


Development Consent

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

I, the Director, Urban Renewal and Environment of the Sydney Olympic Park Authority (Authority), pursuant to sections 4.16 and 4.17 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 and to capture fire and life safety as well as health and amenity requirements.



Vivienne Albin
Director, Urban Renewal and Environment
Sydney Olympic Park Authority

Date: 18 February 2025

SCHEDULE 1

Development Application:	DA 02-11-2024
Application made by:	URBNSURF (Developments) Sydney Pty Ltd
To:	Sydney Olympic Park Authority
In respect of:	Lot 71 DP 1191648
For the following:	Subdivision of Lot 71 in DP 1191648 to create two lots
Determination:	Development consent granted for the subdivision of Lot 71 in DP 1191648 to create two lots, subject to the conditions in the attached (Schedule 2)
Date of commencement of consent	This development consent commences on the date identified on this consent
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 <i>Environmental Planning and Assessment Act 1979</i> and the <i>Environmental Planning and Assessment Regulation 2021</i>.</p>

DEFINITIONS

Applicant	URBNSURF (Developments) Sydney Pty Ltd
Application	The development application and the accompanying drawings, plans and documentation described in Condition A2
Authority	Sydney Olympic Park Authority, or its successor
Authority's approval, consultation or satisfaction	Where the Authority's approval, consultation or satisfaction is required under a condition of consent, the Authority will endeavour to provide a response within one month of receiving the request. The Authority may request additional information if the original request is considered incomplete. When further information is requested, the time taken for the applicant to respond in writing will be added to the one-month period
EP&A Act 1979	<i>Environmental Planning and Assessment Act 1979</i>

SCHEDULE 2
CONDITIONS OF CONSENT
DEVELOPMENT APPLICATION NO. 02-11-2024

PART A – APPROVED DEVELOPMENT

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.

The conditions of this consent do not relieve the applicant of its obligations under the EP&A Act 1979 and any other Act.

A2 Development in Accordance with Documentation

The applicant shall carry out the development in accordance with the:

- a) *Statement of Environmental Effects*, prepared by SJB Planning, as revised dated 24 January 2025;
- b) following drawings; and
- c) the conditions of this consent.

Plans prepared by SJB		
Drawing No.	Name of Plan	Date
5632-DP 2024M7100 (61) - Sheet 1 of 2	Plan of Subdivision of Lot 71 in DP 1191648	24/01/2025
5632-DP 2024M7100 (61) - Sheet 2 of 2	Plan of Subdivision of Lot 71 in DP 1191648	24/01/2025

A3 Inconsistency Between Documents

In the event of any inconsistency between Conditions of this development consent and the details referred to **Condition A2**, the Conditions of this consent prevail.

A4 Commencement of Subdivision

The Subdivision shall be carried out in accordance with Sections 6.12, 6.13, 6.14 and 6.15 of the EP&A Act 1979.

A5 Subdivision Certificate

Prior to registration of the Subdivision Plan(s) with the NSW Land Registry Services, the person(s) acting on this consent must obtain a Subdivision Certificate from an appropriately accredited certifier in accordance with Section 6.3, 6.4, 6.5(3), 6.5A, 6.15, 6.16 and 6.17 of the EP&A Act 1979.

A6 Section 88B Instrument

Prior to registration of the Subdivision Plan(s) with the NSW Land Registry Services, the person(s) acting on this consent must create all necessary documentary easements for access, services, drainage, encroaching structures, support and shelter, maintenance or any other encumbrances required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision pursuant to Section 88B of the *Conveyancing Act 1919*.

Note: *All instruments under Section 88B of the Conveyancing Act 1919 used to create easements or right-of-ways must include the condition that such easements or right-*

of-ways may not be varied, modified or released without the prior approval of the Authority.

A7 Sydney Olympic Park Authority Approval

Prior to registration of the Subdivision Plan(s) with the NSW Land Registry Services, the person(s) acting on this consent must ensure that any revisions to the approved Subdivision Plan(s) and Section 88B instrument are to the satisfaction of SOPA's Director, Urban Renewal & Environment.

END OF CONSENT