

Development Consent

Section 80 of the *Environmental Planning and Assessment Act 1979*

I, the Chief Executive Officer, 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.



Alan Marsh

**Chief Executive Officer
Sydney Olympic Park Authority**

Date: 18 June 2015

SCHEDULE 1

Development Application:	DA 07-04-2015
Application made by:	Australian College of Physical Education (ACPE)
To:	Sydney Olympic Park Authority
In respect of:	Lot 9 DP 1185060, 10 Parkview Drive (QUAD 4), Sydney Olympic Park
For the following:	Fitout and change of use of part of the existing building for use as an educational establishment (tertiary physical education), and erection of one new building for use for indoor recreation that is ancillary to the educational establishment.
Determination:	Consent granted subject to 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 <i>Environmental Planning and Assessment Act 1979</i>, and the <i>Environmental Planning and Assessment Regulations 2000</i> (as amended)

SCHEDULE 2

CONDITIONS OF CONSENT

DEVELOPMENT APPLICATION No. 07-04-2015

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

A2 Student Population

The maximum number of students to be enrolled at this school must not exceed 870. If a greater student population is proposed, an updated Traffic Impact Assessment report and Work Place Travel Plan shall be submitted to SOPA's General Manager – Operations & Sustainability for consideration.

A3 Trial Period

- a) The consent is valid for a trial period of 5 years from the date that the use commences. It is the applicant's responsibility to advise Sydney Olympic Park Authority of the date of the commencement of the use. In the event that no such advice is provided to Sydney Olympic Park Authority the commencement date will be deemed to be the same as the date of issue of the development consent.
- b) Should the applicant seek to operate beyond the 5-year trial period, a Section 96 modification application is to be submitted to the Authority for its consideration no later than six months prior to the trials expiry date. At this point the Authority may include additional conditions relating to traffic management if required.
- c) The trial period is to allow Sydney Olympic Park Authority to monitor the traffic generation of the proposed development and determine if any further works need to be carried out on site or in the public domain to ensure that the school operates with minimum impact to neighbouring properties and the public street system. Should any operational issues arise during the trial period, the applicant shall submit to SOPA an updated Work Place Travel Plan. The plan must include a summary of the mode of transport in which students and staff travels to the site, and how any issues are to be satisfactorily addressed.

A4 Development in Accordance with Plans & Documentation

The development shall be undertaken in accordance with the following plans & documents:

Architectural Plans prepared by L Form Architect, Project No. 1501, dated April 2015
Design Plans prepared by Sheldon, for ACPE, dated 17/04/2015
Landscape Plans prepared by Melissa Wilson Landscape Architect, Project Quad 4 – Parkview Drive
Statement of Environmental Effects prepared by Australian Facilities Solutions Pty Ltd dated 27 April 2015

Traffic Impact Assessment Report prepared by Ason Group dated 27/04/2015
BCA Compliance Report prepared by Building Certificates Australia P/L dated 27/04/2015
Cost Plan prepared by Slattery, Ref 13435-cp2, dated 27 April 2015
Access Review prepared by Morris Goding Accessibility Consulting dated 24 April 2015
Drainage Plan prepared by Triaxial Consulting, Project Quad 4 – Bennelong Road, dated 15.4.15

except for:

1. any modifications which are 'Exempt and Complying Development' as identified in the relevant State Environmental Planning Policy (SEPP) or as may be necessary for the purpose of compliance with the Building Code of Australia (BCA) and any Australian Standard (AS) incorporated in the BCA;
2. otherwise provided and/or amended by the Conditions of this Consent;
3. otherwise as necessary to comply with other NSW and Commonwealth legislation.

A5 Inconsistency between documents

In the event of any inconsistency between Conditions of this Consent and the details referred to in Condition No. A3, the Conditions of this Consent prevail.

A6 Prescribed Conditions

The Proponent shall comply with the prescribed conditions of development consent under Clause 98 of the *Environmental Planning and Assessment Regulations 2000* in relation to the requirements of the BCA.

A7 Critical Stage Inspections

The *Environmental Planning and Assessment Act 1979* Section 109E (3) (d), requires that inspections be carried out by the Principle Certifying Authority (PCA) or another Accredited Certifier with the prior consent of the PCA.

A8 Standards and Codes

All fit-out building works shall be constructed in accordance with safe work practices and complying with the relevant adopted Australian Standards, Codes of Practice and the current Building Code of Australia requirements.

END OF PART A

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1 Construction Certificate

A Construction Certificate is to be issued for all works by an accredited certifier in accordance with the requirements set out in Section 81A of the Environmental Planning and Assessment Act 1979.

The Construction Certificate is to be prepared to include the recommendations and requirements contained in the following Reports:

1. The Fire Safety Report by Defire dated 24th April 2015.
2. The Access Review by Morris Goding dated 24th April 2015.
3. The BCA Compliance Report by Building Certificates Australia Pty Ltd dated 27th April 2015

B2 Principle Certifying Authority

The new building work is not to commence until a Principal Certifying Authority (PCA) has been appointed for the new building work as set out in Section 81A of the Environmental Planning and Assessment Act 1979.

B3 Accessibility

Prior to issuing a construction certificate the proposed construction plans are to demonstrate compliance with the provisions for persons with a disability with the requirements of AS 1428.1 and *SOPA's Access Guidelines 2011*.

B4 No Obstruction of Public Domain without a Works Permit

Prior to issuing a Construction Certificate, the proponent is to obtain a Work Permit to occupy the public way, footpaths, road reserves and the like, which must not be obstructed by any mobile cranes, materials, vehicles, refuse, skips or the like, under any circumstances, unless in accordance with the 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: Information on Work Permits can be obtained from www.sydneypolympicpark.com.au

B5 Mechanical Ventilation and Exhaust

Mechanical ventilation and exhaust is to be reviewed and upgraded if required. These systems shall comply with the requirements of clause F4.5 of the *Building Code of Australia* and its installation is to comply with *AS1668.1 – 1988*.

B6 Business Identification Signage

The Principal Certifying Authority shall be satisfied that the signage is consistent with the indicative signage zones on the approved plans, and the Authority's *Guidelines for Outdoor Advertising, Identification and Promotional Signage (October 2002)* and the approved plans.

B7 Traffic and Parking

A total of 85 onsite parking spaces are to be provided for this development, and:

- (1) The layout of the car park shall comply with the relevant Australian Standard AS2890.1: *Parking Facilities Part 1: Off Street Parking*. All parking spaces are to be clearly identified for use exclusively by the school.
- (2) Details demonstrating compliance with these requirements shall be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.
- (3) The use of the car park area is to be for the exclusive use of the school of the building, with the exception of the nominated visitor spaces (including Accessible parking spaces).

B8 Pedestrian Access

Pedestrian access is to be provided / maintained in accordance with the approved plans. Any access path through the existing car park is to be appropriately signposted and markings are to be provided on the pavement surface to delineate the safe pedestrian area. If required traffic calming measures should also be installed.

B9 Bicycle Parking & Storage

Onsite bicycle parking is to be provided in accordance with the requirements of SOPA's Master Plan 2030.

B10 Construction Management Plan

Prior to the commencement of any works on the site, a Construction Management Plan (CMP) shall be submitted to and approved by SOPA's General Manager, Operations & Sustainability. The CMP shall address, but not be limited to, the following matters where relevant:

- (1) hours of work,
- (2) contact details of site manager,
- (3) traffic management,
- (4) waste management,
- (5) storage of materials,
- (6) security arrangements, and
- (7) signage.

B11 Construction Waste Management Plan

Prior to the commencement of works, the Applicant shall submit to the satisfaction of the PCA a Construction Waste Management Plan (CWMP) prepared by a suitably qualified person in accordance with the requirements of the SOPA Sustainability Strategy. The Applicant shall submit a copy of the plan to SOPA.

B12 Contact Telephone Number

Prior to the commencement of the works, the Applicant shall forward to SOPA a 24-hour contact telephone number for the duration of the construction works.

END OF PART B

PART C – DURING CONSTRUCTION

C1 Pollution Management

All noise, water, waste or air pollution activities generated by the development shall be managed in general accordance with the most recent NSW Office of Environment and Heritage guidelines and policies and relevant NSW legislation, including but not limited to, the *Protection of the Environment Operations Act, 1997*.

C2 No Obstruction of Public Way

The public way and road reserves 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: Information on Work Permits can be obtained from www.sydneypolympicpark.com.au

C3 Fit-out in accordance with the *Building Code of Australia*

The fit-out is required to be in accordance with the provisions of the Building Code of Australia 2011 (BCA). All existing base building Essential Safety measures including all the required exits are to be preserved within the base building areas and maintained or upgraded if required to accommodate the proposed new fit-out.

1. All building works are to be in accordance with the provisions of the *Building Code of Australia* (BCA) and any relevant *Australian Standards*,

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

C4 Work Health and Safety Act 2011

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

C5 Hours of Work

All works (including site deliveries) shall only be carried out between the following hours:

1. 7.00am to 5.00pm on Monday to Fridays (inclusive)
2. 7.00am to 3.00pm on Saturdays
3. No work on Sundays and Public Holidays (except with the prior written consent of SOPA's General Manager – Operations and Sustainability).

C6 Erosion and Sediment Control

An Erosion and Sediment Control Plan including soil erosion and sediment control measures designed in accordance with the document *Managing Urban Stormwater-Soils & Construction Volume 1 (2004)* by Landcom prior to the issue of a Construction Certificate.

C7 Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details. The notice(s) is to satisfy all but not be limited to, the following requirements:

- (1) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;
- (2) The notice is to be durable and weatherproof and is to be displayed throughout the works period;
- (3) The approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- (4) The notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

C8 Approved Plans to be On-site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of SOPA or the PCA.

END OF PART C

PART D – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

D1 Occupation Certificate

An Occupation Certificate shall be obtained from the Principal Certifying Authority, upon completion of the new fit-out building works and prior to occupation, in accordance with the requirements of Section 109H and 109M of the *Environmental Planning and Assessment Act 1979*.

D2 Fire Safety Certificate

All fire safety measures serving the building are to be certified to the relevant local Consent Authority (Auburn Council) as being maintained in accordance with the requirements of the Building Code of Australia and Environmental Planning and Assessment Act 1979 and Regulations on a yearly basis within 12 months after the date on which the initial Fire Safety Certificate is issued.

D3 Workplace Travel Plan

Prior to the issue of an Occupation Certificate, a Workplace Transport / Travel Plan prepared by a suitably qualified person, detailing transport and parking arrangements for staff/ persons associated with the subject development shall be submitted to the satisfaction of SOPA's General Manager – Operations and Sustainability.

D4 Proponent to pay for any damage to footpath or public assets

The cost of repairing any damage caused to Sydney Olympic Park Authority or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development is to be met in full by the Proponent/developer prior to the issue of the final Occupation Certificate.

D5 As -built plans

'As-built' plans in both PDF and CADD formats of the building and any existing external infrastructure that has been deleted or modified is to be submitted to SOPA within 3 months of obtaining an Occupation Certificate.

END OF PART D

PART E – DURING OCCUPATION

E1 Annual Fire Safety Statement

All fire safety measures serving the building are to be certified to the relevant local Consent Authority (Auburn Council) as being maintained in accordance with the requirements of the BCA and *Environmental Planning and Assessment Act 1979* and *Regulations* on a yearly basis, within 12 months after the date on which the initial Fire Safety Certificate is issued.

E2 Hours of Operation

The hours of opening for the General Core Business shall be restricted to between 8.00 am to 6.00 pm (Monday to Friday) and Closed (Saturday, Sunday & Public Holidays).

Note: The Proprietor must ensure that the operation of the business is carried out in a responsible manner and not to unduly interfere with building, shop or pedestrian function or amenity.

E3 Loading and Unloading

All loading and unloading service vehicles in connection with the use of the premises shall be carried out within the designated loading dock or a designated on-street loading zone.

Loading and unloading of goods and waste management must be carried out in a responsible manner and not to unduly interfere with building, shop or pedestrian function or amenity.

E4 Waste Management

No waste is to be stored on the footpaths or public domain areas of Sydney Olympic Park. All waste is to be stored and disposed from within the designated waste storage area as nominated on the approved plans.

Suitably constructed waste disposal containers with secure fittings must be kept on the property for the storage of any food and liquid waste prior to final disposal. If required bin storage areas may need to be refrigerated to ensure that food waste does not create amenity issues.

E6 No Obstruction of Public Way

The public way and road reserve must not be obstructed by any materials, vehicles, refuse, skips, signs or the like, under any circumstances unless in accordance with a Works Permit or development consent. Non-compliance with this requirement will result in the issue of a notice by the Authority to stop all work on the site or penalty infringements.

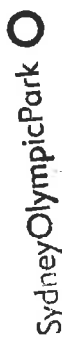
E7 No 3rd party advertising or shop product promotional display on windows

The window(s) is to remain free of any 3rd party advertising and promotional displays.

E8 Signage Illumination

Illuminated signs associated with the premises shall not flash intermittently or cause significant glare or injury to the amenity of the public domain or persons. If, in the opinion of Sydney Olympic Park Authority, injury is likely to be caused, the intensity, period of intermittency and hours of illumination may be varied to the satisfaction of Sydney Olympic Park Authority.

END OF CONSENT



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

8 Australia Avenue
 for the Environmental, Planning and Assessment Act 1979

07-04-2015

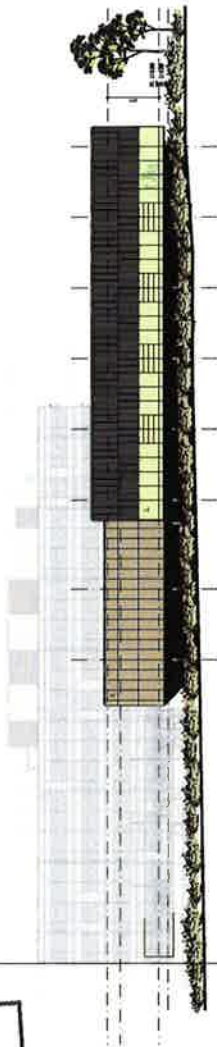
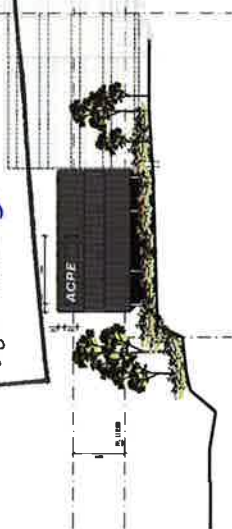
Approved Development Application

Granted on the 18 JUN 2015 -- subject to any conditions

obtained in the act of determination.

18 JUN 2015

Signed: _____ Date: _____



ACPE

AUSTRALIAN COLLEGE OF PHYSICAL EDUCATION
CONCEPT DESIGN - OPEN TEACHING SPACE FACILITY
QUAD 4 SYDNEY OLYMPIC PARK

APRIL 2015



Sydney Olympic Park

Sydney Olympic Park Authority

8 Australia Avenue Sydney Olympic Park NSW 2127

Issued under the Environmental, Planning and Assessment Act 1979

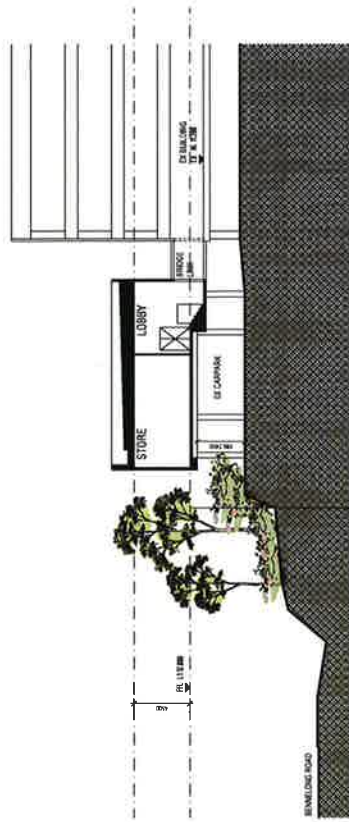
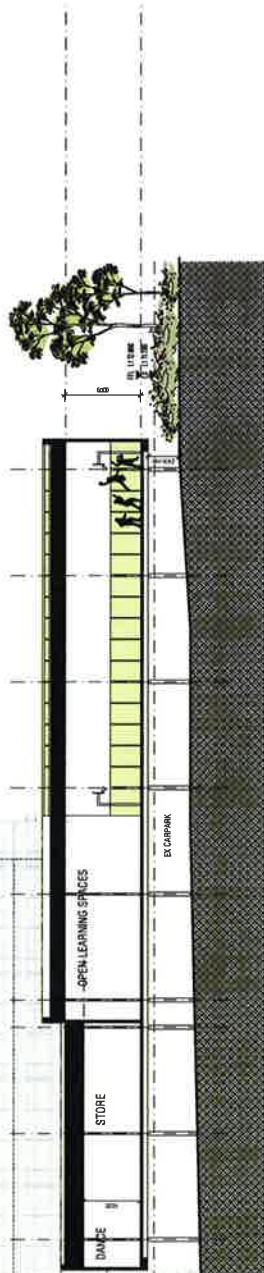
Approved Development Application No. 07-04-2015

Granted on the 18 JUN 2015 subject to any conditions

01 | SITE DATA

contained in the notice of determination.

Signed:  Date: 18 JUN 2015



1. STRAIT LONG SPAN CLADDING
COLOUR: COLOURING ROSSLAND GRAY

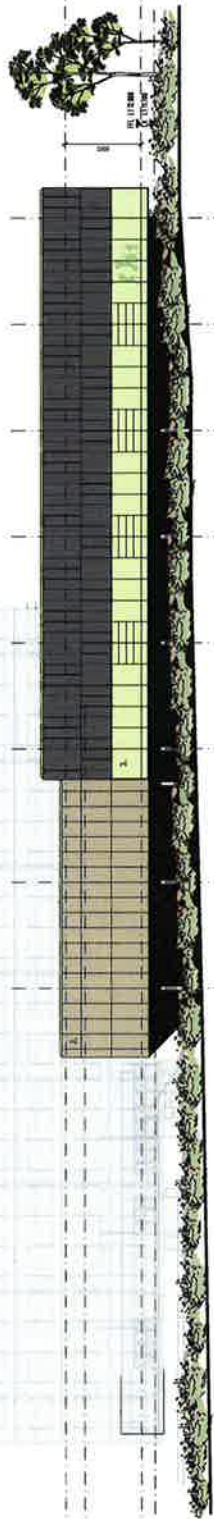


2. ALUMINUM FACED WALL CLADDING
COLOUR: BRONZE METALLIC / METALLIC DARK GRAY



3. TRANSLUCENT FACED PANEL GLAZING - DANPALON
ALUMINUM FINISHING - WHITE BLACK

04 | MATERIALS



01 | EAST ELEVATION



SydneyOlympicPark ○

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

Issued under the *Environmental, Planning and Assessment Act 1979*
04 - 2015

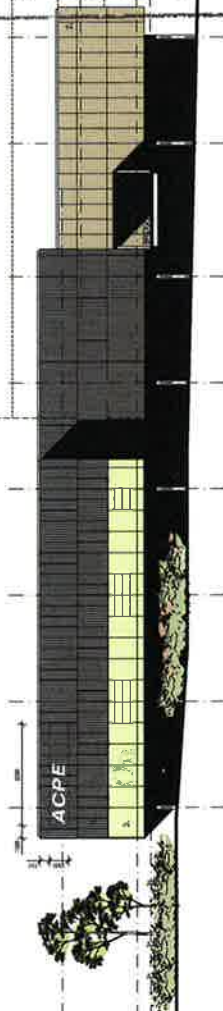
Approved Development Application No. 1

Granted on the **18 JUN 2015** subject to any conditions

contained in the notice of determination.

18 JUN 2015

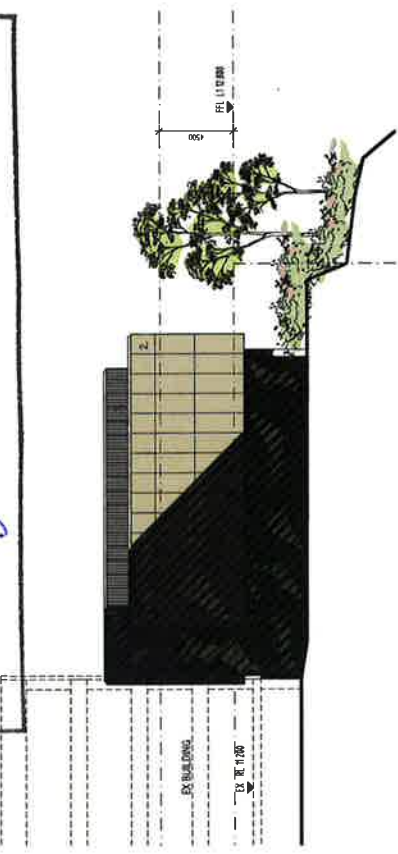
Signed: _____ Date: _____



02 | WEST ELEVATION



03 | NORTH ELEVATION



04 | SOUTH ELEVATION

IN ACCORDANCE WITH THE ENVIRONMENTAL, PLANNING AND ASSESSMENT ACT 1979 DEVELOPMENT APPLICATION NO. 1 APPROVED DEVELOPMENT APPLICATION NO. 1	L F O R M ARCHITECTS 10/100 SHELDON ST, SYDNEY NSW 2000 02 9550 1234 www.lform.com.au	QUAD 4 - PARKVIEW DR SYDNEY OLYMPIC PARK	ELEVATIONS	APR 2015	1:200 @ A1	1501 1501-DA004	AA
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SydneyOlympicPark

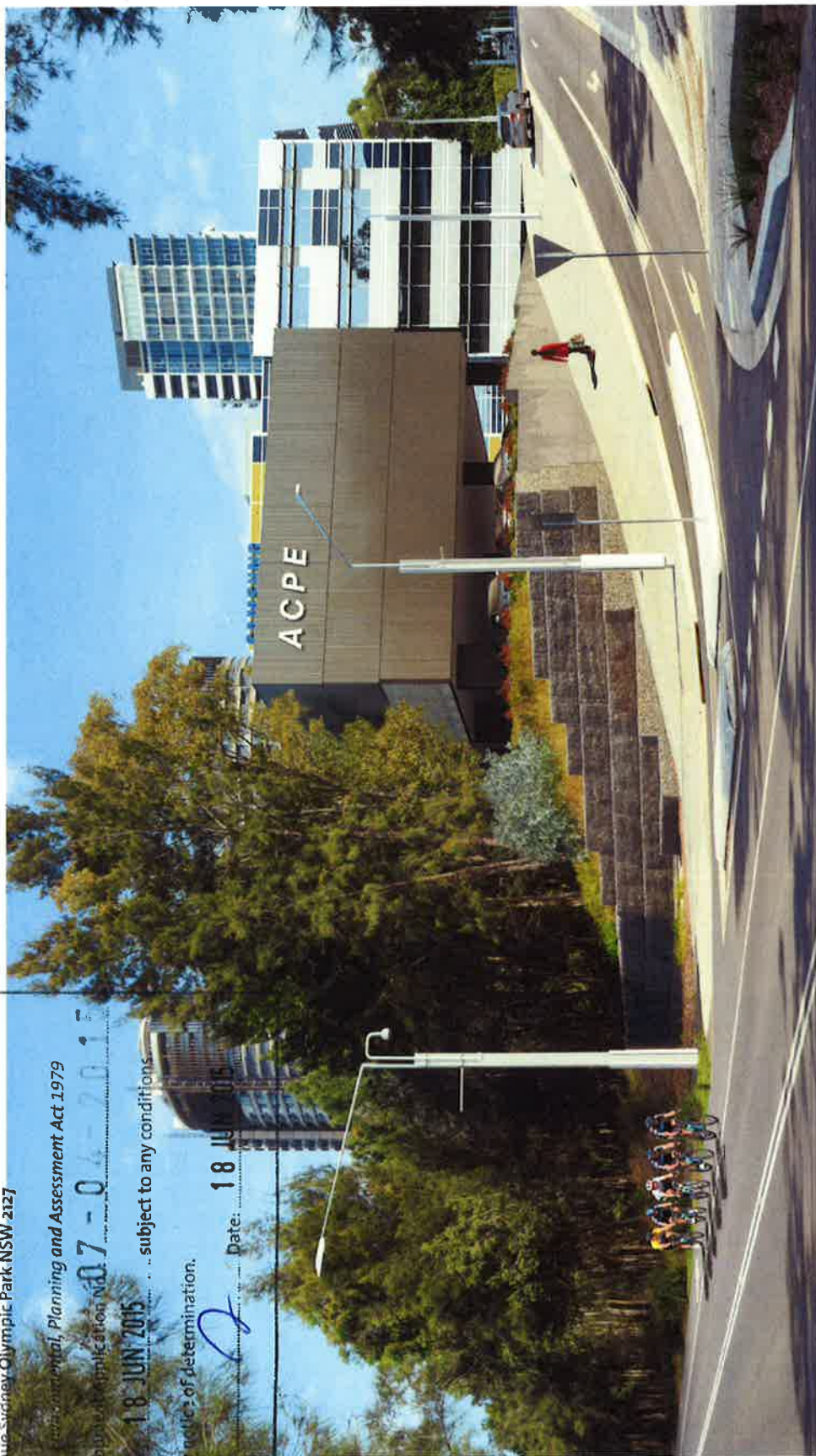
Sydney Olympic Park Authority
8 Australia Avenue Sydney Olympic Park NSW 2127

Issued under the Environmental Planning and Assessment Act 1979

Approved Development Application No. 2015-06-2015

Granted on the 18 JUN 2015, subject to any conditions contained in the notice of determination.

Signed: [Signature] Date: 18 JUN 2015



01 VIEW 1

PROJECT: Sydney Olympic Park Authority SUBJECT: Sydney Olympic Park Authority DATE: 18 JUN 2015	FORM: L F O R M PROJECT: Sydney Olympic Park Authority SUBJECT: Sydney Olympic Park Authority DATE: 18 JUN 2015	QUAD 4 - BENNELONG ROAD HOMERUSH BAY	3D VIEWS	APR 2015	NTS	1501 1501-DA3001 AA
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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. 07-011A

Granted on the 18 JUN 2015 subject to any conditions

contained in the notice of determination.

Date: _____

18 JUN 2015



01 | VIEW 2

TO ORDER: 1115 2ND AVE. S. MINNEAPOLIS, MN 55404
 DIRECT: 612/338-1200 FAX: 612/338-1201
 1115 2ND AVE. S. MINNEAPOLIS, MN 55404

LFORM
8 SULLY RD (CROSSING) 437 4000 • (504) 306-4371 • (504) 306-4372
8200 WARD RD • (504) 306-4371 • (504) 306-4372

QUAD 4 - BENNELONG ROAD HOMEBUSH BAY

3D VIEWS

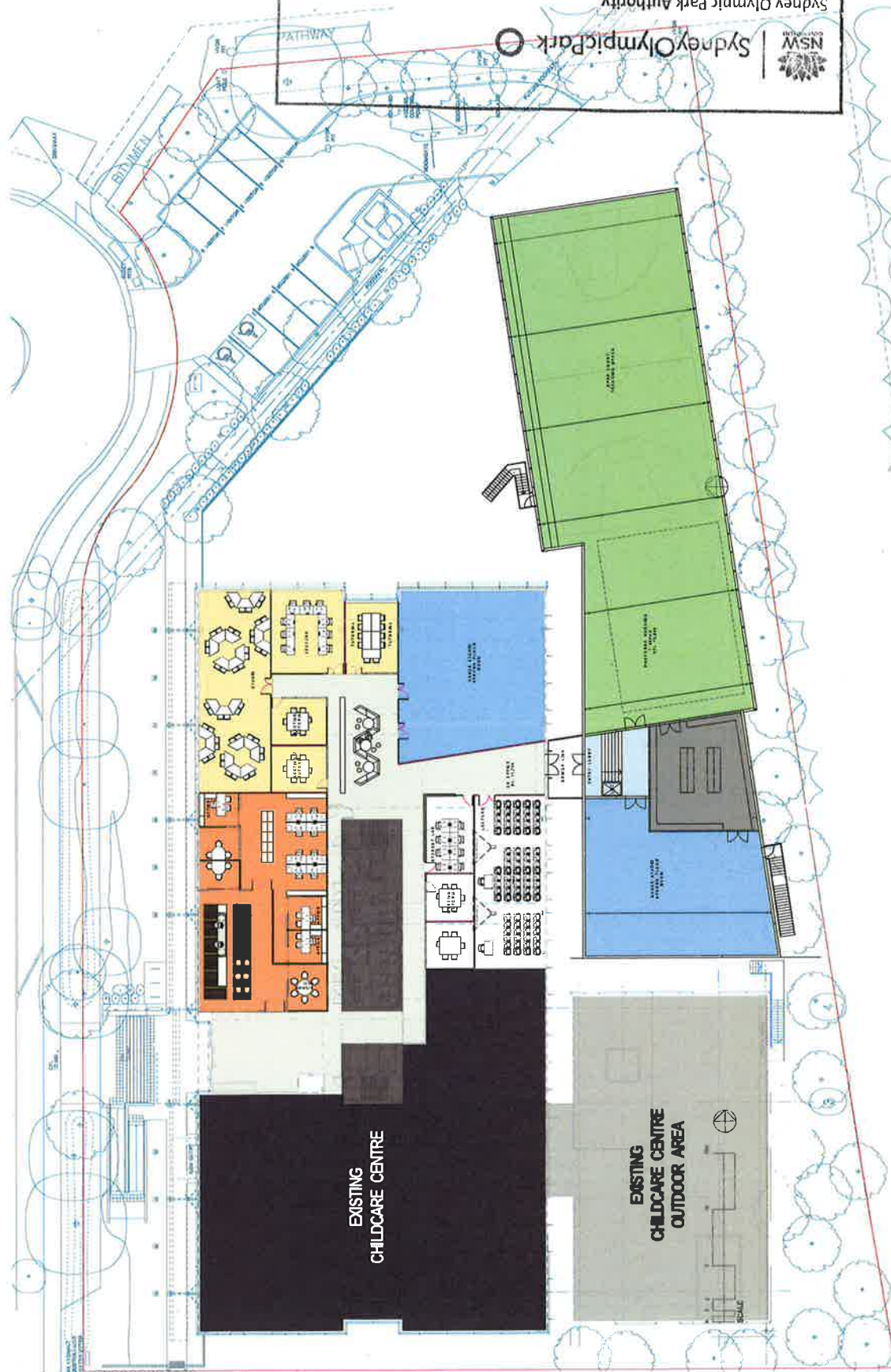
100

APR 2015

NTS

1501 1501-DA3D02 AA

INDICATIVE STUDENT CLASS ROOM AREAS	INDICATIVE STUDENT ADMIN AREAS	INDICATIVE STUDENT CLASS DANCE AREAS	INDICATIVE COMMON AREA CIRCULATION	OPEN COURT TEACHING SPACE
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8 Australia Avenue Sydney Olympic Park NSW 2127

Issued under the Environmental, Planning and Assessment Act 1979

Approved Development Application No. 07-04-2015

18 JUN 2015

Granted on the subject to any conditions

contained in the notice of determination.

18 JUN 2015

Date:

INDICATIVE BLOCK USE PLAN : SITE / ENTRY L1



SHELDON



SHELDON INTERIORS

Upper Ground, 40 Mount St
North Sydney NSW 2060
P: 02 8908 7669 F: 02 8908 7676

Documents on site before commencing any work. Documents must be approved before being used in any manner. Documents must be approved before being used in any manner. Documents must be approved before being used in any manner.

NOTE: FLOOR PLANS ARE
INDICATIVE ONLY - FOR
DEVELOPMENT APPLICATION
OF BUILDING USE ONLY -

**AUSTRALIAN COLLEGE OF
PHYSICAL EDUCATION**

QUAD 4
10 PARKVIEW DR
SYDNEY OLYMPIC

MM ISSUED FOR DEVELOPMENT
APPLICATION FOR USE ONYL - PLANS

ARE INDICATIVE
FOR INFORMATION ONLY
28/1/15

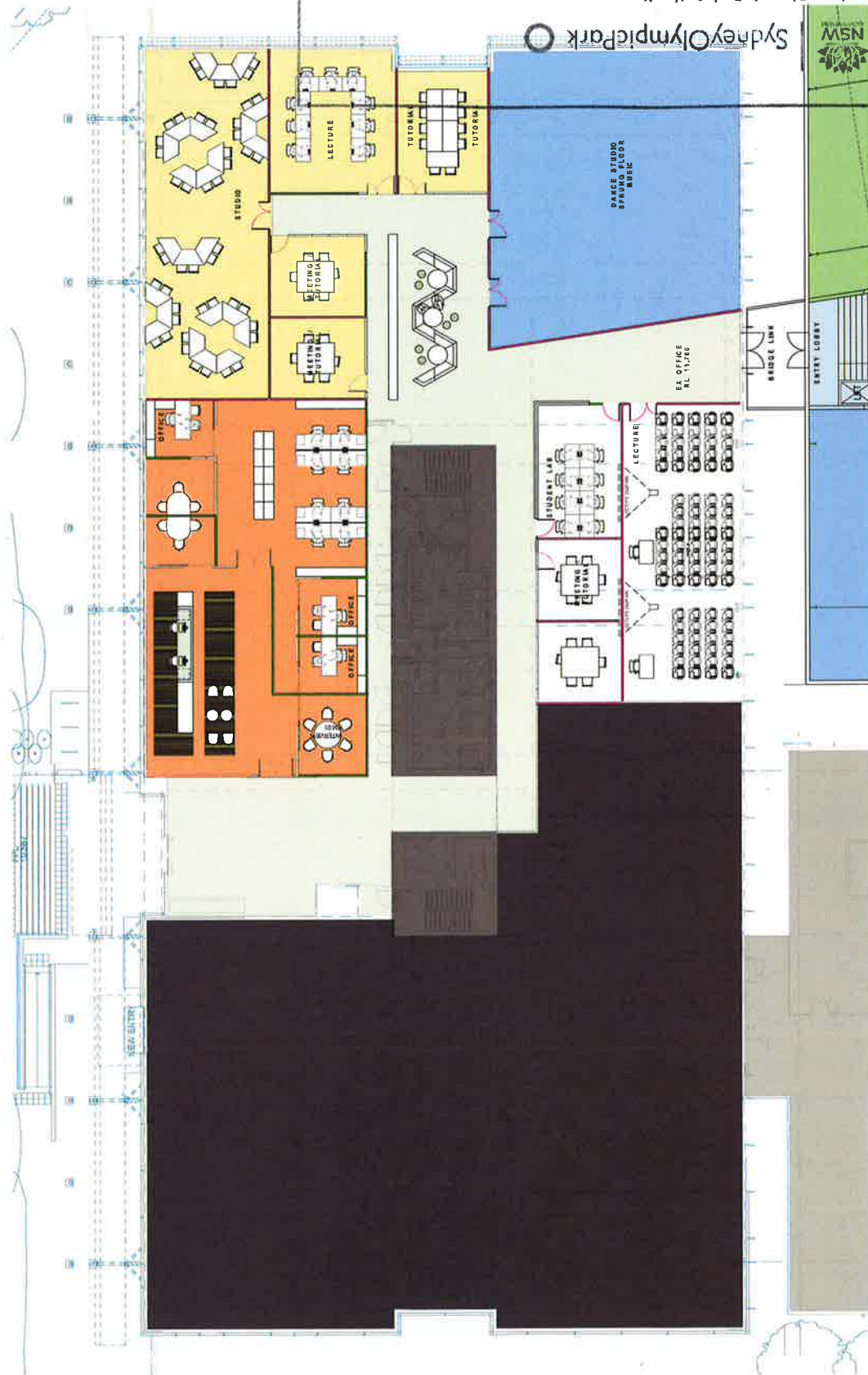
NO. BY AMENDMENT	DATE
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INDICATIVE FLOOR PLANS

ISSUED BY MH	ISSUED FOR SK 01	REVISION B
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NOTES:

INDICATIVE STUDENT CLASS ROOM AREAS	INDICATIVE STUDENT ADMIN AREAS	INDICATIVE STUDENT CLASS AREAS	INDICATIVE COMMON AREA CIRCULATION	OPEN COURT TEACHING SPACE



Issued under the Environmental, Planning and Assessment Act 1979
 Approved Development Application No. 07-04-2015
 18 JUN 2015
 Granted on the 18 JUN 2015
 contained in the notice of determination.
 Signed: _____ Date: 18 JUN 2015

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

INDICATIVE BLOCK USE PLAN : ENTRY / L1

SHELDON



SHELDON INTERIORS

Upper Ground, 40 Mount St,
 North Sydney NSW 2060
 P: 02 8958 7189 F: 02 8958 7026

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AUSTRALIAN COLLEGE OF
 PHYSICAL EDUCATION

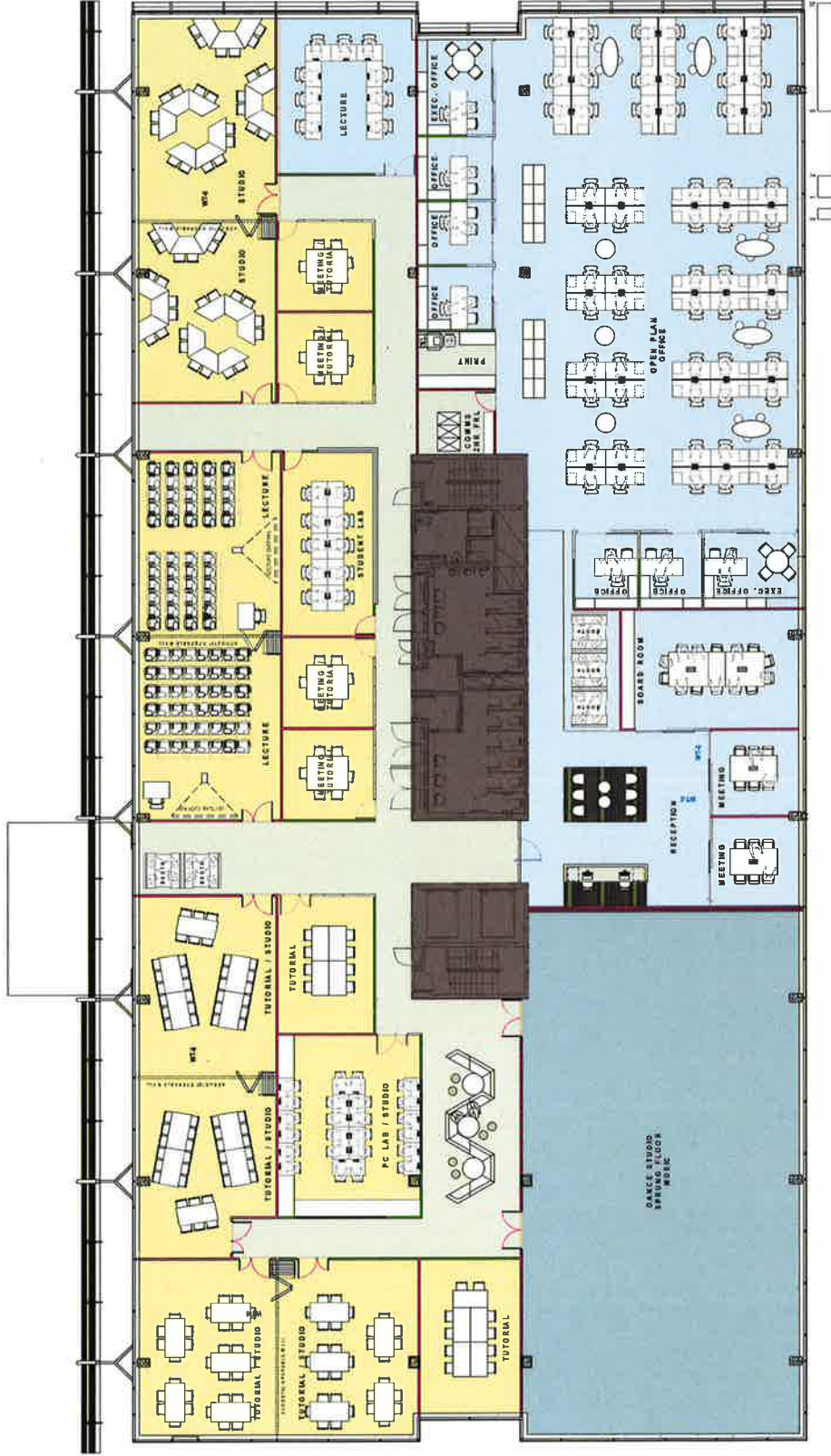
QUADA
 100 MOUNT ST
 SYDNEY NSW 2000

INDICATIVE FLOOR PLANS	DATE
NO. BY AMENDMENT	
SHAWING FOR	
DOWN BY	
DATE	
REVISION	
B	

B: MAY ISSUED FOR DEVELOPMENT
 17/04/15
 18 JUN 2015
 28/11/15

NOTES:

- INDICATIVE STUDENT CLASS ROOM AREAS
- INDICATIVE STUDENT ADMIN AREAS
- INDICATIVE STUDENT CLASS DANCE AREAS
- INDICATIVE STUDENT COMMON AREA CIRCULATION
- INDICATIVE ADMIN / STAFF AREAS



INDICATIVE BLOCK USE PLAN : TYPICAL FLOOR [WITH ADMIN]

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. 18 JUN 2015

Granted on the 18 JUN 2015 subject to the conditions of the Development Consent Authority of the Sydney Olympic Park Authority
contained in the notice of determination.

Signed: _____ Date: 18 JUN 2015

SHELDON



SHELDON INTERIORS

Upper Ground, 40 Mount St
North Sydney NSW 2060
P: 02 8888 7889 F: 02 8888 7878

Contractor must verify all dimensions for the building structure and work with the architect to ensure all dimensions are correct. Any discrepancies in dimensions must be reported to the architect immediately. The architect is not responsible for any errors in the drawings. The architect is not responsible for any errors in the drawings. The architect is not responsible for any errors in the drawings.

17/14/15
28/11/15
18 JUN 2015

DATE	BY	AMENDMENT
17/14/15	1H	SK 01
28/11/15	1H	SK 01
18 JUN 2015	1H	SK 01

INDICATIVE FLOOR PLANS

REGION	SK 01	SK 01
B		

NOTES:

	INDICATIVE STUDENT CLASS ROOM AREAS
	INDICATIVE STUDENT ADMIN AREAS
	INDICATIVE STUDENT CLASS DANCE AREAS
	INDICATIVE STUDENT COMMON AREA CIRCULATION
	INDICATIVE ADMIN / STAFF AREAS



Issued under the Environmental, Planning and Assessment Act 1979
 Approved Development Application No: 07-04-201
 18 JUN 2015
 Granted on the subject to any conditions
 contained in the notice of determination.
 Signed: _____ Date: 18 JUN 2015

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

INDICATIVE BLOCK USE PLAN : TYPICAL FLOOR [TEACHING SPACE ONLY]

B MH ISSUED FOR DEVELOPMENT
 APPLICATION FOR USE ONLY - PLANS
 ARE INDICATIVE
 A mh FOR INFORMATION ONLY
 17/4/15
 28/7/15

No. BY AMENDMENT
 DATE

INDICATIVE FLOOR PLANS	
Drawn by: MH	Checked by: SK 01
Revised by: B	Revised by: B

AUSTRALIAN COLLEGE OF
 PHYSICAL EDUCATION
 BUILDING 4
 100 PARKVIEW DR
 SYDNEY OLYMPIC PARK

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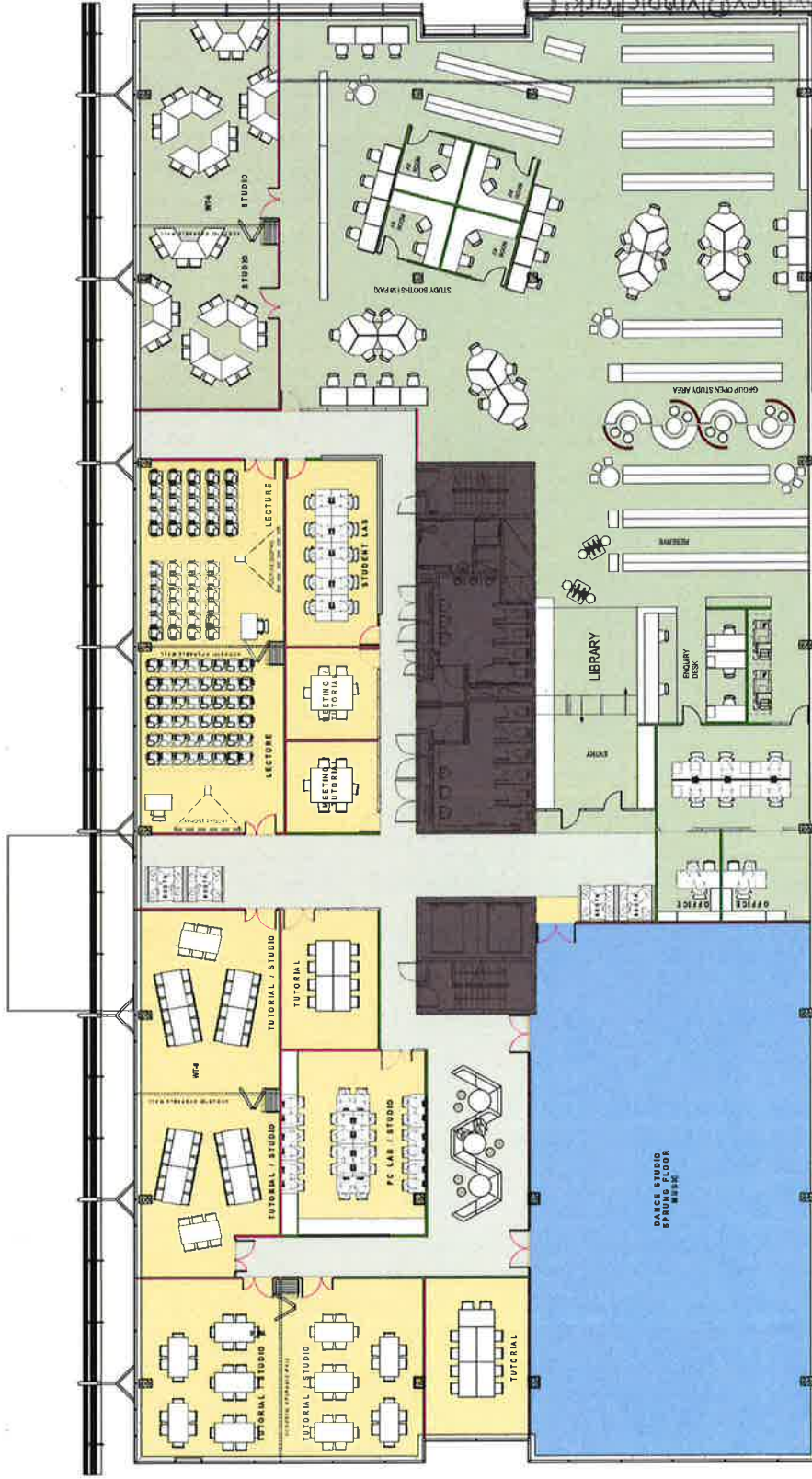
SHELDON INTERIORS
 Upper Ground, 40 Mount St
 North Sydney NSW 2060
 Ph: 02 8888 7448 F: 02 8888 7474



SHELDON

NOTES:

INDICATIVE STUDENT CLASS ROOM AREAS	INDICATIVE STUDENT ADMIN AREAS	INDICATIVE STUDENT CLASS DANCE AREAS	INDICATIVE STUDENT COMMON AREA CIRCULATION	INDICATIVE LIBRARY AREA



INDICATIVE BLOCK USE PLAN : TYPICAL FLOOR [WITH LIBRARY]

SHELDON



SHELDON INTERIORS

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North Sydney NSW 2060
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AUSTRALIAN COLLEGE OF
PHYSICAL EDUCATION

CLASS 1
10 DARWIN DR
SYDNEY OLYMPIC PARK

INDICATIVE FLOOR PLANS

DESIGN BY M/H	DATE SK 01	REGION B
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B. M/H ISSUED FOR DEVELOPMENT APPLICATION FOR USE ONLY - PLANS ARE INDICATIVE	17/4/15
A. M/H FOR INFORMATION ONLY	28/1/15
M/H BY AMENDMENT	DATE

Issued under the Environmental, Planning and Assessment Act 1979
Approved Development Application No. 07-04-20
18 JUN 2015
Granted on the 18 JUN 2015 subject to any conditions contained in the notice of determination.
Signed: _____ Date: _____
Sydney Olympic Park Authority
8 Australia Avenue Sydney Olympic Park NSW 2127



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: 07-04-2015

Granted on the 18 JUN 2015 subject to any conditions

contained in the notice of determination. 18 JUN 2015

Signed: [Signature] Date: 18 JUN 2015

LEGEND

EP5 EXISTING PIT

EXISTING DRAINAGE LINE

SITE BOUNDARY



EXISTING DRAINAGE PLAN

SCALE 1:250

NO.	REVISION	DATE	BY
1	ISSUED FOR DA	11.05.15	A
2	ISSUED FOR DA	19.04.15	A

ISSUED FOR DA

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CONSULTING
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PO Box 4003, STONEY, NSW 1230

ARCHITECT
L FORM ARCHITECTS

CLIENT
SHELDON INTERIORS
40 MOUNT STREET
NORTH SYDNEY NSW 2060

PROJECT
PROPOSED DRAINAGE PLAN
QUAD 4 - BENNELONG ROAD
HOMEBUSH BAY

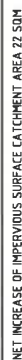
DRAWN BY
J.K. DATE
15.04.15

EXISTING DRAINAGE PLAN

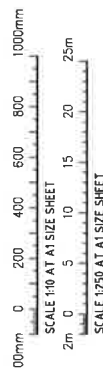
DRAWING No. TX-11249.00-C01

SCALE B

THE PROPOSED DEVELOPMENT IS RELATIVELY SIMPLE, THE FOOTPRINT OF THE SITE WILL NOT CHANGE AND OPPORTUNITIES FOR REUSE AND IMPROVEMENT OF THE EXISTING CONDITION ARE LIMITED HOWEVER, THERE WILL BE AN IMPROVEMENT IN THE WATER QUALITY BEING DISCHARGED FROM THE SITE.



PROPOSED DOWN PIPES = 150 DIA.

[illegible]



GEOFABRIC AND GRAVEL
EXTENDS 250mm PAST THE END
OF THE FRESH TO ENSURE
SEAL WITH KERB

A SAUSAGE OF COARSE FILTER
CLOTH FILLED WITH 10mm - 20mm
BLUE METAL
150mm THICK MIN

50mm GAP TO ALLOW
OVERTOPPING AND WATER
ACCESS TO PIT

KERB INLET CONTROL
NTS

DENOTED THUS  ON PLAN

EROSION CONTROL NOTES

ALL CONTROL WORK INCLUDING DIVERSION BANKS AND CATCH DRAINS, V DRAINS
AND SILT FENCES SHALL BE COMPLETED DIRECTLY FOLLOWING THE COMPLETION
OF THE EARTHWORKS.

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROVIDING ON
GOING ADJUSTMENT TO EROSION CONTROL MEASURES AS REQUIRED DURING
CONSTRUCTION.
2. ALL SEDIMENT TRAPPING STRUCTURES AND DEVICES ARE TO BE INSPECTED
AFTER STORMS FOR STRUCTURAL DAMAGE OR CLOGGING, TRAPPED
MATERIAL IS TO BE REMOVED TO A SAFE, APPROVED LOCATION.
3. ACCESS AND EXIT AREAS SHALL INCLUDE SHAKE-DOWN OR OTHER METHODS
APPROVED BY THE SITE MANAGER FOR THE REMOVAL OF SOIL MATERIALS
FROM MOTOR VEHICLES.
4. THE CONTRACTOR SHALL ENSURE RUNOFF FROM ALL AREAS WHERE THE
NATURAL SURFACE IS DISTURBED BY CONSTRUCTION, INCLUDING ACCESS
ROADS, DEPOT AND STOCKPILE SITES, SHALL BE FREE OF POLLUTANTS
BEFORE IT IS EITHER DISPERSED TO STABLE AREAS OR DIRECTED TO
NATURAL WATERCOURSES.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SLOPES, CROWNS AND
DRAINS ON ALL EXCAVATIONS AND EMBANKMENTS TO ENSURE
SATISFACTORY DRAINAGE AT ALL TIMES WATER SHALL NOT BE ALLOWED TO
POND ON THE WORKS UNLESS SUCH PONDING IS PART OF AN APPROVED ESCP
/ SWMP.
6. ALL EROSION & SEDIMENT CONTROL MEASURES TO BE INSPECTED &
MAINTAINED DAILY BY SITE MANAGER.
7. MINIMISE DISTURBED AREAS.
8. ROADS & FOOTPATHS TO BE SWEEP DAILY.
9. DUST MINIMISATION CONTROL BY WATERING TO BE IMPLEMENTED BY SITE
MANAGER AS REQUIRED OR AS DIRECTED BY AUBURN COUNCIL.

SEDIMENT CONTROL PLAN
SCALE 1:250

04-2015
HASLAM'S CREEK
WETLANDS

subject to any conditions

18 JUN 2015

Date: 18 JUN 2015



SCALE 1:250 AT A1 SIZE SHEET

ISSUED FOR	DATE	BY
STATE	27.04.15	A
INSTRUCTIONS		

ISSUED FOR DA

TRIAL
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PROJECT: L FORM ARCHITECTS

CLIENT: SHELDON INTERIORS
40 MOUNT STREET
NORTH SYDNEY NSW 2060

PROPOSED DRAINAGE PLAN
QUAD 4 - BENNELONG ROAD
HOMEBUSH BAY

SEDIMENT CONTROL PLAN

DRAWING No: TX-11249.00-C03
SCALE: A