
Appendix B

Statutory Compliance Table

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SSD-35283699 – Sydney Olympic Park Metro Station – Over & Adjacent Station Development

Statutory Reference	Relevant Considerations	Relevance	Section in EIS
Environmental Planning and Assessment Act			
Section 1.3	<i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources</i>	The proposal promotes the social and economic welfare of the community and a better environment through the delivery housing in proximity to a new town centre and integrates land uses with public transport.	N/A
	<i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	The proposal is committed to achieving high standards of ecologically sustainable development and is accompanied by an Environmentally Sustainable Development (ESD) Report (Appendix S). The proposal targets a 5-star Green Star Buildings rating Refer to Section 6.7 of the EIS for further discussion.	
	<i>To promote the orderly and economic use and development of land</i>	The proposed development has been sited and designed to satisfactorily respond to the core built form controls and is compatible with the existing, approved and likely future	

		development within the surrounding land.	
	<i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats</i>	The proposal is located within an established urban context. A waiver under section 7.9(2) of the BC Act 2016 was issued on 28 February 2022 and is provided at Appendix U . The BDAR waiver demonstrates the proposal will have no impact on threatened species or their habitats (Appendix U).	
Section 4.15	<p>Relevant environmental planning instruments:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> • <i>State Environmental Planning Policy (Planning Systems) 2021</i> • <i>State Environmental Planning Policy (Precincts—Central River City) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings (SEPP 65) and accompanying Apartment Design Guide</i> 	See detail below under State Environmental Planning Policies (SEPPs).	N/A
	Other environmental planning instruments:	Refer to discussion below.	N/A

	<ul style="list-style-type: none"> • Sydney Olympic Park Master Plan 2030 Review 2018 • Sydney Olympic Park Master Plan 2030 (Interim Metro Review). 		
	<p>Relevant planning agreement or draft planning agreement</p> <p>None relevant to the proposal.</p>	N/A	N/A
	<p>Regulations</p> <p><i>Environmental Planning and Assessment Regulation 2021 – Clause 192</i></p>	This EIS has been prepared in accordance with Clause 192 of the <i>Environmental Planning and Assessment Regulation 2021</i> .	Throughout the EIS
	<p>Development control plans:</p> <ul style="list-style-type: none"> ▪ Parramatta Development Control Plan 2011 	The Parramatta Development Control Plan 2011 is not applicable to the site.	N/A
	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.	The likely impacts of the development including the environmental impacts on the natural and built environments, and social and economic impact on the locality are assessed in detail within the EIS.	Section 6
	The suitability of the site for the development	The suitability of the site for the proposed development is demonstrated in the EIS.	Section 7
	Any submissions made	Submissions will be considered following exhibition of the application.	N/A

	The public interest	The proposal will contribute to the provision of a 30-minute Central City, co-locating housing and employment at a site which directly benefits from very strong access to services, employment and transport.	Section 7
Environmental Planning and Assessment Regulation 2021			
Clause 192	Clause 192 of the EP&A Regs provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS.	This EIS has been prepared to address the requirements of Clause 192 of the EP&A Regulations and SEARs.	Throughout the EIS
Biodiversity Conservation Act 2016			
Section 7.9	Section 7.9 of the BC Act 2016 requires preparation of a biodiversity development assessment for SSD that is assessed under Part 4 of the EP&A Act.	<p>This Concept SSDA will be assessed under Part 4 of the EP&A Act, and, therefore, would normally be required to include a biodiversity development assessment report. However, section 7.9(2) of the BC Act 2016 allows for exemption from the requirement where the development is not likely to have any significant impact on biodiversity values.</p> <p>A request for a waiver for submission of a Biodiversity Development Assessment Report (BDAR) was submitted to the DPE and the Office of Environment and Heritage.</p> <p>Subsequently, a waiver under section 7.9(2) of the BC Act 2016 was issued on 28 February 2022 and is available at Appendix U.</p>	Section 6.9 and Appendix U

		Accordingly, a BDAR is not required to be submitted with this EIS.	
State Environmental Planning Policies			
<i>State Environmental Planning Policy (Planning Systems) 2021</i>	Clause 2(f) of Schedule 2 of State Environmental Planning Policy (Planning Systems) 2021 identifies Sydney Olympic Park as a site on which development that has a CIV of more than \$10 million is State significant development (SSD).	As the development is not permissible without consent under Part 5 of the EP&A Act by the operation of an environmental planning instrument, it is declared to be SSD.	Section 4.1
<i>State Environmental Planning Policy (Precincts—Central River City) 2021 (Central River City SEPP)</i>	<p>SOP was declared a State Significant Site (now Precinct) by the Minister for Planning in 2010.</p> <p>Appendix 4 of the Precincts – Central River City 2021 SEPP applies to SOP. The State Significant listing of the precinct sets out statutory planning controls including land use zoning, floor space ratios and height of buildings to guide future development within SOP.</p> <p>As noted previously, Placemaking NSW have undertaken a review of the Central River City SEPP and SOP Master Plan 2030 to facilitate Sydney Metro West and the proposed development.</p> <p>The existing zoning for the subject site is unchanged for the purposes of the amendment, however, the building height and FSR controls have been amended in relation the Metro site.</p> <p>A summary of the proposal's compliance with the Central River City SEPP is provided below.</p>		Section 4.1
	<p><u>Land use zones:</u></p> <p>Pursuant to Clause 7 of the Central River City 2021 SEPP, the subject site is zoned B4 Mixed Use.</p>	<p>The proposed residential, commercial and retail uses are permitted with consent.</p> <p>The proposed Concept SSDA is consistent with the zone objectives and will ensure SOP becomes an active and vibrant town centre in an accessible location, maximising public</p>	Section 4.1

		<p>transport patronage and encouraging walking and cycling.</p> <p>The existing zoning for the subject site is unchanged in the SOP Master Plan 2030 (Interim Metro Review).</p>	
	<p><u>Building Height</u></p> <p>The proposed development adopts the proposed SEPP controls for building height recently on exhibition. The proposed building heights are outlined below:</p> <ul style="list-style-type: none"> • Building 1 approximately 21 storeys • Building 2 approximately 27 storeys • Building 3 approximately 45 storeys 	<p>Pursuant to Clause 18, the maximum building height at the site is 149m. As demonstrated by the building envelope plans, the Concept SSDA complies with the maximum prescribed building height..</p>	<p>Section 3.1</p>
	<p><u>Floor Space Ratio</u></p> <p>The maximum floor space ratio to be permitted on site 47 is 7:1.</p>	<p>The FSR of the proposed development is 5.96:1.</p>	<p>Section 4.1</p>
	<p><u>Design Excellence</u></p> <p>Sydney Metro proposes to use its Design Excellence Evaluation Panel (DEEP) process as an alternative 'design competition' under Appendix 11, cl 30(4) of Central River City SEPP.</p>	<p>Sydney Metro are seeking endorsement from the Secretary (pursuant to clause 30 of Appendix 4 - Sydney Olympic Park of State Environmental Planning Policy (Precincts—Central River City) 2021) for the DEEP process to be utilised in lieu of the currently approved SOP design competition procedures for Building 1, whilst Building 2 and 3 will proceed under the traditional SOP</p>	<p>Section 6.1</p>

		<p>design competition procedures.</p> <p>The alternative design competition process is discussed in detail in Section 6.1 of this EIS.</p>	
<p><i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i></p>	<p>Schedule 3 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> requires certain traffic generating developments to be referred to TfNSW, which may include the proposed development based on the quantum of GFA proposed.</p>	<p>Schedule 3 of State Environmental Planning Policy (Transport and Infrastructure) 2021 requires certain traffic generating developments to be referred to TfNSW, which may include the proposed development based on the quantum of GFA proposed.</p> <p>The Concept SSDA will be referred to TfNSW as a traffic generating development. The Concept SSDA may also be referred to the relevant utility service providers to confirm that the siting and layout of the proposed development will not impact on relevant easements and/or infrastructure corridors.</p>	N/A
<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></p>	<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> requires the consent authority to consider whether the subject land of any rezoning or DA is contaminated.</p> <p>If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, the consent authority must be satisfied that the land can be suitably remediated for that purpose.</p>	<p>The Contamination Report (Appendix Z) provides a summary of knowledge of contamination within and surrounding the Concept SSDA site, as well as an assessment of the risk of encountering contamination during the construction and operation of the proposed development.</p> <p>The Contamination Report confirms that, based upon the available information, there is moderate risk of groundwater contamination and low risk of soil contamination within the</p>	<p>Section 6.14 and Appendix Z</p>

		<p>Concept SSDA site.</p> <p>In accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, it is likely that the Concept SSDA site can be made suitable for its proposed use, following the completion of any remediation works required.</p>	
<p><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i></p>	<p>Chapter 10 of the Biodiversity and Conservation SEPP repeals the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.</p>	<p>Chapter 10 of the Biodiversity and Conservation SEPP is the relevant planning instrument for land within the Sydney Harbour Catchment.</p> <p>No significant adverse impacts on the Sydney Harbour Catchment are anticipated given the proposal relates to a concept proposal. The subsequent detailed SSDAs will address stormwater run-off, sediment and erosion control, and water quality in greater detail.</p>	<p>Section 6.11</p>
<p><i>State Environmental Planning Policy 65: Design Quality of Residential Flat Development</i></p>	<p>State Environmental Planning Policy 65: Design Quality of Residential Flat Development (SEPP 65) was introduced in 2002 and reviewed in 2015. The SEPP aims to improve the design quality of residential flat development. It contains various design principles and provides guidance for evaluating the merit of design solutions.</p>	<p><i>State Environmental Planning Policy 65: Design Quality of Residential Apartment Development (SEPP 65)</i> was introduced in 2002 and reviewed in 2015. The SEPP aims to improve the design quality of residential flat development. It contains various design principles and provides guidance for evaluating the merit of design solutions.</p> <p>A SEPP 65 Report has been prepared (Appendix J), which demonstrates</p>	<p>Section 6.3 and Appendix J.</p>

		compliance with the Apartment Design Guide.	
Environmental Planning Instruments			
Sydney Olympic Park Master Plan 2030 (2018 Review)			
Section 3.2 – Existing site elements	<p>The precinct’s important physical elements will be preserved and enhanced by conserving heritage items, the State Abattoirs heritage conservation area, Showground Road, the Olympic Cauldron at Sydney Olympic Park and significant trees</p> <p>Building height and envelope controls complement these elements.</p>	The Heritage Impact Statement determines that there is little to no impact from the proposed Concept SSDA on the heritage significance of the Olympic Cauldron or Abattoir Precinct heritage items/area.	Section 6.18 and Appendix CC
Section 3.3 – Sustainability	All development is to embody a best practice approach to environmental sustainability principles.	<p>The Environmentally Sustainable Development (ESD) Report (Appendix S) identifies the design initiatives and features of the proposed development that hold the potential to reduce the overall environmental impact.</p> <p>Future development at the site is to target a 5-star Green Star Buildings rating and an average 7-star NatHERS rating for all residential dwellings.</p>	Section 6.7 and Appendix S
Section 3.4 – Land uses	<p>Land uses will support a viable and vibrant Town Centre by:</p> <ul style="list-style-type: none"> ensuring active frontages along all major 	The indicative reference design demonstrates that the building envelopes can create a successful place-based outcome that can integrate transport infrastructure, open space,	Section 6.2 and Appendix E

	<p>streets</p> <ul style="list-style-type: none"> • generating an attractive, memorable and liveable place • promoting higher density development • supplementing the existing event uses with a comprehensive range of residential, commercial, retail and educational uses. 	<p>ground plane retail, commercial and residential land uses.</p> <p>The proposed development will provide approximately 316 dwellings (subject to a separate detailed SSDA) with high levels of walkability and good transport connections, close to employment opportunities.</p>	
Section 3.5 – Public domain	The new urban park in Central Precinct will inform the character, identity and attractiveness of the precinct.	<p>The proposed development includes flexibility to deliver all or part of the length of Precinct Street A and this is subject to consultation with SOPA and discussions regarding development contributions. The remainder of the public domain within the wider Sydney metro site will be delivered through the CSSI approval.</p> <p>The Design Guidelines (Appendix M) and Design Excellence Strategy (Appendix L), which have been prepared in support of this Concept SSDA, aim to ensure the design of public spaces are high quality and integrate into the final design of the buildings subject to the SSDA.</p>	Section 6.5, Appendix L and Appendix M
Section 3.6 – Landscape	The Olympic legacy and parklands create a unique landscape that is to be preserved and enhanced.	The Design Guidelines (Appendix M) outlines opportunities for landscaping throughout the development and provides guidance for future	Section 6.6 and Appendix

		development at the site. This includes providing a tree canopy area, integration of landscaping through residential facades and landscaping through the public domain and podiums.	M
Section 3.7 – access and transport	<p>Development is to strategically locate commercial and retail land uses around Olympic Park Station and close to local bus service corridors.</p> <p>Development is also to manage parking provision to promote alternative forms of transport.</p>	The proposed development supports the 30-minute city concept, where people can conveniently access jobs and services within 30 minutes by public or active transport. The proposal provides scope for residential, commercial and retail uses in an area which is well served by public transport, jobs, goods and services.	Section 6.8 and Appendix T
Section 3.8 – Building form and height	<p>Buildings are to be designed to provide for active retail, commercial or residential frontages along streets.</p> <p>Buildings are to designed to reinforce and complement streets and public spaces.</p>	The podiums have been designed to integrate with the public domain vision to create active frontages at the human scale. The podiums will be connected to the promenade and through site link allowing for vertical activation and direct solar access to the ground plane.	Section 6.2 and Appendix E
Section 3.9 – Major event capability	The major event hosting capacity of Sydney Olympic Park will be maintained and protected to ensure the precinct will continue to be capable of successfully hosting major international, national and regional events	The proposal will not impact the major event capability of Sydney Olympic Park. Pedestrian and car park access points and infrastructure access nodes will be located in suitable places and developed to suitable standards. Details relating to construction activity will be further examined during detailed design.	Section 2.2

Section 3.10 – new facilities and local infrastructure	The future OSD and ASD would be subject to the Sydney Olympic Park Local Infrastructure Contributions Framework (ICF).	A determination of this Concept SSDA will not trigger a contribution as the determination does not authorise the carrying out of development without further consent. The value of the contribution would be determined as part of the future Detailed SSDA(s).	Section 6.21, 6.22
Section 3.11 – Neighbourhood and community	Development is to create provisions that encourage community life, in particular: a well designed, safe, and accessible public domain, permeable and interconnected pedestrian networks good access to community facilities.	The proposal provides scope for commercial, retail and residential uses which have been appropriately integrated in an area which is well served by public transport, jobs, goods and services. The proposed development facilitates the promotion of walkable neighbourhoods.	Section 2.2
Section 4.2 – Sustainability	<ul style="list-style-type: none"> Engage an Ecologically Sustainable Design consultant as a core member of the project team. Connect all new development to Sydney Olympic Park's recycled water system for all approved uses of recycled water. All development is to achieve minimum sustainability ratings. Prioritise sustainable materials selection. 	<p>The Environmentally Sustainable Development (ESD) Report (Appendix S) identifies the design initiatives and features of the proposed development that hold the potential to reduce the overall environmental impact.</p> <p>Future development at the site is to target a 5-star Green Star Buildings rating and an average 7-star NatHERS rating for all residential dwellings.</p>	Section 6.7 and Appendix S
Section 4.3 – Public domain	<ul style="list-style-type: none"> Provide a continuous and accessible pedestrian network within streets, public spaces and parks. 	The Design Guidelines (Appendix M) and Design Excellence Strategy (Appendix L), aim to ensure the design of public spaces are	Section 6.5, Appendix

	<ul style="list-style-type: none"> • Building heights and setbacks should be configured to ensure that the urban domain affected by the proposed development receives a daily minimum of two hours of direct sunlight between 9.00am and 3.00pm on 30 June. • Frontages that attract pedestrians and contribute to the liveliness and activation of the Town Centre. 	<p>high quality and integrate into the final design of the buildings subject to this SSDA.</p> <p>As outlined in Section 6.3.2 of the EIS and the Shadow Impact Analysis at Appendix K, the proposed development will not have an overshadowing impact on key areas of public open space defined under the SOP Master Plan 2030 (Interim Metro Review).</p> <p>The active frontages along the laneways and streets will support a vibrant town centre while the tower design will create a distinctive skyline that responds to the evolving height, scale and character of the area.</p>	<p>K, Appendix L and Appendix M</p>
Section 4.4 – Event access and closures	<p>The Town Centre will maintain the capacity to host events of up to 250,000 event patrons, in addition to the daily resident and worker population.</p>	<p>The proposal will not impact the major event capability of Sydney Olympic Park. Pedestrian and car park access points and infrastructure access nodes will be located in suitable places and developed to suitable standards. Details relating to construction activity will be further examined during detailed design.</p>	<p>Section 2.2</p>
Section 4.5 – Land uses and density	<p>Future development is to comply with the land uses map and floor space ratio map within the Master Plan.</p>	<p>The land uses identified on the site are commercial, residential and mixed commercial and residential.</p> <p>The proposed residential accommodation, commercial premises and retail premises are</p>	<p>Section 3.1</p>

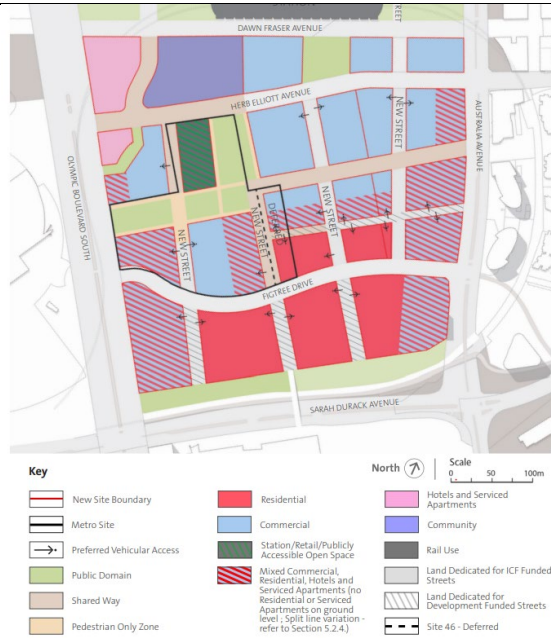
		permitted with consent. The site has a maximum FSR of 7:1. A FSR of 5.96:1 is proposed.	
Section 4.6 – Building form and amenity	<ul style="list-style-type: none"> • Comply with the heights nominated in the Building Heights Plan for the relevant precinct. • Buildings are to comply with the minimum floor to ceiling heights • The maximum rooftop service zone height is 5m. • A minimum separation of 24m is required between commercial buildings and facing habitable rooms in residential buildings opposite. • Comply with the building setbacks indicated on the Building Zone and Setbacks Plan for the relevant precinct. • The site is identified as a subject to a design competition. 	<ul style="list-style-type: none"> • The proposed development complies with the building heights plan, as outlined above. • Floor to ceiling heights will be confirmed in the future detailed SSDA(s). • Rooftop service zones will be confirmed in the future detailed SSDA(s). • The indicative reference scheme achieves compliance with the minimum separation requirements, specifically: <ul style="list-style-type: none"> - A minimum of 24m is proposed between Buildings 2 and 3 - A minimum of 24m is proposed between Building 1 and Buildings 2 and 3 - A minimum of 24m is proposed between the proposed buildings and adjacent sites (Site 48 and Site 46). • The proposed podium and towers comply with the required setbacks, as 	Section 3.1, Appendix E and Appendix L

		<p>outlined in detail below.</p> <ul style="list-style-type: none"> • A Design Excellence Strategy (Appendix L) has been prepared. By agreement with SOPA, it is intended to substitute the competitive design process requirements of the SOPA's Design Excellence Policy for the built form which is integrated with CSSI, being Building 1, with the design excellence process set out in the Design Excellence Strategy. • As Buildings 2 and 3 are adjacent to the new metro station (and not directly integrated with the critical state significant infrastructure), SOPA's Design Excellence Policy will still apply. 	
Section 4.7 – Access and parking	<ul style="list-style-type: none"> • All parking is to be underground. • Provide car parking for non-residential developments at the rates in Table 4.10 Maximum Vehicle Parking Rates – Non-Residential Uses. • Bike parking facilities are to comply with AS 2890.3 – 2015 Parking Facilities – Bicycle Parking. 	<p>Complies.</p> <p>The maximum parking spaces permitted is:</p> <ul style="list-style-type: none"> • 254 spaces in Building 1 • 129 spaces in Building 2 • 278 spaces in Building 3 • Total: 661 spaces <p>However, Sydney Metro seek approval for a maximum of 358 car parking spaces across</p>	Section 6.8 and Appendix T

		<p>the site, below the maximum permitted amount.</p> <p>The basement levels are to be located underneath Buildings 2 and 3 and the car parking spaces are provided for Buildings 1, 2 and 3.</p> <p>By providing a lower number of parking spaces per residential dwelling than the SOP Master Plan 2030 (Interim Metro Review) maximum, plus measures such as bicycle parking, car share and implementation of a Green Travel Plan, a shift to sustainable transport modes will be encouraged and impacts on the broader road network will be reduced.</p> <p>Bicycle parking and end of trip facilities are intended to be included in future Detailed SSDA(s).</p>	
Section 4.8 – Transport strategies and infrastructure	All non-residential developments in the Town Centre are required to prepare and implement a Work Place Travel Plan outlining how the development will comply with Master Plan 2030 (2018 Review) transport strategies and relevant mode share target for utilisation of public transport and minimisation of car travel during peak commuter periods.	A Travel Plan will be created to reduce car trips and encourage the use of sustainable transport as part of the future Detailed SSDA.	Section 6.8 and Appendix T
Section 4.9 –	Retain existing ground levels and significant	No significant mature trees are located on the	Section 6.6

Landscape and site	mature trees.	site. The Design Guidelines (Appendix M) outline opportunities for landscaping throughout the development and provide guidance for future development at the site. This includes providing a tree canopy area, integration of landscaping through residential facades and landscaping through the public domain and podiums.	and Appendix M
Sydney Olympic Park Master Plan 2030 (Interim Metro Review)			
Section 5.2 – Central Precinct			
5.2.2 Site Configuration Controls	Define sites, streets and parks as shown in Figure 5.5 Central Precinct Site Boundaries Plan.	Complies. The proposed development has been designed in accordance with the Central Precinct Site Boundaries Plan.	N/A

<p>5.2.3 Floor Space Ratio Controls</p>	<p>Floor space ratios are not to exceed those shown in Figure 5.6 Central Precinct Site Floor Space Ratios Plan.</p>	<p>Complies.</p> <p>The site has a maximum FSR of 7:1. A FSR of 5.96:1 is proposed.</p>	<p>Section 3.1 and Appendix G</p>
<p>5.2.4 Land Use Controls</p>	<p>Land uses, including vehicle access points, are to comply with Figure 5.7 Central Precinct Land Uses Plan.</p>	<p>Complies.</p> <p>The land uses identified on the site are commercial, residential and mixed commercial and residential.</p> <p>The proposed residential accommodation, commercial premises and retail premises are</p>	<p>Section 4.1</p>



permitted with consent.

5.2.5 Building Height Controls

Ensure building heights comply with Figure 5.8 Central Precinct Building Heights Plan.

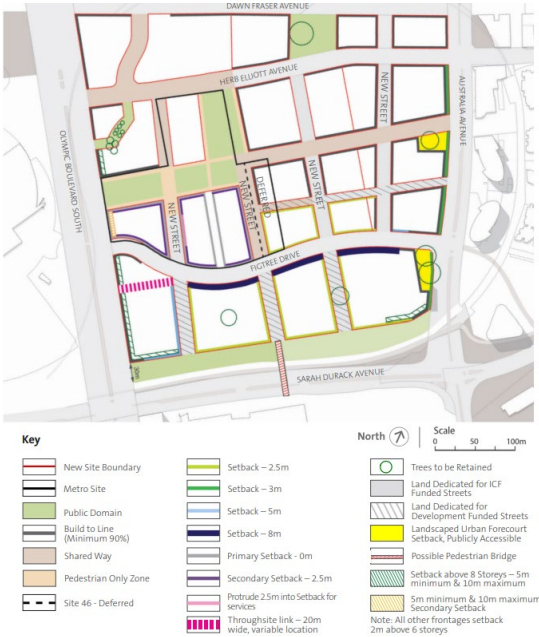
The site is identified as having a maximum height of 45 Storeys (8 Storey block edge, towers above).

Complies.

The proposal seeks consent for:

- Building 1 approximately 21 storeys (RL 119.00) inclusive of plant (comprising 16 storeys over the station services podium)
- Building 2 approximately 27 storeys (RL 114.20) inclusive of plant (podium 4 storeys)
- Building 3 approximately 45 storeys

Section 3.1

		<p>(RL 171.00) inclusive of plant (podium 4 storeys).</p>	
<p>5.2.6 Building Zone and Setback Controls</p>	<p>Site development, including permissible building zones and open space, shall be in accordance with Figure 5.9 Central Precinct Building Zones and Setbacks Plan.</p> 	<p>Complies.</p> <p>The following setbacks are required:</p> <ul style="list-style-type: none"> • 0m primary setbacks to the ground floor are proposed on all mixed-use buildings • 2.5m secondary setback above the podium. • A small allowance is provided at the centre of the western boundary to protrude 2.5m into the setback for services. <p>The proposed Concept SSDA seeks approval for:</p> <ul style="list-style-type: none"> • Building 1: tower setbacks vary and include a 2.5m primary setback and nil secondary setback to Precinct Street B (due to structural requirements). • Building 2: A 2.5m setback requirement will be achieved to Precinct Street A, future town plaza, and the promenade. No setback is proposed to the through-site-link. 	<p>Section 6.2 and Appendix E</p>

		<ul style="list-style-type: none"> • Building 3: a 4-storey podium up to 18m for Buildings 2 and Building 3 with the tower above setback a minimum 2.5m to all edges including the promenade. 	
5.2.7 Event Controls	Ensure all development can accommodate the changes to access events required as described in Section 4.4 Event Access and Closures, and shown in Figure 4.3 Event Access Plan.	The proposal will not impact the major event capability of Sydney Olympic Park. Pedestrian and car park access points and infrastructure access nodes will be located in suitable places and developed to suitable standards. Details relating to construction activity will be further examined during detailed design.	Section 2.2