

COMPLAINT ASSESSMENT

*NB: Building 4 on the plans submitted with the EIS is that same as Building 5 on the plans submitted with the Response to Submissions Report.

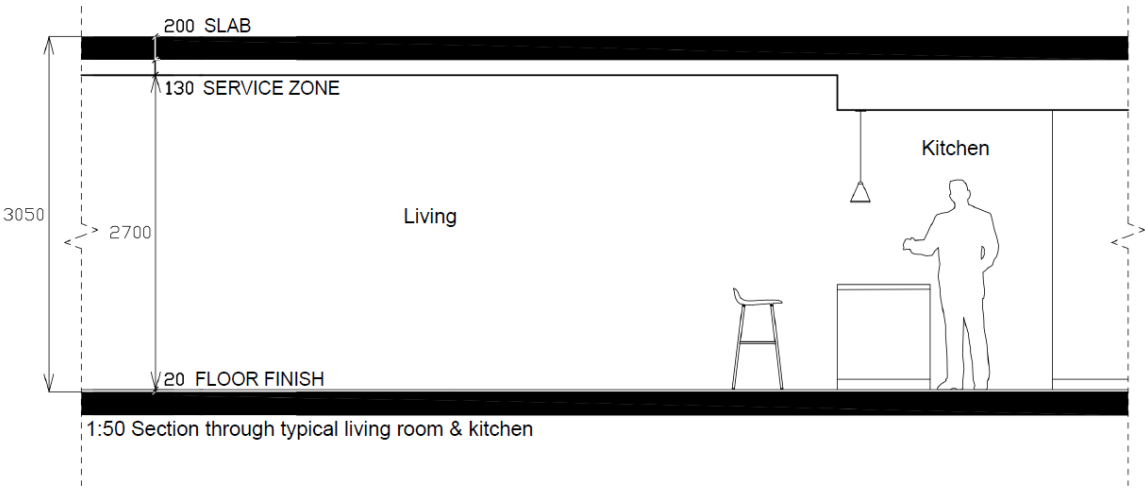
Table 1 – Consistency with Sydney Olympic Master Plan 2030 Controls and 2016 Review

Control	Existing Plan - 2015	Draft Plan - 2016 Review
SECTION 4 – GENERAL CONTROLS AND GUIDELINES		
4.2 Sustainability	Refer to the BASIX Assessment at Appendix F1 of the ESD Report and Appendix G of the EIS.	Refer to the BASIX Assessment at Appendix F1 of the ESD Report and Appendix G of the EIS.
4.2.1 Controls		
4.3 Public Domain		
4.3.1 Controls		
General	The development has been designed in accordance with these guidelines. See the Access Review at Appendix O of the EIS and the updated Access Review provided at Appendix H of the Response to Submissions Report.	The development has been designed in accordance with these guidelines. See the Access Review at Appendix O of the EIS and the updated Access Review provided at Appendix H of the Response to Submissions Report.
Footpaths and the pedestrian environment	The site is not identified to have any pedestrian connections or through-site links in <i>Figure 3.6 Street Hierarchy</i> . A Public Domain Interface Plan is to be prepared in consultation with the Authority prior to the issue of a relevant construction certificate.	The site is not identified to have any pedestrian connections or through-site links in <i>Figure 3.6 Street Hierarchy</i> . A Public Domain Interface Plan is to be prepared in consultation with the Authority prior to the issue of a relevant construction certificate.
Amenity	The public domain has been designed in accordance with the Sydney Olympic Park Urban Elements Design Manual (UEDM).	The public domain has been designed in accordance with the Sydney Olympic Park Urban Elements Design Manual (UEDM).
Solar Access	Overshadowing of the public domain has been minimised. A significant percentage of the surrounding domain receives a minimum of 2 hours sunlight between 9am and 3pm on the June solstice.	Overshadowing of the public domain has been minimised. A significant percentage of the surrounding domain receives a minimum of 2 hours sunlight between 9am and 3pm on the June solstice. The adjacent Linear Park will receive a minimum of 2 hours sunlight to at least 30% of the park.
Building Interface with the Public Domain	The proposed design includes weather protection and maximises surveillance of the public domain.	The proposed design includes weather protection and maximises surveillance of the public domain.

Control	Existing Plan - 2015	Draft Plan - 2016 Review
Ground Floor of Non-Residential Buildings	The site is not identified in <i>Figure 4.1 Retail Uses Plan</i>. Multiple entrances have been provided to activate the public domain. The supermarket façade includes glazed display windows that will measure at least 80% of the supermarket frontage. Facades have been designed to modulate the street and for pedestrian interest.	<i>Section is not in this Master Plan.</i>
Retail and Active Frontages	<i>Section is not in this Master Plan.</i>	The development complies with <i>Figure 4.1 Active Frontages Plan</i> and the controls for <i>Primary Retail Frontages</i> and <i>Primary Residential</i> frontages. Ground floor tenancies/lobbies are provided at the same level as the public domain. The supermarket façade includes glazed display windows that will measure at least 70% of the supermarket frontage. Facades have been designed to modulate the street. Sections within the facades that serve a functional purpose, e.g. plant room louvers, are sleeved by quality landscaping that contributes to the amenity of the streetscape. The supermarket does not have a double height frontage. The floor to floor height provided is appropriate for the use and is in response to the context, as the supermarket is not surrounded by other retail uses. The façade meets the objectives of this control, as it is engaging.
Colonnades	The site is not identified as requiring colonnades in <i>Figure 4.2 Awnings and Colonnades</i>.	The site is identified in <i>Figure 4.2 Awnings and Colonnades</i> as requiring a minimum 8m colonnade along Australia Avenue. This non-compliance was accepted by the Design Review Panel. SOPA showed acceptance of this non-compliance in their submission.
Awnings	The site is not identified as requiring awnings in <i>Figure 4.2 Awnings and Colonnades</i>.	The site is not identified as requiring awnings in <i>Figure 4.2 Awnings and Colonnades</i>.

Control	Existing Plan - 2015	Draft Plan - 2016 Review
Public Domain Safety and Security	The proposal includes measures to optimise safety and security. Refer to the Design Report at Appendix D1 of the EIS.	The proposal includes measures to optimise safety and security. Refer to the Design Report at Appendix D1 of the EIS.
Public Art	NA	<i>Section is not in this Master Plan.</i>
On Street Parking	No on street parking is proposed.	No on street parking is proposed.
4.4 Event Access and Closures		
<u>4.4.1 Controls</u>	<i>Figure 4.3 Event Access Plan</i> identifies the western end of Figtree Drive being affected by road closure during certain events. This has been addressed in the Traffic and Transport Response, provided at Appendix G of the Response to Submissions Report.	<i>Figure 4.3 Event Access Plan</i> does not identify the site as being affected by events.
<u>4.4.1.6 Development and Project Application Requirements</u>	The Traffic and Transport Impact Assessment provided at Appendix Q of the EIS and the Traffic and Transport Response provided at Appendix G of the Response to Submissions Report considers the proposed development's impact on Sydney Olympic Park during major events.	The Traffic and Transport Impact Assessment provided at Appendix Q of the EIS and the Traffic and Transport Response provided at Appendix G of the Response to Submissions Report considers the proposed development's impact on Sydney Olympic Park during major events.
4.5 Land Uses and Density		
<u>4.5.1 Land Use Controls</u>	Assessed as part of Section 5.	Assessed as part of Section 5.
<u>4.5.2 Floor Space Ratio Controls</u>	Assessed as part of Section 5.	Assessed as part of Section 5.
<u>4.5.3 Commercial Use Controls</u>	Noted.	Noted.
4.6 Building Form and Amenity		
<u>4.6.1 Development Site Controls</u>	The proposed site is as shown in the Site Boundaries Plan for the precinct.	The proposed site is as shown in the Site Boundaries Plan for the precinct.
<u>4.6.2 Building Zone Controls</u>	The development is located within the nominated building zone	The development is located within the nominated building zone.
<u>4.6.3 Building Depth Controls</u>	Building depths are in excess of 18m when measured glass line to glass line. Whilst this is a non-compliance, the proposed development meets the objectives	Building depths are in excess of 18m when measured glass line to glass line. Whilst this is a non-compliance, the proposed development meets the objectives of this control, to encourage;

Control	Existing Plan - 2015	Draft Plan - 2016 Review
	of this control, to encourage; naturally lit and well ventilated buildings, generous courtyards and setbacks, and avoidance of bulky buildings that block views and impede ESD requirements. The site is large enough to provide appropriate setbacks and open space around the proposed buildings. All habitable rooms are naturally lit and ventilated. The built form is slender and modulated to avoid bulkiness.	naturally lit and well ventilated buildings, generous courtyards and setbacks, and avoidance of bulky buildings that block views and impede ESD requirements. The site is large enough to provide appropriate setbacks and open space around the proposed buildings. All habitable rooms are naturally lit and ventilated. The built form is slender and modulated to avoid bulkiness.
<u>4.6.4 Building Height Controls</u>	Floor to floor heights of 3.05m will allow for 2.7m ceiling heights in habitable rooms, with the exception of the kitchen area due to the fan coil depth. The kitchen area will be 2.4m, which is in accordance with the BCA. Refer to the figure below. As the development is over 25m in height, a Wind Assessment has been provided at Appendix J of the EIS. Building height controls are assessed as part of Section 5.	Floor to floor heights of 3.05m will allow for 2.7m ceiling heights in habitable rooms, with the exception of the kitchen area due to the fan coil depth. The kitchen area will be 2.4m, which is in accordance with the BCA. Refer to the figure below. As the development is over 25m in height, a Wind Assessment has been provided at Appendix J of the EIS. Building height controls are assessed as part of Section 5.
<i>Figure: Floor to Floor Heights Section</i>		

Control	Existing Plan - 2015	Draft Plan - 2016 Review
 1:50 Section through typical living room & kitchen		
<u>4.6.5 Rooftop Services Zone Controls</u>	The rooftop service zones do not exceed 5m in height from the roof level. Some of the zones are setback less than 3m from the parapet. This non-compliance is considered acceptable as the design of rooftop structures has been seamlessly integrated into the overall building design.	The rooftop service zones do not exceed 5m in height from the roof level. Some of the zones are setback less than 3m from the parapet. This non-compliance is considered acceptable as the design of rooftop structures has been seamlessly integrated into the overall building design.
<u>4.6.6 Building Separation Controls</u>	The development complies with <i>Table 4.4 Minimum Building Separation</i> .	The development complies with <i>Table 4.4 Minimum Building Separation</i> .
<u>4.6.7 Building Setbacks</u>	Assessed as part of Section 5.	Assessed as part of Section 5.
<u>4.6.8 Tower Building Controls</u>		
Street Setbacks	NA	<i>Section is not in this Master Plan.</i>
Above Podium Setbacks	The proposed massing does not comply with these numeric controls. The top 2 Levels of Building 3 on both south and west frontages are recessed to create a Level 8 podium. This is complemented by a one storey terrace on Level 9 of	<i>Section is not in this Master Plan.</i>

Control	Existing Plan - 2015	Draft Plan - 2016 Review
	Building 5. The proposed built form is slender and articulated, meeting the objectives of the control. Additionally, the Design Excellence Panel found this massing to be appropriate and achieving good design outcomes.	
Podium Design and Setbacks	<i>Section is not in this Master Plan.</i>	The proposed massing does not comply with these numeric controls. The proposed built form is slender and articulated, meeting the objectives of the control. Additionally, the Design Excellence Panel found this massing to be appropriate and achieving good design outcomes.
Tower Footprint and Setbacks	<i>Section is not in this Master Plan.</i>	Buildings with floorplates in excess of 800sqm are articulated into separate wings. The proposed development does not comply with the numeric podium controls. The proposed built form is slender and articulated, meeting the objectives of the control. Additionally, the Design Excellence Panel found this massing to be appropriate and achieving good design outcomes.
Separation Distances	The development has been designed to ensure that there is minimal overshadowing of surrounding sites. Surrounding north frontages achieve a minimum of 5 hours of direct sunlight between 9am and 3pm on the June solstice. The tower building on Building 2 impacts slightly on the view corridor through the site. SOPA have confirmed in a letter dated March 2017 that they have no objection to the proposed encroachment of the view corridor, on the basis that there	The development has been designed to ensure that there is minimal overshadowing of surrounding sites. Surrounding north frontages achieve a minimum of 5 hours of direct sunlight between 9am and 3pm on the June solstice. The tower building on Building 2 impacts slightly on the view corridor through the site. SOPA have confirmed in a letter dated March 2017 that they have no objection to the proposed encroachment of the view corridor, on the basis that there are no adverse effects on the intent of the corridor.

Control	Existing Plan - 2015	Draft Plan - 2016 Review
	are no adverse effects on the intent of the corridor.	
Maximum Horizontal Dimensions	Buildings with larger floorplates are articulated into separate wings, with connecting lift cores.	Buildings with larger floorplates are articulated into separate wings, with connecting lift cores.
Maximum Distance to Natural Light Sources	Some building depths are in excess of 18m when measured glass line to glass line. Whilst this is a non-compliance, the proposed development allows all habitable rooms to be naturally lit.	Some building depths are in excess of 18m when measured glass line to glass line. Whilst this is a non-compliance, the proposed development allows all habitable rooms to be naturally lit.
Building Articulation	Buildings with larger floorplates are articulated into separate wings. Tower and podium separations are articulated with setbacks and recessing.	Buildings with larger floorplates are articulated into separate wings. Tower and podium separations are articulated with setbacks and recessing.
<u>4.6.9 Accessibility Controls</u>	Refer to the Access Review provided at Appendix O of the EIS and the Access Review at Appendix H of the Response to Submissions Report.	Refer to the Access Review provided at Appendix O of the EIS and the Access Review at Appendix H of the Response to Submissions Report.
<u>4.6.10 Design Excellence Controls</u>	The site is identified in <i>Figure 4.6 Design Competition Sites Plan</i> . A Design Competition has been conducted for the site.	The site is identified in <i>Figure 4.6 Design Competition Sites Plan</i> . A Design Competition has been conducted for the site.
<u>4.6.11 Building Expression Controls</u>	The development has been designed to promote high quality architecture and urban streetscapes. Refer to the Design Report provided at Appendix D1 of the EIS and the Design Response at Appendix A of the Response to Submissions Report.	The development has been designed to promote high quality architecture and urban streetscapes. Refer to the Design Report provided at Appendix D1 of the EIS and the Design Response at Appendix A of the Response to Submissions Report.
<u>4.6.12 Safety and Security Controls</u>	The proposed development optimises safety and security. Refer to the Design Report provided at Appendix D1 of the EIS.	The proposed development optimises safety and security. Exposed plant room louvers are sleeved with quality landscaping. Refer to the Design Report provided at Appendix D1 of the EIS.
<u>4.6.13 Light Well Controls</u>	NA	NA
<u>4.6.14 Cross Ventilation Controls</u>	All habitable rooms are naturally ventilated. The layout and design of single aspect apartments maximises cross ventilation.	All habitable rooms are naturally ventilated. The layout and design of single aspect apartments maximises cross ventilation.

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<u>4.6.15 Noise Controls</u>	The proposal complies with <i>Table 4.7 Maximum Noise Criteria – Residential Development</i>. Refer to the Acoustic Assessment at Appendix M of the EIS and the Acoustic Response provided at Appendix L of the Response to Submissions Report.	The proposal complies with <i>Table 4.7 Maximum Noise Criteria – Residential Development</i>. Refer to the Acoustic Assessment at Appendix M of the EIS and the Acoustic Response provided at Appendix L of the Response to Submissions Report.
<u>4.6.16 Waste Management Controls</u>	Refer to the Waste Management Plan provided at Appendix X of the EIS and the Waste Management Response at Appendix N of the Response to Submissions Report.	Refer to the Waste Management Plan provided at Appendix X of the EIS and the Waste Management Response at Appendix N of the Response to Submissions Report.
<u>4.6.17 Residential Building Controls</u>	SEPP 65 The <i>Residential Flat Design Code</i> has been superseded by the Apartment Design Guide (ADG). Noted that the ADG is to be applied. Affordable Housing The development includes the dedication of 3% of dwellings, for the purposes of affordable housing. These will be distributed throughout the development and will be constructed to a standard consistent with other dwellings within the development. Apartment Sizes Apartment sizes comply with the ADG. Apartment Mix The apartment mix includes 279 x 1 bedroom (39.5%), 334 x 2 bedroom (47%), 92 x 3+ bedroom (13%) apartments. Whilst the apartment mix does not meet the requirement for a minimum of 15% 3+ bedroom apartments, it does provide a positive mix of housing options for different lifestyles, that will contribute to a vibrant mixed community. SOPA have also agreed, through a PDA, to a 10% provision of 3 bedrooms, which has been achieved.	SEPP 65 Noted that the ADG is to be applied. Affordable Housing The development includes the dedication of 3% of dwellings, for the purposes of affordable housing. These will be distributed throughout the development and will be constructed to a standard consistent with other dwellings within the development. Apartment Sizes Apartment sizes comply with the ADG. Apartment Mix The apartment mix includes 279 x 1 bedroom (39.5%), 334 x 2 bedroom (47%), 92 x 3+ bedroom (13%) apartments. Whilst the apartment mix does not meet the requirement for a minimum of 15% 3+ bedroom apartments, it does provide a positive mix of housing options for different lifestyles, that will contribute to a vibrant mixed community. SOPA have also agreed, through a PDA, to a 10% provision of 3 bedrooms, which has been achieved.

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	Balconies Some balconies do not comply with the numeric controls. Notwithstanding, all above ground floor apartments include a balcony that is furnishable and has good functionality. Additionally, there is extensive quality communal open space provided within the development, as well as local facilities for example Linear Park directly south of the site. Visual Privacy Privacy measures have been included in the design. Solar Access 65.7% of apartments receive a minimum of 2 hours sunlight between 9am and 3pm on the June Solstice. Those apartments that do not achieve this minimum have high amenity with City views. Additionally, due to the constraints of the site the DPE recognise that the hours of 8am to 4pm are more appropriate for the assessment of solar compliance. Refer to Section 4.3.1 and the Solar Access Report at Appendix R of the Response to Submissions Report. Daylight Access All residential apartments have daylight access to habitable rooms. The depth of single aspect apartments do not exceed 10m. Mail boxes Complies. Storage and Clothes Drying Facilities The minimum storage sizes provided in this control are from the <i>Residential Flat Design Code</i>, and are inconsistent with the existing ADG minimum sizes.	Balconies Some balconies do not comply with the numeric controls. Notwithstanding, all above ground floor apartments include a balcony that is furnishable and has good functionality. Additionally, there is extensive quality communal open space provided within the development, as well as local facilities for example Linear Park directly south of the site. Visual Privacy Privacy measures have been included in the design. Solar Access 65.7% of apartments receive a minimum of 2 hours sunlight between 9am and 3pm on the June Solstice. Those apartments that do not achieve this minimum have high amenity with City views. Additionally, due to the constraints of the site the DPE recognise that the hours of 8am to 4pm are more appropriate for the assessment of solar compliance. Refer to Section 4.3.1 and the Solar Access Report at Appendix R of the Response to Submissions Report. Daylight Access All residential apartments have daylight access to habitable rooms. The depth of single aspect apartments do not exceed 10m. Mail boxes Complies. Storage and Clothes Drying Facilities Storage sizes provided comply with the ADG requirements.

Control	Existing Plan - 2015	Draft Plan - 2016 Review
	Storage sizes provided comply with the ADG requirements.	
<u>4.6.18 Minor Alterations and Additions</u>	NA	NA
4.7 Access and Parking		
<u>4.7.1 Controls</u>		
Vehicular Access and Servicing	Parking is provided at basement level. Refer to the Access Review provided at Appendix O of the EIS and the Access Review at Appendix H of the Response to Submissions Report for compliance with Australian Standards. The position of the driveway is located further south along the new access road than that indicated in the precinct plan. This maximises its separation from the new intersection formed by the new access road and Figtree Drive, preventing disruptions to traffic flows and provides additional stacking distance.	Parking is provided at basement level. Refer to the Access Review provided at Appendix O of the EIS and the Access Review at Appendix H of the Response to Submissions Report for compliance with Australian Standards. The position of the driveway is located further south along the new access road than that indicated in the precinct plan. This maximises its separation from the new intersection formed by the new access road and Figtree Drive, preventing disruptions to traffic flows and provides additional stacking distance.
Vehicle Parking	The development complies with <i>Table 4.10 Maximum Vehicle Parking Rates – Non-Residential Uses</i> and <i>Table 4.11 Maximum Vehicle Parking Rates – Residential Uses</i> .	The development complies with <i>Table 4.10 Maximum Vehicle Parking Rates – Non-Residential Uses</i> and <i>Table 4.11 Maximum Vehicle Parking Rates – Residential Uses</i> .
Bicycle Access and Servicing	The development complies with <i>Table 4.12 Minimum Bicycle Parking Rates</i> .	The development complies with <i>Table 4.12 Minimum Bicycle Parking Rates</i> .
4.8 Transport Strategies and Infrastructure	A green travel plan will be prepared and implemented before the occupation of the development. The green travel plan would include site specific measures to achieve mode share splits aspired in this plan.	A green travel plan will be prepared and implemented before the occupation of the development. The green travel plan would include site specific measures to achieve mode share splits aspired in this plan.
4.9 Landscape and Site		
<u>4.9.1 Controls</u>		

Control	Existing Plan - 2015	Draft Plan - 2016 Review
General	The proposal is sensitive to the existing ground levels and retains significant mature trees. The transplanted Fig tree has been incorporated into a courtyard/landscape area within the site.	The proposal is sensitive to the existing ground levels and retains significant mature trees. The transplanted Fig tree has been incorporated into a courtyard/landscape area within the site.
Open Space	Required setbacks have been provided and more than 50% of the front setback area is planted.	Required setbacks have been provided and more than 50% of the front setback area is planted.
Residential Open Space	The minimum balcony sizes within the development do not comply with <i>Table 4.23 Minimum Open Space</i>. All apartments include a balcony or courtyard that is furnishable and has good functionality. Additionally, there is extensive quality communal open space provided within the development, as well as local facilities for example Linear Park directly south of the site.	The minimum balcony sizes within the development do not comply with <i>Table 4.23 Minimum Open Space</i>. All apartments include a balcony or courtyard that is furnishable and has good functionality. Additionally, there is extensive quality communal open space provided within the development, as well as local facilities for example Linear Park directly south of the site.
Safety and Security	The proposed development optimises safety and security. Refer to the Design Report provided at Appendix D1 of the EIS.	The proposed development optimises safety and security. Refer to the Design Report provided at Appendix D1 of the submitted EIS.
Deep Soil	Deep soil is provided in the proposal in excess of these controls.	Deep soil is provided in the proposal in excess of these controls.
Stormwater Management for Open Space	Stormwater is retained on site and measures are provided to protect the stormwater quality. Refer to the Water Cycle Management Plan provided at Appendix V1 of the EIS.	Stormwater is retained on site and measures are provided to protect the stormwater quality. Refer to the Water Cycle Management Plan provided at Appendix V1 of the EIS.
Planting	Minimum soil depths are identified in detail sections. Typically soil depth is minimum of 300mm with localised mounding to 1000mm for trees.	Minimum soil depths are identified in detail sections. Typically soil depth is minimum of 300mm with localised mounding to 1000mm for trees.
Fences and Walls	Fences and walls have been designed in accordance with these controls.	Fences and walls have been designed in accordance with these controls.

Control	Existing Plan - 2015	Draft Plan - 2016 Review
4.10 Community Facilities <u>4.10.1 Controls</u>	The site is not identified in <i>Figure 4.9 Community Facilities Plan</i> .	The southern boundary of the site is identified in <i>Figure 4.9 Community Facilities Plan</i> to provide a park. The development is consistent with this control.
SECTION 5 – PRECINCT CONTROLS AND GUIDELINES		
5.2 Central Precinct		
<u>5.2.2 Site Configuration Controls</u>	The development site has been defined as shown in <i>Figure 5.5 Central Precinct Site Boundaries Plan</i> .	The development site has been defined as shown in <i>Figure 5.5 Central Precinct Site Boundaries Plan</i> .
<u>5.2.3 Floor Space Ratio Controls</u>	The development exceeds the FSR as shown in <i>Figure 5.6 Central Precinct Site Floor Space Ratios Plan</i>. Notwithstanding this non-compliance, the proposed development is consistent with the objectives of this control. A design competition has been conducted, ensuring good urban form. The design is slender and is of high quality, providing high amenity to both the residents and public. The Traffic Impact Assessment provided at Appendix Q of the EIS and detailed Traffic Response at Appendix G of the Response to Submissions Report address the upgrades to public transport and surrounding road network, that will provide higher capacities for future residents. These also address the impacts of the development on these capacities.	The development exceeds the FSR as shown in <i>Figure 5.6 Central Precinct Site Floor Space Ratios Plan</i>. Notwithstanding this non-compliance, the proposed development is consistent with the objectives of this control. A design competition has been conducted, ensuring good urban form. The design is slender and is of high quality, providing high amenity to both the residents and public. The Traffic Impact Assessment provided at Appendix Q of the EIS and detailed Traffic Response at Appendix G of the Response to Submissions Report address the upgrades to public transport and surrounding road network, that will provide higher capacities for future residents. These also address the impacts of the development on these capacities. The site is eligible for a 10% increase in FSR if the development is considered to have design excellence. Permitting this 10% increase to the allowable FSR, the development will comply.
<u>5.2.4 Land Use Controls</u>	<i>Figure 5.7 Central Precinct Land Uses Plan</i> permits residential uses but not commercial uses. The Planning Agreement between the applicant and SOPA includes the provision of retail in the development. The supermarket is only 1,500 sqm and serves the	The development complies with <i>Figure 5.7 Central Precinct Land Uses Plan</i> and <i>Figure 4.1 Active Frontages Plan</i> . It does not comply with <i>Figure 4.2 Awnings and Colonnades Plan</i> . This non-compliance was accepted by the Design Review Panel. SOPA showed acceptance of this non-compliance in their submission.

Control	Existing Plan - 2015	Draft Plan - 2016 Review
	role of providing amenity to residents within the surrounding area. Vehicle access has been provided on the street identified <i>Figure 5.7 Central Precinct Land Use Plan</i>. It has been provided further south on the nominated street, as to prevent disruptions to traffic flow at the Figtree Drive and New Street intersection.	The Linear Park frontage does not contain retail uses as detailed in one control. This is considered acceptable as <i>Figure 4.1</i> indicates that this frontage is for primary residential access. The proposal provides residential access on this frontage, which will activate the street, meeting the objectives of the controls. Correspondence from SOPA dated May 2017 showed support of the variation to not wrap retail around the Australian Avenue/Figtree Drive corner, given that an attractive townhouse/terrace amenity is proposed for Figtree Drive and a public space with retail along Australian Avenue. Additional retail to the proposed supermarket would detract from the commercial core to the north. This site is not part of the commercial core due to its predominant residential use.
<u>5.2.5 Building Height Controls</u>	The development does not comply with <i>Figure 5.8 Central Precinct Building Heights Plan</i>. A maximum of 10 storeys is permitted on the site. The proposal is between 9 and 35 storeys. The massing proposed meets the description of the Central Precinct, being a future high density mixed use neighbourhood. The site is in a prominent location, with public transport options within walking distance. This massing will provide more residential apartments in this prominent location, also increasing the provision of affordable housing apartments. The proposed height also meet the objectives of <i>4.6.8 Tower Building Controls</i> in limiting tall buildings to the south eastern quadrant of the Town Centre. The Masterplan provides a zone of 20-30 storey slender towers defining Olympic Boulevard. Australian Avenue is of similar prominence. The tower of Building	The development does not comply with <i>Figure 5.8 Central Precinct Building Heights Plan</i>. This plan indicates a 30 storey tower zone with a 6-8 storey block edge along Australia Avenue, 8 storeys with a block edge of 4-8 storeys on the south-west of the site, and a 20 storey tower zone with a 6-8 storey block edge on the north-west of the site. The proposed alternative massing concept redistributes height across the development to allow a more appropriate scale of building adjacent the existing fig trees whilst maintaining an appropriate scale to the precinct and site. This massing encourages a slender built form and was accepted by the Design Excellence Panel during the design competition for the site. An additional 4 storeys of height were recommended within comments provided by GMU to prioritise a slender building shape.

Control	Existing Plan - 2015	Draft Plan - 2016 Review
	2 matches that of the neighbouring Opal Tower, forming a gateway to the precinct when viewed along Australia Avenue. This massing was accepted by the Design Excellence Panel during the design competition for the site. An additional 4 storeys of height were recommended within comments provided by GMU to prioritise a slender building shape.	
<u>5.2.6 Building Zone and Setback Controls</u>	The two fig trees identified in <i>Figure 5.9 Central Precinct Building Zones and Setbacks Plan</i> are to be retained. There are minor non-compliances in the provision of setbacks with a 2.5m cantilever over Figtree Drive from Level 11 on Building 4, and a 2.5m cantilever over the view corridor from Level 12 on Building 2. The north-east corner of Building 1 slightly encroaches into the nominated 8m setback fronting Figtree Drive. SOPA have confirmed in a letter dated March 2017 that they have no objection to the proposed encroachment of the view corridor, on the basis that there are no adverse effects on the intent of the corridor. This minor encroachment will not have adverse effects. Encroachment into the 8m setback is minor and does not compromise the public domain and is consistent with objectives of this control.	The two fig trees identified in <i>Figure 5.9 Central Precinct Building Zones and Setbacks Plan</i> are to be retained. There are minor non-compliances in the provision of setbacks with a 2.5m cantilever over Figtree Drive, and a 2.5m cantilever over the view corridor from Level 12 on Building 2. The north-east corner of Building 1 slightly encroaches into the nominated 8m setback fronting Figtree Drive. A setback of 5-10m above 8 storeys has not been provided on the south-east corner of Building 2 as required. SOPA have confirmed in a letter dated March 2017 that they have no objection to the proposed encroachment of the view corridor, on the basis that there are no adverse effects on the intent of the corridor. This minor encroachment will not have adverse effects. Encroachment into the 8m setback is minor and does not compromise the public domain and is consistent with objectives of this control. The built form is articulated and slender. The south-east corner of Building 2 has been design to complement the neighbouring Opal Tower in providing a gateway to the precinct when viewed along Anzac Parade.
<u>5.2.7 Event Controls</u>	The site is not identified in <i>Figure 4.3 Event Access Plan</i>. Vehicle access has been provided on the street identified in <i>Figure 5.7 Central Precinct Land Uses Plan</i>.	The site is not identified in <i>Figure 4.3 Event Access Plan</i>. Vehicle access has been provided on the street identified in <i>Figure 5.7 Central Precinct Land Uses Plan</i>.

