

Urbis
Tower 2, Level 23 Darling Park
201 Sussex Street
Sydney NSW 2000

Attention: Nik Wheeler

**Response to Submissions
Residential development at 1 & 2 Murray Rose Avenue,
Sydney Olympic Park (SSD 9403)**

Dear Nik

I refer to your request for comments from Sydney Olympic Park Authority (SOPA) regarding a number of issues raised in the Department of Planning and Environment's letter to Austino, dated 20 December 2018.

1. Calculation of GFA and FSR for the site

SOPA has reviewed the comments from the Department of Planning and Environment (DPE) regarding the gross floor area and floor space ratio of the proposed development.

Although the sites have been or are being developed in five parcels, Master Plan 2030 (2018 Review) identifies Sites 60A and 60B as two development lots. The Master Plan also calculates the total floor space ratio across a single superlot as depicted in Figure 5.39 of the Master Plan.

The three commercial buildings at 3, 4 and 5 Murray Rose Avenue are extremely unlikely to be redeveloped within the life of Master Plan 2030. As the proposed residential developments at 1 and 2 Murray Rose Avenue would complete the development of Sites 60A and 60B under Master Plan 2030 (2018 Review), it is reasonable for the proposed development to deliver any residual gross floor area not developed in earlier stages.

SOPA notes the comments from DPE that under Section 4.5.2 of the Master Plan, maximum GFA will only be granted where development complies with the relevant building form controls.

Development at 3, 4 and 5 Murray Rose Avenue has delivered a cumulative gross floor area of 43,457m². Based on a superlot area of 24,515m², the residual gross floor area for the superlot is 30,088m². The proposed development seeks consent for a gross floor area of 27,395m², which is 2,693m² less than the residual gross floor area permitted under the Master Plan.

SOPA therefore considers the proposed gross floor to be consistent with the Master Plan controls despite the non-compliance of the development with the maximum FSR controls under the SEPP (State Significant Precincts) 2005 (SEPP SSP).

2. Building Height

SOPA's primary concern with regard to building heights in excess of the maximum height controls under the SEPP SSP is its potential to increase overshadowing of the Badu Mangroves and wetlands on the eastern side of Bennelong Parkway. In this instance, the

overshadowing impacts of the proposed development are no worse than the expected impacts from a fully compliant building envelope.

SOPA's Ecology team reviewed the shadow studies and ecological assessment provided as appendices to the Environmental Impact Statement and raised no issues with the proposed height of either building or their potential overshadowing impacts.

SOPA also notes that the Design Competition Jury preferred the current design to a design that was compliant with the maximum height controls in the SEPP SSP, partly due to the improved amenity that this design would afford future residents.

3. Separation distances between proposed residential units and adjoining commercial uses

SOPA is aware that dwellings on the western edge of the site do not comply with the 24 metre separation distance required between habitable rooms and adjoining commercial uses under Section 4.6.6 of the Master Plan 2030.

SOPA did not raise this non-compliance as an issue in the submission made to DPE on 18 December 2018 on the basis that the proposed development satisfies the intent of these controls, which is to maximum amenity and minimise the potential for overlooking.

The separation distances in Section 4.6.6 of the Master Plan are intended to provide higher levels of amenity for residential uses than the minimum requirements of the Apartment Design Guide. This is primarily to address a number of sites within the Central Precinct that have the potential to result in commercial and residential uses directly adjoining one another.

In this instance, however, the proposed residential buildings will adjoin 18 metre wide landscaped through-site links immediately the west of both 1 and 2 Murray Rose Avenue. The landscaped through-site links will act as an additional buffer to the commercial development to the west, improving amenity and providing some additional screening to dwellings on lower levels.

Consequently, SOPA has no objection to the proposed non-compliance with the separation distances in Section 4.6.6 of Master Plan 2030 and does not consider that it will establish a precedent for future development in the town centre.

Yours sincerely,



Alix Carpenter
**Senior Manager
Planning**

25.03.19