

## Tables of Consistency

### Sydney Olympic Park Master Plan 2030

**Table A. General controls for all precincts**

| Controls   | Compliance       | Comment  |
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| <b>4.2.1 Sustainability Controls</b>   |                  |  |
| 1. Engage an Ecologically Sustainable Design (ESD) consultant as a core member of the project team.  | Yes              | The Proponent engaged DSA as ESD consultants to prepare the ESD report and to demonstrate how the project will achieve a 5 Star Green Star Rating and 5 Star NABERS Rating.  |
| 2. Connect all new development to Sydney Olympic Park's recycled water system for all approved uses of recycled water.   | Yes              | The proposal is to connect to the recycled water system (WRAMS).   |
| 3. Prioritise sustainable materials selection.   | Refer to comment | Interior finishes including paints, adhesives, sealants, carpet and flooring are specified with low or zero volatile organic compounds content.<br><br>The use of Portland cement is to be reduced by substituting with industrial waste or oversized aggregate during construction.   |
| 6. All non-residential developments are to achieve the minimum ratings set out in Table 4.1 Environmental Ratings. This requires a 5 star rating for commercial offices.   | Yes              | The project will achieve a 5 Star Green Star Rating and 5 Star NABERS Rating. Refer to <b>Appendix P</b> .   |
| <b>4.3.1 Public Domain Controls</b>  |                  |  |
| 9. Building heights and setbacks should be configured to ensure that the urban domain affected by the proposed development receives a daily minimum of two hours of direct sunlight between 9am and 3pm on 30 June.  | Refer to comment | The proposed height of the building is consistent with the maximum height limits and the endorsed building footprints and massing of the design competition selected scheme. Refer to shadow diagrams at <b>Appendix A</b> .<br><br>During the middle of the day at midwinter the future Road 16 will receive good sunlight access. The tower buildings to the north and east of the subject site cast long shadows over the adjoining public domain in midwinter. |
| 10. Provide weather protection at communal entrances.  | Yes              | Entries are setback from the general line of the building and will have good weather projection.   |
| 11. Maximise surveillance of the public domain and views of the public areas from the building.  | Yes              | Views are available from the building to the surrounding public streets.   |
| 12. Activate ground floor levels with retail uses as shown in Figure 4.1 Retail Uses Plan.<br><br>(This requires Primary Retail Uses along the Herb Elliot Ave and Australia Ave frontages and Secondary Retail Uses along the new north-south road frontage through the site) | Yes              | The proposed retail uses are at ground floor level in accordance with Figure 4.1 of the Master Plan. An overcroft space is proposed along Herb Elliot Avenue, however some retail uses are proposed to front this street. The undercroft was endorsed by the Design Competition Jury in selecting the Architectus scheme.  |
| 13. Introduce multiple entrances to buildings to activate the public domain wherever possible.   | Yes              | Multiple entrances are provided in the building both from Herb Elliot Avenue on the northern side of the site and from the future central courtyard space on the western side of the site.   |
| 14. Ensure shops and food outlets have a display window measuring at least 5m or 80 per cent of the frontage, whichever is the larger. Food outlet counters should be within the shop area as queuing on footpaths and public thoroughfares is not permitted.                  | Yes              | The ground floor retail area frontage is glazed along 87% of the retail and café frontage. The café service area is located within the building. No queuing along the footpath will be required.   |

| Controls  | Compliance       | Comment   |
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| 18. Commercial outdoor seating to support food and beverage outlets is encouraged to activate the public domain. This will require a separate consent and in all cases pedestrian circulation and amenity will take priority over outdoor seating.  | Yes              | Areas for commercial outdoor seating will be available in the undercroft space and the future central courtyard space.  |
| 28. Provide awnings as nominated to the full extent of the street frontage of non-residential buildings in the locations nominated in Figure 4.2 Awnings and Colonnades Plan.<br>(This requires awnings along the Herb Elliot Ave frontage, part of the Australia Ave frontage and along the new north-south and east-west road frontages).   | Yes              | Proposed building overhangs will provide weather protection for pedestrian visitors to the site   |
| 38. Promote good surveillance of parks and public spaces by making them attractive and comfortable.   | Yes              | Good surveillance is provided to surrounding streets, through building orientation to address street frontages.   |
| 40. Ensure a minimum of three per cent of street parking is reserved for mobility parking permit holders.   | Refer to comment | Street parking is managed by SOPA.  |
| <b>4.4.1 Event Access and Closures Controls</b><br>17. Developers must provide an Event Impact Statement that includes the information set out in Appendix A, List of Information Required for Development and Project Applications. Sydney Olympic Park Authority will assess the event impact of each development proposal in accordance with the Major Event Impact Assessment Guidelines for Sydney Olympic Park. | Yes              | <p>An Events Information Statement will be prepared prior to the issue of a Construction Certificate as set out in the Draft Statement of Commitments in <b>Section 7</b> of this report. Some of the above listed information which is required in the Major Event Impact Assessment is already provided within this Environmental Assessment. An acoustic report has been prepared by Acoustic Logic and is attached at <b>Appendix V</b>.</p> <p>With regard to traffic impacts of major events, the Transport and Accessibility Report prepared by Traffix (refer to <b>Appendix G</b>) assesses that road closures will generally have only a minor effect on the proposed development. Specifically, the Sydney Olympic Master Plan 2030 and in particular 'Figure 4.3 Event Access Plan', identifies that Kevin Coombs Avenue, Olympic Boulevard and the northern section of Australia Avenue, which would normally be popular routes to access / depart the site, are the main closures which would affect the proposed development.</p> <p>Nevertheless and most importantly, the southernmost part of Australia Avenue remains open throughout the year and is the most direct route to the site for vehicles travelling from the north, south and east. Vehicles travelling from the west access Sydney Olympic Park from Hill Road and therefore will be affected by road closures. The access off Australia Avenue provides the best arrival and departure route during these events for Stage 1 of the development.</p> |
| <b>4.5.1 Land Use Controls</b><br>3. The following developments and uses are permitted for each land use category. Additional development and uses may be permitted within the category as specified in the Precinct Controls, set out in Section 5.<br>Commercial – office premises, retail uses as noted in the Retail Plan.  | Yes              | The proposed commercial and retail uses are consistent with the land use provisions of the Master Plan.   |
| <b>4.5.2 Floor Space Ratio Controls</b><br>Refer to relevant precinct controls.   | Yes              | The proposed commercial and retail uses are consistent with the FSR provisions of the Master Plan.  |
| <b>4.6.2 Building Zone Controls</b><br>1. Locate buildings within the building zone indicated on the relevant precinct Building Zone and Setback Plan in Section 5.   | Refer to comment | The Provisions of Section 5 of the Master Plan are addressed under <b>Table B</b> further in this document.   |

| Controls   | Compliance       | Comment  |
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| 2. Provide through-site links and view corridors where indicated on the relevant precinct control plan in Section 5.   | Refer to comment | No through site links are required to be provided on the subject site.   |
| 3. Ensure building layouts optimise solar access, natural light, cross-ventilation, usable communal outdoor areas and views.   | Yes              | The proposed building is oriented to the north and east to address the primacy street frontages, which will provide good sunlight access. Balconies are oriented in these directions. Desirable views from upper levels will be available in a north easterly direction towards the SOP Brick pit and views towards the Chatswood skyline. |
| <b>4.6.3 Building Depth Controls</b><br>2. The preferred maximum commercial building depth without atria and light wells is 25m.   |                  | The maximum depth of the commercial floor plates (excluding the atrium) in the building is 24 metres.  |
| 3. Ensure the workstations on an office floor (excluding the core and other ancillary spaces) are 12m or less from an external window or an atrium for buildings up to 8 metres high.  | Yes              | With a 24 metre floor plate depth, the maximum distance of a workstation from a window or atrium can comply with the maximum distance requirements.  |
| 4. Underground car parking is to be concentrated under the building footprint.   | Refer to comment | The basement car park footprint takes up the majority of the Stage 1 site area. This is an appropriate response to the urban town centre context of the site.  |
| <b>4.6.4 Building Height Controls</b><br>1. Comply with the heights nominated in the Building Heights Plan for the relevant precinct.  | Yes              | The proposal complies with the maximum 8 storey height limit.  |
| 6. Comply with the minimum floor to ceiling heights listed in Table 4.3 Minimum Ceiling Heights below:<br>Commercial buildings and retail uses:<br><ul style="list-style-type: none"> <li>Ground floors 3.3m except for storage and service areas</li> <li>Above ground floors 2.7m</li> </ul> |                  | The proposed floor to ceiling heights are as follows: <ul style="list-style-type: none"> <li>Ground floor – 4 metres</li> <li>Above ground floors – 3.5 metres</li> </ul> The proposal complies with the minimum ceiling heights required in the Master Plan.  |
| <b>4.6.5 Rooftop Services Zone Controls</b><br>1. The maximum rooftop service zone height is 5m.   | Yes              | The proposed roof plant has a maximum height of 4 metres.  |
| 2. Set back the rooftop service zone 3m from the parapet.  | Yes              | The roof plant is setback 14.8 metres from the parapet to the Australia Avenue (eastern) facade and 12 metres from the parapet to the Herb Elliott Avenue (northern) facade. The roof plant is setback 2.8-6 metres from the parapet of the western facade.  |
| 3. The total area in plan above the maximum building height for services may not exceed 80 per cent of the building footprint area.  | Yes              | The total area of roof plant is 900m <sup>2</sup> , which equates to 37% of the building footprint area.   |
| 4. Design lift towers, machinery plant rooms, chimneys, stacks, vent pipes and television antennae to minimise their visibility and size.  | Yes              | Roof plant is proposed to be screened from views within an enclosure.  |
| 5. The design of rooftop structures is to be integral with the overall building design.  | Yes              | The roof top plant is integrated with the overall building design and screened from views within an enclosure.   |
| <b>4.6.6 Building Separation Controls</b><br>1. Ensure that courtyards and atria in commercial buildings have a minimum width of 9m.   | Yes              | The future Stage 2 courtyard space has a width of 22 metres minimum.   |

| Controls  | Compliance       | Comment  |
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| 2. A minimum separation of 24 metres is required between commercial buildings and facing habitable rooms in residential buildings opposite.   | Yes              | The closest residential building to the subject site is the building currently under construction at Site 3.   |
| <b>4.6.7 Building Setbacks</b><br>1. Comply with the building setbacks indicated on the Building Zone and Setbacks Plan for the relevant precinct.  | Refer to comment | <p>The proposed development provided a 90% of the building facades to Australia Avenue and the upper levels of the Herb Elliot Avenue frontage. The 3 storey undercroft space, will open the future courtyard space at the centre of the site to Herb Elliot Avenue, providing a high degree of visibility to the Town Centre.</p> <p>The Design Competition Jury endorsed this aspect of the proposal to enable this variation from the Master Plan.</p> <p>The Stage 1 building provides a 2.4 to 10 metre setback to the future new Road 10 (east-west street) at Ground Floor Level. Levels 1-7 proposes 0 to 5 metre setback. The areas of non-compliance are the fire stairs and the corner of the building at the intersection for the new Road 10 and Australia Avenue.</p> <p>These elements of the building appropriate define the street corner edge of Australia Avenue and the fire stairs provide articulation to the building facades with no significant bulk and scale or overshadowing impacts on the public domain.</p> |
| 2. Ensure building facades reinforce the street alignment.  | Yes              | The proposed building facades address and define the public street frontages appropriately.  |
| 3. Above ground articulation in the form of balconies, sunscreens and bay windows and the like may extend 300mm into the front setback zone.  | Refer to comment | Balconies and sun shades are generally contained within the front building setback zones. Along the southern façade the sun shades along with the general line of the building are located within the required 3 metres setback control. These encroachments are considered appropriate as this corner of the building is important to define the approach to the site travelling north along Australia Avenue. This encroachment will not result in an significant adverse bulk and scale impacts.  |
| <b>4.6.9 Accessibility Controls</b><br>1. With each application, prepare and submit a Disability Access Strategy to the satisfaction of Sydney Olympic Park Authority and the consent authority that will satisfy:<br>- The Sydney Olympic Park Access Guidelines (2008)  | Yes              | Refer to Access Review prepared by Morris Goding Accessibility Consultants at <b>Appendix N</b> .  |
| 4. Ensure equitable access is provided to the main building entrance from both the street and car parking areas.  | Yes              | Refer to Access Review prepared by Morris Goding Accessibility Consultants at <b>Appendix N</b> .  |
| 5. Ensure car parking provisions comply with: <ul style="list-style-type: none"> <li>- AS 1428.1 – 2001: Design for Access and Mobility – General Requirements for Access</li> <li>- AS 1428.2 – 1992: Design for Access and Mobility – Enhanced and Requirements – Buildings and Facilities</li> <li>- AS 2890.1 – 2004: Parking Facilities – Off Street Car Parking</li> <li>- AS 2890.5 – 1993: Parking Facilities – On Street Parking.</li> </ul> | Yes              | Refer to Access Review prepared by Morris Goding Accessibility Consultants at <b>Appendix N</b> .  |
| 6. Locate accessible car parking spaces at the most convenient place for users, taking into account proximity to pedestrian entries and exits, lifts and ramps, accessible toilets and pay stations.  |                  | Accessible spaces are located close to the passenger lifts on both basement levels.  |

| Controls  | Compliance       | Comment  |
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| <b>4.6.10 Design Excellence Controls</b><br>1. For all sites nominated in <i>Figure 4.6</i> Design Competition Sites Plan, the applicant must demonstrate that the proposed design is the result of a design competition undertaken prior to the application process.   | Yes              | Site 43/44 is nominated as a site requiring a design competition. The proposed design is the result of a Design Competition undertaken in accordance with the Master Plan 2030 controls.   |
| 2. Consent must not be granted to a new building on the sites nominated in <i>Figure 4.5</i> Design Competition Sites Plan unless the consent authority has considered whether the proposed development exhibits design excellence and is the result of a design competition staged prior to the lodgement of a development application or project application. | Refer to comment | The proposed design is the result of a Design Competition undertaken in accordance with the Master Plan 2030 controls.   |
| 3. Applicants must satisfy the requirements for design competition processes outlined in <i>Appendix A</i> .  | Yes              | The proposed design is the result of a Design Competition undertaken in accordance with the Master Plan 2030 controls.<br><br>Architectus was appointed by Capital Corporation to prepare this Project Application.<br><br>The submitted Project Application is consistent with the preferred design, including the recommendations of the Design Competition Jury Report. |
| 4. If the consent authority is satisfied that the proposed development exhibits design excellence and is based upon the preferred scheme resulting from a design competition, a bonus floor space allocation of up to 10 per cent may be permitted for buildings over 8 storeys in height.  | Refer to comment | It is understood that this provision of the Master Plan does not apply to the proposed development as the maximum height limit for the site is 8 storeys.  |
| <b>4.6.11 Building Expression Controls</b><br>1. Ensure building facades are well modulated and scaled to reflect the aspect, uses and streetscape.   | Yes              | Building facades are well modulated. The white frame elements articulate the length of the facades and the fire stairs break up the horizontal proportions of the buildings with strong vertical elements.   |
| 2. Design building facades to create a well defined and integrated streetscape.   | Yes              | Each façade is well integrated with the overall design expression of the building.   |
| 3. Ensure prominent elements are well articulated, including the ground floor, roofs, windows, doors, balconies and shading devices.  | Yes              | The fire stairs and building entries are well defined and the retail frontages are clearly distinguished from the upper level office floors in the external expression of the building.  |
| 4. Provide modulation such as thickened walls, blade walls, fenestration, and sun shading elements to building frontages.   | Yes              | A high degree of façade modulation is proposed.  |
| 5. Provide appropriate forms of sun shading to screen eastern, northern and western sun, such as external adjustable vertical shading, sliding screens and brise-soleil.  | Yes              | Sun shading is proposed to the north and eastern facades, as determined with input from the ESD consultant to ensure appropriate internal thermal performance of occupant comfort.   |
| 6. Ensure the main building entrances are level with adjacent footpaths.  | Yes              | The proposed building entry at the corner of Australia Avenue and Herb Elliott Avenue are directly accessible and adjacent the public street frontage.   |
| <b>4.6.12 Safety and Security Controls</b><br>1. Ensure buildings are designed to contribute to the natural surveillance of adjacent streets and public space.  | Yes              | The proposed building is oriented to address the adjoining public streets.   |
| 4. Ensure ramps have direct access to building entrances from the street and are visible from the street.   | Refer to comment | No ramps are proposed from surrounding public streets.   |
| 8. For commercial and mixed use buildings, ensure retail or active uses on the ground floor open directly onto the street and have a clear visual connection with the street. Street level windows are to be clear glazed.  | Yes              | The proposed retail uses are directly accessible from the surrounding street frontages and entries are clearly visible from the public street.   |

| Controls   | Compliance       | Comment   |
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| <b>4.6.13 Light Well Controls</b><br>1. Ensure light wells are fully open to the sky.  | Yes              | The proposed atrium at the centre of the building is open to the sky with a glazed roof to allow sunlight access to the space.  |
| 2. Ensure light wells comply with minimum building separation controls.  | Yes              | The atrium space is 10.8m x 20m, which is considered generous and will allow good sunlight, natural ventilation and separation for occupant amenity.  |
| <b>4.6.14 Cross-Ventilation Controls</b><br>4. Commercial office developments should have capacity for openable windows.   | Refer to comment | The atrium space is proposed to be a naturally ventilated space with louvre window openings along the western façade. Openable doors from the office floors out to the balconies will provide an opportunity for the natural ventilation alternative to mechanical ventilation. |
| <b>4.6.15 Noise Controls</b><br>1. New development is to acknowledge that it will be located within a major sport and entertainment events precinct that may be subject to high noise events from time to time. This will be achieved by creating a 'Section 88D' instrument (on Sydney Olympic Park land) or a 'Section 88E' instrument (on non-Sydney Olympic Park land) on title advising of likely noise levels in the precinct. | Yes              | Refer to Acoustic and Vibration Assessment prepared by Acoustic Logic at <b>Appendix V</b> .  |
| 2. Applicants for a new development must prepare a report by a suitably qualified acoustic consultant assessing the possibility of land use conflicts as a result of the development.  | Yes              | Refer to Acoustic and Vibration Assessment prepared by Acoustic Logic at <b>Appendix V</b> .  |
| 4. All plant rooms shall be designed to meet the requirements of the NSW Industrial Noise Policy.  | Refer to comment | The proposed roof plant is to be design to comply with the NSW Industrial Noise Policy. Details of proposed roof plant is to provide to the PCA to demonstrate compliance, prior to the issue of the Construction Certificate.  |
| 6. Design commercial development to comply with the maximum internal noise criteria set out in Table 4.5<br>Maximum Noise Criteria – Office Development below:<br>Offices: 45dBA noise criterion, day and evening, noise measure LAeq, 15 min.   | Yes              | Refer to Acoustic and Vibration Assessment prepared by Acoustic Logic at <b>Appendix V</b> .  |
| <b>4.6.16 Waste Management Controls</b><br>1. Submit a Waste Management Plan with all development Applications to the satisfaction of the Sydney Olympic Park Authority.   | Yes              | Refer to <b>Appendix M</b> for Waste Management Plan.   |
| 2. Waste Management Plans are to demonstrate application of the principles of the waste management hierarchy of waste avoidance, reduction, re-use and recycling, and are to refer to the Environmental Guidelines for Sydney Olympic Park 2008.   | Yes              | Refer to <b>Appendix M</b> for Waste Management Plan.   |
| 3. Minimise waste during the design of a building by coordinating building dimensions to the standard size of building materials and utilising components that can easily be replaced.   | Yes              | Refer to <b>Appendix M</b> for Waste Management Plan.   |
| 4. Prioritise the procurement of: <ul style="list-style-type: none"> <li>- modular and prefabricated building and fitout components</li> <li>- sustainable building materials (based on material life cycle assessment)</li> </ul>   | Refer to comment | Refer to <b>Appendix M</b> for Waste Management Plan.   |

| Controls   | Compliance       | Comment  |
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| <ul style="list-style-type: none"> <li>- incorporate re-used or re-cycled materials such as steel and concrete.</li> </ul>   |                  |  |
| 5. A minimum of 80 per cent of construction and demolition waste must be recycled or re-used.  | Refer to comment | Refer to <b>Appendix M</b> for Waste Management Plan.  |
| 6. Include space for on site waste management infrastructure that maximises the opportunities for the sorting and segregation of waste materials.  | Yes              | A garbage and recycling room is proposed at the Ground Floor Level with adequate space for separate garbage and recycling rooms.   |
| 7. Locate waste management areas, including collection points, out of public areas so as to not cause offence to the general public, adjoining properties or occupants with regard to smell, visual amenity and noise.   | Yes              | The proposed garbage and recycling room is located on the southern side of the building at ground floor level accessed from the proposed driveway, which is away from the public Australia Avenue frontage to the site.  |
| 8. Locate waste management areas wholly within the building.   | Yes              | The garbage and recycling room is wholly located within the building.  |
| 9. Design waste management areas to allow collection vehicles to enter and exit the development in a forward direction.  | Yes              | Waste collection vehicles will entry and exit the site in a forward direction.   |
| <b>Retail and Commercial Operations</b><br>12. Minimise operational waste by: <ul style="list-style-type: none"> <li>- avoiding the use of packaging materials in the first instance or using materials that are easily recycled</li> <li>- separating and recovering paper and food waste.</li> </ul> | Refer to comment | Separate areas for waste and recycling within the waste room can be provided.  |
| <b>4.7 Access and Parking Controls</b><br>1. All parking is to be underground, except for sites 45, 46 and 47 ....   | Refer to comment | The majority of car parking is located in two basement levels. 19 car parking spaces are proposed at ground floor level, which are relocated spaces for the use by occupants of the existing warehouse and ancillary office building. Additional car park spaces are proposed at ground level fronting Herb Elliot Avenue which are to be reconfigured for use by occupants if the existing warehouse and ancillary office building. In total 30 car spaces are proposed at ground floor level.  |
| 2. Where above ground parking cannot be avoided due to site conditions (i.e. sloping sites), it must be well integrated into the overall façade design and create good address to the public domain.   | Yes              | The ground floor level car parking is temporary. These car parking areas will be redeveloped in the future Stage 2 development.  |
| 6. Locate vehicle access points as indicated on the relevant precinct control drawing.   | Refer to comment | <p>An existing driveway is located from Australia Avenue. Proposed vehicle access is to utilise this access point in the Stage 1 redevelopment. This differs from the Master Plan vehicle access points which are off the new Road 16. Road 16 is not considered appropriate for vehicle access as this street will have retail uses and a high level of pedestrian activity. Vehicle cross over of the pedestrian footpaths into his location will conflict with pedestrian flows.</p> <p>Vehicle access is to be maintained from Herb Elliot Avenue to the existing warehouse and ancillary office building in this Stage 1 Project.</p> |
| 7. For safety and public domain amenity, vehicle access points are to be: <ul style="list-style-type: none"> <li>- physically separate and clearly distinguished from pedestrian entrances and access ways.</li> <li>- located within secondary streets and laneways where possible</li> </ul>         | Yes              | <p>Vehicle access points are clearly separated from pedestrian access points and located on the southern side of the site.</p> <p>Clear sightlines are maintained for pedestrians and motorists.</p>   |

| Controls  | Compliance       | Comment  |
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| - designed and built with clear sight lines for drivers and pedestrians at pedestrian and vehicular crossings.  |                  |  |
| 8. To minimise visual intrusion and optimise active street frontages, vehicle driveways are to be as narrow as possible and have a garage door at the building line.  | Yes              | The proposed vehicle driveway is access from Australia Avenue is 10.8 metres wide, which services the 19 visitor space carpark and basement parking for 225 cars. While this width is wider than the minimum standard it is to be converted into a Road 10 to be constructed in accordance with the Master Plan new road dimensions. The New Road 10 will have a 20 metres road reserve. |
| 9. Minimise the width of driveways and blank walls to the public domain by consolidating car access, docks, servicing and waste disposal.   | Yes              | Car access, docks, servicing and waste disposal are consolidated at the southern side of the development accessed from a single driveway from herb Elliot Avenue.  |
| 10. Servicing of retail and commercial developments is not permitted from streets required for servicing major events.  | Yes              | All site servicing including retail and commercial uses will be undertaken from the internal driveway accessed via Australia Avenue.   |
| 11. Provide car parking for non-residential developments at the rates in <i>Table 4.10</i> Maximum Vehicle Parking Rates – Non-Residential Uses below:<br>Commercial: 1 space / 80m <sup>2</sup><br>Local retail and restaurant: 1 space / 50m <sup>2</sup>   | Yes              | The proposed car parking complies with the maximum vehicle parking rates of the Master Plan. Refer to Traffic and Accessibility Assessment prepared by Traffix at <b>Appendix G</b> .  |
| 14. Bicycle parking facilities are to comply with AS 2890.3 – 1993 Parking Facilities – Bicycle Parking Facilities.   | Yes              | The proposed bicycle provision are designed to comply with the relevant Australia Standards. Refer to Traffic and Accessibility Assessment prepared by Traffix at <b>Appendix G</b> .  |
| 16. Provide change rooms, showers and lockers for people walking, running or cycling to work on all employment generating development. Locate facilities close to bike parking facilities to encourage sustainable transport options.   | Yes              | Change rooms with showers and lockers are provided in both basement levels, which are conveniently located close to the lifts.   |
| 17. Provide secure, conveniently located bike parking facilities at the minimum specified in <i>Table 4.12</i> Minimum Bicycle Parking Rates below:<br>Commercial:<br>Permanent spaces required: 1 space per 150m <sup>2</sup> GFA.<br>Visitor Bicycle Storage required: 1 space per 75m <sup>2</sup> GFA.  | Yes              | The proposed bicycle provision complies with the Master Plan. Refer to Traffic and Accessibility Assessment prepared by Traffix at <b>Appendix G</b> .   |
| <b>4.8.1 Transport Strategies and Infrastructure Controls</b><br>1. All non-residential developments in the town centre are required to prepare and implement a Work Place Travel Plan.   | Refer to comment | Refer to draft Statement of Commitments at <b>Section 7</b> of the Environmental Assessment.   |
| 2. The Work Place Travel Plans are to comply with Sydney Olympic Park Authority's Travel Plan Guidelines. These guidelines require that an Outline Travel Plan form part of a development application. Part of any consent will include the implementation of a Detailed Travel Plan as part of the operation of any approval at Sydney Olympic Park. The Travel Plan is also subject to annual review. | Refer to comment | Refer to draft Statement of Commitments at <b>Section 7</b> of the Environmental Assessment.   |
| <b>4.9.1 Landscape and Site Controls</b><br>1. Retain existing ground levels, significant mature trees identified in the Sydney Olympic Park 2030 Significant Tree Register and other significant site features where indicated on precinct control drawings.   | Yes              | Significant trees are proposed to be retained. Refer to the Arboricultural Assessment prepared by Urban Tree Management at <b>Appendix I</b> .   |



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| 2. Where significant mature trees must be moved to accommodate new street design levels or development, they are to be transplanted and incorporated into new courtyards or landscaped areas within the site. | Yes              | A total of 92 trees are proposed to be removed from the site and 31 retained. The trees to be removed do not suite the proposed landscape design appropriate that is deemed appropriate for the urban context of the site. The trees are to be removed in accordance with the recommendations of the Arboricultural Impact Assessment at <b>Appendix I</b> .  |
| 3. Design open space to create a high quality address and setting for buildings, and to complement the adjacent public domain.  | Yes              | Refer to Landscape Plans at <b>Appendix T</b> .   |
| 4. Provide setbacks as required in the Building Zone and Setbacks Plan for the relevant precinct.   | Refer to comment | Refer to response to 5.6.2 controls below.  |
| 5. A minimum of 50 per cent of the front setback area is to be planted.   | Refer to comment | Building setbacks to Australia Avenue and Herb Elliot Avenue are minimal, in response to the requirement in the Master Plan for 90% build-to-line. Landscaping is hard surfaced. Existing street trees are proposed to be retained.   |
| 12. To reinforce territory, ensure site boundaries and private and communal space boundaries are clearly defined and secure.  | Yes              | Private landscaped space on the western side of the building will form part of a larger central courtyard space to be completed in the second stage of the site redevelopment. The landscaped courtyard and undercroft space is designed as a publicly accessible space. Clear sightlines are provided through the site. Building entries are to be secure.   |
| 13. Ensure common internal areas, such as lobbies and foyers, hallways, recreation areas and car park, are overlooked to provide passive surveillance.  | Yes              | Building entries are to be overlooked from within the development and from adjoining developments.  |
| 14. Provide direct, well lit access between car parks and dwellings, car parks and lift lobbies, and to all apartment entrances.  | Yes              | Direct access is available to car parking areas on the site including visitor and building occupant parking.  |
| 15. Ensure all communal and public site areas have clear sight lines and minimise opportunities for concealment.  | Yes              | Communal areas have clear sightlines from public areas and there is no potential concealment areas proposed.  |
| 16. A minimum of 20 per cent of the site's open space area is to be deep soil.  | Refer to comment | The proposal does not comply with the minimum 20% for deep soil landscaping. The basement extends over the majority of the Stage 1 areas of the site. The site is located in the Town Centre core area, and hard paved areas are an appropriate response to this urban context. Planter boxes are proposed on the western side of the building. These will be replaced in the Stage 2 development with a large planter for a large tree in the central courtyard. Refer to Landscape Plans at <b>Appendix T</b> . |
| 17. Areas included as deep soil are to have a minimum dimension of 2m.  | Refer to comment | Refer to above response.  |
| 18. Consolidate areas of deep soil within sites and between adjacent sites to increase the benefits.  | Refer to comment | Refer to above response.  |
| 19. Locate basement car parks predominantly within the building footprint.  | Refer to comment | The basement footprint is located over the majority of the stage 1 site area. This is an appropriate response to the urban town centre context of the site.   |
| 20. A minimum of one large tree with a mature minimum height of 12m in deep soil is to be planted per 60m <sup>2</sup> of courtyard space.  | Refer to comment | The proposed development does not comply with the minimum The site is located within the town centre core area, which has a desired urban context. The proposed   |

| Controls  | Compliance       | Comment   |
|---|------------------|---|
|   |                  | landscape response is appropriate for this context with hard surface materials proposed. A large ornamental tree is proposed in the Stage 2 redevelopment in the central courtyard, which is an appropriate design response for this urban context. |
| 21. Retain stormwater on site by: <ul style="list-style-type: none"> <li>- collecting and storing water from roofs and hard surfaces</li> <li>- maximising porous surfaces and deep soil</li> <li>- draining paved surfaces to adjacent vegetation.</li> </ul>  | Yes              | Stormwater is proposed to be  |
| 22. Protect stormwater quality by providing for: <ul style="list-style-type: none"> <li>- sediment filters, traps or basins for hard surfaces</li> <li>- treatment of stormwater collected in sediment traps on soils containing dispersive clays.</li> </ul>   | Yes              | Refer to Water Quality, Drainage and Erosion and Sedimentation Report prepared by Neil Lowry & Associates at <b>Appendix L</b> .  |
| 23. Prioritise drought tolerant plant species that enhance habitat and ecology.   | Refer to comment | Refer to Landscape Plans prepared by Scape at <b>Appendix T</b> .   |
| 24. Create optimum growing conditions by: <ul style="list-style-type: none"> <li>- specifying appropriate soil conditions, drainage and irrigation</li> <li>- designing planters to support the appropriate soil depth and plant selection and to accommodate the largest volume of soil possible to a maximum dept of 1.5m</li> <li>- providing minimum soil dimensions in <i>Table 4.14</i> Minimum Soil Depth Provisions.</li> </ul> | Refer to comment | Refer to Landscape Plans prepared by Scape at <b>Appendix T</b> .   |

**Table B. Precinct-specific controls for Central Precinct**

| Controls   | Compliance       | Comment  |
|--|------------------|--|
| <b>5.2.3 Floor Space Ratio Controls</b><br>1. Floor space ratios are not to exceed those shown in <i>Figure 5.6 Central Precinct Site Floor Space Ratios Plan</i> :<br>FSR of 3.5:1 for site 43/44.  | Yes              | The proposed development has an FSR of 1.86:1, which is less than the maximum 3.5:1 FSR.   |
| <b>5.2.4 Land Use Controls</b><br>1. Land uses, including vehicle access points, are to comply with <i>Figure 5.7 Central Precinct Land Uses Plan</i> :<br>Commercial land use for site 43/44.   | Yes              | The proposed commercial and retail uses are consistent with the land use provisions of the Master Plan.  |
| 2. Childcare centres are to be incorporated into Sites 41, 42, 43 or 44.   | Refer to comment | No child care centres are proposed on the subject site.  |
| 3. Along Herb Elliot Avenue, a minimum of 50 per cent of ground level GFA is to be retail uses concentrated along the street to ensure active frontages.   | Refer to comment | Retail uses make up 1001m2 of the total ground level GFA of the proposal. This equates to 69%. Therefore the proposal complies with the minimum 50% requirement. These uses are dispersed along the Australia Avenue and Herb Elliot Avenue frontages, as well as fronting onto the future central courtyard space.  |
| <b>5.2.5 Building Height Controls</b><br>1. Ensure building heights comply with <i>Figure 5.8 Central Precinct Building Heights Plan</i> .<br>8 storey height limit for site 43/44.  | Yes              | The proposal is 8 storeys in height.   |
| 2. Heights shall comply with storey heights and may not exceed the maximum Reduced Level (RL) where noted on the Building Heights Plan.  | Yes              | The proposal is 8 storeys and 28.9 metres in height, which complies with the maximum height limited that apply to the site.  |
| <b>5.2.6 Building Zone and Setback Controls</b><br>1. Site development, including permissible building zones and open space, shall be in accordance with <i>Figure 5.9 Central Precinct Building Zones and Setbacks Plan</i> .<br>Build to line minimum 90% along Herb Elliott Avenue frontage of site 43/44<br>Front setback of 3m along new east-west street frontage of site 43/44<br>Through-site link of minimum 12m width to form new north-south street through site 43/44. | Refer to comment | <p>The proposed development provided a 90% of the building facades to Australia Avenue and the upper levels of the Herb Elliot Avenue frontage. The 3 storey undercroft space, will open the future courtyard space at the centre of the site to Herb Elliot Avenue, providing a high degree of visibility to the Town Centre.</p> <p>The Design Competition Jury endorsed this aspect of the proposal to enable this variation from the Master Plan.</p> <p>The Stage 1 building provides a 2.4 to 10 metre setback to the future new Road 10 (east-west street) at Ground Floor Level. Levels 1-7 proposes 0 to 5 mere setback. The areas of non-compliance are the fir stairs and the corner of the building at the intersection fort he new Road 10 and Australia Avenue.</p> <p>These elements of the building appropriate define the street corner edge of Australia Avenue and the fire stairs provide articulation to the building facades with no significant bulk and scale or overshadowing impacts on the public domain.</p> <p>No through site links are required for the subject site. The through site link is shown in Figure 5.9 of the Master Plan on Site 42.</p> |
| 2. Buildings, including balconies, are only permitted within the building zone area shown in <i>Figure 5.9 Central Precinct Building Zones and Setbacks Plan</i> .   | Refer to comment | Refer to comment above.  |
| 3. Building is not permitted in the easements, setbacks or public land dedicated for public domain, land dedicated for ICF funded Streets or easements dedicated for development funded streets.   | Yes              | No encroachments are proposed into Road 10 and 16, which are IFC funded roads, to be delivered in the Stage 2 redevelopment and are not the subject of this Project Application.   |

| Controls  | Compliance            | Comment  |
|---|-----------------------|--|
| <p>4. Comply with the setbacks as shown in <i>Figure 5.9 Central Precinct Building Zones and Setbacks Plan</i>.</p> <p>Front setback of 3m along new east-west street frontage of site 43/44.</p> | Refer to comment      | Refer to comment above.  |
| <p>5. Provide through-site links where indicated.</p> <p>Through-site link of minimum 12m width to form new north-south street through site 43/44.</p>  | Refer to comment      | No through site links are required for the subject site. The through site link is shown in Figure 5.9 of the Master Plan on Site 42.   |
| <p><b>5.2.7 Event Controls</b></p> <p>3. Locate the vehicle access points to developments as shown in <i>Figure 5.7 Central Precinct Land Uses Plan</i>.</p>                                      | No. Refer to comment. | <p>The proposed temporary access for the Stage 1 development for temporary access for vehicles is via a driveway from Australia Avenue. With the redevelopment of the remaining part of the site, this vehicle access will be retained for service vehicles including garbage and recyclables collection vehicles. Private vehicle access to basement level parking will be relocated and will be accessed from the new east-west Street (Road 10).</p> <p>These access locations differ from Figure 5.7 which require access from the new Road 16. Road 16 is not considered an appropriate location for vehicle access, as it will become a street fronted by retail uses and it is considered this street will have a high level of pedestrian usage, which will conclude with vehicle crossings. The proposed vehicle access locations are considered appropriate.</p> |