APPENDIX A SUPPORTING INFORMATION

The following documents and information supporting this assessment can be found on the Department of Planning and Environment's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7033

In particular:

1. The Secretary's Environmental Assessment Requirements (SEARs)
2. Environmental Impact Statement
3. Submissions
4. Applicant's Response to Submissions

APPENDIX B CONSIDERATION OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS

Environmental Planning Instruments (EPIs) that are relevant to this project include:

- *State Environmental Planning Policy (State and Regional Development) 2011;*
- *State Environmental Planning Policy (State Significant Precincts) 2005;*
- *State Environmental Planning Policy (Infrastructure) 2007;*
- *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development;*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;*
- *State Environmental Planning Policy 55 – Remediation of Land; and*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.*

The tables below set out the Department's consideration of the project against all relevant provisions within these EPIs.

State Environmental Planning Policy (State and Regional Development) 2011		
Relevant Sections	**Consideration and Comments**	**Complies?**
3 Aims of Policy The relevant aim of this policy is (a) to identify development that is State significant development.	The proposal is identified as SSD pursuant to clause 8 of the SRD SEPP.	Yes
8 Declaration of State significant development: section 89C Development is declared to be State significant development for the purposes of the Act if: (a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the Act, and (b) the development is specified in Schedule 1 or 2.	The proposed development is declared to be SSD because: a) it is not permissible without development consent (pursuant to the SSP SEPP); and	Yes
	b) it has a CIV over $10m on land specified as the Sydney Olympic Park Site in clause 2(f) of Schedule 2 of the SRD SEPP.	Yes
Schedule 2 State significant development—identified sites **2 Development on specified sites** Development that has a capital investment value of more than $10 million on land identified as being within any of the following sites on the State Significant Development Sites Map: (f) Sydney Olympic Park Site.	The proposed development has a CIV of $143 million on land specified as the Sydney Olympic Park Site in clause 2(f) of Schedule 2 of the SRD SEPP.	Yes

State Environmental Planning Policy (State Significant Precincts) 2005		
Relevant Sections	**Consideration and Comments**	**Complies?**
2 Aims of Policy The relevant aim of this policy is (c) to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State.	The proposal involves the redevelopment of an urban site in the SOP identified as a state significant precinct under Schedule 2 of the SRD SEPP. Part 23 of the SSP SEPP sets out provisions relating to the orderly use, development or conservation of development within SOP (considered below).	Yes
7 Lane use zones (a) The site is zoned B4 Mixed Use. (b) The consent authority must have regard to the objectives for development in a zone when determining applications.	The proposed residential and retail uses are permitted with consent within the B4 Mixed Use zone. Consideration of the proposal against the objectives of the zone is considered below.	Yes
9 Zone B4 Mixed Use The objectives of Zone B4 Mixed Use are as follows: (a) to protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it becomes a premium destination for major events, (b) to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling, (c) to ensure that the Sydney Olympic Park site becomes an active and vibrant town centre within metropolitan Sydney, (d) to provide for a mixture of compatible land uses, (e) to encourage diverse employment opportunities, (f) to promote ecologically sustainable development and minimise any adverse effect of land uses on the environment, (g) to encourage the provision and maintenance of affordable housing. Sets out the land uses permitted with / without consent and prohibited.	The proposed development is consistent with the objectives of the B4 Mixed Use zone.	Yes
18 Height of Buildings The maximum height of a building on the site is not to exceed 30m.	Three of the four buildings exceed the maximum height, including the south building (by +0.5 m), east building (by +15.75 m) and west building (by +3.55 m).	No, refer to **Section 5**.
19 Floor space ratio The maximum floor space ratio for a building on the site is not to exceed 2.5:1	The proposal uses the 10% bonus FSR available in the *Master Plan*, which results in an FSR of 2.75:1.	No, refer to **Section 5**.
20A Demolition Requires Consent The demolition of a building or work requires consent, unless it is identified as exempt development in an applicable environmental planning instrument.	The Applicant has existing approval from SOPA for demolition of the existing commercial building on the site.	N/A

22 Exceptions to development standards Development consent may be granted for development, even though the development would contravene a development standard imposed by an environmental planning instrument, provided the consent authority considers a written request from the Applicant that seeks to justify the contravention of the development standard and the proposal is in the public interest.	The EIS includes a written request from the Applicant seeking to justify the contravention of the development standard and demonstrate that the proposal is in the public interest, which is considered in **Section 5**.	Yes
23 Public utility infrastructure The consent authority must be satisfied that any public utility infrastructure (water, electricity, gas and sewage) that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.	The EIS concludes the Applicant has discussed the project with relevant utility providers and confirms that all necessary services are available for future connection to the development. The Department has recommended a condition be imposed requiring that written advice shall be obtained, prior to the issue of an occupation certificate, from the utility providers confirming satisfactory arrangements have been made.	Yes
24 Major events capability The consent authority must consider impacts of the proposal during major events at the SOP, including: (a) traffic generation on the local and regional road network; (b) management of crowd movement and transport; (c) functioning of major event infrastructure; and (d) emergency evacuation plans.	The EIS concludes the proposal is not expected to create any adverse traffic and transport issues within the SOP operating in major event mode.	Yes
25 Transport The consent authority must be satisfied that the development includes measures to promote public transport use, cycling and walking.	The proposal is located within walking distance of Olympic Park station and busses between Burwood, Hurstville, Parramatta, Chatswood, Strathfield and Lidcombe. It also provides cycle parking and car share spaces, and is well served by existing walking and cycling networks. The Department has recommended a condition be imposed requiring a green travel plan to be implemented prior to occupation.	Yes
26 Master Plan Development consent must not be granted for development on land within the SOP to which a Master Plan applies unless the consent authority has considered that Master Plan. Development consent must not be granted for development on land within 400 metres of the Olympic Park Train Station unless the consent authority has considered whether the car parking requirements specified in the master plan should be reduced in respect of that development.	Detailed consideration of the relevant provisions of the *Master Plan* is provided below. The site is located within 400 m of Olympic Park station. The Applicant proposes 500 car parking spaces, which is significantly less than the maximum of 654 spaces required in the Master Plan.	See below. Yes

30 Design excellence Development consent must not be granted for a new building unless the consent authority has considered whether the proposed development exhibits design excellence. In considering whether proposed development exhibits design excellence, the consent authority must have regard to the following matters: (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved; (b) whether the form and external appearance of the building will improve the quality and amenity of the public domain; (c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency; and (d) the results of the competition. A design competition is required pursuant to clause 30 as the site is identified for a design competition in the Master Plan and a building exceeds 42m in height.	BVN Architecture was appointed following a design competition, with schemes also submitted by Mirvac Design, PTW Architects and Tony Caro Architecture. The Department's assessment considers design excellence, including the results of the design competition, in **Section 5**. The assessment concludes the proposal exhibits design excellence in terms of the following: • architectural design, materials and detailing excluding the parapet design to the east building; • quality and amenity of the public domain; and • sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency. The Department has recommended a condition requiring the applicant to reinstate the castellated parapet to the east building, as originally proposed to SOPA and the DRP, and update all relevant plans and drawings prior to the issue of a construction certificate.	Yes

State Environmental Planning Policy (Infrastructure) 2007		
Relevant Sections	**Consideration and Comments**	**Complies?**
3 Aims of Policy The relevant aims of this policy are to: (e) identify matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and (f) provide for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.	This is considered in detail below.	Yes
85 Development immediately adjacent to rail corridors This clause applies to development on land that is in or immediately adjacent to a rail corridor, if the development: (a) is likely to have an adverse effect on rail safety, or (b) involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or (c) involves the use of a crane in air space above any rail corridor.	As the site is adjacent to a rail corridor, TfNSW were consulted during the public exhibition. In its submission TfNSW recommended conditions to minimise any potential construction impacts upon the Sydney Olympic Park Railway Corridor.	Yes
104 Traffic-generating development Before determining a development application for development to which this clause applies, the consent authority must give written notice of the application to the RTA and take into consideration any submission from the RTA. The consent authority must also take into consideration the accessibility of the site concerned (including the efficiency of moving people to and from the site and the extent of multi-purpose trips and the potential to minimise the need for travel by car) and any potential traffic safety, road congestion or parking implications of the development.	Pursuant to Schedule 3, the proposal is considered to be traffic generating development as it involves more than 300 residential units. RMS were consulted during the public exhibition, and did not object to the proposal noting that the additional 37 vehicle trips per hour would be moderate. The proposal is located within walking distance of Olympic Park station and well served by buses. It also provides cycle parking and car share spaces, and is well served by existing walking and cycling networks. Parking provision is considered to comply with the SSP SEPP and the *Master Plan*.	Yes

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

The residential amenity of the proposed apartments is considered against the relevant provisions in *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Buildings* (SEPP 65) and the accompanying *Apartment Design Guide* (ADG) in the table below. The proposal generally complies with the requirements of SEPP 65 and the ADG. Any significant variations are discussed in **Section 5**.

Relevant Sections	Consideration and Comments	Complies?
2 Aims of Policy This policy aims to improve the design quality of residential apartment development in New South Wales.	• This is considered in detail below.	Yes
28 Determination of development applications A consent authority must consider: (a) the advice (if any) obtained from the design review panel; (b) the design quality of the development when evaluated in accordance with the design quality principles; and (c) the Apartment Design Guide.	• The proposal was presented to the SOP Design Review Panel in March and August 2015. The panel's recommendations and the Applicant's response are set out in Section 5.1 of the EIS and considered in **Section 5** of the Department's assessment. • A review of the proposal against the design principles and the ADG is set out below.	Yes
Schedule 1 Design quality principles		
1: Context and neighbourhood character	• The proposal is well integrated with the existing context and future desired character of the area, as it retains the existing street network, improves connectivity and visual permeability through the site and seeks to activate the surrounding streets. • It proposes residential and retail uses in accordance with the *Master Plan* and retains three existing mature trees (with one being relocated).	Yes
2: Built form and scale	• The proposal generally reflects the desired future character for the site, as set out in the *Master Plan*. • The location of buildings maintains the required view corridor, generally activates streets and maximises solar access. Building heights exceed the planning controls, but this exceedance contributes to enhancing the entrance to the SOP on Australia Avenue and forms a positive transition between the taller buildings (up to 38 storeys) to the east of the site (Australia Towers / Opal Tower) and the future scale of buildings to the north and west of the site (10 storeys).	No, refer to **Section 5**.
3: Density	• The proposal exceeds the floor space ratio (FSR) control in the SSP SEPP, but complies with the FSR in the *Master Plan* when taking into account the 10% bonus for design excellence. • The proposed density is appropriate as the site is located within easy walking distance to rail and bus services and increases housing supply of a mix of unit types.	No, refer to **Section 5**.
4: Sustainability	• The proposed building design seeks to control natural ventilation and solar access to reduce energy for heating by 12% and energy for cooling by 66% of the Basix requirements. It includes	Yes

	water efficient devices and sun shading devices to reduce solar gain. • The proposal encourages sustainable transport choices, including a travel plan, bicycle parking and car share bays.	
5: Landscape	• The proposed landscaping reflects the site's characteristics, including retention of existing mature trees, deep planting zones, activation and improvements to the linear park to the south of the site and clear distinction between public and communal/private open space. • Building edges and any required inactive edges will be softened through planting and landscaping.	Yes
6: Amenity	• The proposal provides a high level of amenity for future residents, as considered against the ADG below.	Yes
7: Safety	• The proposal provides passive surveillance through balconies, terraces, windows and doors fronting the streets and open space. It also includes lit and easily identifiable entry points with associated security access and wayfinding signs.	Yes
8: Housing diversity and social interaction	• The proposal provides a mix of apartment sizes to meet a range of housing needs in close proximity to transport and employment opportunities. • Communal open space, including common vegetable gardens and cooking facilities, and a community room are provided for social interaction.	Yes
9: Aesthetics	• The proposed building design and materials are considered to fit well within the site and the buildings relate well to each other. • Buildings are designed with clear vertical and horizontal emphasis through balconies and windows. • The proposed palette of materials delivers buildings with a high aesthetical value individually, but also when viewed together.	Yes

The Department's assessment against the objectives of the ADG are summarised below:

Objectives	**Design response**	**Complies?**
Part 3: Siting		
3A Site analysis		
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	• The proposal is informed by a site analysis plan, identifying opportunities and constraints of the site conditions and surrounding context.	Yes
3B Orientation		
Building types and layouts respond to the streetscape and site while optimising solar access within the development.	• Buildings are generally laid out to define and address the street layout, with direct street access provided to 12 of the 14 units on ground level. • Access to the communal area is provided from all four frontages. • The north building is lower than permitted and the west building is designed in an L-shape to maximise solar access within the site.	Yes

Overshadowing of neighbouring properties is minimised during mid winter.	• The proposal results in overshadowing to the southern portion of the adjoining site to the west (site 52) between 9 am and 12 pm in mid-winter. However, the Department notes that site 52 is largely overshadowed by the Australia Towers to the north and that site 52 will not be shadowed by the proposal after 12 pm. • The proposal will overshadow the Linear Park to the south from 12 pm onwards during mid-winter, however this portion of Linear Park will achieve a minimum two hours of sunlight in the morning period.	Partial – see Section 5.1 of the report.
3C Public domain interface		
Transition between private and public domain is achieved without compromising safety and security.	• Passive surveillance is available from balconies and windows which overlook public domain / private areas. 12 of the 14 apartments on the ground level have direct street access. • Access to communal area and private apartments is lit and clearly distinguished. • Due to the topography of the site, planting / landscaping is used to screen a large change in level fronting Figtree Drive. However, a wide building setback and visually permeable landscaping facilitates natural surveillance.	Yes
Amenity of the public domain is retained end enhanced.	• Active façades are proposed on all four sides of the development, including windows on the south facing retail unit which fronts the linear park. • Planting on all four sides softens the building edges at ground level, especially where changes in levels create blank building walls. • Potentially inactive building façades caused by protruding basement parking levels due to the slope of the site are generally minimised through articulation, windows and landscaping. • Most services are integrated within the basement, apart from an electrical substation in the public domain on Figtree Drive. • The Department has recommended a condition requiring the applicant to provide alternative locations for the electrical substation.	Partial.
3D Communal and public open space		
An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping • Communal open space has a minimum area equal to 25% of the site • Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	• Communal open space of 3,641 m^2 (29% of 12,697 m^2) is provided at ground level above the basement parking. • 100% of the principal usable part of the communal open space receives more than two hrs of sunlight at mid-winter.	Yes
Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	• Communal open space allows for passive and active recreation, including communal seating, lawn areas, play spaces and active open spaces.	Yes

<table>
<tr><td></td><td>• The communal space is well laid out to maximise amenity and landscaped, with areas that benefit from solar access and others in the shade.</td><td></td></tr>
<tr><td>Communal open space is designed to maximise safety</td><td>• The communal space will benefit from natural surveillance form the surrounding apartments and users of the space.
• The space will be lit and contain safe and contained play areas.</td><td>Yes</td></tr>
<tr><td>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</td><td>• Public open space is located on all four sides of the development to reflect the road layout and enhances connectivity to the existing linear park to the south. A retail plaza is proposed on the north east corner, which creates public access to the retail unit and enables the retention of the two mature fig trees.</td><td>Yes</td></tr>
<tr><td>3E Deep soil zones</td><td></td><td></td></tr>
<tr><td>Deep soil zones are to meet the following minimum requirements: 7% deep soil zone and a minimum dimension of 6m</td><td>• A deep soil zone of 2,284 m^2 is proposed, being 18% of the site area (12,697 m^2), although parts have a dimension less than 6 m.
• The proposal retains two mature fig trees and includes a detailed stormwater management plan.</td><td>Yes</td></tr>
<tr><td>3F Visual privacy</td><td></td><td></td></tr>
<tr><td>Separation distances from building to boundary:
<table><tr><th>Height</th><th>Habitable rooms</th><th>Non-habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6 m</td><td>3 m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9 m</td><td>4.5 m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12 m</td><td>6 m</td></tr></table></td><td>• Separation distances between all buildings on the site comply, apart from the separation distance between the west and south buildings (~8.5 m).
• Visual separation is proposed between the habitable rooms within these buildings through privacy screens to the balconies in the south building and smaller and staggered window openings to both buildings.</td><td>No, refer to Section 5.</td></tr>
<tr><td>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</td><td>• Apartments are separated from the communal open space through private courtyards and landscaping on the ground level.
• Balconies and windows on the upper levels are mostly recessed to increase privacy.</td><td>Yes</td></tr>
<tr><td>3G Pedestrian access and entries</td><td></td><td></td></tr>
<tr><td>Building entries and pedestrian access connects to and addresses the public domain</td><td>• 12 of the 14 units on ground level provide direct street access. Access to the communal area and majority of private apartments is provided from all four streets surrounding the site.</td><td>Yes</td></tr>
<tr><td>Access, entries and pathways are accessible and easy to identify</td><td>• The main entrance to the development off Figtree Drive will be well lit and clearly distinguished, with electric access and audio/video intercom system. The basement levels have been designed to create a communal space on a single level, with a steps and ramps providing access to the street and Linear Park to the south.</td><td>Yes</td></tr>
<tr><td>Large sites provide pedestrian links for access to streets and connection to destinations</td><td>• The proposal creates a new road to the west of the site and provides an improved north / south pedestrian link to the Linear Park.
•</td><td>Yes</td></tr>
</table>

3H Vehicle access		
Vehicle access points are to be designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	• Vehicle access is provided off the new road, at the lowest point of this street. Access to parking, loading, waste and deliveries is combined into one entrance to minimise disruption and potential conflicts. • A safe pedestrian crossing is proposed to mitigate any potential pedestrian / vehicle conflict.	Yes
3J Bicycle and car parking		
Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. Apply the minimum car parking requirement in RMS' A Guide to Traffic Generating Developments or the relevant local standards, whichever is less.	• The RMS guide requires a minimum of 439 car parking spaces and the Master Plan requires a maximum of 654 spaces. • The application proposes 500 car parking spaces, of which 44 of the retail parking spaces will be shared with residential visitors, and includes two car share parking bays.	Yes
Parking and facilities are provided for other modes of transport.	The proposal includes 25 motorcycle parking spaces within the basement. 624 bicycle parking spaces is provided to comply with the minimum requirements in the *Master Plan* (406 spaces) and located as follows: • 488 secure spaces for residents proposed within the ground level of the west building, with direct access from the communal area; and • 116 spaces for residential visitors and retail employees proposed within level 00 of the basement, with direct access from the main entrance off new road and with easy access to the retail tenancy.	Yes
Car park design and access is safe and secure	• All building services, including plant and waste facilities, are easily accessible from the main delivering / service area or located near lift cores. • All lift cores have space for waiting.	Yes
Visual and environmental impacts of underground car parking are minimised	• The proposed car parking appears well organised with a logical and efficient structural grid. • Due to the site topography, the car park protrudes by more than 1 m at several locations. However, any protrusions are well screened by landscaping and activated by private courtyards / direct street access / retail tenancy. • The proposed car park includes a supply fan and exhaust on level 00, with openings integrated into the façade design.	No, refer to **Section 5**.
Visual and environmental impacts of on-grade car parking are minimised.	• Apart from some minimal on street car parking, at grade car parking is not proposed.	Yes
Visual and environmental impacts of above ground enclosed car parking are minimised.	• The majority of the car parking is proposed within the basement, although due to the topography parts protrude more than 1 m above ground level. Any protrusions are well screened by landscaping and activated by private courtyards / direct street access / retail tenancy.	No, refer to **Section 5**.
Positive street address and active frontages should be provided at ground level.		

Part 4: Building		
4A: Solar and daylight access		
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space: • At least 70% of apartments' living rooms and private open spaces receive a minimum of 2 hours direct sunlight between 9 am-3 pm in mid-winter • A maximum of 15% of apartments receive no direct sunlight between 9 am-3 pm in midwinter	• 271 of the 422 apartments (64.2%) have living rooms and private open space that receives a minimum of two hours direct sunlight between 9 am and 3 pm in mid-winter • 48 of the 422 apartments (11%) receive no direct sunlight to either the living area or the balcony between 9 am and 3 pm in midwinter • As acknowledged in the ADG, achieving the required solar access may not possible as the site slopes towards the south and the proposed layout facilities the proposed view corridor and views to the south. • Seven apartments receive solar access for two hours outside of 9 am and 3 pm. • The Applicant's shadow diagram also shows that the Australia Towers, located to the north east of the site, partly overshadows the site between 9 am and 11 am.	No, refer to **Section 5**. Yes
Daylight access is maximised where sunlight is limited	• The proposal has been designed to maximise daylight access, and in particular the north building is lower in scale to maximise solar access to the south. • Part of the west building is also located to front east onto central view corridor, and not the new road, to increase solar access. • Nearly all apartments have half-length balconies, which maximise sunlight into the apartment.	Yes
Design incorporates shading and glare control, particularly for warmer months	• The proposal includes external blade screens on north facing windows to provide shading.	Yes
4B Natural ventilation		
All habitable rooms are naturally ventilated The layout and design of single aspect apartments maximises natural ventilation.	The orientation of the four buildings maximises capture of prevailing breezes to apartments from the north, south, west and east. The proposal comprises mix of single and dual aspect apartments that maximise natural ventilation through a range of features, including: • direct access to door / window openings, some of which are onto the balcony or contain operable windows at the building indentations; • external fins and façade articulation; and • integrated skylights or roof ventilation.	Yes
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents: • at least 60% of apartments are naturally cross ventilated in the first nine storeys (apartments 10	• 68% of apartments in the first nine floors are naturally cross ventilated • No apartments exceed 18 m in depth.	Yes

<table>
<tr><td>storeys or greater are deemed to be cross ventilated)
• Overall depth of a cross-over or cross-through apartment does not exceed 18 m, measured from glass to glass</td><td></td><td></td></tr>
<tr><td>4C Ceiling heights</td><td></td><td></td></tr>
<tr><td>Ceiling height achieves sufficient natural ventilation and daylight access. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:
<table><tr><td>Habitable rooms</td><td>2.7 m</td></tr><tr><td>Non-habitable rooms</td><td>2.4 m</td></tr><tr><td>2 storey apartments</td><td>2.7 m for main living area floor
2.4 m for second floor, where its area does not exceed 50% of the apartment area</td></tr><tr><td>Attic spaces</td><td>1.8 m at edge of room with a 30 degree minimum ceiling slope</td></tr><tr><td>If located in mixed use areas</td><td>3.3 m for ground and first floor to promote future flexibility of use</td></tr></table></td><td>• The proposed floor to floor ceiling heights are 3.05 m, which provides 35 cm for the ceiling and floor structure. Although slightly less than required in the ADG (40 cm), this is considered adequate as long as the service bulk head space is provided in non-habitable rooms.</td><td>Yes</td></tr>
<tr><td>Ceiling height increases the sense of space in apartments and provides for well proportioned rooms
Ceiling heights contribute to the flexibility of building use over the life of the building</td><td>• The Applicant notes that the hierarchy of internal spaces is emphasised through higher ceilings to habitable rooms and lower ceilings to non-habitable rooms.</td><td>Yes</td></tr>
<tr><td>4D Apartment size and layout</td><td></td><td></td></tr>
<tr><td>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.
• Apartments are required to have the following minimum internal areas:
<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35 m^2</td></tr><tr><td>1 bedroom</td><td>50 m^2</td></tr><tr><td>2 bedroom</td><td>70 m^2</td></tr><tr><td>3 bedroom</td><td>90 m^2</td></tr><tr><td>Additional bathrooms</td><td>+5 m^2 per bathroom</td></tr><tr><td>Additional bedrooms</td><td>+12 m^2 per bedroom</td></tr></table></td><td>• 60% of apartments do not comply with the minimum internal area.
• The Applicant notes that the apartments generally comply with the minimum sizes in the Residential Flat Design Code. The Applicant also notes that the apartments which do not comply with the ADG are well designed and deliver high standards of residential amenity, including a study, media area, open plan living / dining / kitchen area and private open space in the form of a balcony, winter garden courtyard.
• Habitable rooms have a window on an external wall or a door / window onto the balcony and windows generally exceed the 10% requirement. In the majority of apartments, living spaces and kitchens are mostly open plan.</td><td>No, refer to Section 5.</td></tr>
</table>

• Every habitable room must have a window in an external wall with a total glass area of not less than 10% of the floor area. Daylight and air may not be borrowed from other rooms.		
Environmental performance of the apartment is maximised: • Habitable room depths are limited to a maximum of 2.5 x the ceiling height (6.75 m) • In open plan layouts the maximum habitable room depth is 8 m from a window	• Bedrooms generally comply with the maximum depth of 6.75 m as the proposed depths range from between 3 m and 5 m. However, some open plan layouts (living rooms and kitchens) result in a habitable room depth of 8.2 m. • The proposal has sited habitable rooms to the external faces of buildings to maximise access to sunlight and ventilation. • The proposal achieves the solar access and natural ventilation recommendations outlined in the ADG and as such, the minor non-compliance of 0.2 m is acceptable in this instance.	Considered acceptable.
Apartment layouts are designed to accommodate a variety of household activities and needs: • Master bedrooms have a minimum area of 10 m^2 and other bedrooms have 9 m^2 (excluding wardrobe space) • Bedrooms have a minimum dimension of 3 m (excluding wardrobe space) • Living rooms or combined living / dining rooms have a minimum width of 3.6 m for studio and 1 bed apartments and 4 m for 2 and 3 bed apartments • The width of cross-over or cross-through apartments are at least 4 m internally to avoid deep narrow apartment layouts	• All master bedrooms have a minimum area of 10m^2 and all bedrooms have a minimum area of 9 m^2 • Some second bedrooms have a dimension slightly less than 3 m (at 2.9 m) although they still meet the 9 m^2 minimum area. • Combined living / dining rooms have a dimension slightly less than the 3.6 m width required, with minimum widths of about 3.1 m. • The minimum width of any apartment is 5.1 m. • Access to bedrooms, bathrooms and laundries is separated from the living area. All bedrooms propose adequate space for wardrobes and the bedrooms are generally rectangular in form to allow for flexibility in the layout of furniture arrangements. • The proposal has been carefully designed to allow for functional apartment layouts that achieve the solar access and natural ventilation requirements. • As such, the minor non-compliance is acceptable in this instance.	Considered acceptable.

<table>
<tr><th>4E Private open space and balconies</th><th></th><th></th></tr>
<tr><td>Apartments provide appropriately sized private open space and balconies to enhance residential amenity:

<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio</td><td>4 m²</td><td>-</td></tr><tr><td>1 bedroom</td><td>8 m²</td><td>2 m</td></tr><tr><td>2 bedroom</td><td>10 m²</td><td>2 m</td></tr><tr><td>3+ bedroom</td><td>12 m²</td><td>2.4 m</td></tr></table>
Private open space on the ground level has a minimum area of 15 m² and a minimum depth of 3 m</td><td>• All apartments provide open space in the form of balconies, private gardens or winter gardens.
• 15 of the 18 proposed apartment layout types (83%) comply with the minimum area and depth for balconies / wintergardens.
• All private open space provided on the ground level is greater than 15 m², but in some instances the minimum depth is less than 3 m.</td><td>No, refer to Section 5.</td></tr>
<tr><td>Primary private open space and balconies are appropriately located to enhance liveability for residents.</td><td>• All private open space is located adjacent to the living space and in most instances faces north, east or west, and located along the building length. However, due to orientation of the site, some spaces are orientated to maximise views to the south.
• Some balcony space is provided in the form of wintergardens, predominantly due to overshadowing.</td><td>Yes</td></tr>
<tr><td>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</td><td>• The design of the private open space is well designed to be integrated within the building architecture.
• Balconies are recessed within the building façade to improve building articulation and those on the corners of the building are designed to highlight key corners.
• The staggered location of windows and blinds, together with the fine metal balustrades, adds interest to the building through a varied pattern of openings within the grid.</td><td>Yes</td></tr>
<tr><td>Private open space and balcony design maximises safety.</td><td>• The changes in level, required due to the topography of the site, include suitable safety measures such as balustrades and landscaping</td><td>Yes</td></tr>
<tr><th>4F Common circulation and spaces</th><th></th><th></th></tr>
<tr><td>Common circulation spaces achieve good amenity and properly service the number of apartments:
• Maximum number of apartments off a circulation core is eight (or no more than 12 apartments).</td><td>The proposal includes the following number of apartments off each circulation core on each level and number of apartments sharing lifts:</td><td>Considered acceptable.</td></tr>
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- For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.

Common circulation spaces promote safety and provide for social interaction between residents.

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Building	No. Apartments off the circulation core on each level	No. Apartments sharing lifts
North	6	N/A, as lower than 10 storeys
South	7 to 10	97 (2 lifts)
West	11 to 12	120 (2 lifts)
East	11 to 12	175 (2 lifts)

- The circulation corridors are broken up every 12 m by a lift core or stair well;
- Each lift lobby has an adjacent window, and a window is provided at the ends of corridors to provide natural ventilation, natural light and views out;
- Corridors are not excessively long and provide clear sight lines; and
- The proposal also provides a community room on the ground floor of the west building and range of communal outdoor spaces for social interaction.

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<td>4G Storage</td>
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Adequate, well designed storage is provided in each apartment. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Dwelling type	Storage size volume
Studio	4 m^3
1 bedroom	6 m^3
2 bedroom	8 m^3
3+ bedroom	10 m^3

With at least 50% located within the apartment.

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- Each unit is provided with storage space in accordance with the ADG's size and location requirements.

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<td>Yes</td>
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<td>Additional storage is conveniently located, accessible and nominated for individual apartments.</td>
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- As above, a minimum of 50% of the storage space provided is located within the apartment.

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<td>Yes</td>
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<td>4H Acoustic privacy</td>
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Noise transfer is minimised through the siting of buildings and building layout

Noise impacts are mitigated within apartments through layout and acoustic treatments

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- Noise transfer is minimised through the appropriate layout of the buildings.
- Apartments are appropriately orientated and sited out to prevent noise transfer.

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<td>Yes</td>
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</table>

4K Apartment mix		
A range of apartment types and sizes is provided to cater for different household types now and into the future. The apartment mix is distributed to suitable locations within the building.	• A variety of apartment sizes and types are accommodated and appropriately located within the building • The apartments are logically located within the building.	Yes
4L Ground floor apartments		
Street frontage activity is maximised where ground floor apartments are located. Design of ground floor apartments delivers amenity and safety for residents.	• Ground floor apartments address their relevant frontage and 12 of 14 ground floor apartments have direct access from the street. • The orientation of the buildings allow for surveillance of the public domain. • The proposal incorporates retail floor space that will address Australia Avenue and Linear Park.	Yes
4M Facades		
Building facades provide visual interest along the street while respecting the character of the local area.	• Subject to the reinstatement of the castellated parapet to the east building, the Department considers that the proposal achieves a high standard of architectural design and will positively contribute to the Central SOP precinct.	Yes
Building functions are expressed by the façade.	• The retail and residential uses are externally expressed in the design of the building.	Yes
4N Roof design		
Roof treatments are integrated into the building design and positively respond to the street.	• Roof treatments are integrated into the building design and positively respond to the street.	Yes
4O Landscape design		
Landscape design is viable and sustainable. Landscape design contributes to the streetscape and amenity.	• Landscaping includes a mixture of native and non-native plants and small trees. • Planting and furniture is provided within the public domain and the internal common area, whilst being mindful of maintaining the view corridor that dissects the site. • The proposal includes the retention of two mature trees at the north east corner of the site.	Yes

4P Planting on structures		
Appropriate soil profiles are provided. Plant growth is optimised with appropriate selection and maintenance. Planting on structures contributes to the quality and amenity of communal and public open spaces.	• The EIS includes a detailed landscaped plan that outlined appropriate soil profiles and planting on structures. • SOPA have not objected to the proposed landscaping provisions.	Yes
4Q Universal design		
Universal design features are included in apartment design to promote flexible housing for all community members (Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guidelines silver level universal design features) A variety of apartments with adaptable designs are provided. Apartment layouts are flexible and accommodate a range of lifestyle needs.	• Applicant notes that all apartments (100%) achieve the liveable housing guidelines silver level • The proposal provides a total of 43 adaptable dwellings that vary between 1, 2 and 3 bedroom apartments.	Yes
4S Mixed use		
Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	• The development addresses the street and public open spaces and pedestrian thoroughfares and active frontages are provided.	Yes
Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	• Residential circulation areas are clearly defined and access to communal open space is provided.	Yes
4T Awning and signage		
Awnings are well located and complement and integrate with the building design.	• Awnings are incorporated into the design of the building and appropriately located.	Yes

4U Energy efficiency		
Development incorporates passive environmental design. Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. Adequate natural ventilation minimises the need for mechanical ventilation.	• The development meets BASIX water, thermal and energy efficiency targets. • Buildings have been orientated to maximise solar access and achieve natural ventilation.	Yes
4V Water management and conservation		
Potable water use is minimised. Urban stormwater is treated on site before being discharged to receiving waters. Flood management systems are integrated into site design.	• Water efficient fittings and appliances will be installed. • A Stormwater Management Strategy has been prepared which considers the water sensitive design initiatives such as rainwater tanks, harvested roof areas, extent of native planting and car wash bays.	Yes
4W Waste management		
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. Domestic waste is minimised by providing safe and convenient source separation and recycling.	• Waste storage is provided at basement level in convenient locations. • The EIS included a Waste Management Plan which detailed separate waste and recycling containers will be provided for residential use, retail use and bulky goods.	Yes
4X Building maintenance		
Building design detail provides protection from weathering. Systems and access enable ease of maintenance. Material selection reduces ongoing maintenance costs.	• The building has been appropriately designed to allow ease of maintenance. • The materials are robust.	Yes

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) is the primary environmental planning instrument guiding the remediation of contaminated land in NSW. SEPP 55 aims to:

- provide a state-wide planning approach to the remediation of contaminated land;
- identify when consent is required or not required for a remediation work;
- specify certain considerations that are relevant to applications for consent to carry out remediation work; and
- require that remediation work meet certain standards and notification requirements.

Clause 7 of SEPP 55 identifies that a consent authority must not consent to the carrying out of any development on land unless:

- it has considered whether the land is contaminated;
- if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out; and
- if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

SEPP 55 requires a consent authority to consider whether the land is contaminated, and if so, whether the land will be remediated before the land is used for the intended purpose. The EIS included a Phase 1 and Phase 2 Environmental Site Assessment which confirmed the presence of fill across the site. The assessment found that the concentrations of potential contaminants were below the residential land use criteria.

In addition, the EIS included a Hazardous Materials Survey which conclude that no asbestos containing material was identified on site. As such, it is considered that the site can be made suitable for the proposed use.

State Environmental Planning Policy (Sydney Harbour Catchment) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Harbour REP) aims to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained as an outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations.

Although the Harbour REP applies to the entire Sydney catchment area (including the subject site) and provides a number of broad planning principles in clause 13 of the Harbour REP, it primarily provides planning provisions relating to the foreshores and waterways area of the Harbour REP. The proposed development is located on the southern edge of the town centre approximately 1 km from Homebush Bay foreshore. However, the site is located in close proximity to the Bicentennial Park, which contains the Badu Mangrove wetlands of Homebush Bay. The Department also considers the proposed height, bulk and scale to be appropriate in the context of the future character of the area at the southern gateway to the town centre. The Department considers the building design exhibits design excellence, subject to recommended conditions. Furthermore, the design is a result of a design competition process and has the principle supprt by SOPA. Accordingly, the proposed development is unlikely to impact on the visual qualities of Sydney Harbour.

The proposed development includes a suite of stormwater drainage management measures, which would provide for the controlled management of stormwater and runoff from the site.

The Department therefore considers the proposed development is consistent with the relevant planning principles of clause 13 of the Harbour REP.

Sydney Olympic Park Master Plan 2030

SOP Master Plan was adopted by the Minister for Planning on 10 March 2010 and supersedes Sydney Olympic Park Master Plan 2002. SOP Master Plan aims to ensure SOP becomes an active and vibrant town within Metropolitan Sydney and protect the role of SOP as a premier destination for cultural, entertainment, recreation and sporting events.

SOP Master Plan provides specific design controls regarding sustainability, public domain, event controls, land use and density, building form and amenity, access and parking, transport strategies and infrastructure, landscaping and community infrastructure controls would apply. The relevant controls are addressed below.

General Controls and Guidelines	***Applicable Requirements***	***Compliance***
4.2 Sustainability		
4.2.1	• Engage an ESD consultant as a project team member.	Yes
	• Connect all new development to SOP's recycled water system.	The stormwater network will be required to comply with the SOPA Stormwater Management and Sensitive Urban Design Policy 2013.
	• Prioritise sustainable material selection.	Yes
	• All residential development to comply with the Building Sustainability index	Yes
	• Consideration of rising sea levels.	N/A
4.3 Public Domain		
4.3.1	• Provide a continuous and accessible pedestrian network within streets, public spaces and parks as shown in Figure 3.6 Street Hierarchy	Yes
	• Connect to the local and regional pedestrian network as shown in Figure 3.6 Street Hierarchy	Yes
	• Use the standards for furniture and lighting set out in Sydney Olympic Park Urban Elements Design Manual 2008	Yes
	• Building heights and setbacks should be configured to ensure urban domain receives daily min. of 2 hrs. direct sunlight between 9 am and 3 pm, 30 June	Yes.
	• Provide weather protection at communal entrances	Yes
	• Max. surveillance of public domain and views of public areas from building	Yes
	• Activate ground floor levels with primary retail uses	Yes
	• Introduce multiple entrances to activate the	Yes

	public domain wherever possible	
	• Divide large facades into smaller sections to modulate street frontage and ensure architectural detailing incorporates good materials and details of interest to pedestrians	Yes
	• Glaze ground floor windows and doors for retails uses with clear glass and provide good lighting at night	Yes
	• Commercial outdoor seating to support food and beverage outlets is encouraged to activate the public domain	Yes
	• Ensure trees and vegetation do not block lighting or field of vision of pedestrians in the public domain	Yes
	• Promote good surveillance of parks and public spaces by making them comfortable and attractive with well positioned and designed seating and opportunities for shade	Yes
4.4 Event Access and Closures		
4.4.1	• Maintain access to development site during events requiring vehicle access points to be located away from affected streets	Yes
4.4.1.6	• Event Impact Statement to be provided to be assessed by SOPA in accordance with Major Event Impact Assessment Guidelines for SOP	Yes
4.5 Land Use and Density		
4.5.1	- Ground level active uses are to have minimum depth of 3 m	Yes
4.5.2	- Max. 2.5:1 FSR permitted for subject site and is to be calculated on the basis of the FSR boundaries as specified in the precinct controls	No Refer to section 5.1.2 of the report
	- The max. FSR will be granted only when the following controls are complied with: building zone, building depth, building height, building separation, building setback, open space and deep soil zone	See above
4.5.3	- Before consent is given for commercial development, consent authority to determine whether adequate capacity exists within the transport and road networks	Yes
4.6 Building Form and Amenity		
4.6.2	- Locate buildings within building zone and ensure building layouts optimize solar access,	Yes

	natural light, cross ventilation, usable communal outdoor areas and views	
	- Underground car parking to be concentrated to building footprint	Yes
4.6.4	- Comply with max. heights nominated in Building Heights Plan	No Refer to section 5.1.1 of the report
	- Minor increases in height may be considered if: ▪ site conditions make controls unworkable; ▪ there are demonstrable improvements to urban form and height transition; ▪ resident amenity is not adversely affected; and ▪ there is no impact on public open space and parklands.	See above
	- All developments over 25 m high will require assessment by a wind consultant.	A Wind Assessment has been submitted with the application
	- Comply with the minimum floor to ceiling heights: ▪ 3.3 m for ground floors; and ▪ 2.7 m above ground floors.	Yes
4.6.5	- Max. rooftop service zone height is 5 m and setback min. 3 m from parapet	Yes
	- Total area in plan above the max. building height for services may not exceed 80% of the building footprint area	Yes
	- Design lift towers, machinery plant rooms, stacks, vent pipes and television antennae to minimise their visibility and size	Yes
	- The design of rooftop structures is to be integral with the overall building design.	Yes
4.6.6	- Min. separation - Up to 4 storeys 12 m b/w habitable facing habitable rooms/balconies - 5 to 8 storeys 12 m b/w facing habitable rooms/balconies - 8 to 10 storeys 18 m b/w facing habitable rooms/balconies	No – see section 5.3.
4.6.7	- Comply with building setbacks – build to line (min. 90%)	Yes
	- Ensure building facades reinforce street alignment	Yes
	- Above ground articulation in the form of balconies, sunscreens and bay windows and the like may extend 300 mm into front setback zone	No encroachment of front setback is proposed.
4.6.9	- Disability Access Strategy to be prepared and	Yes

	submitted to the satisfaction of SOPA and the consent authority to satisfy *SOP Access Guidelines (2008)*	
	- Ensure equitable access is provided to the main building entrance from both the street and car parking areas	Yes
	- Ensure car parking provisions comply with relevant Australian Standards	Yes
	- Locate accessible car parking spaces at the most convenient place for users	Yes
4.6.10	- Proposal to be designed as a result of a design competition	Yes
4.6.11	- To promote high quality architecture and urban streetscapes: ▪ well modulated and scaled building facades to reflect the aspect, uses and streetscape; ▪ building façade design to create well defined and integrated streetscape; ▪ ensure prominent elements are well articulated; ▪ provide modulation to building frontages; ▪ provide appropriate forms of sun shading to screen eastern, northern and western sun; ▪ ensure main building entrances are level with adjacent footpaths; and ▪ provide individual entry to at least 75% of ground floor apartments in mixed use zone and 50% of ground floor apartments in residential zone.	Partial – the proposed development was reviewed by the SOPA Design Review Panel. See section 5.1.3.
4.6.12	- Ensure buildings are designed to contribute to the natural surveillance of adjacent streets and public space	Yes – balconies maximise natural surveillance opportunities to public domain
	- Ensure retail or active uses on the ground floor open directly onto the street and have a clear visual connection with the street	Yes
4.6.15	- New development to acknowledge it will be located within a major sport and entertainment events precinct that may by subject to high noise events from time to time	Yes
	- Acoustic report must be prepared for new developments assessing the possibility of land use conflicts as a result of the development	Yes
	- All plant rooms shall be designed to meet the requirements of the NSW Industrial Noise Policy	Yes
4.6.16	- Waste Management Plan to be submitted with all DAs to the satisfaction of SOPA	Yes

	- Minimise waste during the design of a building	Yes
	- Prioritise the procurement of: ▪ modular and prefabricated building and fit-out components; ▪ sustainable building materials; and ▪ incorporate re-used or recycled materials such as steel and concrete.	As above
	- A min. 80% of construction and demolition waste must be recycled or re-used	As above
	- Include space for on-site waste management infrastructure that maximises the opportunities for the sorting and segregation of waste materials	Yes – on-site garbage and recycling room proposed
	- Locate waste management areas out of public areas so as to not cause offence with regard to smell, visual amenity and noise	Yes – residential garbage and recycling room located inside the building
	- Locate waste management areas wholly within building	Yes
	- Design waste management areas to allow collection vehicles to enter and exit the development in a forward direction	Yes
4.7 Access and Parking		
4.7.1	- All parking is to be underground	Yes
	- Vehicle access points are to be designed to satisfy relevant Australian Standards	Yes
	- To improve safety and public domain amenity, vehicle access points are to be physically separate and clearly distinguishable and designed and built with clear sight lines for drivers and pedestrians	Yes
	- To minimise visual intrusion and optimise active street frontages, driveways are to be as narrow as possible and have a garage door at the building line	Partial – see Section 5.2
	- Minimise the width of driveways and blank walls to the public domain by consolidating car access, docks, servicing and waste disposal	Yes
	- Provide car parking in accordance with maximum vehicle parking rates in Table 4.10	Yes
	- Bicycle parking facilities to comply with AS2890.3-1993 and at the nominated min. commercial rate – 1 space/150 sqm (permanent) and 1 space/750 sqm (visitor bicycle storage) residential rate – same as for residential car parking rate	Yes
4.9 Landscape and		

Site		
	- Provide sufficient open space and ensure open space is functional an attractive	Yes
Central Precinct Controls		
5.2.2 Site Configuration Controls	- Define the streets and parks as shown in Figure 5.5 Central Precinct Sites Boundaries Plan	Yes
5.2.3 Floor Space Ratio Controls	- Floor Space ratios not to exceed those shown in Figure 5.6 Central Precinct Site Floor Space ratios Plan	No – See Section 5.1.2
5.2.4 Land Use Controls	- Land uses including vehicle access points are to comply with Figure 5.7 Central Precinct Land Uses Plan	Yes
5.2.5 Building Height Controls	- Ensure building heights comply with Figure 5.8 Central Precinct Building Heights Plan.	No – See Section 5.1.1
5.2.6 Building Zone and Setback Controls	- Site development including permissible building zones and open space shall be in accordance with Figure 5.9 Central Precinct Building Zones and Setbacks Plan - Buildings, including balconies, are only permitted within the building zone area shown in Figure 5.9 Central Precinct Building Zones and Setbacks Plan. - Building is not permitted in the easements, setbacks or public land dedicated for public domain, land dedicated for ICF Funded Streets or easements dedicated for development funded streets. - Comply with the setbacks as shown in Figure 5.9 Central Precinct Building Zones and Setbacks Plan. - Provide through-site links where indicated.	Yes
5.2.7 Event Controls	- Ensure all development can accommodate the changes to access required as described in Section 4.4 Event Access and Closures, and shown in Figure 4.3 Event Access Plan. - Ensure all development is designed and built to accommodate the public domain closures shown in Figure 4.3 Event Access Plan. - Locate the vehicle access points to developments as shown in Figure 5.7 Central Precinct Land Uses Plan.	Yes

APPENDIX C DEVELOPMENT CONSENT