

Tables of Compliance

Table 1 – State Environmental Planning Policy (Major Projects) 2005

Section	Requirement	Proposal	Compliance
Schedule 2, Clause 14	State Environmental Planning Policy (Major Projects) 2005 applies to development (with a capital investment value of more than \$5 million) on land described in Schedule 1 to the Sydney Olympic Park Authority Act 2001.	<ul style="list-style-type: none"> The proposed development is a project to which Part 3A applies in that it has a capital investment value of more than \$5 million and comprises land described in Schedule 1 to the Sydney Olympic Park Authority Act 2001. 	Y

Table 2 – State Environmental Planning Policy (SEPP) 55 – Remediation of Land

Section	Requirement	Proposal	Compliance
Overview	Consent authority to consider whether the site is contaminated. If the site is contaminated, then the site is to be remediated or made suitable for the proposed use/s in accordance with Policy.	<ul style="list-style-type: none"> The subject site is unlikely to contain widespread contamination. A Phase 1 Contamination Assessment is currently being prepared to confirm that the site is suitable for the proposed development. 	Y

Table 3 - State Regional Environmental Policy (SREP) 24 – Homebush Bay Area

Section	Requirement	Proposal	Compliance
Clause 11 - Permissible Development	SREP 24 permits the development of land within the Homebush Bay Area for any purpose that the consent authority considers to be consistent with any one or more of the planning objectives for the Homebush Bay Area.	<ul style="list-style-type: none"> ▪ Serviced Apartments are permissible in the zone as they are consistent with more than one of the planning objectives for the Homebush Bay Area. (Refer to Clause 12) 	Y
Clause 12 - Planning Objectives			
Planning Objectives - Regional Role and Land Use	<ul style="list-style-type: none"> ▪ To promote development of major public facilities and other public facilities that will establish the Homebush Bay Area, and Sydney Olympic Park in particular, as a centre for hosting regional, State, national and international events; ▪ To promote a variety of types of development and land uses other than those referred to in paragraph (a) (for example, commercial, retail, industrial, residential, recreational, open space, institutional and tourism uses), but only if the type and scale of those uses do not prevent the use or reduce the attractiveness or suitability of the Homebush Bay Area, and Sydney Olympic Park in particular, for development referred to in paragraph (a); 	<ul style="list-style-type: none"> ▪ The proposed development will provide high quality short term accommodation for regional, state and international visitors to Homebush Bay and Sydney Olympic Park. ▪ The proposed development will enhance the attractiveness of Sydney Olympic Park for staging major public events, entertainment and other activities, providing short to medium stay accommodation and making Sydney Olympic Park more accessible to a wider range of visitors. ▪ The proposed development will not reduce the attractiveness or suitability of the Homebush Bay Area to host major events. The proposal is of a high standard of design and will contribute to the urban fabric of Sydney Olympic Park. 	Y
Planning Objectives - Relationship to Surrounding Sites and Areas	<ul style="list-style-type: none"> ▪ To integrate the Homebush Bay Area, and Sydney Olympic Park in particular, with the regional transport network, whether on land or water, including public transport systems, roads, cycle ways and walkways; 	<ul style="list-style-type: none"> ▪ The proposed development is provided within the existing network of roads and will support the provision of public transport services (refer to Section 5.3 of the SEE and Traffic and Parking Report, included at Appendix I of the EAR). ▪ The proposal development includes provides for shared access ways which can link through to neighbouring development in the future. 	Y

Section	Requirement	Proposal	Compliance
Planning Objectives - Quality and Nature of Urban Form	<ul style="list-style-type: none"> - To promote coordinated, sensitive and high quality development in the Homebush Bay Area through the adoption of overall guidelines for development relating to, for example, urban design, landscaping and signage; - To promote ecologically sustainable development; 	<ul style="list-style-type: none"> ▪ The proposed development is provided in accordance with both the Sydney Olympic Park Master Plan 2002 and Draft Master Plan 2030, helping to ensure that the delivery of further development at Sydney Olympic Park is undertaken in a coordinated manner (refer to Section 5.2 of the EAR). ▪ The proposal includes a range of ESD measures (refer to Section 3.4 of the EAR). 	<p style="text-align: center;">Y</p>

Section	Requirement	Proposal	Compliance
<p>Clause 13</p> <p>Matters for consideration in determining development applications</p>	<p>Matters for consideration in determining development applications, summarised as:</p> <ul style="list-style-type: none"> ▪ Relevant master plan; ▪ Any Development Control Plans prepared for the site; ▪ Extent to which it applies to land within Sydney Olympic Park, the “Environmental Guidelines”; ▪ Appearance from the waterway and the foreshore; ▪ Impact on significant views; ▪ The effect of the development on drainage patterns, ground water, flood patterns and wetland viability; ▪ Extent to which the development encompasses the principles of ESD; ▪ Impact of carrying out the development on environmental conservation areas and the natural environment; the impact of carrying out development on heritage items ...; and ▪ The views of the public and other authorities. 	<ul style="list-style-type: none"> ▪ Sydney Olympic Park Master Plan 2002 and Sydney Olympic Park Draft Master Plan 2030 apply to the site. An assessment of the proposals compliance with these Master Plans and other design guidelines adopted for the site is provided at Section 5.1 of the EAR. ▪ The “Environmental Guidelines” are generally intended to apply to development undertaken for the Sydney Olympics. As such, they do not specifically apply to the subject development. Notwithstanding this, the development is generally consistent with the broad environmental principles outlined in the document. ▪ The development will not be visible from the waterway or the foreshore. ▪ The proposed development does not impact on any significant views. ▪ The proposed development will not detract from the architectural qualities of any nearby iconic structures. ▪ The development will not impact on drainage patterns or the like as rainwater will either be reused on site or discharged into the in-ground water reticulation and management Scheme (WRAMS). ▪ The development includes a range of ESD measures (refer to Section 3.4 of the EAR). ▪ The site is not located in close proximity to any environmental conservation areas or the like. 	<p>Y</p>

Table 4 - Sydney Olympic Park Parklands Plan of Management

Section	Requirement	Proposal	Compliance
Overview	The Parklands at Sydney Olympic Park are subject to a statutory Plan of Management. The Plan of Management is required and authorised by the Sydney Olympic Park Authority Act (2001), and was adopted by the NSW Minister for State Development and endorsed by the NSW Minister for the Environment in January 2003.	No works are proposed within the parklands at Sydney Olympic Park. Further, as part of the developer's agreement with SOPA, a financial contribution is to be paid to Homebush Bay Parklands Foundation. The rate of the financial contribution is approximately a \$1 contribution per apartment per night stay (Over a financial year, it is anticipated that \$18,000 will be contributed annually over the life of the development).	Y

Table 5 – Sydney Metropolitan Strategy

Section	Requirement	Proposal	Compliance
Summary of provisions relating to Sydney Olympic Park	The Metropolitan Strategy identifies Sydney Olympic Park as specialised centre with an employment capacity target of 25,000 by 2031, from 13,667 in 2001 (a % change of 83% from 2001 employment levels).	The proposed development helps to establish Sydney Olympic Park as a specialised centre, providing direct and indirect jobs, supporting business which operate in and around Sydney Olympic Park and supporting visitors to the parks sport and education precinct by providing a new type of accommodation currently unavailable at Sydney Olympic Park.	Y

Table 6 – West Central Subregion, Draft Subregional Strategy

Section	Requirement	Proposal	Compliance
<p>Summary of provisions relating to West Central Subregion, Draft Subregional Strategy</p>	<p>Supporting the Metropolitan Strategy, the Draft Subregional Strategy identifies Sydney Olympic Park as a specialised centre which will develop as a major economic centre, providing substantive new employment and dwelling opportunities, as well as retail and recreational facilities.</p>	<p>As with the Metropolitan Strategy, the proposed development is entirely consistent with the objectives of West Central Subregion, Draft Subregional Strategy for Sydney Olympic Park.</p>	<p>Y</p>

Table 7 – Sydney Olympic Park Master Plan 2002

Section	Requirement	Proposal	Compliance
<p>3.1 Vision for Sydney Olympic Park</p>	<p>The vision for Sydney Olympic Park is to:</p> <ul style="list-style-type: none"> ▪ be Sydney’s premier destination for entertainment, leisure, business tourism, sport and lifestyle orientated commercial and residential communities; ▪ be a highly sought after location of a variety of employment generating uses and activities, housing, recreation and other entertainment facilities, enhancing the vitality and viability of Greater Homebush area; ▪ be an outstanding example of sustainable urban development and natural asset management; and ▪ be an icon in the hearts and minds of all Sydneysiders and the people of New South Wales. 	<p>The proposed development is considered to be entirely consistent with the vision for Sydney Olympic Park Master Plan 2002 as the proposed development:</p> <ul style="list-style-type: none"> ▪ supports the vision of the park to become Sydney’s premier destination by providing short to medium term accommodation to people visiting the range of entertainment, leisure, business tourism and sporting events held at Sydney Olympic Park; ▪ supports the emerging business community both at Sydney Olympic Park and in the locality, by offering an alternative accommodation model than the existing hotels provided on site and by offering conference facilities which can be used by the Sydney Olympic Park business community; ▪ enhances the vitality and viability of Greater Homebush area by redeveloping a underutilised parcel of land, providing employment, helping activate the western edge of Sydney Olympic Park, by helping to establish a cluster of accommodation facilities and by providing a new type of accommodation service which will help to further support the other activities which occur at Sydney Olympic Park and the targeted daily workforce population of 10,000 people; and ▪ supports the master plans objective of providing sustainable urban development, by including a range of ESD measures. 	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>3.1.1 Development Objectives</p>	<ul style="list-style-type: none"> ▪ Encourage a broad range of commercial, residential, recreational, leisure and public uses that maximise use of available facilities and infrastructure and add to the unique qualities of the precinct; ▪ Encourage innovative and high quality urban form that positively contributes to the public domain; ▪ Focus development around the Olympic Park Railway Station; ▪ Create a precinct that encourages repeat visitation and provides a unique and enjoyable experience for visitors; ▪ Establish workforce and residential populations that add to the vibrancy of the precinct and help sustain the viability of Sydney Olympic Park; ▪ To continue to be an outstanding example of sustainable urban design by implementing ESD principles in all development; ▪ Enhance and protect the historic, cultural and environmental significance of Sydney Olympic Park and maintain its present functions; ▪ Provide development that will help relieve reliance on continued government funding; ▪ Encourage opportunities to reinforce Sydney Olympic Park’s major sporting, entertainment and leisure focus; and ▪ Integrate Sydney Olympic Park with surrounding local communities through cultural, physical, social and economic interaction. 	<p>The proposed development is considered consistent with the development of objectives as follows:</p> <ul style="list-style-type: none"> ▪ provides short to medium term accommodation that the support commercial, residential, recreational, leisure and public uses; ▪ provides a high quality design which positively contributes to Edwin Flack Avenue and other hotel accommodation in the immediate vicinity; ▪ supports the objective of repeat visitation by providing an alternative accommodation option; ▪ will contribute to providing a workforce and residential population that add to the vibrancy and sustain the viability of the park; ▪ incorporates ESD measures; and ▪ supports major sporting, entertainment and leisure focus by providing short to medium term accommodation for persons attending events at Sydney Olympic Park as well as the local area. 	<p>Y</p>

Section	Requirement	Proposal	Compliance
Land Uses	<p>The master plan includes a number of major strategies which underpin the Master Plan in relation to land use. Relevant to the proposed development, these include:</p> <ul style="list-style-type: none"> ▪ develop a mixed use Town Centre close to the Railway Station with commercial, convenience retail and recreation uses focused on the nearby development sites; ▪ target a daily workforce population of 10,000 people; ▪ provide for flexibility in land use to enable strategic and innovative land use opportunities to be realised; ▪ increase the residential population of the site both in the short term, with the development of up to 1300 units along Australia Avenue, and in the long term with additional dwellings, serviced apartments and possibly another hotel; ▪ reinforce Sydney Olympic Park as the home of sport and sports administration in NSW. 	<p>The proposed development is considered to be consistent with the major strategies which underpin the Sydney Olympic Park Master Plan 2002 as the proposed development:</p> <ul style="list-style-type: none"> ▪ helps the park achieve its daily workforce population of 10,000 people; and ▪ supports Sydney Olympic Park as the home of sport and sports administration in NSW – by providing accommodation for visitors in the immediate locality of the venues. 	Y
Building Height	<p>Development within the precinct will generally be restricted to 2-4 storeys – although Master Plan notes that the final building envelope to be determined in conjunction with the Carter Street Precinct Development Framework.</p>	<p>The proposed height is considered consistent with the aims and policies of the Sydney Olympic Park and an acceptable design outcome (refer to Section 5.1 of the EAR)</p>	N
Landscape	<p>All future landscape design for the site must have a contemporary landscape character that:</p> <ul style="list-style-type: none"> ▪ enhances and reinforces existing vegetation; ▪ maintains and reinforces the existing distinct landscape architecture of the site; and ▪ is consistent with the Public Domain Master Concept Design (1997). 	<p>Landscaping for the site has been considered in the context of the existing vegetation and Sydney Olympic Park. A Landscape Plan and Design Statement prepared by Aspect Studios are included at Appendix D.</p>	Y
Pedestrian and Cycle Network	<p>All future development must connect with and enhance the existing pedestrian and cycle paths on the site. In particular, pedestrian connections from the Urban Core to the Brickpit, the Carter Street Precinct and towards Newington need to be provided and/or enhanced.</p>	<p>The proposed development has been developed to integrate with the existing footpaths and cycle path network.</p>	Y

Section	Requirement	Proposal	Compliance
ESD	New buildings must demonstrate commitment to ESD principles in terms of their design, construction management processes, materials selection, pollution control and resource conservation through maximising renewable energy sources, solar access and connection to the Sydney Olympic Park Authority's Water Reclamation and Management Scheme (WRAMS).	The proposal includes a range of ESD measures (refer to Section 3.4 of the EAR) and will connect through to the WRAMS scheme.	Y
Access	All new development must demonstrate commitment to accessibility ensuring that all people that live, work or visit Sydney Olympic Park are able to access and use all spaces, services and facilities.	Each serviced apartment has been designed to provide adequate degree of accessibility. The main foyers can be accessed at grade and lifts serve each floor.	Y
Transport - Work Place Travel Plans	The Sydney Olympic Park Master Plan 2002 details a number of measures which aim to reduced car dependency and promote public transport usage.	Section 5.3 of the EAR and the Traffic Impact Assessment at Appendix I details measures to reduced car dependency and promote public transport usage.	Y
Precinct Guidelines - Southern Events Precinct	<p>The SOP Master Plan 2002 divides Sydney Olympic Park into eight precincts, each having its own development provisions. The proposed development is located in the Southern Events Precinct. The key elements of the Southern Events Precinct are:</p> <ul style="list-style-type: none"> ▪ area to remain the centre of sports and sports administration; ▪ additional recreational and entertainment facilities as well as ancillary commercial uses should be included where feasible; ▪ maintain a strong focus on visitor participation; ▪ new development should be concentrated along major street frontages; ▪ the western end of Dawn Fraser Avenue has redevelopment potential due to its location on the key east-west axis, as an entrance to Sydney Olympic Park, and its proximity to the Carter Street Precinct, Stadium Australia and Fig Grove. This precinct could become an area for intensified development and use whilst retaining a campus type quality; 	<p>The proposed development complies with the precinct guidelines as it provides ancillary commercial uses (in the broader sense) which will support the sports, recreational and entertainment facilities.</p> <p>The proposed serviced apartments are positioned on a major street frontage (Edwin Flack Avenue).</p>	Y

Section	Requirement	Proposal	Compliance
<p>6.1 Public Domain</p> <p>6.1.1 General Guidelines Active Uses</p>	<ul style="list-style-type: none"> ▪ New buildings should provide direct contact or access between the street and the interior of the building. ▪ New buildings should where feasible provide pedestrian oriented activities at ground level contributing to the vitality of the public domain. ▪ Temporary uses associated with festivals, events, markets or carnivals are encouraged as they contribute to the vitality, attractiveness and liveliness of Sydney Olympic Park. These can include the erection of temporary buildings for short term merchandising and food and beverage outlets. 	<p>The proposed development:</p> <ul style="list-style-type: none"> ▪ provides direct contact and access between the street (Edwin Flack Avenue) and the retail units and serviced apartment reception area; and ▪ provides pedestrian oriented activities at ground level including a footpath and seated areas for cafes if required. 	<p>Y</p>
<p>Amenity</p>	<ul style="list-style-type: none"> ▪ New buildings should provide shelter, such as, awnings or colonnades along street frontages (refer to Figures 5.3.8 and 5.3.9). ▪ The use of footpaths for outdoor seating and dining is encouraged where local conditions are favourable and high pedestrian amenity can be preserved. ▪ External lighting of buildings and the public domain at night should be of an appropriate level to encourage use and enjoyment of the public spaces, architectural appreciation and public safety. ▪ Down lighting and highlighting is encouraged; up lighting, floodlighting and bud-lighting is discouraged. ▪ Solar access to key parkland areas and other important public spaces should be optimised between 11.30am and 2.30pm on June 21. Shadow impact assessments are required by all new developments to demonstrate impacts on solar access in winter and shade in summer. 	<p>The proposed development:</p> <ul style="list-style-type: none"> ▪ provides an colonnade along its front; ▪ provides for outdoor seating as part of the retail units; ▪ provide lighting around the building and under the colonnade; and ▪ does not prohibit solar access to key parkland areas and other important public spaces. 	<p>Y</p>
<p>Public Domain Elements and Public Art</p>	<ul style="list-style-type: none"> ▪ All public domain furniture elements are to be designed in accordance with the Urban Elements Design Manual (1998). ▪ All Parklands elements are to be designed in accordance with the Parklands Elements Design Manual (1999). ▪ All proposed public art projects are to be developed in full consultation with the Authority. ▪ Any new public building project should allocate between 0.5% and 2.0% of total construction budget to public art. 	<p>Noted. All public domain elements have been designed in consultation with SOPA.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
Vehicle Access	<ul style="list-style-type: none"> ▪ Vehicular access across footpaths should be minimised and designed to limit conflict with pedestrians and visual intrusion. ▪ Where practical, access to car parking and loading areas is to be located to the rear of buildings away from the main pedestrian thoroughfares. ▪ Vehicular entries should address the street and be as close as practical to the street alignment. Deeply recessed vehicle entries are discouraged. ▪ Parking is to be predominantly underground or concealed from public view and within development sites. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ no vehicular access is proposed across footpaths; ▪ access to car parking and loading areas is located to the rear of buildings; ▪ vehicular entries has been provided in line with the rear access lane; and ▪ the majority of the parking provided is underground. 	Y
6.1.2 Building Line	<ul style="list-style-type: none"> ▪ New commercial buildings and mixed use buildings with commercial/retail street level uses should generally be built to street frontages (see Figure 5.3.6). ▪ New buildings should reinforce the major site axes and provide connections with surrounding local public domain and Parklands. ▪ The entrances of buildings are to be orientated to the principal pedestrian thoroughfares. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ the building form aligns with the Edwin Flack Avenue and neighbouring development; and ▪ the main building entrances are orientated to the principal pedestrian thoroughfares (being Edwin Flack Avenue). 	Y
6.1.3 Street Address	<ul style="list-style-type: none"> ▪ Building alignment to reinforce the street edge. ▪ Pedestrian entry points to be clearly demarcated by the articulation of the façade and ground plane. ▪ Vehicular entry points to be accessed from minor, less trafficked thoroughfares. ▪ Vehicular crossings to be minimised at the kerb and footpath. ▪ Garage entries width to be minimised, the maximum width of a garage entry point should be 4m. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ the building addresses the street (Edwin Flack Avenue) and provides a colonnade for weather protection; ▪ pedestrians entrances are clearly identified; ▪ vehicular entry point is from the less trafficked rear access lane; and ▪ the proposed vehicular entry point does not cross a footpath and the entry point and has been minimised where practical. 	Y

Section	Requirement	Proposal	Compliance
6.1.4 Through Block Connections	<ul style="list-style-type: none"> ▪ Provide a clear sight line from one end of a block to the other for orientation, surveillance and accessibility. ▪ Through block connections should be designed as clear and legible extensions of the public domain. ▪ Provide lighting to achieve luminescence levels consistent with community safety and security and to the appropriate Australian Standards. See Section 5, Figure 5.3.10. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ does not impact upon any significant sight lines; ▪ the building provides for footpaths and shared ways to allow pedestrians to easily and safely traverse the locality in a clear and legible manor; and ▪ suitable lighting will be provided. 	<p>Y</p>
6.1.5 Safety and Security	<ul style="list-style-type: none"> ▪ Provide well lit and defined pathways and entries to buildings at night. ▪ Provide a well lit and defined public domain. ▪ Allow casual surveillance of the street by inhabitants of the buildings. ▪ Promote lively public and semi-public areas through location and number of front entries or commercial uses on the ground floor. ▪ Activate street frontages through maximising public uses at street level. ▪ Encourage interaction between ground level building spaces and the street through fenestration at ground level. ▪ Landscaping should contribute to a high level of safety and security. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ the building provides active street frontages which will be well lit and are considered safe and secure; ▪ provides for casual surveillance, with serviced apartments overlooking Edwin Flack Avenue and the light industrial development to the rear; ▪ provides a number of entries along the buildings front; ▪ provides for active uses by having retail units which overlook the public domain; and ▪ landscaping for the site has been considered in the context of the existing vegetation and Sydney Olympic Park. A Landscape Plan and Design Statement prepared by Aspect Studios are included at Appendix D. 	<p>Y</p>

Section	Requirement	Proposal	Compliance
6.2 Building Form and Character	<ul style="list-style-type: none"> ▪ New buildings are to apply the Ecologically Sustainable Development principles referred to in the Environmental Guidelines for the Summer Olympic Games (September 1993). ▪ New buildings are to be designed, constructed and operated consistent with the environmental protection measures established in the Authority's Environment Policy and Environment Strategy. ▪ New buildings are to relate to the attributes of the Sydney Olympic Park setting, define local streets and reinforce the character of the public domain. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ The proposal includes a range of ESD measures (refer to Section 3.4 of the EAR); and ▪ The proposed building is considered to relate to the attributes of the Sydney Olympic Park, complimenting the setting of the stadium complexes by framing the edge of the park, defining the local streets and reinforce the character of the public domain. 	Y
6.2.2 Building Height	<ul style="list-style-type: none"> ▪ Developments should not generally exceed the number of storeys indicated on Figure 3.4.1 excluding plant and architectural features. ▪ Generous floor to ceiling heights in all building types is encouraged. The range for typical floor to ceiling heights in commercial buildings is 3.6m-4.0m at the ground level and 2.7m-3.0m at other levels. ▪ The minimum typical floor to ceiling height in residential buildings is 2.7m. 	<p>The proposed building height is 8 storeys. The development seeks to vary the maximum building height control (refer to Section 5.1 of the EAR).</p>	N
6.2.3 Articulation	<p>Facade</p> <ul style="list-style-type: none"> ▪ Composition of the façade should clearly define a base, middle and top with well balanced vertical and horizontal proportions. ▪ Building entries should be clearly articulated. ▪ Where the building line is along the street alignment, articulation of the building is encouraged above the colonnade or awning. ▪ Where the building line is setback from the street alignment, articulation may be built forward of the building line. 	<p>Cox Richardson, the project architects has prepared a design statement for the proposed development, provided in Section 3.1 of the EAR.</p> <p>The building design allows for:</p> <ul style="list-style-type: none"> ▪ Clear articulated building entries; ▪ Articulation and activation; ▪ clearly articulated building entries; and ▪ articulation of the building above the colonnade. 	Y

Section	Requirement	Proposal	Compliance
6.2.3 Articulation	<p>Roof Level</p> <ul style="list-style-type: none"> ▪ The roof level of buildings may be used as communal open space or to be articulated with differentiated roof forms that do not visually compete with the Vernon Buildings in the Town Centre precinct. ▪ The top level of buildings including plant should be integrated with the overall design of the building. Mechanical exhaust/plant located on roof tops should be within the building fabric or concealed behind a parapet. ▪ Use low glare roof materials. ▪ Roof tops are encouraged to be landscaped to provide increased thermal performance to spaces directly below. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ the proposed development includes ESD measures on the roof; ▪ ESD measures have been integrated with the overall design of the building; and ▪ appropriate materials have been used on the roof. 	Y
6.2.3 Articulation	<p>Awnings and Colonnades</p> <ul style="list-style-type: none"> ▪ Provide continuous awning, or colonnade to street frontage containing ground floor commercial, retail or entertainment uses as shown in Figures 5.3.8 and 5.3.9. ▪ Awning height should be a minimum of 3.6m from ground floor level. ▪ Awning width should be set back a minimum of 800mm from the face of the kerb, a greater setback is permitted to allow for street trees and light poles, cut-outs for these street elements are not permitted. ▪ The minimum width of awnings is 2.0m. Awnings are to provide protection from the sun and the rain. ▪ Provide lighting under the awning, or wall mounted lighting on the building to achieve luminescence levels consistent with the Australian Standards. ▪ Colonnades should be a minimum of 5.0m wide and two storeys in height. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ appropriate lighting will be provided under the colonnade; and ▪ the proposed development provides a colonnade to street frontage. The colonnade is 5 m wide and two storeys in height. 	Y

Section	Requirement	Proposal	Compliance
6.2.4 Building Material, Colours and Finishes	<ul style="list-style-type: none"> ▪ Materials selection to be consistent with the Environmental Guidelines for the Summer Olympic Games (September 1993) and the Authority’s Environment Policy and Environment Strategy. ▪ Achieve developments that use finishes that are of high quality and have long life. ▪ The material selection of the existing buildings within Sydney Olympic Park display the use of materials current to the best practice of the time, new buildings should continue this built character in the material selection. ▪ Building materials selected should display a combination of the following Ecologically Sustainable Development qualities: a low embodied energy, durability, recycled or able to be recycled, non-polluting in manufacture, use and disposal, contribute to a healthy indoor air quality through minimized toxic fume emission and out-gassing from paints, carpets, glues and pest control practices. ▪ Use building materials and interior design that minimises the need for chemical pest control and maximises opportunities for integrated pest management. ▪ The principles and properties of thermal mass, glazing and insulation are to be incorporated into the design of new buildings to reduce the need to artificially heat or cool these buildings. Refer to the relevant Australian Standards. ▪ Use appropriate combinations of bulk and reflective insulation in walls, ceilings and roofs to improve thermal performance. ▪ Use of timber should not result in the destruction of old growth forests, native or foreign rainforest. A chain of custody is required for any timber selected as building material that indicates this timber is from a sustainable source. 	<ul style="list-style-type: none"> ▪ The buildings materials, colours and finishes are detailed in Section 3.5 of the EAR. ▪ The building materials selected for the proposed development are of high quality and have been selected to be consistent with SOPA’s requirements. 	<p style="text-align: center;">Y</p>
6.2.4 Building Material, Colours and Finishes continued	<ul style="list-style-type: none"> ▪ Visible light reflectivity from building materials used on the façades of new buildings should not exceed 20%. ▪ All glass should be clear and untinted unless otherwise approved by the Authority. 	<p>Refer to previous comment.</p>	<p style="text-align: center;">Y</p>

Section	Requirement	Proposal	Compliance
6.2.5 Building Depth	<ul style="list-style-type: none"> ▪ Achieve cross ventilation and day lighting through atria, light wells and Courtyards ▪ Provide operable window openings in walls facing different and opposite directions where possible. ▪ Avoid or minimise use of air conditioning or mechanical ventilation. ▪ To achieve good daylight and optimal energy performance the depth of residential building should be preferably a maximum of 18m including balconies. ▪ For residential towers (i.e. above 6 storeys), the maximum depth may exceed 18m providing that at least 60% of the apartments have dual aspect. ▪ The maximum footprint for residential towers should not exceed 900m². ▪ The maximum depth of a habitable room from a window providing light and air should be 10m. ▪ To achieve good daylight and optimal energy performance the depth of commercial buildings should, where functional and design requirements permit, be a maximum of 20m (see Figure 6.2.5). 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ operable window openings; ▪ does not exceed the maximum depth of 18m; and ▪ The maximum depth of a habitable room from a window providing light and air should is not greater than 10 m. 	<p>Y</p>
6.2.6 Passive Solar Design	<ul style="list-style-type: none"> ▪ While optimum solar access is desirable, building orientation to the street pattern should be respected. ▪ New buildings are to maintain solar access to residential buildings and open spaces. ▪ Use devices such as overhangs, projecting blade walls, vertical screens, heat absorptive and reflective glass curtains and external blinds to control solar access in summer. ▪ Locate glazed areas to optimise sun access in winter and daylight access in general. ▪ The most used rooms and private open space should be located to maximise solar access and energy gain in winter months between the equinoxes. 	<ul style="list-style-type: none"> ▪ The building is orientated to the street (Edwin Flack Avenue). This orientation also allows for solar access to the serviced apartments. ▪ The proposed development does not impact the extent of solar access to other residential buildings or open spaces. ▪ Sunshade louvers are provided to all apartments on the south western façade to minimise solar loads and maximise privacy from future development within the adjacent Carter Street Precinct. 	<p>Y</p>

Section	Requirement	Proposal	Compliance
6.2.7 Ventilation	<ul style="list-style-type: none"> ▪ Natural cross ventilation should be maximised in all new developments as far as possible. ▪ This can be achieved by having operable openings on walls facing two different, preferably opposite directions. ▪ The total opening size should be greater than 5% of the floor area of the room to be ventilated. ▪ Apartments that are not cross ventilated should have higher floor to ceilings and demonstrate how they are designed to assist ventilation. ▪ Mechanical ventilation may be incorporated as a supplementary measure in high noise or pollution situations, or where site constraints prohibit apartment layouts that facilitate natural ventilation. ▪ If chemical refrigerants are required for permanent or temporary cooling and/or refrigeration systems, priority should be given to non-ozone depleting, non-greenhouse gas warming refrigerants. Refer to the Environmental Guidelines for the Summer Olympic Games (September 1993). 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ Openable windows in all apartments to maximise natural ventilation and minimise the need for air-conditioning. 	Y
6.2.8 Flexible Design	<ul style="list-style-type: none"> ▪ Design service areas and service risers to be accessible and capable of additional capacity in the future. ▪ Concentrate service cores to allow for the maximum flexibility of floor layouts. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ Adequate space has been provided for the service areas and service risers. ▪ The service core is located in the centre of the building allowing for flexibility in design in the future. 	Y
6.2.9 Information and Communication Technologies (ICT)	<ul style="list-style-type: none"> ▪ Development should have the capacity to be hardwired to allow future inclusion of affordable services. ▪ Consideration should be given to incorporating common trenching and duct sharing (in the public and private domain). ▪ All services and strategies should comply with best practice guidelines. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ The serviced apartments will have the capability to connect to broadband internet. 	Y

Section	Requirement	Proposal	Compliance
6.2.10 Access	<ul style="list-style-type: none"> ▪ All new development is required to comply with the Authority's Access Guidelines (2002). ▪ All new developments are required to prepare an 'Access Strategy' to the satisfaction of the Authority and the consent authority which shall satisfy AS4299 as a minimum. ▪ Ensure that barrier free access is provided to common areas of all buildings, and not less than 20% of apartments in each development. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ Each serviced apartment has been designed to provide adequate degree of accessibility. The main foyers can be accessed at grade and lifts serve each floor. 	Y

<p>6.3 Environmental Considerations</p>			
<p>6.3.1 Waste Management and Minimisation</p>	<ul style="list-style-type: none"> ▪ A Waste Management Strategy is required to be submitted with all development applications to the satisfaction of the Sydney Olympic Park Authority and the consent authority. The strategy should address the potential for composting and recycling facilities within the development. ▪ Refer to the Environmental Guidelines for the Summer Olympic Games (September 1993), The Homebush Bay Environment Strategy (1995) and the principles of ESD as defined in the Local Government Act 1993. ▪ Designate areas on site for the storage and recycling of waste. These areas are to be located so as not to cause offence to public areas, adjoining properties or occupants with regard to smell, visual appearance or noise disturbance. ▪ Bin holding rooms and garbage rooms should be wholly within building basements and should be able to be entered and exited by garbage trucks in a forward direction. 	<p>SOPA has prepared a Waste Reduction and Purchasing Plan (WRAPP) in accordance with guidelines issued by DEC. The principles of such have been adopted for waste minimisation, waste management and resource recovery at Sydney Olympic Park and as part of the proposed development.</p>	<p>Y</p>
<p>6.3.3 Water Conservation</p>	<ul style="list-style-type: none"> ▪ A Site Stormwater Management Plan is required to be submitted with all development applications to the satisfaction of the Sydney Olympic Park Authority and the consent authority. ▪ Refer to the Environmental Guidelines for the Summer Olympic Games (September 1993), The Homebush Bay Environment Strategy (1995) and the principles of ESD as defined in the Local Government Act 1993. ▪ Maximise opportunities for ground water recharge and water conservation for reuse by providing on-site detention. ▪ Water efficient shower heads, flow regulators, to basins sinks and dual flush toilets should be installed. ▪ Landscape design that decreases water requirements with emphasis on selection of plants appropriate to climate and region. ▪ All new development is required to be connected to the Water Reclamation and Management Scheme (WRAMS) at Sydney Olympic Park. 	<p>The proposed development complies with the controls as follows:</p> <ul style="list-style-type: none"> ▪ Concept Stormwater Drainage designs, including erosion and sediment controls, have been prepared by Arup for the proposed development. The Concept Stormwater Drainage designs and supporting report are provided at Appendix F. ▪ Stormwater collected on site will discharge into Sydney Olympic Park's site wide water Reclamation and Management Scheme (WRAMS) which collects, treats, stores and reticulates recycled stormwater through Sydney Olympic Park. 	<p>Y</p>

<p>6.3.4 Energy Conservation</p>	<ul style="list-style-type: none"> ▪ Refer to the Environmental Guidelines for the Summer Olympic Games (September 1993), The Homebush Bay Environment Strategy (1995) and the principles of ESD as defined in the Local Government Act 1993. ▪ Incorporate passive solar design principles in building design to minimise reliance on additional heating and cooling (refer Figure 6.4.1). ▪ Minimise greenhouse gas emissions through the use of renewable energy sources. ▪ Energy efficient building services should be installed, including but not limited to low energy heating and cooling systems and low energy lighting. ▪ Gas or solar hot water heating should be provided. ▪ Commercial and Residential buildings are to have a minimum 4.5 star rating. ▪ Household appliances should have a minimum 3 star rating. 	<p>The proposed development has been designed to incorporate a range of ESD measures. The building has been designed to achieve a 5 Star Green Building Council of Australia Green Star and a 4.5 star Australian Building Greenhouse Rating.</p>	<p>Y</p>
<p>6.3.5 Wind Standards</p>	<ul style="list-style-type: none"> ▪ A wind impact statement is to be submitted with all development applications for buildings over 25m in height and shall address any amelioration measures required to protect the amenity of the public domain. ▪ Building design should minimise adverse wind effects on recreation facilities and on open terraces/balconies. 	<p>A Wind Environment Statement has been prepared by Windtech and included at Appendix L. The report concludes that the proposed development will not result in any adverse impact on the wind environment in the surrounding street and wind conditions on the various balconies are expected to be acceptable for its intended use.</p>	<p>Y</p>

Table 8 –Sydney Olympic Park, Vision 2025

Section	Requirement	Proposal	Compliance
<p>Vision</p>	<p>Vision 2025 provided an assessment of Sydney Olympic Parks long term potential within the overall Sydney metropolitan planning strategy. The vision identifies Sydney Olympic Park as a unique place that offers a sustainable solution to Sydney’s population pressures and has the capacity to greatly enhance the quality of life for people of Western Sydney.</p>	<ul style="list-style-type: none"> ▪ The Vision provides for development on the subject site of a nature and type proposed. The proposed development complies with the broad vision for the park. 	<p>Y</p>

Table 9 –Sydney Olympic Park, Urban Design Guidelines for Site 20, Site 21 and Site 22

Section	Requirement	Proposal	Compliance
Objectives - General Urban Design Objectives Required by All Sites.	General Urban Design Objectives Required by All Sites: <ul style="list-style-type: none"> ▪ To provide a unified edge to Edwin Flack Avenue. ▪ To act as a frame for the Education-Sports Precinct. ▪ To provide a strong built edge to the township. 	<ul style="list-style-type: none"> ▪ The proposal provides a setback from Edwin Flack Avenue that is consistent with the setback provided by the Formule 1 Hotel located to the immediate north east of the site, presenting a unified edge to Edwin Flack Avenue. ▪ The provision of a 8 storey building on Lot 22 provides a suitable frame to the Education and Sports precinct by providing a building that is a suitable height and bulk in relation to the proportions of the street network and existing and proposed buildings located in the Education and Sports precinct. ▪ The provision of an 8 storey building on Lot 22, in conjunction with the 6 Storey Formule 1 Hotel provides a strong built edge to the township. 	Y
Objectives - Specific Urban Design Objectives for Site 22	Site 21 and 22: <ul style="list-style-type: none"> ▪ To define the new shared ways. 	<ul style="list-style-type: none"> ▪ The proposed development provides for the two new shared ways located immediately north east and south west of the proposed serviced apartment building. 	Y

Section	Requirement	Proposal	Compliance
General Controls	<p>General Controls:</p> <ul style="list-style-type: none"> ▪ Comply with the Sydney Olympic Park Master Plan 2002. ▪ Maintain consistency with Sydney Olympic Park's Vision 2025 Urban Design Strategy. ▪ Comply with the Sydney Olympic Park Draft Event Town Plan of Management. ▪ High quality architecture fitting to the site's prominent location is required. An architect experienced in and recognised for their design of a prominent educational, or mixed-use buildings must prepare the Development Application and Construction Certificate. ▪ New development is to acknowledge that it will be located within a major sport and entertainment events precinct, which from time to time, will be characterised by high noise and light levels and reduced access from Olympic Boulevard, Dawn Fraser Avenue and public domain spaces surrounding the Athletics centre by way of creating an 88B instrument on title advising land owners and lessees of the likely noise and light levels and reduced access in the precinct. ▪ This area is part of the Sydney Olympic Park Solar Cities Precinct that requires large scale PV Arrays connected to the grid on roofs. Design all roofs to be capable of supporting PV Array Solar technology. The PV Arrays will be made, owned and operated by SOPA. 	<ul style="list-style-type: none"> ▪ The proposed development complies with the key provisions of the Sydney Olympic Park Master Plan 2002, Vision 2025 and Draft Master Plan 2030. ▪ The design is considered fitting to the site's prominent location. Cox Richardson, the project architects has prepared a design statement for the proposed development, provided in Section 3.1 of the EAR. ▪ The proposal has been designed to respond to the events taking place in the neighbouring stadiums and locality. The environmental impact of the development is provided in Section 5.0 of the EAR. ▪ The proposed development includes a range of ESD initiatives (refer to Section 3.4 of the EAR). 	<p>Y</p>

Section	Requirement	Proposal	Compliance
Use Controls	<p>Use Controls:</p> <ul style="list-style-type: none"> ▪ Ensure all ground floor areas with frontage onto Edwin Flack Avenue and adjacent shared ways are active uses such as cafes, restaurants, retail, lobbies, lounges and the like. ▪ A minimum depth of 6.0m-9.0m is recommended for all ground level active uses. ▪ Hotel, and other temporary accommodation uses such as hotels, boarding houses and student housing are permissible above street level. ▪ Ensure all garbage and service areas are accessed from the rear of the property and screened from public view. 	<ul style="list-style-type: none"> ▪ The ground floor provides active uses along Edwin Flack Avenue in the form of retail space and main entrance and reception area to the serviced apartment building. The shared way to the north is activated by a retail unit and vehicle access lane to the underground car park. The shared way to the south is activated by the gymnasium provided for the serviced apartments. ▪ The maximum depth of all ground floor uses is 9m. ▪ The proposed development is for serviced apartments and therefore complies with the permissible uses above street level by providing temporary accommodation. ▪ All garbage and service areas are accessed from the rear access lane and are not visible from either Edwin Flack Avenue or the two shared ways. 	Y
Retail Uses Control	<p>Retail Uses Controls:</p> <ul style="list-style-type: none"> ▪ Design retail areas to be high quality consistent with the image and identity of Sydney Olympic Park as a distinctive and memorable environment. ▪ Ensure retail frontages have a contemporary and open look. Shop windows are to be sheet glass to ground level with minimal structure. ▪ Restrict retail frontages in width and depth to encourage diversity. ▪ Provide for shop window display that is illuminated at night to ensure a vibrant street frontage, both day and night. ▪ Ensure security treatments are not visible from the street. ▪ Encourage fully openable facades for restaurants and cafes to encourage outdoor dining opportunities. 	<ul style="list-style-type: none"> ▪ The design of the retail units has been incorporated into the design of the overall development. The overall design is consistent with the image and identity of Sydney Olympic Park. ▪ The retail units and serviced apartment reception have a contemporary open look with sheet glass to ground level being provided along the frontage with Edwin Flack Avenue. ▪ Three retail units are proposed on the ground floor. Each retail units has a frontage of approximately 11m and a depth of 9m. The extent of the retail units are therefore considered to be adequately restricted. ▪ The detailed design of security treatments has not been detailed to date. Notwithstanding, security treatments will not be visible from the street. ▪ The proposed colonnade and design of ground floor retail units will encourage outdoor dining and ground floor activation. 	Y

Section	Requirement	Proposal	Compliance
Building Zone Controls	<p>Building Zone Controls:</p> <ul style="list-style-type: none"> ▪ Locate buildings wholly within the building zone. ▪ Provide through site links and view corridors where indicated on the relevant precinct control plan. ▪ Ensure building layouts optimise solar access, natural light, cross ventilation, useable communal outdoor areas and views. 	<ul style="list-style-type: none"> ▪ The proposed development can be wholly located within the building zone. ▪ Lot 22 is not subject to specific through site links or view corridors. ▪ The proposed development has been designed to optimise solar access, natural light and cross ventilation (refer to Section 3.4 of the EAR). 	Y
Building Height Controls	<p>Building Height Controls:</p> <ul style="list-style-type: none"> ▪ Building heights are calculated from ground level to the rooftop. ▪ The maximum building height is 8 storeys and 25.0m (subject to Skyline controls below). 	<ul style="list-style-type: none"> ▪ The maximum building height is 8 storeys. The development seeks to vary the maximum building height control (refer to Section 5.1 of the EAR). 	Merit based departure
Skyline Controls	<p>Skyline Controls:</p> <ul style="list-style-type: none"> ▪ The total area in plan above the maximum building height for services may not exceed 10% of the roof area. The remainder of the roof is to be dedicated to and capable of supporting large scale PV Arrays connected to the grid. ▪ The rooftop articulation zone not used for PV Array is to be setback a minimum of 3m from the site boundaries. ▪ The roof top service zone is max 3 m in height. 	<ul style="list-style-type: none"> ▪ The area set aside for services has been minimised and is set back from the site boundaries to minimise the bulk and visibility of the service area. ▪ The roof top service zone is a maximum 3m in height and will comply with maximum service zone height limit. 	Y
Floor to Ceiling Height Controls	<p>Floor to Ceiling Height Controls:</p> <ul style="list-style-type: none"> ▪ Minimum floor to ceiling height at ground floor is 3.6m. ▪ Minimum floor to ceiling height above ground floor is 2.7m. 	<ul style="list-style-type: none"> ▪ The minimum floor to ceiling height at ground floor is 3.6m and therefore complies with the control. ▪ The minimum floor to ceiling height at above the ground floor is 2.7m and therefore complies with the control. 	Y

Section	Requirement	Proposal	Compliance
Setback Controls	<p>Setback Controls:</p> <ul style="list-style-type: none"> ▪ Building setbacks are measured from property boundaries. ▪ Provide the setbacks and courtyards as shown. ▪ Ensure a minimum of 70% of the length of the front elevation (including balconies, sun shading and the like) facing Edwin Flack Avenue is located on the property boundary above Level 1. ▪ Create a 900mm wide pedestrian refuge zone at ground level along the rear lane of which 600mm min is free of obstructions to allow a clear path of travel. ▪ Setback building walls with openings to habitable residential rooms a minimum of 9 metres from the SOPA/Carter Street Precinct boundary. No portion of any balcony is to be closer than 8m from that boundary. 	<ul style="list-style-type: none"> ▪ The entire front elevation (100%) above Level 1 facing Edwin Flack Avenue is located on the property boundary. ▪ An appropriately sized rear pedestrian refuge zone is provided for. ▪ A setback of greater than 9m is provided between the SOPA/Carter Precinct boundary with no portion of any balcony located closer than 8m from the boundary. Further louvers are provided along this elevation which will prevent direct overlooking in the event that the development in the Carter Street Precinct is provided in close proximity to the proposed development. 	Y
Parking and Services Controls			
General Parking and Service Controls Required by all sites	<p>General Parking and Service Controls Required by all sites:</p> <ul style="list-style-type: none"> ▪ Maintain rear lane access for use at all times by coaches and service vehicles (minimum clear width of 3.6m). ▪ Screen all car parking and service areas from Edwin Flack Avenue and adjacent shared ways with active uses or well-designed screen walls at ground level. 	<ul style="list-style-type: none"> ▪ A rear lane access of more than 3.6m is provided for coaches and service vehicles. ▪ On site car parking is either located behind the building, i.e. screened from Edwin Flack Avenue, or is located within a basement level. The entrance to the underground car park is provided on the western corner (rear) of the building and is not provided on the buildings main facade. 	Y
Specific parking and Service Control – Site 21 and 22.	<ul style="list-style-type: none"> ▪ Provide at grade parking and service and loading access at the rear of the building as shown. 	<ul style="list-style-type: none"> ▪ At grade parking and service and loading is provided at the rear of the building in accordance with the relevant plan. 	Y

Section	Requirement	Proposal	Compliance
ESD Controls	<p>ESD Controls:</p> <ul style="list-style-type: none"> ▪ To assist creating an affordable fully integrated sustainable design. Sydney Olympic Park Authority strongly recommends that the proponents engage a dedicated ESD consultant as a core member of the project team and for that person to be retained throughout the detailed design, construction and operational hand over phases. ▪ Ensure the design attains current best practice sustainable design and meets the following ESD requirements: <ul style="list-style-type: none"> ○ The Sydney Olympic Park Master Plan 2002. ○ The Sydney Olympic Park Sustainability Policy. ○ The Sydney Olympic Park Sustainability Strategy. ○ The Sydney Olympic Park Environmental Guidelines. ○ The Sydney Olympic Park Sustainable Design Excellence Information for Respondents. ○ Achieve a minimum 4.5 star energy rating under NatHERS. ○ Comply with BASIX's requirements. ○ For combined retail area exceeding 1000m, comply with a Minimum 4 Green Star rating using Green Star Educational Tool. ○ Achieve a minimum 4 Green Stars' Green Building Council Australia's Commercial Design. ▪ Actively explore opportunities for offsetting base building energy loads through the innovative application of renewable energy sources e.g. natural gas or co generative systems. 	<ul style="list-style-type: none"> ▪ The proposed development has been designed to incorporate a range of ESD measures. The building has been designed to achieve a 5 Star Green Building Council of Australia Green Star and a 4.5 star Australian Building Greenhouse Rating. 	Y
Accessibility Controls	<p>Accessibility Controls:</p> <ul style="list-style-type: none"> ▪ Comply with Sydney Olympic Park Authority Access Guidelines 1st Edition 2002 and Sydney Olympic Park Master Plan requirement relating to accessible accommodation. An Access Strategy is to be prepared as part of the DA submission. 	<ul style="list-style-type: none"> ▪ Each serviced apartment has been designed to provide adequate degree of accessibility. The main foyers can be accessed at grade and lifts serve each floor. 	Y

Section	Requirement	Proposal	Compliance
Building Expression Controls	<p>Building Expression Controls:</p> <ul style="list-style-type: none"> ▪ Provide weather protection for pedestrians at street level, in the form of a continuous 2-storey colonnade with a minimum width of 3m along Edwin Flack Avenue frontage. ▪ The colonnade floor is to align with the footpath levels along its entire length. The colonnade is to be well proportioned and be a high quality, robust, enduring and well lit public domain element. ▪ The preferred height to the soffit of the Edwin Flack colonnade is 6.5m. The soffit should be at a continuous datum for the full length of the building. ▪ Ensure there are clear sight lines between the public domain and the ground floors. ▪ No weather protection is required along the laneway or shared ways. ▪ Ensure the main building entrances are level with adjacent footpaths. ▪ Ensure buildings use materials and architectural treatment that are consistent with the expression and language of existing buildings within Sydney Olympic Park and reflect the town's strong tradition of design excellence. ▪ The articulation zone requires modulation on primary facades, such as thickened walls, blade walls, fenestration, balconies and sun shading elements. ▪ Design facades to minimise summer solar access and maximise winter solar access. ▪ Provide appropriate forms of sun shading to screen eastern, northern and western sun including external adjustable vertical shading, sliding screens and brise-soleil. ▪ Maximise surveillance of the public domain and views between the public areas and the building for all above ground floor areas addressing public domain. 	<ul style="list-style-type: none"> ▪ Weather protection is provided along the Edwin Flack Avenue facade for pedestrians at street level, with the ground floor set back at least 3m from the floors above. <p>In addition:</p> <ul style="list-style-type: none"> ▪ The colonnade floor aligns with the footpath levels; ▪ The colonnade has been designed as a integral part of the development, and will be well lit; ▪ The open design provides clear sight lines between the public domain and the ground floor along the Edwin Flack frontage; ▪ Main building entrances are level with adjacent footpaths; ▪ The materials and architectural treatment selected for the development are of high quality and include composite timber cladding, aluminium framed glazed balustrades, coloured glass spandrels and clear glazing; ▪ Articulation is provided on each facade; ▪ Sun shading, such as the provision of louvers of the western façade have been provided to mitigate against the adverse effects of direct sunlight; and ▪ Each facade provides an opportunity for passive surveillance. The principal frontage, Edwin Flack facade includes balconies to maximise surveillance of the public domain. 	<p>Y</p>

Section	Requirement	Proposal	Compliance
Materials Controls	<p>Materials Controls:</p> <ul style="list-style-type: none"> ▪ Construct the building from high quality, durable materials that are well finished detailed and crafted. <ul style="list-style-type: none"> ○ Minimise environmental impact by selecting materials that: ○ Have low embodied energy; ○ Are durable ○ Are able to be recycled ○ Are sourced from renewable resources and materials and ○ Are non-polluting in manufacture, use and in disposal. 	<ul style="list-style-type: none"> ▪ The proposed materials are high quality and durable. Details on the range of materials selected for the development are provided at Section 3.0 of the EAR. 	Y
Public Domain Controls - General Public Domain Controls Required by All Sites	<p>Public Domain Controls:</p> <ul style="list-style-type: none"> ▪ Build and make good all new footpath, carriageway and public domain areas to the Sydney Olympic Park Urban Elements Design Manual and the draft Sydney Olympic Park Public Domain Strategy (pending) and Sydney Olympic Park Authority Specification. 	<ul style="list-style-type: none"> ▪ As part of the construction phase of the development, the builder will make good all new footpaths and the like to the Sydney Olympic Park Urban Elements Design Manual and other relevant documentation. 	Y
Public Domain Controls - Specific to Site 22	<p>Site 22:</p> <ul style="list-style-type: none"> ▪ Make good the rear lane. ▪ Make the new shared way to the north of Site 22. ▪ Make good the Edwin Flack Footpath and carry out required street tree planting. 	<p>As part of the construction phase of the development, the builder will:</p> <ul style="list-style-type: none"> ▪ Make good the rear lane. ▪ Make good the new shared way to the north of Site 22. ▪ Make good the Edwin Flack footpath and carry out required street tree planting. 	Y

Section	Requirement	Proposal	Compliance
Acoustic Controls	<p>Acoustic Controls – General:</p> <ul style="list-style-type: none"> ▪ Applicants for a new development must prepare a report from a suitably qualified noise expert 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 temporary accommodation development possibly restricting the use of an existing entertainment venue. The suitability of the development for the site is the responsibility of the Developer, to assess the noise impact and to incorporate appropriate mitigation measures into the development. ▪ All noise impact assessments require ambient noise levels measured at the noise sensitive premises during representative periods to ensure that 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. ▪ Wherever practicable, temporary accommodation developments shall be sited, orientated and treated to maximise the use of natural ventilation and to avoid the use of air conditioning. ▪ All plant shall be designed to meet the requirements of the NSW Industrial Noise Policy. 	<p>The proposed development will comply with the relevant noise criteria for Serviced Apartments/Hotel uses.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
Residential Controls - Safety and Security	<p>Safety and Security:</p> <ul style="list-style-type: none"> ▪ Design buildings to contribute to the natural surveillance of adjacent streets and public space. ▪ Provide casual views to common internal areas, such as lobbies, foyers, hallways, recreation areas and car parks. ▪ Provide direct and well-lit access between car parks and dwellings, between car parks and lift lobbies and to all apartment entrances. ▪ Ensure building entrances face the street, have clear sight lines and direct access from the street. ▪ Locate ramps and lift entrances to be visible from the street. ▪ Locate the most active rooms, living rooms and kitchens to overlook the public domain and communal outdoor spaces. 	<ul style="list-style-type: none"> ▪ The proposed building provides main entrances, glazed elements and balconies, which will contribute to the natural surveillance of adjacent streets and public spaces; ▪ The glazed elements along the ground floor provide casual views to common internal areas such as the apartment reception and retail units. ▪ Access to the on site car parking located along the service lane will be well lit. Pedestrian access to the basement level, ground level and upper levels will be controlled. ▪ All building entrances have direct access and have clear sight lines to Edwin Flack Avenue. ▪ Access ramps are not required as the main entrance is provided at ground level. Lift entrances to the building are provided in the main reception area for the apartments, which can be accessed directly from Edwin Flack Avenue. ▪ The most active room (being the lounge area in a serviced apartment as well as the entry foyer) is positioned to overlook the public domain. 	Y
Balconies	<p>Balconies:</p> <ul style="list-style-type: none"> ▪ All living rooms are to have a balcony with a minimum depth of 1.5 the preferred minimum depth is 2.4m. For architectural reasons it may be desirable to include the balcony area as part of the room in these instances provide weather protection sufficiently wide to shelter the opening and enable it to remain open during rain. 	<ul style="list-style-type: none"> ▪ The dimensions of the balconies provided along the Edwin Flack Avenue facade are approximately 1.5m deep by at least 9m long. 	Y

Section	Requirement	Proposal	Compliance
Daylight Access	Daylight Access: <ul style="list-style-type: none"> ▪ Optimise the number of apartments with north facing living spaces. ▪ Use skylights, clerestory windows and fanlights to supplement daylight access. ▪ Limit the depth of single aspect apartments to maximum 10m. ▪ Limit the number of south facing apartments and increase their window area. 	<ul style="list-style-type: none"> ▪ Each apartment is limited to a depth of approximately 7m and has large windows to maximise daylight access. 	Y
Cross Ventilation	Cross Ventilation: <ul style="list-style-type: none"> ▪ Plan the site to promote and guide natural breezes. ▪ Configure the building layout, cross section and interiors to increase the potential for natural ventilation. ▪ Select doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. ▪ Coordinate design for natural ventilation with passive solar design techniques. ▪ Minimise mechanically ventilated bathrooms, laundries and car parks by using stack effect ventilation or solar chimneys. 	<ul style="list-style-type: none"> ▪ The internal amenity of the serviced apartments is considered to be high and to provide for adequate ventilation. 	Y
Visual Privacy	Visual Privacy: <ul style="list-style-type: none"> ▪ Design building layouts to minimise direct overlooking from apartments to other rooms and private open spaces. ▪ Incorporate screening devices to retain views from rooms and outdoor spaces whilst protecting other's privacy. ▪ Stagger doors, windows and primary balconies to block direct views inwards. 	<ul style="list-style-type: none"> ▪ The design of the development does not provide any opportunity for direct overlooking with neighbouring developments. ▪ Notwithstanding this, louvers are provided along the rear facade (which fronts Carter Precinct boundary) to minimise any visual or acoustic privacy impacts. 	Y

Section	Requirement	Proposal	Compliance
Acoustic Privacy	<p>Acoustic Privacy:</p> <ul style="list-style-type: none"> ▪ Arrange apartments within a development to minimise noise transition between flats by: ▪ Consolidating noisy active areas away from quieter areas. ▪ Using storage or circulation zones to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas. ▪ Resolving conflicts between noise, outlook and views by appropriate barriers including double glazing, operable screens, screened balconies and terraces. ▪ Providing a detailed noise and vibration impact assessment report for residential buildings affected by surrounding uses. 	<ul style="list-style-type: none"> ▪ Each apartment will be suitably acoustically treated to maintain high levels of internal amenity. Acoustic treatments will include the insulation of mechanical plants equipment and appropriate selection of glazing to limit external noise intrusion. 	Y
Residential Building Storage	<p>Residential Building Storage:</p> <ul style="list-style-type: none"> ▪ In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates. ▪ Studio apartments and One-bedroom apartments -6m ▪ Two-bedroom apartments- 8m ▪ Three plus bedroom apartments-10m ▪ Locate storage conveniently for apartments. ▪ Ensure storage separated from apartments is secure for individual use. ▪ Exclude storage located in the basement from FSR calculations. 	<ul style="list-style-type: none"> ▪ The proposed development is for serviced apartments and the storage requirements are therefore not considered relevant or applicable. 	Y
Site Facilities	<p>Garbage and Recycling Areas:</p> <ul style="list-style-type: none"> ▪ Locate garbage and recycling areas away from operable windows to habitable rooms. ▪ Design and build garbage and recycling areas to minimise their visibility from the street and public areas. 	<ul style="list-style-type: none"> ▪ Garbage and recycling areas are located at the rear of the property and are away from operable windows to habitable rooms and are not visible from Edwin Flack Avenue. 	Y

Table 10 – Sydney Olympic Park, Guidelines for Outdoor Advertising Identification and Promotional Signage

Section	Requirement	Proposal	Compliance
1.0 Introduction	Identification signage used for the identification and naming of sites, buildings, building uses and tenants. These signs are also used to promote businesses and buildings and to help people navigate their way.	The proposal includes building identification signage.	Noted
1.2 Objectives Of The Guidelines	<p>The objectives of the guidelines are to ensure that signage for outdoor advertising, identification and promotion:</p> <ul style="list-style-type: none"> ▪ is compatible with and contributes to the desired character of Sydney Olympic Park; ▪ provides effective communication and way finding in suitable locations; and ▪ is of high quality design and finish. 	The proposal signage is considered compatible with and contributes to the desired character of Sydney Olympic Park, using high quality materials that integrate with the overall design of the building.	Y

Section	Requirement	Proposal	Compliance
<p>2.1 General Objectives For All Precincts</p>	<p>The following are some overarching general objectives for signage in all precincts across Sydney Olympic Park. Following on from this are some specific objectives which are linked more closely to each precinct.</p> <p>I. To promote high quality, visually interesting and appealing signage commensurate with the desired character of the local precinct;</p> <p>II. To ensure that signage does not detract from the significance and amenity of:</p> <ul style="list-style-type: none"> ▪ Future residential development; ▪ Public art projects and major water features; ▪ Significant public spaces, landscape elements and urban elements; ▪ Heritage precinct areas; and ▪ Parklands; <p>III. To ensure signage on buildings is integrated with the architecture and responds appropriately to the scale and character of the adjoining environs;</p> <p>IV. To contribute positively to the night imagery of the site and to support night time activities and uses;</p> <p>V. To ensure signage does not hinder the permeability of visual and physical connections for pedestrians or motorists;</p> <p>VI. To protect the operational requirements of the venues and the spaces around them particularly in respect of crowd management, event overlay requirements and lighting;</p> <p>VII. To ensure signage is designed and located so as to not compromise the safety of all road users;</p> <p>VIII. To ensure signage responds to the needs of people with vision impairment;</p> <p>IX. To support the commercial viability of venues and businesses within Sydney Olympic Park; and</p> <p>X. To enhance way finding and navigation around Sydney Olympic Park.</p>	<p>In relation to signage, Section 5.7 of the EAR identifies:</p> <ul style="list-style-type: none"> ▪ a “less is more” approach has been taken by Quest Apartments; ▪ the proposed signs are compatible with the scale and proportion of the building on which they are located; ▪ the proposed signage will not have a detrimental impact on the architectural character of the area; ▪ no views or vistas will be compromised by the proposed signage; ▪ the proposed signs are appropriate for the site’s setting and will contribute to the visual interest of Sydney Olympic Park, particularly at night; and ▪ will not result in unacceptable glare affecting the safety for pedestrians, vehicles or aircraft, or detract from the amenity of adjoining uses. 	<p>Y</p>

Section	Requirement	Proposal	Compliance
2.7 Southern Events Precinct			
Desired Character	<p>I. A campus style precinct focused on sport (active participation, education, research, medicine and administration) with additional recreational, entertainment, and ancillary commercial facilities and uses; and</p> <p>II. An expansive precinct studded with large, unconventional shaped sporting and recreational facilities in a predominantly landscaped environment.</p>	The proposed development is provided in accordance with S Sydney Olympic Park Master Plan 2002 and Draft Master Plan 2030 and supports the desired future character of the precinct.	Y
Specific Objectives	<p>III. To assist in the identification and promotion of the venues and their uses;</p> <p>IV. To provide individual design solutions for signage to ensure integration with the unique architecture of each of the venues;</p> <p>V. To protect important vistas along Olympic Boulevard;</p> <p>VI. To encourage signage that is sympathetic to the local landscape; and</p> <p>VII. To respect public art projects in this precinct.</p>	The proposed signage identifies the use of the building and identifies the building to guests and does not impact upon the major stadiums/venues and their signage. Further, the signage doesn't impact upon any vistas or public area projects.	Y
4.0 Identification Signage 4.2 General Controls For Identification Signage 4.2.1 Key Objectives	<p>All identification signage is to:</p> <p>I. be compatible with the desired character of an area;</p> <p>II. provide effective communication in suitable locations;</p> <p>III. be of high quality design and finish;</p> <p>IV. satisfy the assessment criteria (attached as Appendix B); and</p> <p>V. satisfy any other criteria contained in these Guidelines.</p>	<p>The proposed signage is considered to be entirely compatible with the desired character of the area, providing effective communication as to the buildings use.</p> <p>Signage design has been considered in the context of the building and is considered to be of high quality design and finish.</p>	Y
4.2.2 Areas where identification signage is prohibited	Identification signage is not prohibited at Sydney Olympic Park.	Noted	Noted

Section	Requirement	Proposal	Compliance
<p>4.2.3 Commercial Development Controls</p>	<p>I. Building Name Signage:</p> <ul style="list-style-type: none"> ▪ is to be consistent with Figures 3 and 4 and the caption text contained in those Figures (attached as Appendix E) and section 4.3.3; ▪ may only be allocated to a major or significant tenant of the building or its owner where the owner occupies a significant part of the premises; ▪ is not to contain any text other than the name of the significant tenant or owner (i.e. no commercial brands are to be displayed other than the approved trading name or owner's name); and ▪ may contain the corporate logo of a significant tenant or owner, but only if the design of the logo achieves a high degree of compatibility with the architectural design, materials, finishes and colours of the building; <p>II. Business Name signage is only permissible at or near ground level for the purposes of identifying ground floor businesses and is to be consistent with Figures 7 and 8 and the caption text contained in those Figures (attached as Appendix E);</p> <p>III. Business directory signage is to be contained within the entry foyer of the building;</p> <p>IV. Permanent free standing identification signage:</p> <ul style="list-style-type: none"> ▪ is limited to one per street frontage; ▪ is limited to a maximum area of 4m²; ▪ is to be positioned so as not to impede accessibility and sight lines; and ▪ is to contain only information related to the use of the buildings or site and is to include the street number in the top right hand corner of the blade; <p>V. Loose or movable signs such as "A frame" and sandwich board signs are prohibited. Existing signs of these types are to phased out by the end of 2003 or as they deteriorate beyond acceptable presentation quality, whichever is the sooner. The Authority will be seeking to introduce fixed free blade standing signage in lieu of the "A frame" and sandwich board signs at particular locations on the site; and</p> <p>VI. Illumination and animation of identification signage is permissible where it faces the urban areas of Sydney Olympic Park and no adverse impacts will be caused to the amenity of residential dwellings, Parklands and other sensitive areas.</p>	<p>The proposed signage identifies:</p> <ul style="list-style-type: none"> ▪ the buildings main tenant/use ▪ the name of the serviced apartment operator provided in the company's corporate colours. 	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>4.3 Additional Controls For Identification Signage</p> <p>4.3.1 Design Excellence and Innovation</p>	<p>All identification signage is to demonstrate design excellence and innovation.</p>	<p>The proposed signage has been designed to integrate with the design of the overall building uses high quality materials (refer to Section 5.7 of the EAR).</p>	<p>Y</p>
<p>4.3.2 Protection of amenity</p>	<p>Identification signage visible from:</p> <ul style="list-style-type: none"> ▪ Parklands (including the Brickpit and the Heritage Precinct Area); ▪ Public art projects and major water features; ▪ Significant public spaces such as Olympic Plaza, Olympic Boulevard, Fig Grove, Yulang and Station Square; ▪ Significant landscape elements such as The Overflow and Urban Forest; ▪ Abattoir Heritage Precinct; and ▪ Future residential development; <p>is to be sensitively designed to protect existing and future amenity. In this regard illuminated and animated signage is to be carefully considered and of exceptional design quality.</p>	<p>The proposed building identification signs are not visible from any of the locations identified. Notwithstanding this the proposed signs sensitively designed to protect existing and future amenity of the locality and to be of high quality design.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
4.3.3 Building Name Signage	<p>Building Name Signage:</p> <p>I. is to be designed to be consistent with the architecture of the building, be well designed and well proportioned;</p> <p>II. is limited to a maximum of 1 major building name sign per building elevation at or near the roof level and is to be consistent with Figures 3, 4, 5 and 6 and the caption text contained in those Figures (attached as Appendix E);</p> <p>III. is limited to a maximum of 1 minor building name sign per street frontage above the entry at the ground floor level and is to be consistent with Figures 3, 4, 5 and 6 and the caption text contained in those Figures (attached as Appendix E); and</p> <p>IV. street number signage is to be incorporated in the building name signage at the entry.</p>	<ul style="list-style-type: none"> ▪ Noted. Refer to Section 5.7 of the EAR. 	<p>Y</p>
4.3.5 Construction Hoardings, Fencing and Banners	<p>All construction hoardings, fencing and banners are to be utilised for signage identification of the proposed development or use of the site to which it is applied (refer section 5.5 for specific guidelines).</p>	<p>Noted</p>	<p>Noted</p>
6.0 Related Provisions	<p>Signage is to also comply with the following related provisions, where relevant.</p>	<p>Noted.</p>	<p>Noted</p>

Section	Requirement	Proposal	Compliance
6.1 Illuminated Signs	<p>The following controls are to apply:</p> <ul style="list-style-type: none"> ▪ Illuminated signage is not to detract from the architecture of the host building during daylight; ▪ Illumination is to be provided by lighting (including cabling) concealed or integral with the sign. Illumination may also be provided by sensitively designed spot or down lighting; ▪ Exposed neon tubing is not permitted; and ▪ Illumination may be prohibited or a curfew imposed on the operation of illuminated signs where there is the potential for the sign to significantly adversely impact upon the amenity of residential areas (including serviced apartments and hotel rooms), the public domain or Parklands. 	<p>Noted.</p>	<p>Noted</p>
6.4 Signs And Road Safety	<p>Signage is not to detract from the safety of drivers using the roads within and adjacent to Sydney Olympic Park. The following controls are to apply:</p> <ul style="list-style-type: none"> ▪ Signage is not to obscure or interfere with road traffic signs and signals or with a view of a road hazard or obstruction, oncoming vehicles, or any other vehicle or person which should be visible to drivers or other road users; ▪ Signage is not to give instructions to traffic, such as the use of the word “stop”, nor be of a form which could be confused with regulatory traffic signs and information; ▪ Signage is not to be of a design or arrangement that any variable messages or intensity of lighting impair drivers’ vision or distract drivers’ attention; and ▪ Signage is not to be situated at locations where the demands on drivers’ concentration due to road conditions are high such as at major intersections or at merging and diverging lanes. 	<p>The proposed signs are relatively small in scale and are in an elevated position and therefore will not detract from the safety of drivers using Edwin Flack Avenue or any other roads in the vicinity of Sydney Olympic Park.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>6.5 Temporary Signage On Construction Hoardings, Fencing And Banners</p>	<p>Well designed information signage is required on construction hoardings, fencing and banners of all development sites depicting the nature of the development under construction and/or the proposed use of the site.</p> <p>Signage is to be utilised on construction hoardings, fencing and banners to conceal the adverse visual impacts of construction sites and associated structures and machinery.</p> <p>Construction hoardings, fencing and banners may also be used for advertising signage purposes provided the advertising relates to the proposed use of the site. The following controls apply:</p> <ul style="list-style-type: none"> ▪ Temporary signage on construction hoardings and banners is to be consistent with Figures 9 and 10 and the caption text contained in those figures (attached as Appendix E); ▪ Creative use of colour, images and graphics is required on all hoardings and site fencing; ▪ Information and graphics is to be integrated and co-ordinated and is to relate to the project under construction; ▪ A depiction of the relevant streetscape of the project under construction on the relevant street frontage is encouraged; ▪ Information and graphics relating to the construction company, project manager and the like is not to dominate the signage; ▪ A portion of the signage is to incorporate graphics and information on behalf of the Sydney Olympic Park Authority. A minimum of 5% of the sign is to be available in the bottom right hand corner of the sign; ▪ Illumination is permitted where it will not cause adverse impacts to adjacent uses. The means of illumination is to be concealed; ▪ Illumination of machinery including cranes is to be turned off at 10.00pm each night; ▪ Signage is to be refreshed at appropriate intervals to ensure a high quality finish at all times; and ▪ The content of any signage is to be approved by the Authority 	<p>Temporary signage on construction hoardings, fencing and banners will be designed and approved prior to the commencement of work on site.</p>	<p>Noted</p>

Section	Requirement	Proposal	Compliance
6.6 Materials And Construction	<ul style="list-style-type: none"> ▪ All signage is to be built to a high standard and materials of appropriate quality and durability are to be used in the construction; ▪ Consideration is to be given to the principles of Ecologically Sustainable Development in the use of materials; and ▪ Consideration is to be given to ways of graffiti proofing signage located at or near ground level. 	The proposed signage has been designed to integrate with the design of the overall building uses high quality materials. Refer to Section 5.7 of the EAR.	Noted
6.7 Maintenance	<ul style="list-style-type: none"> ▪ All signage and support structures are to be kept in good repair and maintained to a high standard; ▪ Any damage is to be repaired as soon as possible after it occurs and display surfaces are to be kept neatly painted or posted at all times. The tenant is responsible for maintenance and cleanness of all signs relating to the tenancy; ▪ Faulty illuminated or animated signage is to be switched off until appropriate repairs are made; and ▪ Upon request from the Authority, the tenant or owner of the sign shall attend to any matter regarding maintenance and cleanness. If no action is taken to rectify a particular defect requested by the Authority within two working weeks, the Authority reserves the right to arrange for appropriate repairs and maintenance and charge the tenant with all associated costs. 	Noted	Noted
6.8 Use Of Professionals	<ul style="list-style-type: none"> ▪ The use of a Graphic Design consultant is mandatory for the design of major signage; and ▪ The use of a Graphic Design consultant is strongly encouraged for the design of minor signage. 	Noted	Noted
6.9 Departures From Guidelines	In considering innovative design proposals for signs not envisaged by these guidelines or where there are issues of interpretation, the Authority and the consent authority will consider the design excellence of the proposed sign and the degree to which it meets the objective of these guidelines.	Noted	Noted
7.0 Technical Requirements	Controls provide technical requirements that shall be adhered to in the design, fabrication and erection of signage.	Noted	Noted

Table 11 – Draft Sydney Olympic Park Masterplan 2030

Section	Requirement	Proposal	Compliance
Section 4.0 General Controls and Guidelines			
Section 4.2 Sustainability - Section 4.2.1 Controls	<p>1. Engage an Ecologically Sustainable Design (ESD) consultant as a core member of the project team.</p> <p>2. Connect all new development to the Parks recycled water system for all approved uses of recycled water including:</p> <ul style="list-style-type: none"> ▪ toilet and urinal flushing ▪ irrigation of the parklands and gardens ▪ fountains and water features ▪ playing fields ▪ fire fighting ▪ construction ▪ wash down and dust suppression ▪ clothes washing (supply to washing machine only) ▪ commercial air conditioning water cooling towers. 	<p>Noted - The development will be connected to the Parks recycled water system (refer to Section 3.4 of the EAR).</p>	<p>Y</p>
Section 4.2 Sustainability - Section 4.2.1 Controls - Environmentally Sustainable Materials	<p>3. Prioritise sustainable materials selection:</p> <ul style="list-style-type: none"> ▪ all Australian hardwood timber must be from certified sustainably managed plantation sources ▪ all fibreboard must be low emission medium density ▪ fibreboard chlorine-based products (including PVC) must be minimised ▪ copper chrome and arsenic treated timber or imported native rainforest timber must not be used in any application (including formwork). 	<p>Materials have been selected which have a low environmental impact (refer to Section 3.5 of the EAR).</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.2 Sustainability - Section 4.2.1 Controls – Required Ratings</p>	<p>5. Mixed use developments are to comply with the required rating of the dominant use where the smaller use is less than 1000 square metres. Where the smaller use exceeds 1000 square metres, then the appropriate use rating is to be used for each distinct use. For example, a mixed use predominantly residential building with less than 1000 square metres retail on the ground floor is to be assessed entirely as a residential building. A mixed use predominantly residential with more than 1000 square metres retail is to comply with a minimum 4 star Green Building Council Rating for the retail component and the BASIX for the residential component</p> <p>6. All non residential developments are to achieve the minimum ratings: Commercial Office Design V3 As Built v3 Office interiors vi.1 where:</p> <p>Rating Scheme</p> <ul style="list-style-type: none"> ▪ Green Building Council of Australia Greenstar Minimum Rating: 5 star ▪ Australian Building Greenhouse Rating: 4.5 star ▪ Additional: Sign a commitment agreement with the NSW DECC. Lease agreements for completed commercial office developments should require tenants to operate efficiency to maximise the environmental performance of the building. Encourage participation in the NABERS to measure the buildings overall environmental performance during operation. 	<p>The proposed development has been design to a minimum star Green Building Council of Australia Greenstar Rating and 4.5 star Australian Building Greenhouse Rating (refer to Section 3.4 of the EAR).</p> <p>Appropriate measures will be implemented to ensure that all appliances are maintained in an appropriate manner.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.3 Public Domain - Section 4.3.1 Controls</p>	<p>1. Set aside the land for street, parks, through site inks and public spaces as shown in the site boundaries plan for the relevant precinct. Land dedicated for public purposes is to be invested in the Sydney Olympic Park Authority.</p> <p>2. Design and build streets and public spaces in accordance with:</p> <ul style="list-style-type: none"> ▪ the street sections and plans in Appendix C and the Sydney Olympic Park Urban Elements Design Manual 2008 Appropriate tree planting improves the. ▪ Sydney Olympic Park Authority Report for Master Plan 2030 amenity and ambience of streets and Street Concept Designs public spaces. ▪ Sydney Olympic Park Access Guidelines (2008) and any subsequent version. ▪ Sydney Olympic Park Urban Design Access Report January 2007 ▪ Sydney Olympic Park Master Plan 2030 Transport Strategy – all relevant codes and standards including: <ul style="list-style-type: none"> – AS 1428.1 – 2001: Design for access and mobility - General requirements for access – AS 1428.2 – 1992: Design for access and mobility-Enhanced and Requirements - Buildings and facilities, and – AS 1428.4 – 2002: Tactile Indicators. 	<p>Appropriate land has been provided for streets as indicated on the relevant plan. Refer to Section 3.1 and 5.2 of the EAR and the Architectural Plans at Appendix C.</p> <p>The streets have been designed in accordance with the relevant Master Plans.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.3 Public Domain - Section 4.3.1 Controls – Footpaths and the Pedestrian Environment</p>	<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>4. Design intersections and pedestrian crossings to favour pedestrian convenience and safety with particular attention to:</p> <ul style="list-style-type: none"> ▪ Reducing the width and number of vehicle crossings ▪ providing pedestrian crossings at every arm of an intersection ▪ minimising kerb radii to ensure that kerb ramps are in line with the crossing path. <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"> ▪ create new pedestrian connections linking the town centre to eastern Bicentennial Park at Bennelong Road and new streets in the Parkview Precinct. ▪ create new pedestrian connections linking the town centre to northern Bicentennial Park at Kevin Coombs Avenue Gate 8. ▪ create new pedestrian connections linking the town centre to the Homebush Bay West foreshore at Bennelong Parkway. 	<p>3. A continuous and accessible pedestrian network is maintained around the site in accordance with Figure 3.6 Street Hierarchy. Refer to the Architectural Plans at Appendix C.</p> <p>4. The pedestrian network around the site has been designed to favour pedestrians. The car assess points have been located to the rear of the site and the pavements immediately around the site have been retained or extended as part of the network of shared access ways.</p> <p>5. The proposed development does not amend the existing pedestrian network, which has been provided in accordance with Figure 3.6 Street Hierarchy.</p>	<p>Y</p>
<p>Section 4.3 Public Domain - Section 4.3.1 Controls – Amenity</p>	<p>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.</p> <p>7. Use the standards for furniture and lighting set out in the Sydney Olympic Park Urban Elements Design Manual 2008.</p> <p>8. Use the standards for signage set out in the Sydney Olympic Park Urban Elements Design Manual 2008 and Sydney Olympic Park Authority Guidelines for Outdoor Advertising, Identification and Promotional Signage (October 2002).</p>	<p>6. Paved footpaths are beyond the site boundary. Notwithstanding the proposed footpaths comply with the design provisions stipulated.</p> <p>7. The proposed development does not alter the use the standard furniture and lighting currently provided in the locality.</p> <p>8. The relevant standards for signage have been considered as part of the Building Identification Signage proposed (refer to Section 5.7 of the EAR).</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
Section 4.3 Public Domain - Section 4.3.1 Controls – Building Interface with the Public Domain	<p>9. Provide weather protection at communal entrances.</p> <p>10. Maximise surveillance of the public domain and views of the public areas from the building.</p>	<p>9. The main entrance is setback underneath a colonnade, providing weather protection at the main buildings entry point (refer to Section 3.1 and 3.3 of the EAR).</p> <p>10. The proposed development has been designed to provide surveillance opportunities of the public domain. In particular the proposal will provide additional surveillance of Edwin Flack Avenue (refer to Section 5.13 of the EAR).</p>	<p>Y</p>
Section 4.3 Public Domain - Section 4.3.1 Controls – Ground Floor of Non-Residential Buildings	<p>To ensure ground floor facades appeal to pedestrians and contribute to the towns liveliness and security:</p> <p>11. Incorporate ground floor active uses within the buildings as shown in Figure 4.1, Retail Uses Plan.</p> <p>12. Introduce multiple entrances to buildings to activate the public domain wherever possible.</p> <p>13. Ensure shops and food outlets have a display window measuring at least 5m on 80 per cent of the frontage, whichever is the larger. Food outlet counters should be within the shop area as queuing on footpaths and public thoroughfares is not permitted.</p> <p>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.</p> <p>15. Glaze ground floor windows and doors for retail uses with clear glass and provide good lighting at night.</p> <p>16. 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.</p> <p>17. 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.</p>	<p>11. Active uses including shops and the buildings main entrance and reception activate the ground floor in accordance with Figure 4.1 (refer to Section 3.1, 5.1, 5.2 and 5.13 and 5.2 of the EAR).</p> <p>12. Each retail unit and the reception to the serviced apart is provided with a separate entrance, activating the frontage.</p> <p>13. The retail units comply with the control.</p> <p>14. The design of the facade is discussed in Section 3.1 of the EAR.</p> <p>15. Ground floor retail units are glazed in accordance with this control.</p> <p>17. Outdoor seating can be accommodated within the colonnade.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.3 Public Domain - Section 4.3.1 Controls – Colonnades</p>	<p>To provide continuous shelter for pedestrians along primary streets:</p> <p>18. 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.</p> <p>19. Design colonnades to be well proportioned, high quality public domain elements that reflect the building’s architecture and are visually integrated with adjoining colonnades.</p> <p>20. The colonnade floor is to align with the adjoining external ground levels of the footpath, courtyard or public space. Paving finishes should also match.</p> <p>21. The colonnade width is to be 4 m except for the colonnades to sites 20, 21 and which are to be 3m.</p> <p>22. For continuity, the height to the colonnade soffit is to be consistent along entire blocks.</p> <p>23. Where colonnades are higher than 1.5 storeys, well designed and high quality, lightweight, retractable sun-shading elements such as blinds and screens are encouraged between columns.</p> <p>24. To increase liveliness, mezzanines extending into the colonnade for no more than one third of the colonnade width, are encouraged in two storey colonnades only</p> <p>25. Colonnades are to be well lit - to the appropriate Australian standard as a minimum and to provide consistent lighting levels along the colonnade.</p> <p>26. Access pits and/or outlets for building services are not permitted within the colonnade zone.</p>	<p>18. A 1-2 storey colonnade is provided to the full extent of the street frontage of buildings (refer to Section 3.0 of the EAR).</p> <p>19. The proposed colonnades are an integral part of the design in accordance with the control.</p> <p>20. The proposed colonnade floor aligns with the adjoining external ground levels.</p> <p>21-26. The proposed colonnade has been designed to comply with these controls.</p>	<p>Y</p>
<p>Section 4.3 Public Domain - Section 4.3.1 Controls – Public Domain Safety and Security</p>	<p>35. Ensure trees and vegetation do not block lighting or the field of vision of pedestrians in the public domain.</p> <p>36. Improve the safety of pedestrian bridges, enclosed pathways and stairways by creating good visibility lighting and adjacent activity at these places.</p>	<p>35 The impact of trees and vegetation is considered in Section 5.9 of the EAR.</p> <p>36 The development has been designed to provide for good surveillance and visibility (refer to Section 5.13 of the EAR).</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
Section 4.3 Public Domain - Section 4.3.1 Controls – On Street Parking	39. Ensure a minimum of three per cent of street parking is reserved for mobility parking permit holders as described in the Sydney Olympic Park Urban Design Access Report January 2007.	Two accessible car spaces are provided in the basement. The suitability of accessible car parking spaces is detailed in the Traffic and Parking Report at Appendix I .	Noted
Section 4.4 Event Access and Closures			
Section 4.4 Event Access and Closures - Section 4.4.1 Controls	To maintain access to affected development sites during events, permanent vehicle access points need to be located away from the affected streets. The typical street closures are described below and in Figure 4.3, Event Access Plan. From time to time other streets may also be closed. More detail about the impact and frequency of events is available from the Sydney Olympic Park Authority.	Noted. Refer to Traffic and Parking Report included at Appendix I of the EAR and discussion at Section 5.10.	Y
Section 4.4 Event Access and Closures - Section 4.4.1 Controls – 4.4.1.1 Major Stadium Events and Other Stadium Events	<ol style="list-style-type: none"> 1. Holker Street Busway is closed to public traffic 2. Olympic Boulevard is mainly closed. Olympic Boulevard south of Sarah Durack Avenue will be open for traffic access and used as a bus terminal. 3. Birnie Avenue will only allow exiting traffic from Sydney Olympic Park post event 4. Kevin Coombs Avenue is closed 5. The Overflow Park is used as an event extension area 6. Edwin Flack Avenue is used for regional bus parking 7. Dawn Fraser Avenue east has restricted access between Showground Road and Park Street. 	Refer to the above comment.	Y

Section	Requirement	Proposal	Compliance
Section 4.4 Event Access and Closures - Section 4.4.1 Controls – 4.4.1.3 Royal Easter Show Events	<p>8. The entire Sydney Showground Precinct is a ticketed area and closed to general access</p> <p>9. Edwin Flack Avenue and Sarah Durack Avenue are the main loop roads during the Royal Easter Show event and will remain open. Dawn Fraser Avenue and Olympic Boulevard at Fig Grove will be closed.</p> <p>10. Olympic Boulevard between Kevin Coombs and Sarah Durack Avenue is used for this event</p> <p>11. Australia Avenue is closed at Murray Rose Avenue during the Royal Easter Show</p> <p>12. Edwin Flack Avenue is used for regional bus parking.</p>	<p>Refer to the above comment.</p>	<p>Y</p>
Section 4.4 Event Access and Closures - Section 4.4.1 Controls – 4.4.1.4 Athletics' Centre and Warm Up Track Events	<p>13. Access into the Sports and Education Precinct via Shane Gould Avenue maybe affected by prioritised pedestrian crossing to facilitate event access between the Warm Up Track, Sydney Olympic Park Athletic Centre and Pedestrian Stadium Tunnel.</p> <p>14. Part or all of the public areas around the Athletics' Centre and Warm Up Track may be ticketed and closed to general access.</p>	<p>Refer to the above comment.</p>	<p>Y</p>
Section 4.4 Event Access and Closures - Section 4.4.1 Controls – 4.4.1.5 Minor Events	<p>15. Olympic Boulevard between Dawn Fraser Avenue and Grand Parade is closed for these events.</p>	<p>Refer to the above comment.</p>	<p>Y</p>
Section 4.4 Event Access and Closures - Section 4.4.1 Controls – 4.4.1.6 Tennis Events	<p>16. Shirley Strickland Avenue and Rod Layer Avenue are closed to general access during Tennis Events.</p>	<p>Refer to the above comment.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
Section 4.4 Event Access and Closures - Section 4.4.1 Controls – 4.4.1.7 Development and Project Application Requirements	17. Developers must provide an Event Impact Statement that includes the information set out in Appendix A. Sydney Olympic Park Authority will assess the event impact of each development proposal in accordance with the Major Event Impact Assessment Guidelines for Sydney Olympic Park.	Noted. Refer to Appendix I of the EAR and Section 5.10.	Noted
Section 4.5 Land Use and Density - Section 4.5.1 Land Use Controls	1. Permitted land uses are to comply with Figure 4.1 Retail Uses Plan and Figure 4.4 Land Uses Plan and Table 4.2 Allowable Land Uses for the relevant precinct. 2. Ground level active uses are to have a minimum depth of 3m. 3. The following developments and uses are allowed for each land use category. Additional development and uses maybe permitted within the category as specified in the Precinct Controls, in Section 5. Hotels and Serviced Apartments: Includes: Serviced Apartments.	Serviced Apartments are permitted on Site 22.	Y

Section	Requirement	Proposal	Compliance
<p>Section 4.5 Land Use and Density - Section 4.5.2 Floor Space Ratio Controls</p>	<p>To ensure amenity, good urban form, adequate transport and traffic capacities are not exceeded for the Sydney Olympic Park Precinct:</p> <ol style="list-style-type: none"> 1. The maximum floor space ratio achievable for each development site is nominated in the Site Floor Space Ratio Plan for the relevant precinct. 2. The maximum Floor Space Ratio achievable is to be calculated on the basis of the new site boundaries as specified in the Precinct Controls and Guidelines section of this master plan. 3. Where identified, land will be required to be dedicated to the Authority for use as a public street public open space or public domain. 4. The maximum floor space ratio will only be granted when the following controls are complied with: Building Zone, Building Depth, Building Heights, Building Separation, Building Setbacks, Open Space and Deep Soil Zone. 5. Where Floor Space Ratio controls are not specified, the maximum Gross Floor Area is as shown on drawings in the relevant Precinct Controls and Guidelines section of this plan. 6. Bonus floor space not exceeding 10 per cent may be permitted if the consent authority is satisfied that significant additional local retail uses have been provided in developments fronting Herb Elliott Avenue and that all other qualitative and numeric benchmarks have been met. 	<p>The proposal seeks to vary the maximum FSR control (i.e. 5:1) (refer to Section 5.1 of the EAR).</p>	<p>Merit based departure</p>
<p>Section 4.6 Building Form and Amenity 4.6.1 Development Site Controls</p>	<p>To create streets and blocks that enable efficient land development and improve access, address and amenity:</p> <ol style="list-style-type: none"> 1. Create the sites shown in the Site Boundaries Plan for the relevant precinct. 	<p>The development is located within the 'Site Boundaries Plan' for the relevant precinct. Refer to Architectural Plans included at Appendix C.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.6 Building Form and Amenity 4.6.2 Building Zone Controls</p>	<p>The building zones identified are larger than suitable footprints to allow design flexibility. It is not intended that the entire zones are built over. Other building and land use controls including; floor space ratio, building depth, open space and deep soil requirements, setbacks and balconies will affect the design of final building footprints.</p> <p>To encourage well-oriented, street defining buildings of appropriate depth that will provide nominated through-site visual links and maximise access to sun, daylight and prevailing breezes:</p> <ol style="list-style-type: none"> 1. Locate buildings within the building zone indicated on the relevant precinct Building Zones and Setbacks Plan in Section 5. 2. Provide through site links and view corridors where indicated on the relevant precinct control plan in Section 5. 3. Ensure building layouts optimise solar access, natural light cross ventilation, usable communal outdoor areas and views. 	<p>The building is located within the building zone.</p> <p>Site links are provided in accordance with Section 5 and the development does not impact on any view corridors.</p> <p>The design and layout of the development is discussed in detail in Section 3.0 of the EAR. Overall the development is considered to addresses these matters and provided a high quality internal amenity.</p>	<p>Y</p>
<p>Section 4.6 Building Form and Amenity 4.6.3 Building Depth Controls</p>	<p>To encourage naturally lit and well ventilated buildings with generous courtyards and setbacks and avoid bulky buildings that block views and impede ESD requirements:</p> <ol style="list-style-type: none"> 1. Ensure the maximum apartment depth is 18m (glass line to glass line) for all residential buildings. 2. The preferred maximum commercial building depth without atria and light wells is 25 m. 3. Ensure all workstations on an office floor are 12m or less from a window excluding the core and other ancillary spaces. 4. Underground car parking is to be concentrated under the building footprint. 	<p>The proposed development has been designed to maximise daylight access and natural ventilation.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.6 Building Form and Amenity 4.6.4 Building Height Controls</p>	<p>Building heights are expressed in storeys or as Reduced Level (RL as defined in the glossary) where existing building heights are to be matched.</p> <p>To reinforce the primacy of Olympic Boulevard and the town and:</p> <ul style="list-style-type: none"> ▪ create consistent building heights along main streets ▪ maintain solar access to the public domain and ▪ maintain the iconic Olympic skyline. <p>1 Comply with the heights nominated in the Building Heights Plan for the relevant precinct.</p> <p>2, Minor increases to the heights nominated in the Building Heights Plans may be considered if:</p> <ul style="list-style-type: none"> ▪ special site conditions make strict compliance with the controls unworkable ▪ there are demonstrable improvements to urban form and height transition ▪ resident amenity in terms of privacy and solar access is not adversely affected ▪ there is no impact on public open space and Parklands. <p>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 1.5 m vertical change in slope.</p> <p>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.</p> <p>5. For south and west facing buildings over eight stories high, setbacks and other treatments may be required to minimise wind turbulence. All developments over 25 m high will require assessment by a wind consultant.</p>	<p>The development seeks to vary the maximum building height control (refer to Section 5.1 of the EAR).</p>	<p>N</p>

Section	Requirement	Proposal	Compliance
Section 4.6 Building Form and Amenity 4.6.5 Rooftop Services Zone Controls	<p>To minimise the visual impact of rooftop plant:</p> <ol style="list-style-type: none"> 1. The maximum rooftop service zone height is 5m. 2. Set back the rooftop service zone 3 m from the parapet. 3. The total area in plan above the maximum building height for services may not exceed 80 per cent of the building footprint area. 4. Design lift towers, machinery plant rooms, chimneys, stacks, vent pipes and television antennae to minimise their visibility and size. 5. The design of rooftop structures is to be integral with the overall building design. 	<p>Noted (refer to Section 3.1 and 5.2 of the EAR).</p>	<p>Y</p>
Section 4.6 Building Form and Amenity 4.6.7 Building Setbacks	<p>To reinforce street hierarchy and layout, permit solar access to the public domain, promote privacy, provide a transition between the public and private area, and allow for coordinated landscaped settings for buildings:</p> <ol style="list-style-type: none"> 1. Comply with the building setbacks indicated on the Building Zone, Setbacks and Courtyard Controls plan for the relevant precinct. 2. Ensure building facades reinforce the street alignment. 3. Above ground articulation in the form of balconies, sunscreens and bay windows and the like may extend 300mm into the front setback zone. 	<p>The proposed development complies with the building setbacks as indicated on Figure 5.16 (refer to Section 5.2 of the EAR). The proposed development reinforces the street alignment. The upper levels of the proposed development are articulated.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.6 Building Form and Amenity 4.6.8 Accessibility Controls</p>	<p>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:</p> <ul style="list-style-type: none"> ▪ The Sydney Olympic Park Access Guidelines (2008), and where appropriate ▪ AS 4299-1995: Adaptable Housing (for residential developments). <p>2. Ensure that 30 per cent of ground floor apartments in each residential development are visitable as defined in AS 4299.</p> <p>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.</p> <p>4. Ensure equitable access is provided to the main building entrance from both the street and car parking areas.</p> <p>5. Ensure car parking provisions comply with:</p> <ul style="list-style-type: none"> ▪ AS 1428.1 – 2001: Design for Access and Mobility-General Requirements for Access ▪ 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. <p>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.</p>	<p>Pedestrian access is detailed in Section 3.3 of the EAR.</p> <p>Equitable access is provided to the main building entrance from both the street (flat) and car parking areas (via lift access).</p> <p>The car parking complies with the relevant Australian Standards (refer to Section 5.3 of the EAR and Traffic and Parking Report included at Appendix I).</p> <p>Accessible car spaces are located within the basement level adjacent to the proposed lifts (refer to Section 5.3 of the EAR).</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.6 Building Form and Amenity 4.6.10 Building Expression Controls</p>	<p>To promote high quality architecture and urban streetscapes:</p> <ol style="list-style-type: none"> 1. Ensure building facades are well modulated and scaled to reflect the aspect uses and streetscape. 2. Design building facades to create a well defined and integrated streetscape. 3. Ensure prominent elements are well articulated including the ground floor, roofs, windows, doors, balconies and shading devices. 4. Provide modulation such as thickened walls, blade walls, fenestration, and sun shading elements to building frontages. 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. 6. Ensure the main building entrances are level with adjacent footpaths. 7. Provide individual 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. 	<p>The proposed building design is detailed in Section 3.0 and 5.0 of the EAR. Overall the form and external appearance, in particular the proposed roof feature will make a positive contribution to the streetscape.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.6 Building Form and Amenity 4.6.11 Safety and Security Controls</p>	<p>To promote natural surveillance, discourage crime and contribute to the overall safety and vitality of public and communal spaces:</p> <ol style="list-style-type: none"> 1. Ensure buildings are designed to contribute to the natural surveillance of adjacent streets and public space. 2. Promote casual views from residences to common internal areas such as lobbies, foyers, hallways, recreation areas and car parks. 3. Provide direct and well-lit access between car parks and dwellings in car parks and lift lobbies, and to all apartment entrances. 4. Ensure ramps have direct access to building entrances from the street and are visible from the street. 5. Ensure that residential building entry points are within clear site of a public street frontage. 6. For residential building sites, provide clearly defined and defensible separation between public and private areas. 7. For residential buildings, locate the most active rooms, living rooms and kitchens to overlook the public domain and communal outdoor spaces. 8. 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. 9. Development should ensure that Sydney Olympic Park's closed Circuit Television coverage is not obstructed or compromised in anyway. 	<p>The proposed development has been designed with crime prevention measures, and natural surveillance considerations.</p> <p>The proposed building design is detailed in Section 3.0, Section 5.13 and 5.0 of the EAR. Overall the form and external appearance, in particular the proposed roof feature will make a positive contribution to the streetscape.</p>	<p>Y</p>
<p>Section 4.6 Building Form and Amenity 4.6.13 Cross Ventilation Controls</p>	<ol style="list-style-type: none"> 1. Design the site, building layout and individual apartments to promote, capture and guide natural breezes. 2. Select and locate doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. 3. Minimise mechanically ventilated bathrooms and laundries. 4. Commercial office developments should have capacity for operable windows. 	<p>The buildings sitting and layout has been designed to maximise the internal amenity of the serviced apartments (refer to Section 5.8 of the EAR).</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.6 Building Form and Amenity 4.6.14 Noise Controls</p>	<p>Sydney Olympic Park Authority will continue to use 'Public Positive Covenants' to ensure landowners and lessees acknowledge the environmental and operational conditions that arise from the sporting, events and entertainment business - a prominent feature of life at the Park that may affect their use and enjoyment of their properties.</p> <p>To acknowledge and minimise the current potential noise impacts of sporting and entertainment venues and control transport and industrial noise to conform with NSW guidelines:</p> <ol style="list-style-type: none"> 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 an 88D instrument (on Sydney Olympic Park land) or an 88E instrument (on non Sydney Olympic Park land) on title advising of likely noise levels in the precinct. 2. Applications 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. 	<p>The proposed development will comply with the relevant noise criteria for Serviced Apartments/Hotel uses.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
	<p>15. Wherever practicable, hotels and serviced apartments developments shall be sited, orientated and treated to maximise natural ventilation and avoid the use of air conditioning.</p> <p>16. 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.</p> <p>17. Design hotels and serviced apartments development to comply with the residential internal noise criteria set out Table 4.8.</p> <ul style="list-style-type: none"> ▪ Living Room and Working Areas: 45dBA, LAeq,15min ▪ Sleeping Rooms: 40dBA, LAeq,15min 	<p>Noted. Refer to the above comment.</p>	<p>Noted</p>
<p>Section 4.6 Building Form and Amenity 4.6.15 Waste Management Controls</p>	<p>To achieve a development that minimises the generation of waste during its design, construction and operational phases:</p> <p>For Development Application</p> <ol style="list-style-type: none"> 1. Submit a Waste Management Plan with all Development Applications to the satisfaction of the Sydney Olympic Park Authority. 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. 	<p>A Waste Management Plan is provided at Appendix G (refer to Section 3.11 of the EAR).</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.7 Access and Parking 4.7.1 Controls</p>	<ol style="list-style-type: none"> 1. AM parking is to be underground. 2. Where above ground parking cannot be avoided due to sites conditions (i.e. sloping sites), it must be well integrated into the overall facade design and create good address to the public domain. 3. Garages and parking structures are not permitted forward of the building line and must be screened from the public domain by active uses. 4. Design vehicle access points and paths to satisfy': <ul style="list-style-type: none"> ▪ AS 2890.1 – 2004: Parking facilities off street car parking and AS 2890.5 – 1993: Parking facilities-on street parking ▪ As 1428.1 – 2001: Design for access and mobility - General requirements for access ▪ AS 1428.2 – 1992: Design for access and mobility - Enhanced and Requirements - Buildings and facilities ▪ AS 1428.4— 2002: Design for access and mobility - Tactile Indicators. 5. Locate vehicle access points as indicated on the relevant precinct control drawing. 6. For safety and public domain amenity, vehicle access points are to be: <ul style="list-style-type: none"> ▪ physically separate and clearly distinguished from pedestrian entrances and access ways ▪ located within secondary streets and laneways where possible ▪ designed and built with clear sight lines for drivers and pedestrians at pedestrian and vehicular crossings. 	<p>Details of the proposed parking arrangements are detailed in Section 3.3 and assessed at Section 5.3 of the EAR. Refer also to the Traffic and Parking Report included at Appendix I.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
	<p>7. 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.</p> <p>8. Minimise the width of driveways and blank walls to the public Courtyards designed with a sense of domain by consolidating car access, docks, servicing and waste disposal.</p> <p>9. Servicing of retail and commercial developments is not permitted from streets required for servicing major events.</p> <p>Vehicle Parking</p> <p>10. Provide car parking for non-residential developments at the rates: Hotels and Serviced Apartment:</p> <ul style="list-style-type: none"> ▪ Accommodation: 1 space per room ▪ Staff: 1 space/2 staff 	<p>Details of the proposed parking arrangements are detailed in Section 3.3 and assessed at Section 5.3 of the EAR. Refer also to the Traffic and Parking Report included at Appendix I.</p>	<p>Y</p>
<p>Section 4.8 Transport Strategies and Infrastructure 4.8.1 Controls</p>	<p>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 the Master Plans transport strategies and relevant mode share target for utilisation of public transport and minimising car travel during peak commuter periods.</p> <p>2. The work place Travel Plans are to comply with SOPA's Travel Plan Guidelines. The Guidelines require that an Outline Travel Plan forms part of a Development application. Part of any consent will include the implementation of a Detailed Travel plan as part of the operation of an approval at Sydney Olympic Park.</p>	<p>Section 5.3 of the EAR and the Traffic Impact Assessment at Appendix I details measures to reduced car dependency and promote public transport usage.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
<p>Section 4.9 Landscape and Site 4.9.1 Controls</p>	<p>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.</p> <p>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.</p> <p>Open Space</p> <p>To provide sufficient open space and ensure open space is functional and attractive:</p> <p>3. Design open space to create a high quality address and setting for buildings, and to complement the adjacent public domain,</p> <p>4. Provide setbacks and courtyards as required in the Built Form, setbacks and Courtyard controls Plan forth relevant precinct.</p> <p>5. A minimum of Super cent of the front setback area is to be planted.</p>	<p>A Tree Assessment Report has been prepared and is provided at Appendix I (refer also to Section 5.9 of the EAR). A Landscape Plan and Design Statement, prepared by Aspect Studios is included at Appendix D.</p> <p>The development proposes two new shared ways. Further more an annual financial contribution will be paid to Sydney Olympic Park for the management and upkeep of the parks open space. Further details are provided in Sections 3.8 and 5.8 of the EAR, respectively.</p>	<p>Y</p>
	<p>Safety and Security</p> <p>To encourage safe and vital communal spaces and courtyards that allow natural surveillance and reduce opportunities for crime:</p> <p>11. Carry out a formal risk assessment in accordance with NSW Police Safer by Design protocols for all residential developments of more than 20 new dwellings. Crime risk assessment is to extend beyond the site boundaries to include the relationship of the building to public space areas.</p> <p>12. To reinforce territory, ensure site boundaries and private and communal space boundaries are clearly defined and secure.</p> <p>13. Ensure common internal areas such as lobbies and foyers, hallways, recreation areas and car parks are overlooked to provide passive surveillance.</p> <p>14. Provide direct, well-lit access between car parks and dwellings, car parks and lift lobbies, and to all apartment entrances.</p> <p>15. Ensure all communal and public site areas have clear sight lines and minimise opportunities for concealment.</p>	<p>The proposed development is considered to optimize safety and security both internally and from the public domain. Safety and Security measures are detailed further in Section 5.13.</p>	<p>Y</p>

Section	Requirement	Proposal	Compliance
Section 5.0 Precinct Controls and Guidelines – Sports and Education Controls			
Section 5.3.2 Land Use Controls	<p>1, Ensure land uses comply with Figure 5.13 Sports and Education Precinct Land Uses Plan</p> <p>2 Residential uses are limited to the western side of Edwin Flack Avenue.</p> <p>3, All ground floor levels addressing the western side of Edwin Flack Avenue, Fig Grove and Dawn Fraser Avenue are to have active uses such as retail, cafes, residential lobbies, community facilities and/or commercial uses.</p> <p>4 The ground floor level of Site 28 is required to provide supporting services for the Warm-up Track directly adjacent to its forecourt entry. Service uses are to include ticketing, change room and toilet facilities and storage.</p>	<p>Serviced Apartments are a permissible use on Site 22.</p>	<p>Y</p>
Section 5.3.3 Site Configuration Controls	<p>1. Define the sites and streets and parks as shown in Figure 5.12 Sports and Education Precinct Site Boundaries Plan.</p>	<p>The proposed development complies with the Sports and Education Precinct Site Boundaries Plan.</p>	<p>Y</p>
Section 5.3.4 Floor Space Ratio Controls	<p>1, Floor space ratios are not to exceed the maximum floor space ratios or gross floor areas as shown in Figure 5.15 Sports and Education Precinct Site Floor Space Ratios Plan.</p>	<p>The development seeks to vary the maximum FSR control (i.e. 5:1) (refer to Section 5.1 of the EAR).</p>	<p>Merit based departure</p>

Section	Requirement	Proposal	Compliance
Section 5.3.5 Building Zone and Setback Controls	<ol style="list-style-type: none"> 1. Site development, including building and open space layout and vehicular access, shall be in accordance with Figure 5.16 Sports and Education Precinct Building Zones and Setbacks Plan. 2. Buildings, including balconies, are only permitted within the building zones as shown in Figure 5.16 Sports and Education Precinct Building Zones and Setbacks Plan 3. Provide through site links/atria where indicated. 4. Building is not permitted in the easements, setbacks, or public land dedicated for public domain, land dedicated for Authority Funded Streets or easements dedicated for Development Funded Streets. 5. Ensure all setbacks comply with Figure 5.16 Sports and Education Precinct Building Zones and Setbacks Plan. 	<p>The proposed development complies with all requirements identified on Figure 5.16 (refer to Section 5.1 of the EAR).</p>	<p>Y</p>
Section 5.3.6 Building Heights Controls	<ol style="list-style-type: none"> 1 Ensure building heights comply with Figure 5.14 Sports and Education Precinct Building Heights Plan, 2. Heights shall comply with storey heights and may not exceed the maximum RL where noted on the Building Heights Plan. 	<p>The development seeks to vary the maximum building height control (refer to Section 5.1 of the EAR).</p>	<p>Merit based departure</p>
Section 5.3.7 Events Controls	<p>The Sports and Education Precinct will be affected by major ANZ Stadium events, minor event and the Royal Easter Show.</p> <ol style="list-style-type: none"> 1. Ensure all development can accommodate the changes to access required as described in 4.4 Event Access and Closures and shown in Figure 4.3 Event Access Plan. 2. Ensure all development is designed and built to accommodate the public domain closures shown in Figure 4.3 Event Access Plan. 3 Locate the vehicle access points to developments as shown in Figure 5.13 Sports and Education Precinct Land Uses plan. 4. Athletics and performers access to the tunnel between the ANZ Stadium and Athletics Centre is to be preserved. The tunnel may be realigned as part of new development providing current accessibility is maintained or improved. 	<p>Noted (refer to Section 5.10 of the EAR).</p>	<p>Y</p>

Table 12 –Sydney Olympic Park, Access Guidelines (Second Edition 2008)

Section	Requirement	Proposal	Compliance
5.4 Hotels and Accommodation	<p>Controls summarised as follows:</p> <ul style="list-style-type: none"> ▪ Hotel, serviced apartment and short-term accommodation developments are to include a continuous accessible path of travel and circulation spaces complying with AS 1428.1 from points of arrival, including public transport and parking, to all principal entrances, common use areas and facilities such as reception, lounges, restaurants, bars, function rooms and unique facilities, such as barbecue areas, swimming pools and gyms. ▪ The paths of travel, including all pathways and corridors, are to have a sufficient width or passing bays to allow for two wheelchair users to pass. ▪ Facilities for staff are to include equitable provisions for people with disabilities, including parking, unisex accessible sanitary facilities, tea break facilities and workspaces linked to an accessible path of travel. ▪ Where parking is provided for guests, an accessible car space is required for each accessible unit. 	<ul style="list-style-type: none"> ▪ Each serviced apartment has been designed to provide adequate degree of accessibility. The main foyers can be accessed at grade and lifts serve each floor. ▪ Adequate accessible spaces are provided in the basement level. 	<p>Y</p>

Table 13 –Major Event Impact Assessment Guidelines

Section	Requirement	Proposal	Compliance
<p>Summary of Major Event Impact Assessment Guidelines</p>	<ul style="list-style-type: none"> ▪ The Major Event Impact Assessment Guidelines contains a range of controls relating to the operation of Sydney Olympic Park during major events. The guidelines consider: ▪ Road Traffic Impact Issues ▪ Development Control Requirements For Road Traffic ▪ Transport Impact Issues ▪ Development Control Requirements For Transport ▪ Car Parking Impact Issues ▪ Development Control Requirements For Car Parking ▪ Major Event Venues Impact Issues ▪ Development Control Requirements For Event Venues ▪ Public Assets Impact Issues ▪ Public Spaces Impact Issues ▪ Developments Control Requirements For Public Spaces ▪ Site Operations Impact Issues ▪ Development Control Requirements For Site Operations 	<ul style="list-style-type: none"> ▪ In the main, the operations of the serviced apartments and the immediate surrounding street network will remain unchanged as events are concentrated in and around the train station, Olympic Boulevard and the event venues (which all front onto Olympic Boulevard). Where special event provisions are proposed along Edwin Flack Avenue (i.e. Royal Easter Show Events), Edwin Flack Avenue will still be used as the main loop road and access is therefore still possible. ▪ For the largest events, Edwin Flack Avenue and the car park area to the south of the development is used for regional bus parking. Under such events, access to the proposed development can still occur via Uhrig Road. Under such circumstances guests staying at the Serviced Apartments will be notified of any special transport provisions and direct accordingly. ▪ Overall the proposed development complies with the broad controls and does not prohibit or restrict the activities of major events at Sydney Olympic Park. 	<p>Y</p>