



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

COPY

Registration No.177

**DETERMINATION AS EXEMPT DEVELOPMENT UNDER
SYDNEY REGIONAL ENVIRONMENTAL PLAN NO.24 (AMENDMENT 2)-
HOMEBUSH BAY AREA**

DEVELOPMENT:

The proposed works are to be undertaken at the existing Bicentennial Park Theatrette and include the fitout of the space to operate a bike hire service. The existing theatrette is located adjacent to the existing WatervieW Convention Centre, Bicentennial Park, Sydney Olympic Park.

Sydney Regional Environmental Plan No.24 Schedule 9

Type of Development:

Internal alterations to existing sports facilities, entertainment and exhibition venues, retail and commercial premises including fitout works and partitions.

DETERMINATION:

- Clause 9A of Sydney Regional Environmental Plan No.24 – Homebush Bay Area (Amendment 2) applies to the development.
- Pursuant to Clause 9A of Sydney Regional Environmental Plan No.24, I am satisfied that the development complies with the requirements of subclause (2).
- Therefore, the development is exempt development pursuant to section 76(2) of the Environmental Planning and Assessment Act 1979, and does not require development consent.

ADVICE:

- The proposal must be consistent with any existing conditions of consent;
- Prior to the commencement of work, a Restricted Activity Approval under the Plan of Management must be obtained. Liaison with SOPA's Director, Parklands is recommended in this instance;
- If located within 3 metres of a public water or sewer main, the development must comply with any requirements of the Sydney Water Corporation;
- The development must not encroach upon any easement or right of way unless agreed to in writing by the person or authority in whose favour the easement exists;
- Details of the signage size, materials, fixing and fonts are to be submitted to SOPA's Urban Design Unit for approval prior to their installation;

- Details of the existing fire hazard properties of the carpet and wall linings to be submitted;
- The existing Exit sign directing egress to the café is to be removed;
- The entrance door is to be provided with a latch, not a knob;
- The step up into the room at the main entrance is to be ramped either externally, or preferably internally via a concrete cutting;
- A suitable portable fire extinguisher should be installed; and
- No fire safety measures within the existing office and storage area are to be affected by the proposal.

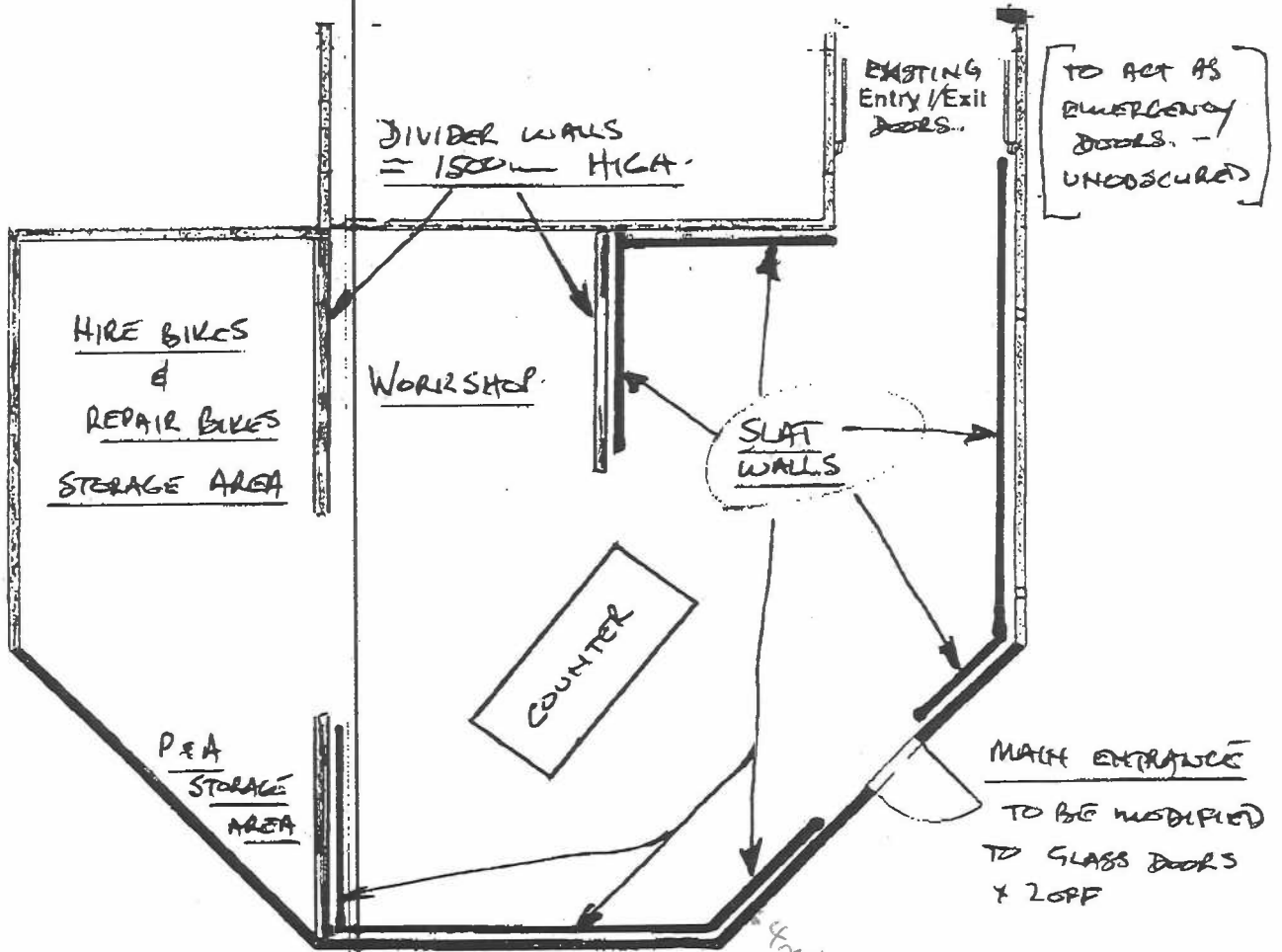


Craig Bagley
Director Planning

29. 4. 2006.

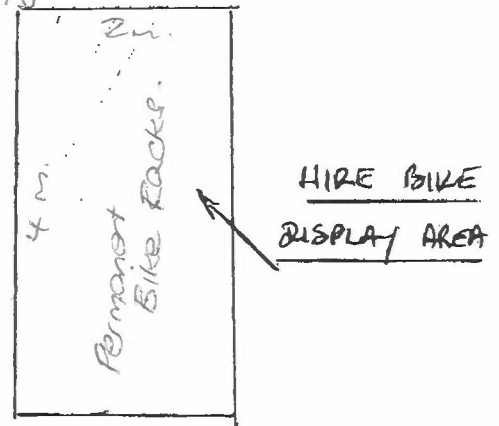
Date:

PROPOSED BIKE SHOP LAYOUT AT BI-PARK.



OTHER:

- o SIGNAGE OVER MAIN ENTRANCE doorway
"BIKE HIRE @ SYDNEY OLYMPIC PARK"
- o 2 x 'A' FRAMES ADVERTISING BIKE HIRE AND RATES PLACED STRATEGICALLY NEAR BIKE HIRE DISPLAY AREA.



CP: 8/3/06