

Site 2 Sydney Olympic Park

Master Plan Review 2030 (2018 Review)

Criteria	Response	Compliance
4.2 Sustainability		
4.2.1 Controls		
1. Engage an Ecologically Sustainable Design (ESD) consultant as a core member of the project team.	An ESD report is provided at Appendix AA .	Yes
2. Connect all new developments to Sydney Olympic Park's recycled water system.	The ESD report confirms that the proposal will connect to Sydney Olympic Park's recycled water system.	Yes
Environmentally Sustainable Materials 3. Prioritise sustainable materials selection.	The selected materials are environmentally sustainable. Refer to the ESD report provided at Appendix AA .	Yes
Required Ratings 4. Environmental Ratings - Hotel: 4 star Green Star – Design & As Built - Commercial Office (Design Competition Site): 6 star Green Star – Design & As Built Sydney Olympic Park have provided a letter (Appendix #) clarifying that the applicable Green Star ratings are - Hotel: 4 star Green Star – Design & As Built - Commercial Office (Design Competition Site): 5 star Green Star – Design & As Built	The proposal has been designed to comply with: - Hotel: 4 star Green Star – Design & As Built - Commercial Office (Design Competition Site): 5 star Green Star – Design & As Built	Yes
Climate Change Adaptation All future developments and project applications should consider the impacts as a result of climate change and include elements in building design and construction that specifically address these impacts consistent with the guidance provided in the Green Building Council of Australia Green Star Design & As Built Guidelines.	The ESD report confirms that the proposal has been considered in regard to the Green Building Council of Australia Green Star Design & As Built Guidelines.	Yes
4.3 Public Domain		
Double height active frontage for the ground floor. <i>Double height of 8m is measured based on the ground floor minimum floor to floor of 4.0m for active uses.</i>	The proposal is seeking consent for the following heights: • Site 2A: Floor to floor of 8.25m; and • Site 2B: Floor to floor of 5.5m.	Yes

Criteria	Response	Compliance
	The proposed building heights have been reviewed by the Jury in the Competition. The Jury considered the double height to be acceptable.	
2. Design and build streets and public spaces in accordance with the street sections and plans in Appendix C and the relevant SOPA policies and Australian Standards relating to access and mobility.	The proposal has incorporated the street sections and plans in Appendix C , the relevant SOPA policies and the Australian Standards.	Yes
Footpaths and the Pedestrian Environment		
3. Provide a continuous and accessible pedestrian network within streets, public spaces and parks as shown in Figure 3.6 Street Hierarchy	The proposal has been designed in accordance with Figure 3.6 in the Master Plan (2018 Review).	Yes
4. Design intersections and pedestrian crossings to favour pedestrian convenience and safety with particular attention to: – reducing the width and number of vehicle crossings – providing pedestrian crossings at every arm of an intersection – minimising kerb radii to ensure that kerb ramps are in line with the crossing path	The proposal has been designed to prioritise pedestrian convenience and safety in relation to vehicle crossings, pedestrian crossings and kerb ramps.	Yes
5. Connect to the local and regional pedestrian network as shown in Figure 3.6 Street Hierarchy.	The proposal has been designed in accordance with the street hierarchy in Figure 3.6 in the Master Plan (2018 Review).	Yes
Solar Access		
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 9.00am and 3.00pm on 30 June. Public parks should receive a minimum of two hours of direct sunlight between 9.00am and 3.00pm on 30 June for at least 30% of the park.	The proposal provides a minimum of two hours of direct sunlight: • between 9:00am to 3:00pm on the 21 June to the urban domain • between 9:00am to 3:00pm on the 21 June to the public parks being 30% of Jacaranda Square.	Yes
Retail and Active Frontages		
12. Activate ground floor levels with retail uses as shown in Figure 4.1 Active Frontages Plan.	The proposal has been designed in accordance with the primary retail frontage along the western elevation and the secondary frontages along the northern, eastern and southern elevation.	Yes
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	The proposal has been designed to incorporate commercial outdoor seating to support the ground floor retail.	Yes
19. Ground floor tenancies and building entry lobbies are to: • Have entries at the same level as the adjacent footpath or public domain • Have finished floor levels between 0-1m above or below the adjacent footpath or public domain.	The ground floor tenancies and building entry lobbies have been designed to have entries at the same level as the public domain.	Yes

Criteria	Response	Compliance
Awnings		
29. 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.	The proposal has been designed with awnings along the northern and southern elevations which is consistent with Figure 4.2.	Yes
Public Domain Safety and Security		
37. Ensure trees and vegetation do not block lighting or the field of vision of pedestrians in the public domain.	The proposed landscape design has incorporated trees and vegetation to ensure lighting will be provided to the public domain.	Yes
39. Ensure active frontages along all public spaces and parks.	The design has provided active frontages adjoining the public domain.	Yes
4.4 Event Access and Closures		
4.4.1.6 Development and Project Application Requirements		
16. An Event Impact Statement is required to be submitted.	An Event Impact Statement has been prepared by Ecove Group and provided at Appendix R .	Yes
4.5 Land Uses and Density		
1. Permitted Land Uses – hotel, commercial office and retail	The hotel, commercial office and retail are permitted land uses.	Yes
4.5.2 Floor Space Ratio Controls		
1. The maximum floor space ratio achievable.	The proposal seeks consent for an FSR of 5.66:1 which complies with the maximum FSR including 10% design excellence of 6.05:1.	Yes
4.6.3 Building Depth Controls		
2. The preferred maximum commercial building depth without atria and light wells is 25m.	The proposed depth has been reviewed by the Jury in the Competition. The Jury considered the depth of the commercial office to be acceptable.	Yes
Section 4.6.3 Building Depth Controls		
Basement Parking Arrangement	Car park is located wholly underground.	Yes
Section 4.6.8 Tower Building Controls		
Tower Setback 2m above 6 storeys	2A: No podium to 6 storeys. 2B: No podium to 6 storeys.	No, the proposed podium is non-compliant. The proposed built form reflects the winning scheme of the design competition. The proposed built form was considered an innovative response to the site and an appropriate built form outcome that achieved design excellence by the competition Jury.

Criteria	Response	Compliance
Section 4.7.1 Vehicle Access and Servicing		
Car Parking (maximum parking generation rates)	Total = 522 car parking spaces	Yes
Section 4.6.6 Building Separation Controls		
Building Separation A minimum separation of 24m is required between commercial buildings and facing habitable rooms in residential buildings opposite.	Between 2A and adjoining sites, not required noting there are no existing towers on adjoining sites. Between Site 2B and 9-11 Australia Avenue: 25.3m	Yes
Section 4.6.8 Tower Building Controls		
Tower Footprints – maximum of 900m ²	2A: Tower has a GFA footprint of between 489m ² 2B: Building has a GFA footprint of between 1,118m ² -1,512m ² . It is considered that this building is not a tower given it is only 14 storeys in height	Yes The proposed tower and building footprints were considered to be appropriate for the site by the Jury in the Design Competition.
Appendix C Street Plans and Sections		
Extension of Dawn Fraser 23m between the active frontages Site 2A and Site 2B Service Lane 12m in total 6m	Extension of Dawn Fraser Not provided, however capable of compliance with 26.5m separation within public domain. Service Street 6m provided to accommodate half of the service lane.	Yes
5.6.6 Parkview Precinct		
5.6.2 Site Configuration Controls		
Defined site boundaries	The proposal is consistent with Figure 5.38 in the Master Plan (2018 Review).	Yes
5.6.3 Floor Space Ratio Controls		
The maximum floor space ratio achievable.	The proposal seeks consent for an FSR of 5.66:1 which complies with the maximum FSR including 10% design excellence of 6.05:1.	Yes
5.6.4 Land Use Controls		
Mixed Commercial, Hotel and Serviced Apartments	The proposal is consistent with Figure 5.40 Parkview Precinct Land Uses Plan in the Master Plan (2018 Review).	Yes
Section 5.6.5 – Building Height		
30 storeys maximum in height		No, partial non-compliance in terms of numerical development standard of 102m for the tower. Refer to Section

Criteria	Response		Compliance				
<i>*Note: The detailed design stage could place plant level on roof and therefore the number of storeys be reduced.</i>	<div><div>2A</div><div>2B</div></div> <table><tr><td>30 storeys</td><td>14 storeys</td></tr><tr><td>2 storey podium</td><td>No podium</td></tr></table>		30 storeys	14 storeys	2 storey podium	No podium	5.3 of the EIS and the Clause 22 Variation Request to vary the height standard. The partial non-compliance with the tower was reviewed and assessed by the SOPA DRP in the design competition and considered to be an appropriate deign outcome for the site. It is noted that the building height of the tower as proposed is lower than the design competition.
30 storeys	14 storeys						
2 storey podium	No podium						
Including 5-8 storey block edge podium	The proposed height and podium were assessed by the Jury in the Competition. The Jury considered the proposed design to be suitable to the site and deemed the built form to be of design excellence.		In particular, the assessment considered how the design minimised impacts on the public domain and surrounding properties including at 9 to 11 Australia Avenue.				
5.6.6 Building Zone and Setback Controls							
Building Zone	Location of tower 2A is within the building footprint in Figure 4.42. Tower 2B spans across the existing railway line easement to the southern corner of the site beyond the building footprint. The proposed design was assessed by the Jury in the Competition. The Jury advised that the 2B building is of innovative design spans across the existing railway corridor.		No, partial non-compliance. Some of the proposed commercial building spans over the railway. The design of the commercial building spanning across the railway was considered to be appropriate and innovative response to the constraints of the site by the Jury in the Design Competition.				
Retention of the existing Fig Tree	Figtree being retained in the existing location at the existing level.		Yes				