

## Appendix H - Sydney Olympic Park Masterplan 2030 (2018 Review) Assessment

Criteria	Response	Compliance
<b>4.2 Sustainability</b>		
4.2.1 Controls		
1. Engage an Ecologically Sustainable Design (ESD) consultant as a core member of the project team.	An Updated ESD Statement is included at <b>Appendix N</b> of the Submissions Report.	Yes
2. Connect all new developments to Sydney Olympic Park's recycled water system.	The Updated ESD Statement confirms that the proposal will connect to Sydney Olympic Park's recycled water system (refer to <b>Appendix N</b> to the Submissions Report).	Yes
<b>Environmentally Sustainable Materials</b> 3. Prioritise sustainable materials selection.	The selected materials are environmentally sustainable. Refer to the Updated ESD Statement included at <b>Appendix N</b> of the Submissions Report.	Yes
<b>Required Ratings</b> 4. Environmental Ratings - Mixed use developments: 4 star Green Star	The proposal has been designed to achieve a 5 star Green Star rating for the Site 2B commercial building and for the Site 2A tower, notwithstanding that the requirement for mixed use developments is to achieve a 4 star Green Star rating.	Yes
<b>Climate Change Adaptation</b> All future developments and project applications should consider the impacts as a result of climate change and include elements in building design and construction that specifically address these impacts consistent with the guidance provided in the Green Building Council of Australia Green Star Design & As Built Guidelines.	The Updated ESD Statement at <b>Appendix N</b> to the Submissions Report confirms that the proposal has been considered in regard to the Green Building Council of Australia Green Star Design & As Built Guidelines.	Yes
<b>4.3 Public Domain</b>		
<b>4.3.1 Controls</b>		
1. Set aside the land for streets, parks, through-site links and public spaces as shown in the site boundaries plan for the relevant precinct. Land dedicated for public purposes is to be vested in Sydney Olympic Park Authority	Complies.	Yes

Criteria	Response	Compliance
<p>2. Design and build streets and public spaces in accordance with the street sections and plans in Appendix C and:</p> <ul style="list-style-type: none"> <li>– Sydney Olympic Park Urban Elements Design Manual 2008</li> <li>– Sydney Olympic Park Authority Report for Master Plan 2030 Street Concept Designs</li> <li>– Sydney Olympic Park Access Guidelines (July 2015) and any subsequent version</li> <li>– Sydney Olympic Park Master Plan 2030 Traffic and Transport Strategy (2018 Review)</li> <li>– NSW Government – Planning Guidelines for Walking and Cycling 2004</li> <li>– all relevant codes and standards including: <ul style="list-style-type: none"> <li>– AS 1428.1 – 2009: Design for access and mobility – General requirements for access – New Building Work.</li> <li>– AS 1428.2 – 1992: Design for access and mobility – Enhanced and additional requirements – Buildings and facilities</li> <li>– AS/NZS 1428.4.1 – 2009: Design for access and mobility <ul style="list-style-type: none"> <li>- Means to assist the orientation of people with vision impairment - Tactile ground surface indicators</li> </ul> </li> <li>– AS 2890.3 – 2015 Parking Facilities – Bicycle Parking.</li> </ul> </li> </ul>	<p>The proposal has incorporated the street sections and plans in accordance with the relevant SOPA policies and the Australian Standards.</p>	<p>Yes</p>
<b>Footpaths and the Pedestrian Environment</b>		
<p>3. Provide a continuous and accessible pedestrian network within streets, public spaces and parks as shown in Figure 3.6 Street Hierarchy</p>	<p>The proposal has been designed in accordance with Figure 3.6 in the Master Plan (2018 Review).</p>	<p>Yes</p>
<p>4. Design intersections and pedestrian crossings to favour pedestrian convenience and safety with particular attention to:</p> <ul style="list-style-type: none"> <li>– reducing the width and number of vehicle crossings</li> <li>– providing pedestrian crossings at every arm of an intersection</li> <li>– minimising kerb radii to ensure that kerb ramps are in line with the crossing path.</li> </ul>	<p>The proposal has been designed to prioritise pedestrian convenience and safety in relation to vehicle crossings, pedestrian crossings and kerb ramps.</p>	<p>Yes</p>
<p>5. Connect to the local and regional pedestrian network as shown in Figure 3.6 Street Hierarchy:</p> <ul style="list-style-type: none"> <li>– create new pedestrian connections linking the Town Centre to eastern Bicentennial Park at Bennelong Parkway and new streets in the Parkview Precinct</li> <li>– create new pedestrian connections linking the Town Centre to northern Bicentennial Park at Kevin Coombs Avenue Gate 8</li> </ul>	<p>The proposal has been designed in accordance with the street hierarchy in Figure 3.6 in the Master Plan (2018 Review).</p>	<p>Yes</p>

Criteria	Response	Compliance
<ul style="list-style-type: none"> <li>– create new pedestrian connections linking the Town Centre to the Wentworth Point foreshore at Bennelong Parkway</li> <li>– create new bridge connections to link adjacent precincts across rail and high traffic street corridors.</li> </ul>		
<b>Amenity</b>		
6. Ensure paved footpaths on public streets are a minimum of 1.8m wide to allow pedestrians to walk three abreast and wheelchairs to pass two abreast	Complies.	Yes
7. Use the standards for furniture and lighting set out in the Sydney Olympic Park Urban Elements Design Manual 2008.	Complies.	Yes
8. Use the standards for signage set out in the Sydney Olympic Park Urban Elements Design Manual 2008 and Sydney Olympic Park Authority's Signage Policy.	The proposed signage has been designed with regard to the Sydney Olympic Park Urban Elements Design Manual and SOPA's Signage Policy.	Yes
<b>Solar Access</b>		
9. Building heights and setbacks should be configured to ensure that the urban domain affected by the proposed development receives a daily minimum of two hours of direct sunlight between 9.00am and 3.00pm on 30 June. Public parks should receive a minimum of two hours of direct sunlight between 9.00am and 3.00pm on 30 June for at least 30% of the park.	<p>The proposal provides a minimum of two hours of direct sunlight:</p> <ul style="list-style-type: none"> <li>• between 9:00am to 3:00pm on the 21 June to the urban domain</li> <li>• between 9:00am to 3:00pm on the 21 June to the public parks being 30% of Jacaranda Square.</li> </ul>	Yes
<b>Building Interface with Public Domain</b>		
10. Provide weather protection at communal entrances.	The buildings include shaded areas and/or awnings to allow for weather protection at communal entrances.	Yes
11. Maximise surveillance of the public domain and views of the public areas from the building.	Complies.	Yes
<b>Retail and Active Frontages</b>		
<p>Frontages that attract pedestrians and contribute to the liveliness and activation of the Town Centre:</p> <p>12. Activate ground floor levels with retail uses as shown in Figure 4.1 Active Frontages Plan. Active frontages will positively promote activation of streets and parks through physical and visual connections between inside areas and the public domain.</p>	The western frontage has been designed to predominantly include a primary retail frontage at Site 2B. While this is not provided at Site 2A, an activated frontage is provided in this location, with terraced areas and public space that includes	Yes

Criteria	Response	Compliance
<p><i>Primary Retail Frontages and Themed Retail Frontages</i> are to:</p> <ul style="list-style-type: none"> <li>– Provide for uses such as retail, customer service areas, cafes, restaurants as well as outdoor dining and other uses that achieve pedestrian interest and interaction</li> <li>– Maximise display windows, transparent glazing to at least 70% of the frontage, particularly at corners</li> <li>– Maximise entries, ideally one every 8 to 10m of the frontages</li> <li>– Provide for either double height or two levels of active uses</li> <li>– Restrict commercial building lobbies to no more than 20% of the frontage</li> <li>– Restrict residential building lobbies to no more than 10% of the frontage</li> <li>– Restrict blank walls, service, plant and equipment hatches to no more than 10% of these frontages</li> <li>– Driveways and service entries are to be located away from primary retail frontages.</li> </ul> <p><i>Secondary Active Frontages</i> are to:</p> <ul style="list-style-type: none"> <li>– Provide for uses such as retail, customer service areas, cafes, restaurants as well as outdoor dining, commercial, hotel and residential lobbies, customer service uses associated with commercial and hotel lobbies and other uses that achieve pedestrian interest and interaction</li> <li>– Provide for display windows, transparent glazing to at least 50% of the frontage particularly at corner locations</li> <li>– Maximise pedestrian entries</li> <li>– Commercial building lobbies up to 80% of the frontage</li> <li>– Residential building lobbies up to 50% of the frontage</li> <li>– Restrict blank walls, service, plant and equipment hatches to no more than 30% of these frontages</li> </ul>	<p>outdoor seating which accords with the intent of primary retail frontages.</p> <p>proposal has been designed in accordance with the primary retail frontage along the western elevation and the secondary frontages along the northern, eastern and southern elevation. Driveways are located away from these primary retail frontages, in accordance with the Masterplan.</p> <p>The secondary active frontages identified through the site include lobby areas for both buildings, building entrances, a terraced area, and a through site link that helps to achieve pedestrian interest and interaction.</p>	
13. On Primary Retail, Secondary Active and Themed Retail Frontages ensure shops and food outlets have a display window measuring at least 5m. (Figure 4.1 Active Frontages Plan). Food outlet counters should be within the shop area as queuing on footpaths and public thoroughfares affects pedestrian amenity. Street corners for at least 3m along each frontage are to have display windows and/or doors.	Complies.	Yes
14. Divide large facades into smaller sections to modulate the street frontage and ensure architectural detailing incorporates good materials and details of interest to pedestrians.	The design of the building aligns with the design competition winning scheme for the site and includes good materials and details of interest to pedestrians.	Yes
15. Primary retail frontages are to have double height frontages.	The design of the building aligns with the design competition winning scheme for the site.	Complies
16. Glaze ground floor windows and doors for retail uses with clear glass and provide good lighting at night.	Complies	Yes
17. Where security grilles are desired they are to be mounted internally and provide good visibility to shop displays (preferably set to the rear of the window display zones). Roller shutters are not permitted.	Not applicable.	N/A

Criteria	Response	Compliance
18. Commercial outdoor seating to support food and beverage outlets is encouraged to activate the public domain. This will require a separate consent and in all cases pedestrian circulation and amenity will take priority over outdoor seating.	The proposal includes outdoor seating to support the ground floor retail.	Yes
19. Ground floor tenancies and building entry lobbies are to: <ul style="list-style-type: none"> <li>· Have entries at the same level as the adjacent footpath or public domain</li> <li>· Have finished floor levels between 0-1m above or below the adjacent footpath or public domain.</li> </ul>	The ground floor tenancies and building entry lobbies have been designed to have entries at the same level as the public domain.	Yes
<b>Colonnades</b>		
20. Provide street colonnades to the full extent of the street frontage of buildings in the locations nominated in Figure 4.2 Awnings and Colonnades Plan.	Not applicable.	N/A
<b>Awnings</b>		
29. Provide awnings as nominated to the full extent of the street frontage of non-residential buildings in the locations nominated in Figure 4.2 Awnings and Colonnades Plan.	The design of the buildings aligns with the design competition winning scheme. Awnings have been included in the design of the buildings where practicable. The podium of the tower building includes modulation that creates a variability of shape, with overhangs functioning as projecting awnings to entry points and terraces.	Alternative proposed. Appropriate in the circumstances.
30. Awnings are not to continue across site links and building separations.	Complies.	Yes
31. Awning height is measured from the footpath to the underside of the fascia. On sloping sites the underside of the awning is to be not less than 3.2m above the footpath.	Complies.	Yes
32. Steps in awnings are only permissible to accommodate sloping streets and if required over vehicle entrances. Steps in awnings are to be a maximum of 700 mm.	Not applicable.	N/A
33. Awnings are to be 3m wide generally, except on the southern footpath of Street 32 Park Edge Street 'Haslams' and the northern footpath of Street 14 Herb Elliott Avenue, where awnings are to be 2.7m wide.	Complies.	Yes
34. Awnings are to extend across the entire building elevation and be well designed. They will: <ul style="list-style-type: none"> <li>– reflect the architecture of the building</li> <li>– complement the streetscape</li> <li>– be supported from the building.</li> </ul>	The design of the buildings aligns with the design competition winning scheme. Awnings have been incorporated where practicable, as shown on the Architectural Plans.	Alternative proposed. Appropriate in the circumstances.

Criteria	Response	Compliance
35. Awnings must drain towards the building to eliminate gutters and downpipes on the street edge. Downpipes are to be fully concealed within, or recessed into, the ground floor frontage	Capably of complying.	Capable of complying
36. Awning lighting is to be recessed, have concealed wiring and conduits, and comply with requirements for pedestrian areas in the current AS/NZS 1158 Set 2010, Lighting for Roads and Public Spaces.	Capable of complying.	Capable of complying
<b>Public Domain Safety and Security</b>		
37. Ensure trees and vegetation do not block lighting or the field of vision of pedestrians in the public domain.	The proposed landscape design has incorporated trees and vegetation to ensure lighting will be provided to the public domain.	Yes
38. Improve the safety of pedestrian bridges, enclosed pathways and stairways by creating good visibility, lighting and adjacent activity at these places.	Complies.	Yes
39. Ensure active frontages along all public spaces and parks.	The design has provided active frontages adjoining the public domain.	Yes
40. Promote good surveillance of parks and public spaces by making them attractive and comfortable: – incorporate well placed seating with good shade and interesting views – design and locate public furniture, lighting, bubblers, public information, public toilets and play equipment to encourage informal use – provide generous, well positioned seating opportunities throughout all public open space.	Complies.	Yes
41. Public open space must be clear of obstructions or structures, such as electricity substations, or car park exhaust vents, which should be incorporated into the overall building envelope .	Complies.	Yes
<b>On Street Parking</b>		
42. Ensure a minimum of two percent of street parking is reserved for mobility parking permit holders.	The proposal does not include street parking.	N/A
<b>Through Site Links</b>		
43. Ensure Through Site Links are publicly accessible 24/7, they must not be gated.	No through site links are earmarked for the site on the Parkview Precinct Building Zones and Setbacks Plan.	N/A
44. Ensure Through Site Links are open to the sky and achieve the dimensions as set out in the Precinct Controls and provide direct visual and physical connects between public spaces and streets.		

Criteria	Response	Compliance
<b>4.4 Event Access and Closures</b>		
<b>4.4.1.6 Development and Project Application Requirements</b>		
16. An Event Impact Statement is required to be submitted.	An Updated Major Event Impact Assessment has been prepared by Ecove and provided at <b>Appendix N</b> of the Submissions Report.	Yes
<b>4.5 Land Uses and Density</b>		
1. Permitted land uses are to comply with Figure 4.1 Active Frontages Plan and Figure, 4.4 Land Uses Plan and Table 4.2 Allowable Land Uses for the relevant precinct.	The serviced apartment, commercial office, retail and registered club uses are all permitted land uses.	Yes
<b>4.6 Building Form and Amenity</b>		
<b>4.6.1 Development Site Controls</b>		
1. Create the sites shown in the Site Boundaries Plan for the relevant precinct.	The proposed development relates to Sites 2A and 2B included in the Site Boundaries Plan for the Parkview Precinct.	Yes
<b>4.6.2 Building Zone Controls</b>		
1. Locate buildings within the building zone indicated on the relevant precinct Building Zone and Setback Plan in Section 5.	The proposed buildings are both consistent with the building zone indicated on the Parkview Precinct Building Zones and Setbacks Plan.	Yes
2. Provide through site links and view corridors where indicated on the relevant precinct control plan in Section 5.	No through site links are mapped for the site on the Parkview Precinct Building Zones and Setbacks Plan.	N/A
3. Ensure building layouts optimise solar access, natural light, cross-ventilation, usable communal outdoor areas and views.	The buildings have been appropriately arranged to optimise solar access, with minimal solar access impacts, and also result in only low view impacts, as detailed in the EIS exhibited with the SSDA.	Yes
<b>4.6.3 Building Depth Controls</b>		
2. The preferred maximum commercial building depth without atria and light wells is 25m.	While the building does not comply with this control, it aligns with the design competition winning scheme for the site and includes large	Alternative proposed. Appropriate in

Criteria	Response	Compliance
	punched glazed openings acting as windows and doors to the plaza street front, allowing for the attainment of natural light, while also delivering an interesting façade design.	the circumstances.
3. Ensure all workstations on an office floor (excluding the core and other ancillary spaces) are 12m or less from an external window or an atrium (as described in part 4.6.6) for buildings up to 8 storeys high.	Complies.	Yes
4. Underground car parking is to be concentrated under the building footprint and fully under natural ground level.	All underground car parking is under the building footprint and fully under natural ground level.	Yes
<b>4.6.4 Building Height Controls</b>		
1. Comply with the heights nominated in the Building Heights Plan for the relevant precinct.	The heights set out in the Parkview Precinct Building Heights Plan are proposed to superseded by the proposed SEPP amendment that has been exhibited for the site, which results in the heights altered for Sites 2A and 2B. Instead of having 30 storeys for each site, the Site 2A height is proposed to be increased to 149m and Site B to be reduced to 46m.	Alternative proposed. Appropriate in the circumstances.
2. Minor increases to the heights nominated in the Building Heights Plans may be considered if: <ul style="list-style-type: none"> <li>– special site conditions make strict compliance with the controls unworkable</li> <li>– there are demonstrable improvements to urban form and height transition</li> <li>– resident amenity in terms of privacy and solar access is not adversely affected</li> <li>– there is no impact on public open space and parklands.</li> </ul>	Refer above response. These height changes align with the intent of the design competition winning scheme that seeks to have a slender tower with an interesting façade on Site 2A which acts as an urban marker. The increased height on Site 2A and reduced height on Site 2B is being sought in order to minimise overshadowing impacts to 9-11 Australia Avenue, while allowing the tower on Site 2A to act as an urban marker, in line with the intent of the design competition winning scheme.	Yes
3. For sites adjoining sloping streets, the maximum number of storeys is to be calculated from the highest finished footpath level, and recalculated a minimum of every 1.5m vertical change in slope.	As outlined above, the site's building height and number of storeys has been determined in accordance with the proposed SEPP amendment relating to the maximum building height on the site.	Alternative proposed. Appropriate in the circumstances.
4. For sites adjoining two or more streets, the maximum number of storeys is not to exceed a plane created by joining the number of storeys measured along each street frontage.		
5. For south and west facing buildings over eight storeys high, setbacks and other treatments may be required to minimise wind turbulence. All developments over 25m high will require assessment by a wind consultant.	The proposed development has been designed in accordance with the wind mitigation measures	Yes



Criteria					Response	Compliance
					included in the Wind Impact Assessment prepared by Windtech (refer to Appendix BB of exhibited SSDA), with some alternative measures adopted, which achieve a similar wind amelioration outcome. This is further discussed in <b>Section 8.5</b> of the Submissions Report.	
6. Comply with the minimum floor to ceiling heights listed in Table 4.3, Minimum Ceiling Heights below:					Complies.	Yes
	All Habitable Rooms	All Non-Habitable Rooms	Ground Floors	Above Ground Floors		
Community Uses Public Buildings Commercial Buildings Retail Uses Educational Uses	N/A	N/A	4.0m except for storage and service areas	2.7m		
Mixed Use Buildings	2.7m	2.4m	3.3m except for storage and service areas	2.7m		
Temporary Accommodation Kiosks, Small Pavilions	N/A	N/A	3.0m	2.7m		
<b>4.6.5 Rooftop Service Zone Controls</b>						
1. The maximum rooftop service zone height is 5m					Complies.	Yes
2. Set back the rooftop service zone 3m from the parapet.					The design is consistent with the form of the design competition winning scheme for the site.	Alternative proposed. Appropriate in the circumstances.
3. The total area in plan above the maximum building height for services may not exceed 80 per cent of the building footprint area.					The plant on the Site 2A tower does not exceed 80% of the total building footprint. With regard to the Site 2B commercial building, none of the building is above the maximum building height.	Yes

Criteria	Response	Compliance
4. Design lift towers, machinery plant rooms, chimneys, stacks, vent pipes and television antennae to minimise their visibility and size.	All these components have been designed to minimise their visibility and size.	Yes
5. The design of rooftop structures is to be integral with the overall building design.	The rooftop structures have been designed to be integral with the overall building design.	Yes
<b>4.6.6 Building Separation Controls</b>		
1. Ensure that courtyards and atria in commercial buildings have a minimum width of 9m.	Not applicable.	N/A
2. A minimum separation of 24m is required between commercial buildings and facing habitable rooms in residential buildings opposite.	Complies, as demonstrated on the Setback Plans included in the Amended Architectural Plans at <b>Appendix A</b> of the Submissions Report.	Yes
<b>4.6.7 Building Setbacks</b>		
1. Comply with the building setbacks indicated on the Building Zone and Setbacks Plan for the relevant precinct.	<p>The proposed development complies with the landscape setback zones identified in the Parkview Precinct Building Zone and Setbacks Plan for the frontages of both buildings, and generally complies with the other setbacks set out for the site. The pavilions are positioned within a portion of the landscape zones, but a larger proportion of the zone is occupied by landscaped public space.</p> <p>Importantly, it is noted that the proposal is designed in accordance with the design competition winning scheme and includes minor variations to the rear nil setbacks shown on the Parkview Precinct Zone and Setbacks Plan, including a 6m setback to the rear of the 2B commercial building, and 4.6m podium setback to the rear of the 2A mixed use building.</p>	<p>Generally compliant.</p> <p>Alternatives are also proposed. Appropriate in the circumstances.</p>
2. Ensure building facades reinforce the street alignment.	Complies.	Yes
3. Above ground articulation in the form of balconies, sunscreens and bay windows and the like may extend 300mm into the front setback zone.	Not applicable.	N/A

Criteria	Response	Compliance
<b>Section 4.6.8 Tower Building Controls</b>		
<b>Podium Design and Setbacks</b>		
1. Provide a setback of 2m for levels 7 and 8 except for the Olympic Boulevard frontage.	It is noted that these controls relate to tower buildings. The Site 2A tower building is setback in excess of 2m for all levels.	Yes
<b>Tower Footprint and Setbacks</b>		
3. Tower building footprint to a maximum of 900m <sup>2</sup> (Gross Building Area) are encouraged.	None of the tower levels include a building footprint that exceeds 900m <sup>2</sup> .	Yes
4. Towers are to be setback above level 6 by a minimum of 2 metres, and a minimum of 5 metres, maximum of 10 metres along the Boulevard.	Complies.	Yes
<b>Separation Distances</b>		
5. Tower buildings are to be spaced to ensure that all north facing frontages affected by the proposed tower building have full solar access for a minimum of 2 hours between 9am and 3pm on 30 June.	Complies.	Yes
6. Notwithstanding the above, maintain a minimum 40m separation between tower buildings on neighbouring sites	The Site 2A tower is separated over 40m from the building at 9-11 Australia Avenue, as shown on the Setback Diagram included in the Updated Architectural Plans at <b>Appendix A</b> of the Submissions Report.	Yes
7. The positioning and separation of tower buildings should not impact on existing vistas along streets, views to external parklands or any other significant landmarks.	The view analysis contained within the EIS demonstrates that the proposed development will result in low view impacts and therefore will not significantly adversely affect views.	Alternative proposed. Appropriate in the circumstances.
<b>Maximum Horizontal Dimensions</b>		
8. For commercial buildings, floor plates over 1200m <sup>2</sup> GFA and 60m in length should be articulated into separate wings with connecting lift/lobby zones	The design approach for the Site 2B commercial building aligns with the intent set out in the design competition winning scheme.	Alternative proposed. Appropriate in the circumstances.

Criteria	Response	Compliance
<b>Maximum Distances to Natural Light Sources</b>		
11. The preferred maximum commercial building depth without atria and light wells is 25m.	While the building does not comply with this control, it aligns with the design competition winning scheme for the site and includes large punched glazed openings acting as windows and doors to the plaza street front, allowing for the attainment of natural light, while also delivering an interesting façade design.	Alternative proposed. Appropriate in the circumstances.
12. Ensure all workstations on a tower office floor (excluding the core and other ancillary spaces) are 12m or less from an external window or an atrium.	Complies.	Yes
<b>Building Articulation</b>		
14. Where towers are articulated into separate wings, the heights of each wing should be varied to reduce overall bulk of the tower.	Not applicable.	N/A
<b>4.6.9 Accessibility Controls</b>		
1. With each application, prepare and submit a Disability Access Strategy to the satisfaction of Sydney Olympic Park Authority and the consent authority that will satisfy: – AS 4299 – 1995: Adaptable Housing (for residential developments) – Sydney Olympic Park Authority Disability Access Guidelines (2015).	Complies.	Yes
3. For apartments where there is potential for future conversion to commercial use or wheelchair access is required, ground floors are to be contiguous with the external footpath levels.	Complies. Refer to Accessibility Report included at <b>Appendix S</b> of the Submissions Report.	Yes
4. Ensure equitable access is provided to the main building entrance from both the street and car parking areas.		
5. Ensure car parking provisions comply with: – AS 1428.1 – 2009: Design for Access and Mobility – General requirements for access-New Building Work – AS 1428.2 – 1992: Design for Access and Mobility – Enhanced and Requirements – Buildings and Facilities – AS 2890.1 – 2004: Parking Facilities – Off Street Car Parking – AS 2890.5 – 1993: Parking Facilities – On Street Parking – AS 2890.6 – 2009: Parking Facilities – Off-street Parking for People with disabilities.		
6. Locate accessible car parking spaces at the most convenient place for users, taking into account proximity to pedestrian entries and exits, lifts and ramps, accessible toilets and pay stations. Delivery of accessible parking spaces to be provided consistent with SOPA's Access Guidelines.		

Criteria	Response	Compliance
<b>4.6.10 Design Excellence Controls</b>		
To ensure the highest quality design for key sites in Sydney Olympic Park, a design competition is required for sites identified in Figure 4.6 Design Competition Sites Plan. The requirements for the design competition process are contained in the Sydney Olympic Park Authority Design Excellence Policy.	A design competition was conducted for the site, as required by the Design Competition Sites Plan. The proposed development has been designed in accordance with the design competition winning scheme, as detailed further in Section 5.10 of the EIS. The Sydney Olympic Park Authority's Design Review Panel also provided endorsement of the development and its consistency with the design competition winning scheme (refer to <b>Appendix C</b> of the Submissions Report).	Yes
<b>4.6.11 Building Expression Controls</b>		
1. Ensure building facades are well modulated and scaled to reflect the aspect, uses and streetscape.	The building façades are well modulated and scaled, in accordance with the design competition winning scheme, and the proposed uses.	Yes
2. Design building facades to create a well defined and integrated streetscape.	Complies.	Yes
3. Ensure prominent elements are well articulated, including the ground floor, roofs, windows, doors, balconies and shading devices.	All prominent elements are well articulated.	Yes
4. Provide modulation such as thickened walls, blade walls, fenestration, and sun shading elements to building frontages.	The design of both the proposed buildings includes appropriate modulation.	Yes
5. Provide appropriate forms of sun shading to screen eastern, northern and western sun, such as external adjustable vertical shading, sliding screens and brise-soleil.	The Site 2B commercial building includes a brise-soleil of horizontal louvres to allow for shading. The Site 2A tower façade consists of horizontal strip windows with operable zones and some hidden vertical spandrels. These are vertically separated by projecting horizontal spandrel zones acting as solar shades.	Yes
6. Ensure that main building entrances are level with adjacent footpaths.	Capable of complying.	Capable of complying
7. Provide individual off-street entry to at least 75 per cent of ground floor apartments in mixed use zones and 50 per cent of ground floor apartments in residential zones.	No ground floor serviced apartments are proposed.	N/A

Criteria	Response	Compliance
8. Adopt a broader palette of colour and textured material in building designs generally and avoid the over-use of reflective, monochromatic finishes such as glazed and metallic claddings.	Complies.	Yes
9. Ensure architectural variety across long block edge facades by varying the articulation and/or modulation and/or materials for around every 30-40m length of building façade.	The proposal has been designed to accord with the winning scheme of the design competition held for the site.	Alternative proposed. Appropriate in the circumstances.
<b>4.6.12 Safety and Security Controls</b>		
1. Provide active frontages and active uses along all park and public space frontages, including spaces that are privately and publicly owned or managed.	Active frontages are provided to all public space areas.	Yes
2. Ensure buildings are designed to contribute to the natural surveillance of adjacent streets and public space.	The buildings have been designed to allow for greater natural surveillance.	Yes
3. Promote casual views from residences to common internal areas such as lobbies, foyers, hallways, recreation areas and car parks.		
4. Provide direct and well lit access between car parks and dwellings in car parks and lift lobbies, and to all apartment entrances.	Capable of complying.	Capable of complying.
5. Ensure ramps have direct access to building entrances from the street and are visible from the street.	Complies.	Yes
9. For commercial and mixed use buildings, ensure retail or active uses on the ground floor open directly onto the street and have a clear visual connection with the street. Street level windows are to be clear glazed.	Complies.	Yes
10. Development should ensure that Sydney Olympic Park's Closed Circuit Television coverage is not obstructed or compromised in any way.	Noted.	Capable of complying
11. Utility structures such as electrical substations and car park exhaust vents are not permitted in the public domain.	Complies.	Yes
<b>4.6.14 Cross-Ventilation Controls</b>		
1. Design the site, building layout and individual apartments to promote, capture and guide natural breezes.	Complies.	Yes
2. Select and locate doors and operable windows to maximise natural ventilation opportunities established by the apartment layout.	Complies.	Yes
3. Minimise mechanically ventilated bathrooms and laundries.	Complies.	Yes

Criteria	Response	Compliance			
4. Commercial office developments should have capacity for openable windows.	The proposed Site 2B commercial building includes openable windows.	Yes			
4.6.15 Noise Controls					
1. New development is to acknowledge that it will be located within a major sport and entertainment events precinct that may be subject to high noise events from time to time. This will be achieved by creating a ‘Section 88D’ instrument (on Sydney Olympic Park land) or a ‘Section 88E’ instrument (on non – Sydney Olympic Park land) on title advising of likely noise levels in the precinct.	All these requirements are considered in the Acoustic Impact Assessment submitted with the exhibited SSDA at Appendix OO. The detailed fit out and operational use of the registered club will be the subject of a separate future development application where the noise impacts will be considered in greater detail.	Yes			
2. Applicants for a new development must prepare a report by a suitably qualified acoustic consultant assessing the possibility of land use conflicts as a result of the development. The land use conflict could be, for example, from an entertainment venue on the closest residential receiver or it could be the result of a new residential development possibly restricting the use of an existing entertainment venue. The suitability of the development for the site is the responsibility of the applicant who is required to assess the noise impact and to incorporate appropriate measures into the development.					
3. All noise impact assessments require ambient noise levels measured at the noise sensitive premises during representative periods to ensure all major intermittent noises are measured and quantified. This particularly applies to outdoor concerts, sporting events and late night parties. The results of the noise measurements should be used to design noise mitigation measures relevant to the proposed development.					
4. All plant rooms shall be designed to meet the requirements of the NSW Industrial Noise Policy.					
Late Night Events					
5. Late night events including dance parties are defined as those taking place between 11 pm and 6 am. Late night events beyond those already having planning approval are not permitted unless they take place in a venue or building that is designed to manage the noise impacts upon adjoining uses.	Not applicable.	N/A			
Commercial Development					
6. Design commercial development to comply with the maximum internal noise criteria set out in Table 4.5 Maximum Noise Criteria – Office Development.	Complies.	Yes			
Internal Space			Noise Criterion	Time Period	Noise Measure
Offices			45dBA	Day & Evening	LAeq, 15 min

Criteria	Response	Compliance														
Hotel and Serviced Apartment Developments																
15. Wherever practicable, hotels and serviced apartment developments shall be sited, oriented and treated to maximise natural ventilation and avoid the use of air conditioning.	Complies.	Yes														
16. Hotel and serviced apartment developments is not permitted in the orange areas shown in Figures 4.7 and 4.8 Noise Plans.	Complies. The site is not located within the orange areas shown in figures 4.7 and 4.8.	Yes														
17. Where residential development is located in the area marked 'Substantial Noise Mitigation Required', air conditioning and double glazed windows and doors are required to reduce noise impact at certain times by closing all doors and windows.	Complies.	Yes														
18. Design hotels and serviced apartment developments to comply with the residential internal noise criteria set out in Table 4.8 Maximum Noise Criteria – Hotels and Serviced Apartments below:	Complies.	Yes														
<table><tr><th>Internal Space</th><th>Noise Criterion</th><th>Time Period</th><th>Noise Measure</th></tr><tr><td>Living Rooms</td><td>45dBA</td><td>Day &amp; Evening (7am to 10pm)</td><td rowspan="3">LAeq, 15 min</td></tr><tr><td>Working Areas</td><td></td><td></td></tr><tr><td>Sleeping Rooms</td><td>40dBA</td><td>Night Time 1 (10pm to 7am)</td></tr></table>			Internal Space	Noise Criterion	Time Period	Noise Measure	Living Rooms	45dBA	Day & Evening (7am to 10pm)	LAeq, 15 min	Working Areas			Sleeping Rooms	40dBA	Night Time 1 (10pm to 7am)
Internal Space	Noise Criterion	Time Period	Noise Measure													
Living Rooms	45dBA	Day & Evening (7am to 10pm)	LAeq, 15 min													
Working Areas																
Sleeping Rooms	40dBA	Night Time 1 (10pm to 7am)														
4.6.16 Waste Management Controls																
For Development Application																
1. Submit a Waste Management Plan with all Development Applications to the satisfaction of Sydney Olympic Park Authority.	Waste Management Plans have been submitted with the application, including a Construction Waste Management Plan and Operational Waste Management Plans for each of the proposed buildings.	Yes														
2. Waste Management Plans are to demonstrate application of the principles of the waste management hierarchy of waste avoidance, reduction, re-use and recycling, and are to refer to the Environmental Guidelines for Sydney Olympic Park 2008.	The Waste Management Plans demonstrate application of the principles of the waste management hierarchy of waste avoidance, reduction, reuse and recycling. The Environmental Guidelines are not referenced in the Waste Management Plans. Notwithstanding this, the Environmental Guidelines are addressed in detail in the Submissions Report prepared by Ethos Urban.	Generally compliant.  Alternative proposed. Appropriate in the circumstances.														



Criteria	Response	Compliance
<b>Design and Construction</b>		
3. Minimise waste during the design of a building by coordinating building dimensions to the standard size of building materials and utilising components that can easily be replaced.	Complies.	Yes
4. Prioritise the procurement of: – modular and prefabricated building and fitout components – sustainable building materials (based on material life cycle assessment) – incorporate re-used or recycled materials such as steel and concrete.	Complies.	Yes
5. A minimum of 80 per cent of construction and demolition waste must be recycled or re-used. This includes, but is not limited to, pavements, soils, asphalt, concrete, masonry, wood, formwork, plasterboard, metals, glass, carpet or floor coverings, paper, cardboard, vegetation, plastic and building fittings.	Complies.	Yes
6. Include space for on site waste management infrastructure that maximises the opportunities for the sorting and segregation of waste materials	Complies.	Yes
7. Locate waste management areas, including collection points, out of public areas so as to not cause offence to the general public, adjoining properties or occupants with regard to smell, visual amenity and noise	Complies.	Yes
8. Locate waste management areas wholly within the building.	Complies.	Yes
9. Design waste management areas to allow collection vehicles to enter and exit the development in a forward direction.	<p>The waste management areas do not allow collection vehicles to enter and exit the development in a forward direction. Service vehicles will enter the ground floor loading docks in a reverse manoeuvre and exit in a forward direction to ensure safe access and egress. All access arrangements comply with the intent of AS2890.2 (2018) – Off-Street Commercial Vehicle Facilities.</p> <p>Further detail is provided in the Updated Traffic Impact Assessment included at <b>Appendix G</b> to the Submissions Report.</p>	Alternative proposed. Appropriate in the circumstances.
<b>Retail Developments</b>		
10. Ensure that all retail developments designate on site communal waste management areas for the sorting, storage and recycling of back of house waste.	Complies.	Yes
11. Include provision for the collection and recycling of back of house food collection.	Complies.	Yes

Criteria	Response	Compliance
<b>4.7 Access and Parking</b>		
<b>4.7.1 Controls</b>		
<b>Vehicular Access and Servicing</b>		
1. All parking is to be underground.	Complies.	Yes
2. Where above ground parking cannot be avoided due to site conditions (i.e. remediated lands including site 9 and 12), it must be sleeved with active habitable uses along all streets for at least a 6m depth and for at least two levels; ground and first floor and wrap around street corners for at least 15m. It cannot extend above the podium levels of the building. Above ground carparking must have a well-designed elevation along streets that are: - fully enclosed up to at least level 4, - designed to integrate well with the building elevations and appear as a solid façade.	Not applicable.	N/A
3. Design of underground car parking in Boundary Creek, Parkview and Southern Sports Precincts must meet the following requirements: – The design of the underground car parks must preclude the need for permanent dewatering. Groundwater is not to be pumped or extracted for any purpose other than temporary construction dewatering – The design of a structure that may be impacted by any watertable must require a waterproof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of watertable levels. (It is recommended that a minimum allowance for a watertable variation of at least +/-1.0m beyond any expected fluctuation be provided.) The actual watertable fluctuation and fluctuation safety margin must be determined by a suitably qualified professional.	Noted.	Capable of complying
4. Garages and parking structures are not permitted forward of the building line and must be screened from the public domain by active uses.	Complies.	Yes
5. Design vehicle access points and paths are to satisfy: – AS/NZS 2890.1 – 2004: Parking Facilities – Off Street Car Parking, AS 2890.5 – 1993: Parking Facilities – On Street Parking and AS/NZS 2890.6:2009, Parking facilities – Off-street parking for people with disabilities – AS 1428.1 – 2009: Design for Access and Mobility – General requirements for access, New building work – AS 1428.2 – 1992: Design for Access and Mobility – Enhanced and additional requirements – Buildings and Facilities – AS/NZS 1428.4.1 – 2009: Design for Access and Mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators	Complies.	Yes
6. Locate vehicle access points as indicated on the relevant precinct control drawing	Generally complies. Loading dock entrances are provided from the service lane, while the main	Generally complies. Alternative

Criteria	Response	Compliance
	vehicular entry is provided at Parkview Drive, where it meets with the service lane.	proposed. Appropriate in the circumstances.
7. For safety and public domain amenity, vehicle access points are to be: <ul style="list-style-type: none"> <li>– physically separate and clearly distinguished from <ul style="list-style-type: none"> <li>o pedestrian entrances and access ways</li> <li>o located within secondary streets and laneways where possible</li> <li>o designed and built with clear sight lines for drivers and pedestrians at pedestrian and vehicular crossings.</li> </ul> </li> </ul>	Complies.	Yes
8. To minimise visual intrusion and optimise active street frontages, vehicle driveways are to be as narrow as possible and have a garage door at the building line.	Complies.	Yes
9. Minimise the width of driveways and blank walls to the public domain by consolidating car access, docks, servicing and waste disposal.	Complies. Loading docks and waste disposal are consolidated into the same locations.	Yes
10. Servicing of retail and commercial developments is not permitted from streets required for servicing major events.	Complies.	Yes

#### Vehicle Parking

11. Provide car parking for non-residential developments at the rates in Table 4.10 Maximum Vehicle Parking Rates – Non-Residential Uses below:

Land Use	Type	Rate
<b>Commercial</b>	All	1 space/80 m2
<b>Retail</b>	Supermarkets	4 spaces/100 m2
	Local Retail	1 space/50 m2
	Themed Retail	1 space/50 m2
<b>Hotels Serviced Apartments and Boarding Houses</b>	Accommodation	1 space per room
	Staff	1 space/2 staff
<b>Hospital</b>	Visitors	1 space/4 beds
	Staff	1 space/2 staff
<b>Place of Worship</b>	Visitors	1 space/25 m2
<b>Club</b>	Visitors	1 space/50 m2
	Staff	1 space/2 staff

The proposal complies with all the maximum car parking rates set out in Table 4.10. Refer to the Updated Traffic Impact Assessment for further detail (**Appendix G** of the Submissions Report).

Yes

Criteria			Response	Compliance
<b>Restaurant</b>		1 space/50 m2		
<b>Professional Consulting Rooms</b>	Visitors Staff	1 space/professional 1 space/2 staff		
<b>Recreational Facility (Sports Participation)</b>	Visitors	3 spaces/100 m2 GFA 1 space/2 staff		
<b>Education</b>	Schools Tertiary	1 space/2 staff 1 space/2 staff		
<b>Childcare</b>	Visitors/Set Down Staff	1 spaces/4 children and suitable drop-off 1 space/2 staff		
13. Provide accessible parking at the rate prescribed in SOPA Access Guidelines			Complies. At least 2% of car parking spaces are accessible spaces.	Yes
13. A review of car parking rates outlined in Table 4.10 and 4.11 will accompany any significant future public transport improvements and/or reviews of Master Plan 2030.			Noted.	N/A
14. Car sharing is strongly encouraged. The Sydney Olympic Park Authority will work closely with proponents and local councils to identify opportunities to provide car sharing spaces for new developments where possible.			Noted.	Capable of complying.
<b>Bicycle Access and Servicing</b>				
15. Bike parking facilities are to comply with AS 2890.3 – 2015 Parking Facilities – Bicycle Parking.			Complies.	Yes
16. Build bicycle lanes as shown in the street sections and plans.			Not applicable.	N/A
17. Provide change rooms, showers and lockers for people walking, running or cycling to work on all employment generating development. Locate facilities close to bike parking facilities to encourage sustainable transport options.			The proposed development includes adequate lockers and showers to encourage people to walk, run or cycle to work.	Yes
18. Locate basement Bike parking as close to ground level car park entries as possible.			Complies.	Yes
19. Provide secure, conveniently located bike parking facilities at the minimum specified in Table 4.12 Minimum Bicycle Parking Rates below:			The proposal includes 188 permanent spaces, and 85 visitor spaces. The proposed permanent spaces are in excess of the minimum of 155 spaces required on the basis of this control. The proposed development also includes 65 visitor bicycle spaces which exceeds the minimum of 30 visitor spaces that are required. It is noted that the visitor bicycle storage rate should actually read as 1 space per	Yes
	Permanent spaces required	Visitor bicycle storage		
<b>Commercial</b>	1 space per 150 m2 GFA	1 space per 75 m2 GFA		

Criteria			Response	Compliance
Residential	At the same rate as car parking spaces outlined in Table 4.11 above		750m <sup>2</sup> , as confirmed within the letter issued by SOPA (refer to <b>Appendix U</b> ).	
Educational	1 staff space/100 full time students	N/A		
	1 student space/10 full time students			
4.8 Transport Strategies and Infrastructure				
4.8.1 Controls				
1. All non-residential developments in the Town Centre are required to prepare and implement a Work Place Travel Plan outlining how the development will comply with Master Plan 2030 (2018 Review) transport strategies and relevant mode share target for utilisation of public transport and minimisation of car travel during peak commuter periods.			An Indicative Green Travel Plan has been prepared and is included within the Updated Traffic Impact Statement at <b>Appendix G</b> . A detailed Green Travel Plan will be prepared prior to the occupation certificate.	Complies
4.9 Landscape and Site				
4.9.1 Controls				
1. Retain existing ground levels, significant mature trees identified in the Sydney Olympic Park 2030 Significant Tree Register and other significant site features where indicated on precinct control drawings.			Complies.	Yes
2. Where significant mature trees must be moved to accommodate new street design levels or development, they are to be transplanted and incorporated into new courtyards or landscaped areas within the site.			Not applicable.	N/A
Open Space				
3. Design open space to create a high quality address and setting for buildings, and to complement the adjacent public domain.			Complies.	Yes
4. Provide setbacks as required in the Building Zone and Setbacks Plan for the relevant precinct.			Generally complies. The adopted setbacks have been influenced by the design competition winning scheme for the site.	Generally compliant
5. A minimum of 50 per cent of the front setback area is to be planted.			The front setback has been influenced by the design competition winning scheme for the site.	Alternative proposed. Appropriate in the circumstances.

Criteria	Response	Compliance
<b>Safety and Security</b>		
12. To reinforce territory, ensure site boundaries and private and communal space boundaries are clearly defined and secure.	Complies.	Yes
13. Ensure common internal areas, such as lobbies and foyers, hallways, recreation areas and car parks, are overlooked to provide passive surveillance.	Complies.	Yes
14. Provide direct, well lit access between car parks and dwellings, car parks and lift lobbies, and to all apartment entrances.	Capable of compliance.	Capable of compliance
15. Ensure all communal and public site areas have clear sight lines and minimise opportunities for concealment.	Complies.	Yes
<b>Deep Soil</b>		
16. A minimum of 20 per cent of the site's open space area is to be deep soil.	<p>From the total open space area (including all areas except for the building footprints and roads), the proposal comprises 16.6% deep soil area, which slightly varies the recommended amount of deep soil area.</p> <p>Notwithstanding this minor variation to the recommended amount of deep soil, it is noted that the design aligns with the intent of the design competition winning scheme and therefore is considered appropriate in the circumstances.</p>	Alternative proposed. Appropriate in the circumstances.
17. Areas included as deep soil are to have a minimum dimension of 2m.	The deep soil area provided within the development includes dimensions that exceed 2m.	Yes
18. Consolidate areas of deep soil within sites and between adjacent sites to increase the benefits.	The deep soil area included within the development is a consolidated area, in the location of the existing fig tree.	
19. Basement car parks are to be predominantly within the building footprint.	Complies.	Yes
20. A minimum of one large tree with a mature minimum height of 12m in deep soil is to be planted per 60m <sup>2</sup> of courtyard space.	The proposal retains the existing fig tree which achieves this minimum height of 12m and this deep soil outcome.	Yes

Criteria	Response	Compliance																								
Stormwater Management for Open Space																										
21. Retain stormwater on site by: – collecting and storing water from roofs and hard surfaces – maximising porous surfaces and deep soil – draining paved surfaces to adjacent vegetation.	Complies.	Yes																								
22. Protect stormwater quality by providing for: – sediment filters, traps or basins for hard surfaces – treatment of stormwater collected in sediment traps on soils containing dispersive clays.	A sediment basin was found to not be required. This is detailed further in the Stormwater Management Report included at Appendix GG of the exhibited SSDA.	Alternative proposed. Appropriate in the circumstances																								
Planting																										
23. Prioritise drought tolerant plant species that enhance habitat and ecology.	Complies.	Yes																								
24. Create optimum growing conditions by: – specifying appropriate soil conditions, drainage and irrigation – designing planters to support the appropriate soil depth and plant selection and to accommodate the largest volume of soil possible to a maximum depth of 1.5m – providing minimum soil dimensions in Table 4.14 Minimum Soil Depth Provisions below: <table><tr><th></th><th>Minimum Soil Volume</th><th>Minimum Soil Depth</th><th>Minimum Soil Area</th></tr><tr><td>Large Trees Diameter up to 16m</td><td>150m3</td><td>1.3m</td><td>10m x 10m</td></tr><tr><td>Medium Trees Diameter up to 8m</td><td>35m3</td><td>1m</td><td>10m x 10m</td></tr><tr><td>Small Trees Diameter up to 4m</td><td>9m3</td><td>800 mm</td><td>3.5m x 3.5m</td></tr><tr><td>Shrubs</td><td></td><td>500 – 600 mm</td><td></td></tr><tr><td>Ground Cover</td><td></td><td>300 – 450 mm</td><td></td></tr></table>		Minimum Soil Volume	Minimum Soil Depth	Minimum Soil Area	Large Trees Diameter up to 16m	150m3	1.3m	10m x 10m	Medium Trees Diameter up to 8m	35m3	1m	10m x 10m	Small Trees Diameter up to 4m	9m3	800 mm	3.5m x 3.5m	Shrubs		500 – 600 mm		Ground Cover		300 – 450 mm		Soil conditions, drainage and irrigation will be appropriate to the planting. Further, all planters have been increased to provide a minimum of 1m soil depth. All proposed trees are small to medium species. Therefore, 1m planters are sufficient and also appropriate for shrubs and groundcovers. The existing fig tree is in a deep soil zone.	Yes
	Minimum Soil Volume	Minimum Soil Depth	Minimum Soil Area																							
Large Trees Diameter up to 16m	150m3	1.3m	10m x 10m																							
Medium Trees Diameter up to 8m	35m3	1m	10m x 10m																							
Small Trees Diameter up to 4m	9m3	800 mm	3.5m x 3.5m																							
Shrubs		500 – 600 mm																								
Ground Cover		300 – 450 mm																								
Fences and Walls																										
25. Unless otherwise stated in the Precinct Controls, the maximum height for a front fence is 1.2m from the finished footpath level of the adjoining street.	Complies. The proposed fence to the east of the site for wind mitigation purposes is 1.2m high.	Yes																								
26. Design fences to be durable, easily cleaned and graffiti resistant.	Complies. A masonry fence is proposed.	Yes																								

Criteria	Response	Compliance
27. Do not create long, black fences.		Yes
28. Design fences to highlight building entrances and allow for outlook and casual street surveillance.	Generally complies. The proposed fence does not preclude outlook and casual surveillance.	Yes
29. Design fences to be integrated with the building and landscape design through the use of common materials and detailing, and to be part of a suite of fences in the street.	The fence has been designed to ameliorate wind outcomes, consistent with the Wind Environment Report prepared by Windtech that was submitted with the exhibited SSDA at Appendix BB.	Yes
30. Innovative landscaped and planted solutions are encouraged for sustainability and to create a pleasant, shady ambience.	Complies. Trees are planted around the perimeter of the site and the existing fig tree is retained, in turn creating a pleasant, shady ambience.	Yes
<b>4.10 Community Facilities</b>		
<b>4.10.1 Controls</b>		
1. Implement the community facilities as shown in Figure 4.9 Community Facilities Plan and Table 4.15 Community Facilities and Services Phasing below:	Complies. A registered club is being provided in the location where community facilities are earmarked as a possibility on Figure 4.9.	Yes
<b>5.6.6 Parkview Precinct</b>		
<b>5.6.2 Site Configuration Controls</b>		
1. Define the sites, streets and parks as shown in Figure 5.38 Parkview Precinct Site Boundaries Plan.	The proposal is consistent with Figure 5.38 in the Master Plan (2018 Review).	Yes
<b>5.6.3 Floor Space Ratio Controls</b>		
1. Floor space ratios are not to exceed those shown in Figure 5.39 Parkview Precinct Site Floor Space Ratios Plan.	The proposal seeks consent for an FSR of 6.03:1 which complies with the maximum FSR of 6.05:1 when including the 10% design excellence bonus.	Yes
<b>5.6.4 Land Use Controls</b>		
1. Land uses, including vehicle access points, are to comply with Figure 5.40 Parkview Precinct Land Uses Plan.	The proposal is consistent with the land uses set out in Figure 5.40 Parkview Precinct Land Uses Plan.	Yes



Criteria	Response	Compliance
2. Along all streets with a mixed use control retail is to be provided. Double height retail is to be provided along Australia Avenue.	The proposed development aligns with the intent of the design competition winning scheme and has been endorsed as consistent with this scheme, which is demonstrated through the advice letter provided from the SOPA DRP (refer to <b>Appendix C</b> of the Submissions Report).	Alternative proposed. Appropriate in the circumstances.
3. Entries to upper level uses including commercial and residential, can utilise a maximum of, 20% of street frontage. Triple height office lobbies are encouraged.	Complies.	Yes
4. Land uses, including vehicle access points, are to comply with Figure 5.7 Central Precinct Land Uses Plan.	Land uses comply. Vehicle access points generally comply. Loading dock entrances are both provided from the service lane, while the main vehicular entry is provided at Parkview Drive, where it meets with the service lane.	Generally complies. Alternative proposed. Appropriate in the circumstances.
5. Provide active frontages, awnings and colonnades in accordance with Figure 4.1 Active Frontages Plan and Figure 4.2 Awnings and Colonnades Plan.	The design of the buildings aligns with the design competition winning scheme. Awnings have been included in the design of the buildings where practicable. The podium of the tower building includes modulation that creates a variability of shape, with overhangs functioning as projecting awnings to entry points and terraces.	Alternative proposed. Appropriate in the circumstances.
<b>Section 5.6.5 – Building Height</b>		
1. Ensure building heights comply with Figure 5.41 Parkview Precinct Building Heights Plan.	The heights set out in the Parkview Precinct Building Heights Plan are proposed to superseded by the proposed SEPP amendment that has been exhibited for the site, which results in the heights altered for Sites 2A and 2B. Instead of having 30 storeys for each site, the Site 2A height is proposed to be increased to 149m and Site B to be reduced to 46m.	Alternative proposed. Appropriate in the circumstances.
2. Heights shall comply with storey heights and may not exceed the maximum height where noted on the Building Heights Plan.		
4. Proposals must demonstrate minimal or no impact in terms of overshadowing over Badu Mangroves.	Complies.	Yes
5. A variation to the building heights split line on the Building Heights Plan of up to 50% may be considered for the tower component of developments where:	The heights set out in the Parkview Precinct Building Heights Plan are proposed to superseded	Alternative proposed.

Criteria	Response	Compliance
<ul style="list-style-type: none"> <li>– the tower component is located adjacent to the western edge of the site, along the new street</li> <li>– no additional overshadowing impacts over the Badu Mangroves are demonstrated.</li> </ul>	by the proposed SEPP amendment that has been exhibited for the site, which results in the heights altered for Sites 2A and 2B. Instead of having 30 storeys for each site, the Site 2A height is proposed to be increased to 149m and Site B to be reduced to 46m. This difference in height between the two buildings aligns with the intent of the design competition winning scheme and also results in minimal overshadowing impacts.	Appropriate in the circumstances.
<b>5.6.6 Building Zone and Setback Controls</b>		
1. Site development, including permissible building zones and open space, shall be in accordance with Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan.	Generally complies. The adopted setbacks have been influenced by the design competition winning scheme for the site.	Generally compliant
2. Buildings, including balconies, are only permitted within the building zone area shown in Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan.	Generally complies. The proposal includes some built form in the landscape setbacks however this was endorsed by the SOPA DRP (refer to <b>Appendix C</b> of the Submissions Report).	Generally compliant
3. Building is not permitted in the setback zones, land dedicated for public domain, land dedicated for ICF funded streets or easements dedicated for development funded streets		
4. Comply with the setbacks shown in Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan	<p>The proposed development generally complies with the setback zones identified in the Parkview Precinct Building Zone and Setbacks Plan for the site.</p> <p>Importantly, it is noted that the proposal is designed in accordance with the design competition winning scheme and includes minor variations to the rear nil setbacks shown on the Parkview Precinct Zone and Setbacks Plan, including a 6m setback to the rear of the 2B commercial building, and 4.6m podium setback to the rear of the 2A mixed use building.</p>	<p>Generally compliant.</p> <p>Alternatives are also proposed. Appropriate in the circumstances.</p>
<b>5.6.7 Event Controls</b>		
1. The Parkview Precinct will be affected by major ANZ Stadium events, the Sydney Royal Easter Show and events requiring full use of P6 car park.		Yes

Criteria	Response	Compliance
2. Ensure all development can accommodate the changes to access required as described in Section 4.4, Event Access and Closures and shown in Figure 4.3 Event Access Plan.	Noted. A Major Event Impact Assessment has been prepared by Ecove and is included at <b>Appendix N</b> of the Submissions Report.	
3. Ensure all development is designed and built to accommodate the public domain closures shown in Figure 4.3 Event Access Plan.		
4. Locate the vehicle access points to developments as shown in Figure 5.40 Parkview Precinct Land Uses Plan.	Generally complies. Loading dock entrances are provided from the service lane, while the main vehicular entry is provided at Parkview Drive, where it meets with the service lane.	Generally complies. Alternative proposed. Appropriate in the circumstances.