
NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application number	DA 03-03-2026 PAN-623703
Applicant	Patch Planning on behalf of Axiom Workplaces Pty. Ltd
Description of development	Alterations and additions to the existing commercial building - construction of a new airlock door entry system
Property	10 Herb Elliott Avenue, Sydney Olympic Park Lot 1 DP 120528510
Determination	Approved Sydney Olympic Park Authority
Date of determination	29 May 2026
Date from which the consent operates	29 May 2026
Date on which the consent lapses	29 May 2031

Under section 4.18(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979), notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act 1979, subject to the conditions specified in this notice

Reasons for approval

1. The development will not result in any adverse environmental, social or economic impacts.
2. The proposal is consistent with the objectives of in-force planning policies at the time of lodgement and upon determination of this development.
3. The development impacts have been adequately addressed and can be mitigated through recommended conditions of consent.
4. The development is a suitable and planned use of the site, and its approval is in the public interest.

Right of appeal / request a review of the determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act 1979. The application must be made to the consent authority within six (6) months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act 1979 has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act 1979 to appeal to the Court within six (6) months after the date on which the determination appealed against is notified or registered on the NSW Planning Portal.

Notes

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.



Thomas Watt

Director, Urban Renewal and Environment

Sydney Olympic Park Authority

Date: 29 May 2026

For further information, please contact the Sydney Olympic Park Authority - Planning and Design team at planninginfo@sopa.nsw.gov.au.

Terms and reasons for conditions

Under section 88(1)(c) of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation 2021), the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act 1979. The terms of the conditions and reasons are set out below.

CONDITIONS OF CONSENT DEVELOPMENT APPLICATION NO. DA 03-03-2026

PART A - GENERAL

General conditions				
A1	Development description			
	Development consent is granted only to the carrying out of the development as described and at the premises referred to in this determination. The conditions of this consent do not relieve the proponent of its obligations under the EP&A Act 1979 and any other Act.			
	Reason: To ensure the development is carried out as determined by the Authority and in accordance with the conditions of this development consent.			
A2	Development in accordance with approved documentation			
	Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.			
	Approved plans			
	Plan number	Revision number	Plan title	Drawn by
	IA-012	D	Airlock DA – Demolition and GA Plans	Axiom
	IA-013	C	Airlock DA – Elevations	Axiom
	IA-014	C	Airlock DA – Finishes	Axiom
	IA-015	A	Airlock DA – Detailed Plan	Axiom
	Approved documents			
	Document title		Version number	Prepared by
	Statement of Environment Effects		2	Patch Planning
	Waste Management Plan		-	Patch Planning
	In the event of any inconsistency between conditions of this development consent and the approved documentation, the conditions of this consent prevail.			

	Reason: To ensure all parties are aware of the approved development plans and supporting documentation that applies to the development.
A3	No works prior to issue of construction certificate
	Before the commencement of any construction works associated with the approved development, it is mandatory to obtain a construction certificate. Plans, specifications, and relevant documentation accompanying the construction certificate must include any requirements imposed by the conditions of this development consent.
	Reason: To ensure compliance with legislative requirements
A4	No encroachments
	The development must be constructed within the confines of the property boundary. No portion of the proposed structure, including footings/slabs, gates and doors during opening and closing operations may encroach upon the Authority's footpath area or the public domain.
	Reason: To ensure no injury is caused to persons and the structure is erected in accordance with the approval granted within the boundaries of the site.

PART B - SITE WORK

Before issue of a construction certificate	
B1	Universal access
	Prior to issuing a construction certificate the proposed construction plans are to demonstrate compliance requirements for persons with a disability as contained in the Commonwealth Disability Discrimination Act-1992, Current Building Code of Australia (NCC/BCA), Section D - Access & Egress, AS 1428.1 and the Sydney Olympic Park Authority (SOPA's) Access Guidelines - 2017, Fifth Edition.
	Reason: To ensure the premises remains compliant with universal access standards.
B2	Structural certification
	Before the issue of any construction certificate, written evidence prepared by a suitably qualified engineer must be obtained that demonstrates, to the certifier's satisfaction, that the structural plans comply with the relevant provisions of the Building Code of Australia (National Construction Code).
	Reason: To ensure the building elements are designed for the site conditions and are consistent with relevant structural engineering standards.
B3	Glass reflectivity
	Before the issue of any construction certificate, information must be prepared by a suitably qualified person(s), and demonstrated to the certifier's satisfaction, that external glass reflectivity associated with the new works will not exceed the reflectivity of the external building facade.
	Reason: To ensure all glass used externally has an acceptable level of reflectivity.
B4	Slip resistant pedestrian areas
	Before the issue of any construction certificate, information must be prepared by a suitably qualified person(s), and demonstrated to the certifier's satisfaction, that new pedestrian areas will be constructed in accordance with AS/NZS3661.2-1994 'Slip resistance of pedestrian surfaces' – Guide to reduction of slip hazards and AS4586-2013, 'Slip resistance classification of new pedestrian surface materials'.
	Reason: To ensure construction of new pedestrian areas are complaint with relevant Australian Standards.
B5	Housing and Productivity Contribution (HPC) payment
	Before to the issue of any Construction Certificate, the Housing and Productivity Contribution (HPC) applicable to the subject development, as set out in the table below is to be made:
	Housing and Productivity Contribution (base component as at 1 April 2026)

	Development type	Applicable units and rates	Total amount payable
	Commercial development	\$32.44 per m ² of new Gross Floor Area (GFA)	\$420.39
The HPC must be paid using the NSW Planning Portal. At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order). The HPC rates are adjusted quarterly according to the latest Producer Price Index. The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the EP&A Act 1979 agrees. The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the EP&A Act 1979 to the development, or the HPC Order exempts the development from the contribution. If the development is exempt, evidence is to be provided to the Authority to satisfy this condition of consent in lieu of payment. The amount of the contribution may be reduced under the HPC Order, including if payment is made by 30 June 2026. Reason for condition: To ensure the development contributes to the provision of regional infrastructure to support housing and productivity and achieves compliance with the <i>Environmental Planning and Assessment Amendment (Housing and Productivity Contribution) Bill 2023</i>.			
Before site work commences			
B6	Appointment of a certifier		
	Prior to commencement of work, the person having the benefit of this development consent and construction certificate approval must: a) appoint a Principal Certifying Authority (PCA) and notify the Authority in writing of the appointment within seven (7) days; and b) notify the Authority in writing a minimum of 48 hours prior to work commencing of the intended date of commencement. The principal certifier must determine and advise the person having the benefit of the construction certificate when inspections, certification and compliance certificates are required.		
	Reason: To ensure compliance with legislative requirements.		
B7	Compliance with Building Code of Australia (National Construction Code) and Australian Standards		
	All site works are to be undertaken in accordance with the Building Code of Australia (National Construction Code) and the relevant Australian Standards.		

	Sufficient information must be provided to the certifier demonstrating compliance with the relevant requirements. The information may include, but is not limited to, reports or certifications issued by an appropriately qualified person. Reason: To ensure compliance with legislative requirements.
B8	Public liability insurance Public risk insurance in the amount of not less than \$20 million (or such other amount as the Authority may require by notice) must be obtained before any works authorised by this consent are conducted: c) above; d) below; or e) on Any public land owned or controlled by the Authority. The public risk insurance must be maintained for the period during which these works are being undertaken. The public risk insurance must be satisfactory to the Authority and list the Authority as an insured and/or interested party. A copy of the insurance policy obtained must be provided to the Authority before any of the works commence. Reason: To ensure risks are mitigated during construction, including property damage and injury to third parties on land owned by the Authority.
B9	Site Management Plan (SMP) Before any site work commences, a Site Management Plan (SMP) must be prepared by a suitably qualified person(s) and be to the satisfaction of the certifier. The plan must address the following (as necessary): a) measures to ensure appropriate site access and security controls during construction, including a 1.8m high fence enclosing the site to prevent authorised access and protect public safety b) measures to prohibit Offensive noise, vibration, dust and odour as defined by the <i>Protection of the Environment Operations Act 1997</i> c) covering of stockpiles and not locating them near drainage lines, pedestrian areas or driveways d) handling of any hazardous materials e) loading and unloading procedures to prevent traffic obstruction f) work, health and safety measures in line with SafeWork NSW principles g) complaints recording measures A copy of the approved SMP is to be submitted to the Authority. The applicant must ensure the measures outlined in the SMP are carried out at all times during building works. Reason: To ensure site management practices are established before any works commence to protect the amenity of surrounding environment.
B10	Erection of signs

	Before any site works commence, a sign must be erected in a prominent position on the site detailing the following information: a) name, address and contact details of the certifier for works b) name of principal contractor, if any, for the building work and contact details on which the contractor may be contacted outside working hours c) unauthorised entry to the work site is prohibited. The sign must remain in place while the work is being carried out and can only be removed upon completion of all works.
	Reason: To ensure compliance with legislative requirements.
During site work	
B11	Work hours
	Site work must only be carried out between: a) 7am to 5pm Monday to Saturday b) Not carried out on Sundays or public holidays. Site work is not to be undertaken outside of these times except where: a) there is an emergency to avoid damage to property, loss of life or prevent environmental harm. b) urgent work is required and directed by a police officer or a public authority. The Authority must be advised in writing in advance of any access for construction and delivery vehicles during event periods.
	Reason: To protect the amenity of the surrounding area.
B12	Noise and vibration requirements
	While site work is being carried out, the person having the benefit of this development consent shall ensure that any noise cause by demolition or construction does not exceed an LAeq (15min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.
	Reason: To protect the amenity of the surrounding area.
B13	Public domain
	Occupation of any part of the footpath, road, or public work for the carrying out of work, storage of building materials and the like during construction of the development shall require a Work Permit from the Authority. The applicant is required to submit an application for a Work Permit through the Authority's Site Works and Development Coordinator, prior to carrying out the construction works.
	Reason: To ensure proper management of the Authority's assets
B14	Damage to public infrastructure

	Any damage to the Authority's assets that impact on public safety made during construction is to be rectified immediately to the satisfaction of the Authority with all costs to be borne by the person having the benefit of this development consent.
	Reason: To protect public safety.
B15	Waste management While site work is being carried out: a) all waste management must be undertaken in accordance with the approved Waste Management Plan referenced in this consent, and b) a waste data file must be maintained. Upon disposal of the waste, records of the disposal must be compiled and provided to the principal certifier and the Authority, detailing the following: i) the contact details of the person(s) who removed the waste ii) the waste carrier vehicle registration iii) the date and time of waste collection iv) a description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill v) the address of the disposal location(s) where the waste was taken vi) the corresponding receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste. If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and the Authority. All waste must be removed from the site following completion of the building work. While site work is being carried out: a) all waste management must be undertaken in accordance with the approved Waste Management Plan referenced in this consent, and b) upon disposal of waste, records of the disposal must be compiled and provided to the principal certifier, detailing the following: vii) the contact details of the person(s) who removed the waste viii) The waste carrier vehicle registration ix) The date and time of waste collection x) A description of the waste (type of waste and estimated quantity) and whether the waste is to be reused, recycled or go to landfill xi) The address of the disposal location(s) where the waste was taken xii) The corresponding receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste. If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, records in relation to that Order or Exemption must be maintained and provided to the principal certifier and the Authority.

	Reason: To require records be provided, during site work, documenting the lawful disposal of waste. <i>Reason for condition:</i> To require records be provided, during site work, documenting the lawful disposal of waste.
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PART C – OCCUPATION / ONGOING USE

Before the issue of an Occupation Certificate	
C1	Occupation certificate to be submitted
	An occupation certificate must be obtained from the principal certifier and a copy submitted to the Authority prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.
	Reason: To allow for the occupation and/use of the altered portion of the building.
C2	Access
	During occupation and ongoing use of the development, no obstructions are to be placed in front of the development preventing the safe entry and exit to and from the building.
	Reason: To ensure no obstructions to building access.
C3	Maintenance
	The airlock component of the development is to be maintained in accordance with manufacturers specifications, including maintenance of any sealing mechanism to reduce air infiltration.
	Reason: To ensure the development is maintained in working order.
C4	Graffiti removal
	During occupation and ongoing use of the development, any graffiti or defacement applied to the development must be removed within 48 hours of its application.
	Reason: To protect the visual amenity of the surrounding area.
C5	Damages to Authority assets during use
	The cost of repairing any damage caused to Authority assets (or other public authority assets in the vicinity of the development resulting from the operational use or maintenance of structures, is to be met in full by the Applicant.
	Reason: To protect assets from any damage during the operation of the development.

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act 1979, EP&A Regulation and other legislation. Some of these additional obligations are set out in the Conditions of development consent: advisory notes. The consent should be read together with the Conditions of development consent: advisory notes to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

The Authority means the Sydney Olympic Park Authority, or its successor.

Building work means any physical activity involved in the erection of a building.

Certifier means a person(s) that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Consent authority means the designations under division 4.2 of the EP&A Act and functions under Part 4 of the *Sydney Olympic Park Authority Act 2001*. In this instance, the consent authority is the Authority.

Court means the Land and Environment Court of New South Wales.

EPA means the NSW Environmental Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.