MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
Chapter 2 - Desired Future Character		
2.3 Design Principles		
Development is to demonstrate how it is consistent with and/or builds upon the principles listed below:		
Principle 1 *- Value Hierarchy: Acknowledge that all Country is important, while prioritising areas with the greatest significance for Aboriginal people: Rivers, Mountains and Swamplands.*	**YES**	The design acknowledges the importance of all Country, prioritising the preservation of natural vegetation in the southern portion of the site. This approach respects the significance of natural landscapes and aligns with the principle of valuing significant areas.
Principle 2 *- Share the Country: Preserve natural areas for public use, avoiding building near rivers or hills. These can be future parks and recreation spaces.*	**YES**	The proposal preserves the southern portion of the site for natural vegetation, ensuring that natural areas are maintained for public use and future recreational spaces. This aligns with the principle of avoiding building near significant natural features and promoting public access to natural areas.
Principle 3 *- Orientation and High Points: Understand prevailing winds and solar pathways. Design with respect to solar orientation, wind and views.*	**YES**	The design considers prevailing winds and solar pathways, optimising the building's orientation for energy efficiency and comfort. The building's facade incorporates materials and design elements that enhance natural light and ventilation, respecting solar orientation and wind patterns.
Principle 4 *- Promote Biodiversity: Design with diverse plants and resources, that can be cultivated to ensure year-round availability.*	**YES**	The proposal seeks to retain diverse plant species in the landscaping of the southern portion, ensuring year-round availability of resources and promoting biodiversity. The retention of native vegetation enhances the ecological value of the site and supports local wildlife.
Principle 5 *- Promote Culture: Design Country to enhance our sense of culture, of our diverse and rich differences, and our commonalities.*	**YES**	The design incorporates elements that reflect the cultural significance of the area, enhancing the sense of place and community. This includes the use of materials and design features that celebrate the local culture and heritage.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
Principle 6 - *Let Country Be: Let the low areas be wet, the high areas be forested, the plains be wide and open. High value areas can be planned from the central point out.*	**YES**	The proposal respects the natural topography of the site, utilising the existing cut that presents to Julius Avenue. The design allows the low areas to remain vegetated and the high areas to be developed, maintaining the natural character of the site.
Principle 7 - *Increase Open Space: Create additional open spaces to support future growth and fill in walkability catchments.*	**YES**	The design seeks to celebrate open space by preserving the south-western portion of the site for natural vegetation and creating landscaped areas around the building. This supports future growth and enhances walkability within the precinct.
Principle 8 - *Strengthen Tree Canopy & Create Green Linkages: Use tree canopies and linear parks to link open spaces via streets and ameliorate effects of urban heat island.*	**YES**	The proposal strengthens the tree canopy by incorporating and preserving native trees and plants across the site. Green linkages are created, connecting open spaces and minimizing urban heat island effects. The design seeks to preserve the established southern bushland outside of building works with sensitive landscape design and enhance the tree canopies through targeted regenerative bushland area.
Principle 9 - *Revitalise, Reveal & Interpret Creeks As Woven Ways: Encourage residential development near creek lines (while being sensitive to flooding), referencing the water bodies through open streetscape design and pedestrian linkages.*	**YES**	While the site does not include creeks, the design references water bodies through open streetscape design and pedestrian linkages, enhancing the connection to natural elements.
Principle 10 - *Create Fine Grain Urban Grids: Prioritise pedestrians by introducing new streets and through-site links while increasing the number of crossing points and street connections.*	**YES**	The proposal prioritises pedestrian access by introducing a new pathway and connections within the site. The design increases the number of crossing points and street connections, enhancing walkability and accessibility.
Principle 11 - *Enhance Public & Active Transport: Improve and expand Macquarie Park's safe, legible and highly utilised active transport network.*	**YES**	The design improves access to public and active transport by providing safe and legible pathways for pedestrians and cyclists. The

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
		proposal supports the active transport network within Macquarie Park.
Principle 12 *- Design Arrival Experience & Emphasise Gateway Moments: Acknowledge different scale and arrival experiences of diverse individuals and visitors.*	**YES**	The building's facade and entrance design create a welcoming arrival experience, emphasising the gateway moments for visitors. The use of varied materials, enhances the visual appeal and identity of the site.
Principle 13 *- Density Around Amenity: Maximise activity levels by introducing a mixture of land uses, supported by facilitating social infrastructure. Position density around open spaces and other areas of high amenity, both to ensure its activation and maximise the number of residents benefiting from it. Avoid positioning residential uses along major roads.*	**YES**	The proposal maximises activity levels by positioning the building around landscaped open spaces and areas of high amenity. This ensures activation and benefits for residents and workers, while avoiding major roads for residential uses.
Principle 14 *- Accentuation: Locate height around the precinct's gateways and major open spaces to provide moments of arrival, contribute to area wayfinding, and improve the precinct's image. Create points of difference to help give character to Macquarie Park as a visually interesting, stimulating environment.*	**YES**	The design locates height around the precinct's gateways and major open spaces, contributing to wayfinding and the precinct's image. The building's form and materials create points of difference, enhancing the character of Macquarie Park.
Principle 15 *- Retention: Support Macquarie Park's existing assets by retaining its medium and large-scale buildings. Retain existing building stock as far as possible.*	**YES**	The proposal supports the retention of existing assets by integrating the building with the site's natural features and preserving mature vegetation. This approach maintains the site's ecological and aesthetic value.
Principle 16 *- Variety: Create environments that are visually interesting, stimulating, and offer a range of different experiences.*	**YES**	The design creates a visually interesting and stimulating environment by incorporating a variety of materials and design elements in the building's facade. The use of different textures and colours enhances the overall aesthetic, while ensuring reflectivity concerns are addressed. The landscape design further enhances the site characters with generous buffer planting and tree canopies, addressing the

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
		interfaces with a unique response to each adjacent neighbour and landscape.
Principle 17 *- Diversity: Provide a range of building typologies, sizes, uses and price points to support the varying needs of businesses and residents.*	**YES**	The proposal provides a range of building typologies and uses, supporting the varying needs of businesses and residents. The design includes flexible spaces that can adapt to different functions and requirements.
Principle 18 *- Climate Positive: Foster climate positive outcomes in construction and operation; be industry-leading in resource efficiency.*	**YES**	The building is designed to be climate positive, incorporating industry-leading resource efficiency and sustainable construction practices. The proposal aims to minimise its environmental impact and promote sustainability.
Principle 19 *- Resilient: Thrive despite short term shocks from weather and acute events and can adapt to longer term stresses like climate change.*	**YES**	The design ensures resilience to short-term shocks and long-term stresses, such as climate change. The building incorporates features that enhance its adaptability and durability, supporting a sustainable future.
Principle 20 *- Biodiverse & Regenerative: Prioritise natural systems, maintain a net positive impact on biodiversity, and foster local ecology to create a biophilic environment.*	**YES**	The proposal prioritises natural systems and maintains a net positive impact on biodiversity. The landscaping includes native species and regenerative practices that foster local ecology and create a biophilic environment.
Principle 21 *- Integrated Mobility: Facilitate the movement of people and goods in ways that are easy, healthy, efficient, and zero emission.*	**YES**	The design facilitates the movement of people and goods in efficient ways. The proposal supports integrated mobility solutions, enhancing connectivity within the precinct.
Principle 22 *- Vibrant & Healthy: Support different tenant requirements with places that are able to respond to future changes in the social, economic, technological and environmental context.*	**YES**	The building supports different tenant requirements with flexible and adaptable spaces. The design responds to future changes in social, economic, technological, and environmental contexts, ensuring a vibrant and healthy environment.
2.4 Structure Plan		

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
The objectives of the structure plan are as follows:		
a) Create distinct identities for each separate 'neighbourhood' through their streets, through-site links, public open spaces, wayfinding and street furniture, as well as the built form.	**YES**	The Proposal demonstrates consistency with the controls for Neighbourhood 7: Narrami Badu-Gumada, The through-site link proposed will allow connection to the Great North Walk from Julius Avenue.
b) Reveal and celebrate the creek lines running through and underneath Macquarie Park, by locating public open spaces, walkways and through-site links along them.	**N/A**	N/A to the Site
c) Create a central green boulevard along Waterloo Road that provides the key movement corridor for pedestrians, cyclists and public transport as well as an iconic green statement of a streetscape.	**N/A**	N/A to the Site
d) Continue to develop the commercial activity centre in Butbut around Catherine Hamlin Park, also introducing community uses to provide greater activation.	**N/A**	N/A to the Site
e) Create a new activity hub in Gari Nawi, mixing residential and commercial uses around new public open spaces.	**N/A**	N/A to the Site
f) Create a new residential activity hub located around a large new public park on Shrimptons Creek.	**N/A**	N/A to the Site
g) Position tallest buildings and highest densities around the areas of highest amenity as well as at gateways into the Precinct, particularly above and around the Macquarie Park Metro station.	**N/A**	N/A to the Site
h) Maintain a commercial core within the Butbut neighbourhood.	**N/A**	N/A to the Site

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
i) Protect and enhance the existing economic value of the Precinct by supporting existing tenants via an improved urban and commercial environment.	**YES**	The Proposal will improve the economic value of the precinct with a significant investment in the locality through the provisions of new streets, through-site links, and redevelopment of a vacant site for employment generating use.
The provisions of the structure plan are as follows:		
1. Development, including distribution of land uses, is to be in accordance with Figure 2. Structure Plan.	**YES**	The Proposal is in accordance with the Structure Plan in relation to development on the Site.
2. Public open spaces as well as Privately Owned Publicly Accessible Spaces ('POPS') are to be provided in accordance with Figure 2. Structure Plan.	**N/A**	N/A to the Site
3. Public streets are to be provided in accordance with Figure 2. Structure Plan.	**YES**	The Proposal includes a new street and through-site links in locations that are consistent with the Structure Plan.
4. Separated bicycle lanes are to be provided in accordance with Figure 2. Structure Plan.	**N/A**	N/A to the Site
Chapter 3 - Connecting with Country		
3.1 Designing with Country		
The objectives and provisions of Designing with Country have been addressed as part of a Designing with Country Statement which is included in the Architectural Design Report and Landscape Design Report provided alongside the EIS (inclusive of amendments).		
Chapter 4 - Streets & Landscape		
4.1 Street Network		
The objectives for streets and landscapes are as follows:		
a) Progressively transition the Precinct from a large-lot business park into a high-density urban environment, with a legible street network creating smaller, walkable blocks.	**YES**	Compliant.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
b) Provide a vibrant, activated street network that supports multiple uses and users, including as public spaces for community enjoyment and social gathering.	**YES**	The Proposal does not include any additional streets, but does not inhibit the possibility of future road links. This is justified by on-site vegetation retention, retention of parking spaces on the cul-de-sac of Richardson Place, and the agreement of Council that this extension is not considered required.
c) Provide streets that allow for events and all types of activation.	**YES**	Refer above.
d) Complete identified missing links in the street network and improve pedestrian permeability.	**YES**	Refer above.
e) Encourage pedestrian movement and increase share of active and public transport movements within the neighbourhoods.	**YES**	A new pedestrian through-site link is proposed as part of the Proposal which will encourage pedestrian movement throughout the Site and the precinct and increase the mode share of active transport.
f) Prioritise pedestrian amenity, pedestrian crossings, tree canopy coverage, and active transport routes over the supply of on-street car parking.	**YES**	The Proposal complies with the tree canopy targets prescribed by the Design Guide and provides improve pedestrian amenity through the provision of new a through-site link.
g) Support minimum necessary vehicle movements through the Precinct.	**YES**	The Proposal seeks to provide 38 car parking spaces to support the use, seeking to minimise the provision of car parking on Site to the minimum necessary which will assist to reduce vehicle movements throughout the precinct.
h) Accommodate the identified Woven Ways through street locations and design.	**YES**	N/A to the Site.
The provisions for streets and landscapes are as follows:		
1. Streets are to be provided and designed to be in accordance with Table 3. Street Network Characteristics and Figure 4. Street Network Map.	**N/A**	The Proposal in its amended form does not include any new streets.
2. Ensure new streets effectively accommodate the requirements of the identified Woven Ways and use	**N/A**	N/A to the Site.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
gateway points in the street network to celebrate Country.		
3. *Provide for bicycle and other active transport infrastructure where identified in Figure 15. Active Transport Network Map, working with Transport for NSW and providing for sufficient site area to be dedicated to that use.*	**N/A**	N/A to the Site.
4. *Incorporate Water Sensitive Urban Design (WSUD) techniques and planting integrated into all streets to maximise stormwater capture and further emphasise this in the streets that align with Woven Ways.*	**YES**	Although the Woven Ways strategy is not relevant to the Site, a sensitive stormwater management approach has been adopted to mimic natural existing overland flow hence minimising impact to Lane Cove River Catchment and National Park.
5. *All pedestrian and cycle crossing points should be safe, accessible and convenient.*	**YES**	All pedestrian crossing points proposed are safe, accessible and convenient.
6. *Way-finding signage must be provided at logical and visible points along main streets and at key intersections.*	**YES**	Wayfinding signage will be provided.
7. *Materials, furnishings, public art and landscaping within each road reserve must be of a high quality and consistent palette and should seek to reflect the local character of each neighbourhood.*	**YES**	All materials, furnishings, and landscaping throughout the road reserve will be of a high quality and consistent palette.
8. *All publicly accessible areas must meet Disability Discrimination Act (DDA) standards of universal access.*	**YES**	Compliance with the DDA has been achieved.
9. *CPTED principles must be achieved including encouraging passive surveillance, effective lighting, management of public areas and boundary demarcation.*	**YES**	CPTED principles are achieved on the Site.
10. *Pedestrian scaled lighting must be included along all pedestrian and cyclist routes.*	**YES**	Lighting is proposed to the through-site links and all pedestrian pathways.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
11. Tree canopy coverage is to be prioritised over street parking, with tree blisters provided between every two-to-three on-street parking spaces.		Street parking is not proposed, allowing the Proposal to maximise tree planting.
12. The design of streets are to provide appropriate soil volumes and subsoil drainage to support street tree planting, where provided.	**YES**	Street design has been designed to comply with this provision.
13. Bicycle lanes shall be designed with: *o Design speeds of 30 km;* *o Clearly demarcated with strong and consistent visual cues;* *o Bicycle priority demarcated at intersections with strong and consistent visual and physical clues and supportive directional and associated road signage;* *o Vehicle crossovers should be minimised where they intersect with cycle paths/shared paths;* *14. Where bicycle parking facilities are provided, they should be paired with self-maintenance hubs in locations with weather protection, passive surveillance and lighting*	**N/A**	N/A to the Site.
4.2 Through-site Links		
The objectives for through-site links are as follows:		
a) To increase pedestrian permeability throughout the Precinct, including through private lots.	**YES**	The Proposal provides a through-site link in a location prescribed by the Macquarie Park Design Guide, thereby complying with this control.
b) To facilitate large floor-plate commercial buildings without impacting pedestrian permeability throughout the Precinct.	**N/A**	Not applicable.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
c) To ensure through-site links are fully accessible, continuous, and safe at all times of day and night.	**YES**	The Proposal provides a through-site link that will be fully accessible, continuous and safe.
d) To encourage active uses adjoining through-site links, contributing to the vitality and 18-hour economy of the Precinct.	**YES**	The Proposal provides a through-site link in the locations prescribed by the Macquarie Park Design Guide, thereby complying with this control.
The provisions for through-sitelinks are as follows:		
1. Through-site links are to be provided in the approximate locations shown in Figure 16. Through-Site Links Map, sufficient to ensure that a city block that extends in any direction for more than 130m between public streets and/or public open spaces shall be provided with a public right of way across the site.	**YES**	The Proposal provides a through-site link in the locations prescribed by the Macquarie Park Design Guide, thereby complying with this control.
2. Where city blocks are composed of multiple properties, through-site link width requirements can be split across lots. The applicant must show how the dimensional requirements can be met without requiring demolition of any existing property, which may result in an unequal split between properties.	**YES**	The Proposal provides a through-site link entirely located on the Site as prescribed by the Macquarie Park Design Guide, thereby complying with this control.
3. Where a development has the potential to complete a through-block connection by extending an existing or proposed connection on an adjoining site, the development should provide for the completion of that connection.	**N/A**	N/A to the Site.
4. Within 400m of the Metro stations, additional pedestrian connections should be provided when requested by the consent authority to manage high pedestrian volumes.	**N/A**	N/A to the Site.
5. Through-site links are to be provided with a continuous, 24/7 easement for public right of way.	**N/A**	Not applicable.
6. Each through-site link is to be designed such that it is:	**YES**	Compliant.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
a. Designed in accordance with Figure 17. Through-Site Link Indicative Plan & Section. *b. A minimum of 12m wide for at least 75% of its total length;* *c. A minimum of 6m wide at any one point;* *d. A minimum 4m wide paved fully accessible continuous path of travel connecting from public street to public street, meeting relevant clauses of the Australian Standards – AS1428 suite as well as the Access provisions in the RDCP2014;* *e. Designed to minimise conflicts between pedestrians, cyclists and vehicles;* *f. Well-lit, well-signposted and easily identified as publicly accessible by passersby;* *g. Designed with attractive and high quality exterior grade materials, finishes and furniture consistent with the adjoining public streets and open spaces;* *h. Provided with medium to large canopy trees (refer to 6.5 Canopy Coverage and Biodiversity for tree size definitions) with average spacing of 6m along entire length;* *i. Open to the sky.*		
7. Where a through-site link forms a component of a Woven Way, it shall be designed in accordance with Part 3.2 Woven Ways.	**N/A**	N/A to the Site.
8. Despite Provision 6.i., a through-site link may be overhung by built form if the through-site link: *a. Maintains a minimum vertical clearance of 6m;* *b. Is overhung for a maximum continuous length of 12m at any one point; and* *c. Remains open to the sky for a minimum of 75% of its total length.*	**YES**	The through-site link is not overhung at any point.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
4.3 Open Space Network		
The objectives for open space networks are as follows:		
a) Implement a Country-centred approach to open spaces, introducing a network of open spaces that reference the Designing with Country objectives in this Design Guide including the Woven Ways, Meeting Places and Entry Statements.	**N/A**	N/A to the Site.
b) Provide an appropriate quantum, character and variety of public open spaces to meet the active and passive recreation needs of residents, workers and visitors to Macquarie Park.	**N/A**	N/A to the Site.
c) Improve the visual character of the Precinct, contributing to the extent and level of connection of canopy coverage and green coverage.	**YES**	Compliant.
d) Provide points of interest that contribute to the Precinct's identity and ease of wayfinding.	**N/A**	N/A to the Site.
e) Ensure open space is inviting, accessible, diverse and comfortable; fostering opportunities for active lifestyles and social connections.	**YES**	The open spaces are designed with consideration to accessibility, CPTED and interaction to the building activities, as well as adjacent neighbours. Integrated materials and planting approach are used to balance the need for screening and safety, while creating comfort and distinctive characters for each of the space.
f) Help define the varying character and hierarchy of the different activity hubs.	**YES**	The open spaces design not only responds to the building, the bushland within the development area, but also respond to the existing and future neighbours of the precinct.
g) Contribute to the walking, cycling and active transport network.	**YES**	The design unlocks and provides new pedestrian and cycling connections across the site, strategically connects to the Great North Walk in Lane Cove National Park.
h) Contribute to stormwater and ecological management.	**YES**	Due to the Site's close proximity and integration with the southern national parkland, the current strategy of discharging into the bush via a permanent level spreader is required to closely mimic the pre-

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
		existing 'state of nature' condition. This will provide crucial natural irrigation to this area.
The provisions for open space networks are as follows:		
1. *Open spaces are to be provided and designed in accordance with Figure 18. Open Space Network Map and Table 4. Publicly Accessible Open Space Characteristics.*	**N/A**	N/A to the Site.
2. *Open spaces are to be dedicated to the Council in accordance with Figure 20. Land Dedication Map, unless by agreement with Council where they may be provided as privately owned publicly accessible open space (POPS).*	**N/A**	N/A to the Site.
3. *Water Sensitive Urban Design (WSUD) is to be incorporated into all new open space, with including where interfaces and aligns with existing creeks and historic lines (Woven Ways).*	**YES**	The current strategy of discharging into the bush via a permanent level spreader is required to closely mimic the pre-existing 'state of nature' condition. This will reroute the existing site runoff flows into an OSD prior to discharged over the newly developed landscape architecture design. Through natural topography, this runoff will eventually reach the Lane Cover River.
4. *High-quality hardscape and furniture elements that reflect the character of the neighbourhood, referring to Public Domain Character & Material Palettes in Figure 30, Figure 31, Figure 32, Figure 33, Figure 34, Figure 35 and Figure 36.*	**YES**	The design incorporates landscape characters as suggested for Neighbourhood 7. The hard surfaces for meeting points/plaza will be further considered especially with Indigenous artwork interpretation on paving.
5. *Ensure visual and physical connectivity between open spaces, woven ways and through-site access to link them to each other and to the wider area.*	**YES**	The pedestrian link proposed in the design further connects to the Great North Walk.
6. *Ensure open space is open to the sky. Awnings, weather protections, outdoor dining areas, level transitions associated with building entrances should generally take place within the remaining developable area and shall not be counted to minimum recreation area requirements.*	**N/A**	N/A to the Site.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
7. Ensure minimum solar amenity is provided to protect tree and vegetation growth in all publicly accessible open spaces and to support their use as dwell space.	**YES**	The Proposal incorporates a minimum 20% of the roof area for PVC's.
8. Each nominated public open space will have the solar protections in accordance with Figure 19. Solar Protections Map, which specifies the percentage of land within each public open space that is to have sunlight access within a specific range of hours across the day.	**N/A**	Not applicable.
9. Solar controls may not be able to be met where overshadowing is occurring due to an existing concept approval that predates this Design Guide, unless that application is being significantly modified in which case the Solar Protections listed in Figure 19. Solar Protections Map will apply.	**N/A**	Not applicable.
10. Ensure design mitigates adverse wind effects and satisfies the RDCP2013 Acceptable Criteria for Environmental Wind Conditions for communal outdoor spaces. Wind comfort should be selected for sitting, standing and walking, as is appropriate considering the intended use of each space.	**YES**	The design incorporates robust concrete walls and the building is strategically placed within an existing site cut to reduce wind exposure. Glazing is designed to withstand high wind loads, and existing landscaping is preserved to act as natural windbreaks.
11. Existing trees are to be retained in the design of new and enhanced public open spaces wherever possible.	**YES**	Existing trees are to be retained and incorporate in the landscape design where not affected by building works.
12. Development within Neighbourhood 7 should consider the use of landscape typologies that do not increase or exacerbate bush fire impacts.	**YES**	Robust, non-combustible materials will be explored for the landscape amenities in the southern bushland to minimise bush fire impact.
13. Private and public domain should utilise fauna friendly lighting per the Best Practice Lighting Design detailed in the National Light Pollution Guidelines for Wildlife (Cth DCCEEW 2020) to reduce	**YES**	Compliant.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
potential impacts associated with light spill into Lane Cove National Park.		
Chapter 5 - Buildings		
5.1 Site Planning		
The objectives for the design of buildings are as follows:		
a) Ensure that development occurs within the framework of streets and open spaces proposed for the Precinct.	**YES**	Compliant.
b) Ensure development provides appropriate interfaces and mitigation of noise pollutants to ensure a high quality of life for future residents, workers and visitors.	**YES**	Compliant.
c) Encourage a shift away from the car-oriented site planning associated with the Precinct's history as a drive-up business park typology, to the high-density, high-activity urban environment now defined for the Precinct.	**YES**	Compliant.
d) Ensure buildings address existing and proposed streets.	**YES**	Compliant.
e) Ensure building and service placement promotes pedestrian-friendly streetscapes and enhance the overall urban aesthetic.	**YES**	Compliant.
The provisions for the design of buildings are as follows:		
1. Sites planning is to either deliver or ensure the future provision of new streets, open spaces and through-site links in accordance with Figure 4. Street Network Map, Figure 16. Through Site Links Map, and Figure 18. Open Space Network Map.	**YES**	Compliant.
2. A Noise and Vibration Impact Assessment is to be prepared by a suitably qualified acoustic consultant	**YES**	Acoustic: Compliant via Noise & Vibration Impact Assessment

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
when submitting a development application for a new building within 100m of the M2 corridor, Epping Road or Lane Cove Road.		
3. *A vegetation buffer is to be established between residential buildings and the M2, Epping Road or Lane Cove Road prior to occupation. The vegetation buffer is to be of sufficient width to assist in intercepting wind-blown dust by physical entrapment of airborne particles.*	**N/A**	Not applicable.
4. *Development assessment shall include, but not be limited to, consideration of the following (or equivalent, where updated or superseded), as relevant to the proposed use: a. NSW State Environmental Planning Policy (Transport and Infrastructure) 2021; b. NSW Noise Policy for Industry 2017; c. Development Near Rail Corridors and Busy Roads – Interim Guideline 2008; d. NSW Assessing Vibration: A Technical Guideline 2006.*	**YES**	Compliant.
5. *Development within Neighbourhood 7 is required to address the objectives and provisions of the current NSW RFS publication Planning for Bush Fire Protection (or equivalent).*	**YES**	A Bushfire Assessment has been prepared to respond to *Planning for Bush Fire Protection*
6. *Where inconsistencies exist between the current Planning for Bush Fire Protection and this Design Guide, the provisions of Planning for Bush Fire Protection shall prevail to the extent that the inconsistency is considered minor and does not substantially depart from the Design Guide.*	**YES**	A Bushfire Assessment has utilised the provisions of *Planning for Bush Fire Protection* to alleviate discrepencies.
7. *Parking shall be exclusively accommodated within basement areas, ensuring optimal utilization of above-ground space and maintaining a visually unobtrusive environment, except where they are effectively screened through the integration of*	**YES**	Compliant.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
habitable uses, such as commercial spaces or apartments where permitted.		
8. Where parking, loading, or storage areas are positioned at ground level or above, they shall be fully contained within the building footprint as well as effectively screened through the integration of habitable uses, such as commercial spaces or apartments where permitted.	**YES**	Compliant.
9. All loading and storage shall be confined within the building footprint to enhance the overall functionality and appearance of the development while minimizing visual and noise disturbances associated with external loading and storage.	**YES**	Compliant.
10. Off-street surface parking is prohibited, except where provided as accessible parking and designed in accordance with Australian Standard – AS/NZS 2890.6.	**YES**	Parking for the development will be provided and be designed in accordance with Australian Standards.
11. Within any off-street surface parking, including existing, one medium tree should be planted in every fifth car parking space provided. The tree is to be in a planted zone of 13 m2 – the equivalent of a car parking bay area. Trees should be evenly distributed in a chequerboard fashion to increase shading.	**YES**	All car parking is provided undercover, and therefore no tree planting is provided.
5.2 Building Line Setbacks		
The objectives for building line setbacks are as follows:		
a) Enhance the character of existing streets and create new streets which contribute to the character and identity of the Precinct.	**YES**	Compliant.
b) Retain and reinforce the existing character of green setbacks with mature planting.	**YES**	Compliant..

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
c) Ensure views to the sky and views between buildings from the public realm, including between buildings on adjoining lots.	**YES**	Compliant..
d) Ensure appropriate separation between buildings to protect residential amenity and privacy.	**YES**	The Proposal is generally compliant with the boundary setback controls across the length of the building.
e) Ensure appropriate amenity for the public domain including wind conditions, solar access and protection from weather.	**YES**	Compliant.
The provisions for building line setbacks are as follows:		
1. Minimum setbacks and build-to lines are to be provided in accordance with Figure 37. Building Setbacks Map and summarised as follows: *a. 3m setback to all existing and new open spaces unless otherwise specified;* *b. 6m setback to all existing and new streets unless otherwise specified;* *c. Minimum side and rear boundary setbacks of 9m;* *d. Landscaped setback to Waterloo Road of whichever is the lesser of 10m from the property boundary or 25m from the centre-line of Waterloo Road;* *e. 10m landscaped setback to Epping Road;* *f. 15m landscaped setback to Lane Cove Road.*	**YES**	The STSS has since been relocated adjacent to the building, as Richardson Place is no longer being extended. As such, the building line setbacks are achieved.
2. Awnings, canopies, sun shading and screening elements may project into setback zones.	**N/A**	Not applicable.
3. Where development lots 'abut' existing or new publicly accessible open space, both their setbacks and their building frontages will be designed to either directly interact or be distinctly 'separated' from the public realm (whichever is most appropriate to the ground floor use).	**N/A**	Not applicable.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
4. *Basement car park structures should not encroach into the minimum required setbacks, unless the structure is designed to support mature trees and deep root planting and the overall development meets or exceeds the Tree Canopy Coverage requirements outlined in Table 7. Tree Canopy, Deep Soil and Tree Planting Requirements.*	**YES**	Compliant..
5.3 Building Envelopes		
The objectives for building envelopes are as follows:		
a) *Promote architecture that puts people first, including how they experience a building at street level and how public areas and buildings interface. Encourage innovative, creative and high-quality building design that positively contributes to the public domain and defines streets and public spaces. Produce building frontages that create human scale and are busy and active, addressing open space, pathways and woven ways to bring activity and connections and provide passive surveillance.*	**YES**	The proposed Data Centre's design, with its building envelope positioned along Julius Avenue, ensures that the building interfaces well with the street. The use of low-reflectivity materials and blue/green colours creates a visually appealing facade that enhances the pedestrian experience. The faceted facade geometry adds architectural interest and breaks down the building's scale, making it more approachable at street level.
b) *Create a permeable and interesting skyline.*	**YES**	The faceted facade geometry of the Data Centre contributes to an interesting and dynamic skyline. The variation in materials and the articulation of the building's form help reduce the visual bulk and create a more engaging silhouette against the sky. This design approach aligns with the objective of creating a permeable and interesting skyline.
c) *Reduce the apparent bulk and scale of large-plate commercial buildings and tall residential towers.*	**YES**	The use of faceted facade geometry, glazing, and the combination of precast concrete with bronze-coloured metal cladding effectively reduce the apparent bulk and scale of the Data Centre. These design elements break up the massing of the building and create a more human-scaled appearance, which is essential for integrating the Data Centre into the established commercial precinct. Additionally, the use of an existing cut on the north portion of the site, helps

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
		imbed the proposed building into the landscape, and minimizes overall height and bulk.
d) Maintain views to the sky.	**YES**	The positioning of the building envelope along Julius Avenue, with the remainder of the site reserved for existing established vegetation, helps maintain views to the sky. The design ensures that the building does not dominate the site, allowing for open spaces and sightlines that preserve the visual connection to the sky.
e) Ensure adequate separation between buildings to provide air, space, light and views between buildings, maximising direct solar access to adjoining properties.	**YES**	The proposed Data Centre's design respects the need for adequate separation between buildings. By positioning the building envelope to the north portion of the site and reserving the rest for vegetation, the design ensures sufficient space, light, and air circulation. This layout maximizes direct solar access to adjoining properties and maintains a pleasant environment for both the Data Centre and its neighbours.
The objectives for building envelopes are as follows:		
1. Floor plates within mixed-use and residential buildings at heights above either 8-storeys or a height of building of 32-metres above natural ground level (whichever is lesser) are not to exceed 750m² GFA.	**YES**	As the Data Centre is an industrial building, this provision does not directly apply. However, the design ensures that the building's massing is broken up through the use of faceted geometry and varied materials, aligning with the intent of this provision to reduce visual bulk.
2. Where possible, avoid large footprint, single-site buildings and aim for series of buildings around courtyards that allow through-site links.	**YES**	The Data Centre's design, with its building envelope positioned along Julius Avenue and the remainder of the site reserved for vegetation, avoids a large, monolithic footprint. This approach creates a more integrated and connected site layout, enhancing the overall urban fabric.
3. Floor plates within industrial and commercial buildings at heights above either 8-storeys or 32-metres above natural ground level (whichever is	**YES**	The Data Centre's design incorporates faceted facade geometry and varied materials to achieve a slender building form. These

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
lesser) are not to exceed 2,000m²GFA, unless it can be demonstrated that slender building forms are achieved through courtyards, atria, articulation or architectural devices. Design building massing, setbacks and articulation zones to enable the achievement of appropriate wind conditions. Use appropriate design features to minimise the impact of wind on the public domain, and ensure design mitigates adverse wind effects and satisfies the relevant wind criteria for the intended uses of the public domain.		architectural devices help articulate the building's massing and reduce its visual impact, aligning with the provision's intent.
4. *Use changes in scale and built form to create architectural interest and diversity and enhance relationship with the public domain.*	**YES**	The proposed design achieves architectural interest and diversity through the use of glazing, precast concrete, and bronze-coloured metal cladding. These elements create a visually engaging building that enhances its relationship with the public domain.
5. *Tower building forms are to provide a minimum 3m upper-level setback at or before the 8th storey, the top storey, or a height of building of 32-metres above natural ground level (whichever is lesser), to reduce the visual bulk of mid-rise buildings as well as create podium and tower forms in taller buildings.*	**YES**	The Data Centre's design does not include a tower form, but the principles of reducing visual bulk and creating a human-scaled building are achieved through the use of varied materials and faceted geometry.
6. *Minimum separation distances between residential buildings and building forms shall be provided in accordance with Figure 38. Residential Building Separation Diagram and summarised below. Note that height in storeys is measured from the lowest ground floor, regardless of use.* a. *Provide minimum 6m between non-habitable uses, 9m between habitable and non-habitable uses, and/or 12m separation between habitable uses on the first 4-storeys.* b. *Provide minimum 9m between non-habitable uses, 13.5m between habitable and non-habitable uses, and/or 18m separation between habitable uses on the 5th to the 8th storeys.*	**N/A**	Not applicable

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
c. Provide minimum 12m between non-habitable uses, 18m between habitable and non-habitable uses and/or 24m separation between habitable uses on the 9th storey and above.		
7. Minimum separation distance between non-residential buildings and building forms shall be in accordance with Figure 39. Commercial Separation Diagram as summarised below. *a. Provide minimum 18 m separation between buildings parallel to each other within a site.* *b. Provide minimum 12 m separation between buildings perpendicular to each other within a site. This reduced building separation control only applies where the width of each length of facing facades does not exceed 32m.*	**YES**	Due to the arc of Julius Avenue, allotments and buildings are arranged generally in a radial organisation.
8. Minimum separation distances between residential and non-residential buildings and buildings forms shall be provided in accordance with whichever has the largest dimensional requirement.	**YES**	There are commercial buildings to both the east and west of the Site.
9. Where residential are adjacent to non-residential buildings and vice versa, they are to be designed with regard for the interface between the two. Functional planning shall respect views in both directions, with privacy screening provided to both land use types wherever conflicts may exist.	**N/A**	Not applicable
10. Buildings should be designed with a single upper-level setback to avoid numerous distinct tiers. This may result in greater-than-minimum setbacks being required on the levels below the setback.	**YES**	The building envelope is essentially maintained across all levels.
11. Despite Provision 10, the uppermost level of any building can be provided with a further additional upper-level setback.	**N/A**	Not applicable
12. Any sites subject to the Prescribed Airspace for Sydney Airport Obstacle Limit Surface (OLS) are to	**N/A**	Not applicable

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
obtain approval under the Airports (Protection of Airspace) Regulation including any construction equipment such as cranes.		
13. Objects taller than 100m above ground must be referred to the Civil Aviation Safety Authority, per Regulation 7.1.5.1 of the CASA Manual of Standards Part 139.	**N/A**	Not applicable
5.4 Building Frontages		
The objectives for building frontages are as follows:		
a) Maximise street level activation in the Precinct while acknowledging the limit of total retail capacity in an area containing a super-regional retail centre.	**N/A**	The development does not alter the existing retail capacity of the surrounds.
b) Contribute to pedestrian safety through passive surveillance of streets, through-site links and public open spaces.	**YES**	The substantial glazing on the building enhances passive surveillance by providing clear sightlines from the building to the street and vice versa. This design feature contributes to pedestrian safety by ensuring that the street is well-monitored and visually connected to the building's interior spaces.
c) Ensure all building facades contribute to the overall commercial character of the precinct.	**YES**	The faceted facade geometry adds architectural interest and reinforces the area's modern, high-tech aesthetic. The avoidance of fencing along Julius Avenue maintains an open and identifiable entrance, further contributing to the precinct's commercial character.
d) Ensure relevant building facades minimise impacts on surrounding areas, particularly the Lane Cove National Park.	**YES**	The building's design, with its primary vehicle access from the east-west road and substantial glazing on the front of the building, minimises visual and physical impacts on the surrounding areas. The careful positioning of the building envelope and the use of high-quality materials ensure that the facade is visually appealing and contextually appropriate, reducing any potential negative impacts on the nearby Lane Cove National Park.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
e) Contribute to a 'fine grain' street character through frequent building entries and the maximising of visual interest along all public streets.		The building's substantial glazing and the avoidance of fencing along Julius Avenue contribute to a fine-grain street character. The transparent facade and multiple entry points create a visually interesting and engaging streetscape, enhancing the pedestrian experience and integrating the building seamlessly into the urban fabric.
The provisions for building frontages are as follows:		
1. Contributory frontages are to be provided in the approximate locations shown in Figure 40. Contributory Frontages Map. The map identifies frontages on both existing and master planned streets, the precise locations of which may differ from those shown.	**YES**	The proposed Data Centre's frontage along Julius Avenue is designed to be a contributory frontage, with a design that aligns with the intent of the Contributory Frontages Map.
2. Contributory frontages in Macquarie Park may be a mix of office premises, business premises, retail premises and Small Office/Home Office (SOHO) frontages. *a. Retail active frontages are to be provided on prominent corners and to provide amenity to public open spaces;* *b. Commercial active frontages are to provided along all frontages facing public streets and public open spaces, except where retail active frontages are provided;* *c. Residential dwellings are generally not permitted along ground floor frontages, except for the limited use of Small Office/Home Office (SOHO) frontages per Provision 5.4.5 below.*	**N/A**	Development of such a nature is not proposed.
3. Areas for above-ground parking, loading, storage and services along active frontages are to be concealed behind one of the uses identified in Provision 5.4.2 above, except for the limited extent in	**YES**	The design of the Data Centre ensures that all parking is included in a street level area that is within the building envelope, and that services are generally concealed from key public vantage points. Roof plant is screened and services areas are located behind solid walls, and in back-of-house areas. This approach maintains the visual

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
which these areas are required to have direct access to/from the exterior of the building.		integrity of the building's frontage and enhances the pedestrian experience along Julius Avenue.
4. *Retail active frontages are to...*	**N/A**	Not applicable
5. *Small Office/Home Office (SOHO) typologies may be provided on the ground floor of residential / mixed-use developments provided...*	**N/A**	Not applicable
6. *For buildings bordering Lane Cove National Park, window design considerations may include the following to reduce likelihood of bird collision risk:* a. *Utilise tilted glass, non-reflective glass or glass treated with film;* b. *Plant vegetation of suitable height to block windows, this may provide a visible barrier for avoidance; and/or* c. *Install internal window shading (i.e., blinds, curtains) to reduce potential bird attraction to light.*	**YES**	The Data Centre's design includes considerations for minimising bird collision risks, such as the use of non-reflective glass and internal window shading. These measures ensure that the building is environmentally sensitive and reduces its impact on local wildlife.
Chapter 6 - Environmental Management & Sustainability		
6.1 Climate Risk and Resilience		
The objectives for climate risk and resilience are as follows:		
a) *Embed design for a future climate in all design processes using Representative Concentration Pathway (RCP) 8.5 in 2090 climate scenarios.*	**YES**	All matters have been considered as part of the EIS, and any future amendments.
b) *Identify mechanisms to manage heat, bushfire, smoke, flood & storm impacts during extreme events.*	**YES**	All matters have been considered as part of the EIS, and any future amendments.
c) *Provide community facilities that support social resilience during major shock events*	**N/A**	Not applicable

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
d) Effectively mitigate climate risk in alignment with the Taskforce for Climate-related Financial Disclosures (TCFD).	**YES**	Compliant.
e) Enable flexible, adaptive and regenerative systems with the capacity to be changed subject to uncertain future pressures.	**YES**	Compliant.
f) Promote sustainable use of water across the precinct and encourage water conservation and reuse.	**YES**	Compliant.
g) Ensure new development incorporates design approaches that minimise the Urban Heat Island effect.	**YES**	To minimise the Urban Heat Island effect, the design preserves existing vegetation and incudes additional tree planting, which provide shading. The use of certain materials for roofs, pavements, and walls, along with solar panels, further reduces heat absorption. The building's substantial glazing in the Front of House component enhances natural light and passive surveillance, while underground parking minimizes heat from hard surfaces.
The provisions for climate risk and resilience are as follows:		
1. Development must deliver a climate positive precinct, including: *a. All electric built environment;* *b. Zero fossil fuel use for regular building operations;*	**YES**	The Proposal is all-electric, with no gas connection proposed to the Site.
2. Design all residential buildings, including student accommodation, to achieve thermal safety outcomes aligned with Chartered Institution of Building Services Engineers (CIBSE) TM59 Design methodology for the assessment of overheating risk in homes (2017).	**N/A**	Not applicable.
3. Development must manage overland flooding by requiring:	**YES**	Objectives have been met through Civil and Flood Engineering design.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
a. All critical equipment and services to be located above Probable Maximum Flood (PMF) levels; *b. All structures below PMF must be designed to survive flooding; Flood events are managed for peak flow to avoid damage to bio retention areas; and,* *c. Water sensitive urban design elements are included.*		
4. Where possible, provide space for centralised precinct thermal and power utilities.	**N/A**	Not applicable.
5. Include space within buildings for future energy storage (electrical and/or thermal batteries).	**N/A**	Not applicable.
6. Community facilities are to be designed to serve as gathering places during emergencies and interruptions in services.	**N/A**	Not applicable.
7. The development must identify mechanism to manage natural hazards: including but not limited to storms, flooding, heat, bushfire, smoke, dust and reduced air quality events.	**YES**	All matters have been considered as part of the EIS, and any future amendments.
8. Balance evapotranspiration through planting for local passive cooling and drought-tolerant plant species.	**YES**	Planting palette includes native species from the local ecological community, with large proportion of grasses to minimise irrigation requirement.
9. Increase rainwater infiltration and allow improved cooling effects of evaporation by retaining and expanding design elements that retain water in landscapes, and by minimising impermeable surfaces.	**YES**	Compliant.
10. Limit negative impacts of heat absorption of built elements by using green cover, cool materials and shade cover.	**YES**	Generous landscape area and trees canopies are proposed in the new design to provide green amenity and minimise extensive hard stand areas.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
11. Placement of HVAC units is to consider the impact of heat rejection on habitable rooms and communal open spaces, including those of neighbouring properties.	**YES**	The proposed HVAC units are compliant to AS 1668.2 and AS 3666.
6.2 Greenhouse Gas Emissions and Energy		
The objectives for greenhouse gas emissions and energy are as follows:		
a) Deliver a Net-zero carbon precinct at time of delivery and throughout operational life.	**YES, ON MERIT**	These matters are addressed in the ESD Report and GHG Emissions Report provided with the EIS, inclusive of any future amendments.
b) Ensure that the precinct does not use fossil fuels in regular precinct operations but ensures a reliable energy supply that also ensures energy affordability and minimises energy use.		
c) Deliver a precinct that is demand-responsive, and smart utility grid ready.		
d) Provide an objective governance framework to ensure that sustainability objectives are delivered in development.		
e) Provide an independent verification process to ensure that sustainability can be delivered and utilised by all.		
f) Ensure that sustainability measures in development are reviewed by an independent third party to provide consent authorities confidence in delivering objective sustainability outcomes.		
The provisions for greenhouse gas emissions and energy are as follows:		
1. All normally operating building and precinct systems must be electrified.	**YES, ON MERIT**	

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
2. *Buildings and public realm design must achieve high levels of energy efficiency through passive design and efficient services.*		These matters are addressed in the ESD Report and GHG Emissions Report provided with the EIS, inclusive of any future amendments. The proposal has a targeted Power Use Effectiveness (PUE) of 1.39, comparable to the industry standard PUE of 1.59.
3. *Development must demonstrate how it has reduced embodied carbon in all construction by 30% relative to 'Business as Usual' with a stretch target of 40% using Green Star LCA methodology.*		
4. *Development must ensure that rooftops used are for energy generation (through Photovoltaic panels) where not otherwise used for resident or visitor amenity, or vegetation-based habitat. Where photovoltaic panels are located, development must also explore the opportunity for vegetation to sit beneath the panels.*		
5. *Development applications are to consider and outline where future batteries could be suitable within future development design. This could include potential adaptive reuse of former basement / parking areas.*		
6. *Development is to consider how energy, water, or other utilities are shared between buildings or across the Precinct.*		
7. *Development is to achieve the Performance Standards provided in Table 5. Sustainability Rating Targets.*		
6.3 Circular Economy, Materials and Waste Management		
The objectives for circular economy, materials and waste management are as follows:		
a) *Achieve circularity in the construction, operational, and end-of-life stages of all buildings and other constructions throughout the Precinct.*	**YES**	These matters are addressed in the Waste Management Plan provided with the EIS.
b) *Minimise new resource and new product use.*		

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
c) Protect natural resources that would otherwise be damaged through resource extraction or deposition.		
d) Protect from waste products littering the public realm and damaging the natural ecosystems.		
e) Divert operational waste from landfill.		
f) Eliminate single-use plastics from the upstream supply chain in both construction and operations.		
g) Establish high levels of recyclability in the upstream supply chain in both construction and operations.		
The provisions for circular economy, materials and waste management are as follows:		
1. Building forms must promote longevity by allowing easy adaptive reuse to accommodate alternative occupancies.	**YES**	These matters are addressed in the Waste Management Plan provided with the EIS.
2. Provide spaces that facilitate sharing economy programs like car share services, bicycle share services, and community tool libraries.		
3. Provide space in buildings and public realm to facilitate collection and storage of multiple waste streams.		
4. Organic waste diversion or capture must be provided for all buildings and all use types.		
5. Development applications are to be accompanied by a Construction Management Plan demonstrating how: *a. recycled content is to be used in all construction in accordance with Green Star methodology or equivalent;* *b. the majority of construction waste will be diverted from landfill to beneficial re-use (provisionally 90%, in line with Green Star benchmarks or equivalent).*		

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
6. *Development is to demonstrate how they can achieve a 60% quantity reduction (from business-as-usual) in operational waste to landfill, including thorough consideration of:* *a. establishment of a Centralised Waste Management Network for storage and collection;* *b. separation and recycling of recoverable waste by type.*		
6.4 Water Quality, Flooding and Stormwater		
The objectives for water quality, flooding and stormwater are as follows:		
a) To be water positive through water efficiency, preservation of non-renewable water resources and reduction in consumption of mains potable water.	**YES**	These matters are addressed in the Water Management Plan and Flood Impact and Risk Assessment provided with the EIS, inclusive of amendments.
b) To ensure evapotranspiration addresses water efficiency implications.		
c) To assist in the management of stormwater to minimise flooding and impacts to surrounding upstream and downstream areas.		
d) To reduce the effects of stormwater pollution on receiving waterways.		
e) Integrate sustainable water management practices promoting efficient water use, stormwater management and ecological resilience by integrating water sensitive urban design (WSUD) principles in all design decisions.		
The provisions for water quality, flooding and stormwater are as follows:		
1. Development shall provide for secure, recycled water supply for use in irrigating trees and vegetation. All new development is to provide an Integrated Water Management Strategy that	**YES**	These matters are addressed in the Water Management Plan and Flood Impact and Risk Assessment provided with the EIS, inclusive of amendments.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
illustrates how buildings will be designed to maximise water efficiency and meet the requirements of this section. The strategy is to: *a. include provision of dual plumbed water systems to enable utilisation of the recycled water network for permitted non-potable uses which may include flushing, irrigation, firefighting and certain industrial purposes;* *b. identify how rainwater and / or stormwater will be harvested and reused on site to maximise sustainable water reuse;* *c. consider how the development will be designed to enable future connection to the proposed recycled water scheme network; and,* *d. identify opportunities for water sensitive urban design including green walls and roofs.*		
2. As part of the Integrated Water Management Strategy required by Provision 6.4.1, a Local Drainage Management Plan shall be prepared by a suitably qualified engineer that addresses: *a. the hydrology of the locality and its relationship to the drainage system;* *b. the distribution of soil types and the scope for on-site infiltration;* *c. any expected rise in ground water level due to development;* *d. the role of the principal landscape components on the site for water conservation and on-site detention;* *e. the scope for on-site stormwater detention and retention, including collection of water for re-use.* *f. how any detrimental impacts on the existing hydrology and water quality are proposed to be minimised; g. how pedestrian safety is to be ensured;*		

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
g. the integration of drainage management responses and open space areas; and, *h. how flood risk will be managed and mitigated.*		
3. Include Water Sensitive Urban Design (WSUD) measures to slow stormwater runoff and improve stormwater quality flowing into waterways, prioritising a landscape-led approach that preferences natural solutions such as swales, reed beds, naturalised streams and rain gardens. WSUD measures should include: *a. gross pollutant traps;* *b. passive irrigation;* *c. bio-retention areas; and,* *d. rainwater harvesting.*		
4. 4. Treatment of Total Petroleum Hydrocarbons and free oils is to occur through a combination of the following devices: *a. Impermeable baffle located within an OSD system or diversion pit to cater for major storm event flows.* *b. Bioretention and biofiltration systems including planted buffer zones and constructed wetlands.* *c. Gross Pollutant Trap (GPT) pit inserts with oil / hydrocarbon absorbent material or approved equivalent.*		
5. Development is to achieve the Performance Standards provided in Table 5. Sustainability Rating Targets.		
6.5 Canopy Coverage and Biodiversity		
The objectives for canopy coverage and biodiversity are as follows:		

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
a) Recreate environmental values across the precinct consistent with Country, including native vegetation, water ways, water bodies and wetlands.	**YES**	The design promotes the use of native species for both canopies and understorey planting, applied to all new landscape areas and bushland regenerative area.
b) Provide opportunities to increase biodiversity resilience to climate change and natural hazards.		Compliant.
c) Maximise the future mature tree canopy and vegetation coverage across the Precinct, providing a green and healthy environment that supports active lifestyles.	**YES**	The design seeks to preserve the established southern bushland outside of building works with sensitive landscape design and enhance the tree canopies through targeted regenerative bushland area. The design provides additional tree canopy and landscape areas within new pedestrian linkages and publicly accessible spaces to compensate for the tree removals due to services works.
d) Ensure no net loss of tree canopy coverage within development lots.	**YES**	The development comprises an overall increase in canopy coverage by 6.36%, in compliance with this objective.
e) Deliver a renewal precinct that transforms the existing poor urban conditions on site to an ecologically diverse, sustainable, and dense planted urban canopy that connects learning environments and provides a level of habitat connectivity that is currently absent.	**YES**	The design seeks to celebrate open space by preserving the southern portion of the Site for natural vegetation and creating landscaped areas around the building.
f) Enable greater consultation in the future to align traditional knowledge and cultural views of biodiversity with those responsible for developing the future ecological opportunities for enhancement.	**YES**	Noted.
g) Provide habitat connectivity for mobile species between key local and regional green and blue spaces.	**YES**	Compliant.
h) Establish a biophilic environment that provides a material connection to natural systems.	**YES**	The design seeks to celebrate open space by preserving the southern portion of the Site for natural vegetation and creating landscaped areas around the building, further connecting to Lane Cove National Park natural system.

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
i) Achieve a Net Positive Impact on biodiversity in every development.	**YES**	The design seeks to achieve net positive impact.
The provisions for canopy coverage and biodiversity are as follows:		
1. Avoid negative biodiversity impacts, particularly to native vegetation and habitat trees containing hollows, when introducing new streets and other infrastructure.	**YES**	These matters are addressed in the Landscape Design Report and BDAR prepared to support the development, and the Proposal is considered to be consistent with these controls. This is primarily attributed to the retention of the vegetation areas to the south and an overall increase in tree canopy by 6.36%.
2. Contribute to habitat enhancement in new buildings and infrastructure, such as through the inclusion of green roofs, green walls and artificial hollows.		
3. Design of private and public domain must ensure that 100% surface water runoff is filtered through landscape treatment before discharging to waterways.		
4. Development should retain and regenerate established vegetation and ensure new and existing vegetation is connected as families of trees and plants. Protect existing and create new urban habitat native species at multiple scales, including ecological pockets.		
5. Provide opportunities to share knowledge of Country and reflect communities that may have existed prior to clearing.		
6. Use majority native species in landscaping, including communities that may have existed prior to clearing.		
7. Where appropriate, development is to enable augmented fauna habitats.		
8. Development applications are to undertake analysis of the habitats within their site and surrounding		

MACQUARIE PARK DESIGN GUIDE COMPLIANCE TABLE		
Provisions & Objectives	**Compliance**	**Comment**
sites, including a determination of whether there are any Threatened Ecological Communities.		
9. Canopy coverage is to meet or exceed the targets listed in Table 7. Tree Canopy, Deep Soil and Tree Planting Requirements below.		
10. Where sites already exceed Table 7. Tree Canopy, Deep Soil and Tree Planting Requirements, the total canopy cover percentage must not be reduced.		
11. Deep Soil is to meet or exceed the listed in Table 7. Tree Canopy, Deep Soil and Tree Planting Requirements below.		
12. Deep soil areas are to be: *a. A minimum 3m by 3m in dimension;* *b. Consolidated and co-located with adjoining deep soil areas in streets and neighbouring properties.*		
13. The Tree Planting Rate is to meet or exceed the listed in Table 7. Tree Canopy, Deep Soil and Tree Planting Requirements below. The tree-planting rate refers to the number of trees that need to be planted to achieve the canopy target listed.		
14. Tree size categories are: *a. Small tree – minimum 6 m mature canopy diameter* *b. Medium tree – minimum 8 m mature canopy diameter* *c. Large tree – minimum 12 m mature canopy diameter*		