1-2 MURRAY ROSE AVENUE, SYDNEY OLYMPIC PARK

COMPLIANCE ASSESSMENT – SOPA MASTERPLAN (2018 REVIEW) KEY CONTROLS

Criteria	Response	Compliance
4.5 Land Uses and Density: <i>residential – multiunit housing;</i> retail uses (max 10%).	The application proposes residential development.	Yes.
4.6.3 Building Depth Controls: <i>maximum building depth of</i>	No 1: West tower has 21.6m building depth	Partially Complies.
18m. Underground car parking is to be concentrated under the building footprint and fully under natural ground level.	No 2: West tower has 15.5m to 27.1m building depth.	
	The west tower of No. 1 includes double loaded apartments which include balconies with generous depth. The building depth behind the balcony is no more than 8m deep, consistent with the ADG guideline to achieve optimum floor efficiency.	
	All car-parking is concentrated underneath the building footprint.	Yes.
4.6.4 Building Height Controls: <i>ceiling heights habitable rooms</i> 2.7 <i>m, non-habitable rooms</i> 2.4 <i>m, Ground Floors:</i> 3.3 <i>m</i>	The ceiling heights of habitable rooms are 2.7m, whilst ceiling heights of non-habitable rooms are 2.4m.	Yes.
4.6.5 Rooftop Services Zone Controls: <i>maximum 5m above</i>	The rooftop services zone complies with the height and setback controls.	Yes.
building height, setback 3m from parapet, max 80% of building footprint area. Design lift towers, plant rooms, etc. to minimise their visibility and size.	The area of the services zone is less than 80% of the building footprint area.	
4.6.6 Building Separation Controls: <i>minimum 18m separation</i> between facing habitable rooms (building height of 8-10 storeys).	18m separation between habitable rooms.	Yes.
4.6.7 Building Setbacks	<u>No.1</u> :	Yes.
	East: 3m	
	South: 2.5m	
	<u>No. 2</u> :	
	East: 3m east	
	North & south: 2.5m	
	Please note: The ground slab has been extended 300mm and the balcony to the setback zone as permitted in the Masterplan.	
1.6.8 Tower Building Controls	<u>No 1:</u>	Partially Complies.
Fower Footprint and setback:	West 1100m ² tower foot print	
Tower building footprint to a maximum of 900m2 (Gross Building Area) are encouraged.	No 2: West 990 m ² tower foot print	
Maximum Horizontal Dimensions:		
For residential buildings, floor plates over 600m ² GBA and 25m in length should be articulated into separate wings around each lobby/lift zone. Floor Plates for levels above 15 storeys should not exceed 900m ² GBA.	As displayed in Appendix B, the built form has been articulated into separate wings surrounding a central courtyard.	
4.6.9 Accessibility Controls	38% of ground floor apartments within the development are visitable/adaptable	Yes.
30% of ground floor apartments in residential development are visitable as defined in the Australian Standards.	Equitable access will be provided to the building entrances in accordance with the Australian Standards.	
Ensure equitable access is provided to the main building entrance from both street and car parking areas.	Please refer to the Traffic Impact Assessment at Appendix J and the Accessibility Report at Appendix W for further details on compliance with the relevant Australian Standards.	



Criteria	Response	Compliance
Ensure car-parking complies with the provisions of the Australian Standards.		
4.6.10 Design Excellence	A Design Excellence Competition was conducted for the site in accordance with the Design Excellence provisions of the Sydney Olympic Park Master Plan 2030 and the Sydney Olympic Park Authority Design Competition Guidelines 2017. Consistent with the Competition Brief and subject to an additional review, the Competition Jury decided upon a winning proposal by unanimous agreement, being the alternative scheme presented by PTW. Please refer to Appendix GG for the Design Competition documentation.	Yes.
4.6.11 Building Expression Controls:	46% of the ground floor apartments will have individual entries.	Partially Complies.
75% of ground floor apartments to have individual entries in mixed use zones and 50% of ground floor apartments in residential zones.	Ground floor apartments have been designed to maximise security; however, the design allows the ground floor apartment terraces to open onto the available open space (i.e. buffer zone).	
4.6.12 Safety and Security Controls: <i>natural surveillance of</i> streets & public domain, separate public & private areas, retail to have clear visual connection with street. For residential building sites, provide clearly defined and defensible separation between public and private areas.	Refer to section 7 of the attached EIS for a discussion of safety and security controls integrated within the development.	Yes.
	The design complies with the Masterplans Light Well requirements.	Yes.
4.6.13 Light Well Controls	Please refer to the Solar Access and External Comfort analysis at Appendix KK for further details.	
4.6.14 Cross Ventilation Controls	Cross-ventilation has been assessed as 61.1% across the development. This complies with objective	Yes.
Design the site, building layout and individual apartments to promote, capture and guide natural breezes.	4B-3 of the ADG.	
4.6.15 Noise Controls Does the scheme address the maximum noise criteria? Refer Table 4.7 Maximum Noise Criteria – Residential	Renzo Tonin and Associates have prepared an Acoustic Assessment attached at Appendix AA of the EIS. The report concludes that noise from Major Events activities will comply with noise criteria set in the	Yes.
Development and Figure 4.8 (Noise Plan)	Masterplan.	
4.6.16 Waste Management Controls Locate garbage and recycling areas away from openable windows to habitable rooms and away from street frontages.	For a discussion of the location of waste storage areas please refer to Waste Management Report at Appendix N.	Yes.
4.6.17 Residential Building Controls		
SEPP 65	The design achieves a high standard of compliance with the SEPP 65 controls.	Yes.
The SEPP 65 Apartment Design Guide is to be applied to all residential and mixed-use developments.	A comprehensive review of the development against the SEPP 65 guidelines is included at Appendix II.	
Affordable Housing	The proposal will deliver 14 (5%) affordable rental housing units across the development. All units will have equal access to the amenities both properties offer.	Yes.
Minimum Anortmont Sizoo	The development has been designed to ensure that it attracts a wide range of households.	
Minimum Apartment Sizes: Studio 40m (50m² Inc. Balcony)	The development complies with the minimum apartment sizes and balcony depths outlined in Objective 4D of the ADG.	Yes.
1 Bed 50m ² (59m ² Inc. balcony),		
2 Bed 70m² (82m² Inc. balcony), and		
3 Bed 95m² (110m² Inc. balcony).		
Apartment Mix:	As part of the Property Development Agreement between Austino and SOPA, the applicant has	Yes.
min 15% studio or one bed,	agreed to provide the following minimum dwelling mix:	
min 15% three or more bed.	• 15-20% one bed,	

Criteria	Response	Compliance
	• 60-70% two-bed, and	
	• 15-20% three bed units.	
	As a result, the development proposes the following dwelling mix:	
	• 24.5% one bed	
	• 57.5% two bed	
	• 17.7% three bed	
	• 0.3% four bed	
Balconies:	The development complies with the minimum balcony depths outlined in Objective 4D of the ADG	Yes.
Min. dimension of 2.4m to primary balconies.		
Visual Privacy:	Perforated metal screens are proposed to the façade for solar shading as well as privacy.	Yes.
minimise overlooking, incorporate screening devices, stagger doors, windows and balconies.		
Solar Access:	The development complies with the solar and daylight access control in Objective 4A – 1 of the ADG.	Yes.
min 3-hours direct sunlight per day to living rooms and private open spaces in at least 75 per cent of dwellings on 30 June.	Across the development, 70.1% of apartments receive 2-hours direct sunlight in mid-winter.	
Note - ADG solar access requirements.		
Daylight Access:	The depth of single aspect apartments is 9.6m across the development.	Yes.
Limit the depth of single aspect apartments to maximum 10 m.		
Storage and Clothes Drying Facilities:	The development complies with the storage controls in Objective 4G of the ADG.	Yes.
4m ² for studio		
6m² for one bed,		
8m² for two beds, and		
10m² for 3 bed units.		
Note: These areas are in addition to the minimum		
apartment sizes specified in Table 4.9 Minimum Residential Apartment Sizes.		
4.7 Access and Parking		
4.7.1 Controls	All car-parking is concentrated underneath the building footprint.	Yes.
All parking is to be underground.	All design access points accord with Australian Standards. For further details, please refer to the	
Garages and parking structures are not permitted forward of the building line and must be screened from the public domain by active uses.	Traffic Impact Assessment at Appendix J.	
Design vehicle access points and paths are to satisfy Australian Standards.		
Please note: section 4.6.3 of the Masterplan:		
"Underground carparking is to be concentrated under the building footprint and fully under natural ground level".		
Maximum Vehicle Parking Rates:	Based on unit split and the maximum requirements of the Masterplan, the development proposes 329	Yes.
1 bed 1 space/dwelling,	residential parking spaces. This is less than the maximum 356 spaces allowed under the Masterplan. The design also accommodates 30 accessible carparks.	
2 bed 1.2 spaces/dwelling,	For further details, please refer to the Traffic Impact Assessment at Appendix J of the EIS.	
3 bed 1.5 spaces /dwelling,	To reason details, prease refer to the traine impact Assessment at Appendix 3 of the LIG.	
4 bed 2 spaces /dwelling,		



Criteria	Response	Compliance
Visitors 0.25 spaces/dwelling.		
Minimum Bicycle Parking Rates: 1 bed 1 space/dwelling, 2 bed 1.2 spaces/dwelling, 3 bed 1.5 spaces /dwelling, 4 bed 2 spaces /dwelling, Visitors 0.25 spaces/dwelling.	The minimum bicycle parking requirement for the site has been assessed at 430 spaces. The development provides 430 spaces in accordance with this control.	Yes.
4.9 Landscape and Site		
Open Space:	Over 50% of the front setbacks have been planted out.	Yes.
A min. 50% of the front setback area is to be planted.	For further details of setback planting please refer to the Landscape and Public Domain Report at Appendix M.	
Residential Open Space:	The development provides Communal Open Space greater than 25% of the site area (52.9%). This is shared across the ground and roof communal areas.	Yes.
min 30% of site area to be open space, ground level private open space and/or ground level communal open space and/or setbacks		
Provide communal open space at a min size of 60m ² with 6m min dimension.	For further details of the landscape treatment, please refer to the Landscape and Public Domain Report at Appendix M.	
<i>Minimum of 50% of communal open space area to be unpaved.</i>		
Refer Table 4.13 Minimum Open Space Provision		
Minimum Open Space Provision:	The proposed development complies with the private open space provisions under 4E of the ADG.	Yes.
Studio and 1 Bed 9m ² , 2 Bed 12m ² , 3 Bed 15m ² .		
Deep Soil: 20% of the site's open space area (i.e. 6% of site area).	The proposal achieves a 9.5% Deep soil zone in accordance with 3E of the ADG.	Yes.
Areas included as deep soil are to have a minimum dimension of 2m.		
Planting:	Planting within the site will prioritise appropriate plant selection and create optimum growing conditions.	Yes.
Refer table 4.14	Please refer to the indicative planting strategy in Appendix M for further details.	
Safety and Security:	Please refer to section 7 of the EIS for a discussion of CPTED guidelines.	Yes.
Undertake a formal risk assessment in accordance with NSW CPTED protocols.		
Part 5 – Precinct Controls (Parkview Precinct)		
5.6.3 Floor Space Ratio Controls	The proposal results in an FSR of 4.24:1, which is approximately 28% (6,100 sqm) above FSR control.	Partially Complies.
	A request to vary the development standard, pursuant to Clause 22 of Part 23, is provided at Section 6.3.4 of the EIS.	
5.6.5 Building Height Controls	The proposed development comprises two residential buildings with total heights ranging between 48.3m (No 1) and 57.6m (No 2).	Partially Complies.
	A request to vary the development standard, pursuant to Clause 22 of Part 23 of the SEPP State Significant Precincts is provided at Section 5.3.4 of the EIS.	
5.6.6 Building Zone and Setback Controls:	The relevant setbacks to the existing through-site-link have been maintained in the proposal.	Yes.
Note: 1 Murray Rose link has been approved at 18m width, so the block will need to set back 9m from the western boundary.		
Consider pedestrian and loading dock conflict.		

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