134933 into two lots.
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	The Applicant is solely responsible that all additional consents and agreements are obtained from other authorities as relevant 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)

SCHEDULE 2
CONDITIONS OF CONSENT
DEVELOPMENT APPLICATION NO. 64-09-2010
(FILE NO. 10/1235)

1 Development Description

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

- (1) Subdivide Lot 74 in DP 1134933 into two lots. The works would be carried in accordance with the plans prepared by Souter and Associates Pty Ltd.

2 Development in accordance with Plans

The development shall be generally in accordance with Development Application number 64-09-2010 received by the Authority on 30 September 2010, and in accordance with the supporting documentation submitted with that application, including, but not limited to, the following:

Plans prepared by Ian James Souter Pty Ltd			
Drawing Ref	Revision	Name of Plan	Date
Sheet 1 of 1	DRAFT	Deposited Plan Administration Sheet	18/11/2010
Sheet 1 of 1	DRAFT	Plan of Subdivision of Lot 74 in DP 1134933	18/11/2010
28-71	N/A	Plan showing detail and levels over Lot 74 in DP1134933	18/11/2010
DRAFT 88B Instrument Sheets 1-9 Plan of Subdivision of Lot 74 in DP1134933			
Statement of Environmental Effects prepared by Souter and Associates dated 21 September 2010 and updated 18 November 2010			

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.

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 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 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 or the Sydney Olympic Park Authority, in accordance with *Section 109C(d)* of the *Environmental Planning and Assessment Act 1979*.

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 1 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

Pursuant to Section 88B of the Conveyancing Act 1919, it is intended to create:-

1. RIGHT OF ACCESS 18.75 WIDE (LIMITED IN STRATUM) (A).
2. EASEMENT FOR DRAINAGE 18.75 WIDE (LIMITED IN STRATUM) (B).
3. EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH (C).
4. EASEMENT FOR CONSTRUCTION PURPOSES 18.75 WIDE (LIMITED IN STRATUM) (D).

Registered:

Title System:

Purpose:

PLAN OF SUBDIVISION OF LOT 74 IN DP 1134933

DRAFT

Sydney Olympic Park

Sydney Olympic Park Authority
8 Australia Avenue Sydney Olympic Park NSW 2197

Issued under the Environmental, Planning and Assessment Act 1979

Approved Development Application No. : 64-091-2819

Granted on the 1/12/2010

Use PLAN FORM 6A

for additional conditions, signatures, seals and statements

confirmed the notice of determination.

Crown Lands NSW / Western Lands Office Approval

I, in approving this plan certify
(Authorised Officer)

that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature:

Date:

File Number:

Office:

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:

Date of Endorsement:

Accreditation no:

Subdivision Certificate no:

File no:

* Delete whichever is inapplicable.

LGA: CITY OF AUBURN

Locality: SYDNEY OLYMPIC PARK

Parish: CONCORD

County: CUMBERLAND

Survey Certificate

I, Ian James Souter of Suite 18 Princes Street Marina,
16 Princes Street, Newport, N.S.W. 2106.

a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on 18-11-2010.

The survey relates to Lot 74.

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature Dated: 18-11-2010

Surveyor registered under the Surveying and Spatial Information Act 2002

Datum Line:

Type: Urban/Rural

Plans used in the preparation of survey/compilation
DP 1134933

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 28-71

* OFFICE USE ONLY





Sydney Olympic Park Authority
8 Australia Avenue Sydney Olympic Park NSW 2127

Issued under the Environmental Planning and Assessment Act 1979

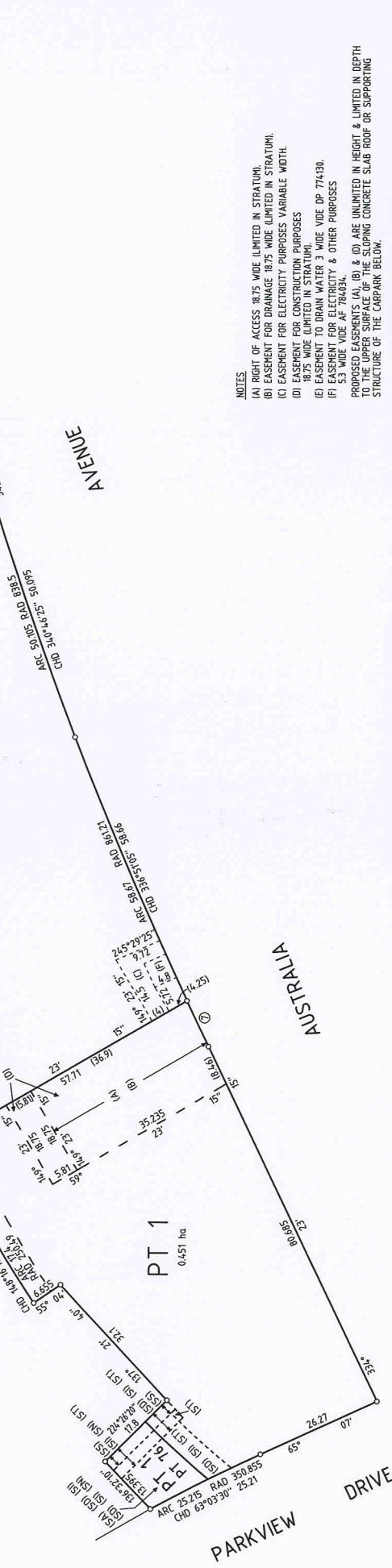
Approved Development Application No: 64-08-2810

subject to any conditions

Granted on the 1/12/2010

contained in the notice of determination.

Signed: [Signature] Date: 1/12/2010



- NOTES**
- (A) RIGHT OF ACCESS 18.75 WIDE LIMITED IN STRUTUM.
 - (B) EASEMENT FOR DRAINAGE 18.75 WIDE LIMITED IN STRUTUM.
 - (C) EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH.
 - (D) EASEMENT FOR CONSTRUCTION PURPOSES
 - (E) 18.75 WIDE LIMITED IN STRUTUM.
 - (F) EASEMENT TO DRAIN WATER 3 WIDE VIDE DP 774130.
 - (G) EASEMENT FOR ELECTRICITY & OTHER PURPOSES
 - (H) 18.75 WIDE VIDE AE 78035
 - (I) PROPOSED EASEMENTS (A), (B), (C), (D), (E), (F), (G), (H) & (I) ARE UNLIMITED IN HEIGHT & LIMITED IN DEPTH TO THE UPPER SURFACE OF THE SLOPING CONCRETE SLAB ROOF OR SUPPORTING STRUCTURE OF THE CARPARK BELOW.
 - (J) EXISTING AFFECTING EASEMENTS VIDE DP 1194933
 - (K) EASEMENT FOR SUPPORT (LIMITED IN STRUTUM) VARIABLE WIDTH (UNDER RAILWAY).
 - (L) RESTRICTION ON EXCAVATION AND HODINGS (LIMITED IN STRUTUM) VARIABLE WIDTH.
 - (M) RESTRICTION ON THE USE OF LAND (LIMITED IN STRUTUM) VARIABLE WIDTH.
 - (N) EASEMENT FOR DRAINAGE OVER EXISTING LINE OF PIPES.
 - (O) EASEMENT FOR ENDOCHING STRUCTURES (LIMITED IN STRUTUM) 25 WIDE.
 - (P) EASEMENT FOR ENDOCHING STRUCTURES & ROCK ANCHORS (LIMITED IN STRUTUM) 4.265 AND 4.865 WIDE AND VARIABLE WIDTH.

LINE	BEARING	DISTANCE	ARC	RADIUS
1	154°00'50"	6.965	6.965	427.435
2	179°08'55"	5.645	5.645	245.465
3	200°58'40"	6.785	6.785	
4	152°37'	0.905		
5	205°55'10"	1.395		
6	292°32'45"	4.27		
7	334°33'20"	10.365	10.365	86121

Surveyor: IAN JAMES SOUTER,
SOUTER AND ASSOCIATES,
PRINCES STREET MARINA, NEWPORT

Date of Survey: 18-11-2010
Surveyor's Ref: 28-71

PLAN OF SUBDIVISION OF LOT 74 IN DP 1194933

LGA: CITY OF AUBURN
Locality: SYDNEY OLYMPIC PARK
Subdivision No:
Lengths are in metres. Reduction Ratio 1600

Registered

DP DRAFT