

1-2 MURRAY ROSE AVENUE, SYDNEY OLYMPIC PARK

COMPLIANCE ASSESSMENT – SOPA MASTERPLAN (2018 REVIEW) KEY CONTROLS

[illegible]

Criteria	Response	Compliance
<i>Ensure car-parking complies with the provisions of the Australian Standards.</i>		
4.6.10 Design Excellence	<p>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.</p> <p>Please refer to Appendix GG for the Design Competition documentation.</p>	Yes.
4.6.11 Building Expression Controls: <i>75% of ground floor apartments to have individual entries in mixed use zones and 50% of ground floor apartments in residential zones.</i>	<p>46% of the ground floor apartments will have individual entries.</p> <p>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).</p>	Partially Complies.
4.6.12 Safety and Security Controls: <i>natural surveillance of streets & public domain, separate public & private areas, retail to have clear visual connection with street.</i> <i>For residential building sites, provide clearly defined and defensible separation between public and private areas.</i>	Refer to section 7 of the attached EIS for a discussion of safety and security controls integrated within the development.	Yes.
4.6.13 Light Well Controls	<p>The design complies with the Masterplans Light Well requirements.</p> <p>Please refer to the Solar Access and External Comfort analysis at Appendix KK for further details.</p>	Yes.
4.6.14 Cross Ventilation Controls <i>Design the site, building layout and individual apartments to promote, capture and guide natural breezes.</i>	Cross-ventilation has been assessed as 61.1% across the development. This complies with objective 4B-3 of the ADG.	Yes.
4.6.15 Noise Controls <i>Does the scheme address the maximum noise criteria?</i> <i>Refer Table 4.7 Maximum Noise Criteria – Residential Development and Figure 4.8 (Noise Plan)</i>	<p>Renzo Tonin and Associates have prepared an Acoustic Assessment attached at Appendix AA of the EIS.</p> <p>The report concludes that noise from Major Events activities will comply with noise criteria set in the Masterplan.</p>	Yes.
4.6.16 Waste Management Controls <i>Locate garbage and recycling areas away from openable windows to habitable rooms and away from street frontages.</i>	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 <i>The SEPP 65 Apartment Design Guide is to be applied to all residential and mixed-use developments.</i>	<p>The design achieves a high standard of compliance with the SEPP 65 controls.</p> <p>A comprehensive review of the development against the SEPP 65 guidelines is included at Appendix II.</p>	Yes.
Affordable Housing	<p>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.</p> <p>The development has been designed to ensure that it attracts a wide range of households.</p>	Yes.
Minimum Apartment Sizes: <i>Studio 40m² Inc. Balcony</i> <i>1 Bed 50m² (59m² Inc. balcony),</i> <i>2 Bed 70m² (82m² Inc. balcony), and</i> <i>3 Bed 95m² (110m² Inc. balcony).</i>	The development complies with the minimum apartment sizes and balcony depths outlined in Objective 4D of the ADG.	Yes.
Apartment Mix: <i>min 15% studio or one bed,</i> <i>min 15% three or more bed.</i>	<p>As part of the Property Development Agreement between Austino and SOPA, the applicant has agreed to provide the following minimum dwelling mix:</p> <ul style="list-style-type: none">15-20% one bed,	Yes.

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	<ul style="list-style-type: none">60-70% two-bed, and15-20% three bed units. <p>As a result, the development proposes the following dwelling mix:</p> <ul style="list-style-type: none">24.5% one bed57.5% two bed17.7% three bed0.3% four bed	
Balconies: <i>Min. dimension of 2.4m to primary balconies.</i>	The development complies with the minimum balcony depths outlined in Objective 4D of the ADG	Yes.
Visual Privacy: <i>minimise overlooking, incorporate screening devices, stagger doors, windows and balconies.</i>	Perforated metal screens are proposed to the façade for solar shading as well as privacy.	Yes.
Solar Access: <i>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.</i> Note - ADG solar access requirements.	The development complies with the solar and daylight access control in Objective 4A – 1 of the ADG. Across the development, 70.1% of apartments receive 2-hours direct sunlight in mid-winter.	Yes.
Daylight Access: <i>Limit the depth of single aspect apartments to maximum 10 m.</i>	The depth of single aspect apartments is 9.6m across the development.	Yes.
Storage and Clothes Drying Facilities: <i>4m² for studio</i> <i>6m² for one bed,</i> <i>8m² for two beds, and</i> <i>10m² for 3 bed units.</i> Note: These areas are in addition to the minimum apartment sizes specified in Table 4.9 Minimum Residential Apartment Sizes.	The development complies with the storage controls in Objective 4G of the ADG.	Yes.
4.7 Access and Parking		
4.7.1 Controls <i>All parking is to be underground.</i> <i>Garages and parking structures are not permitted forward of the building line and must be screened from the public domain by active uses.</i> <i>Design vehicle access points and paths are to satisfy Australian Standards.</i> Please note: section 4.6.3 of the Masterplan: “ <i>Underground carparking is to be concentrated under the building footprint and fully under natural ground level</i> ”.	All car-parking is concentrated underneath the building footprint. All design access points accord with Australian Standards. For further details, please refer to the Traffic Impact Assessment at Appendix J.	Yes.
Maximum Vehicle Parking Rates: <i>1 bed 1 space/dwelling,</i> <i>2 bed 1.2 spaces/dwelling,</i> <i>3 bed 1.5 spaces /dwelling,</i> <i>4 bed 2 spaces /dwelling,</i>	Based on unit split and the maximum requirements of the Masterplan, the development proposes 329 residential parking spaces. This is less than the maximum 356 spaces allowed under the Masterplan. The design also accommodates 30 accessible carparks. For further details, please refer to the Traffic Impact Assessment at Appendix J of the EIS.	Yes.

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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: <i>A min. 50% of the front setback area is to be planted.</i>	Over 50% of the front setbacks have been planted out. For further details of setback planting please refer to the Landscape and Public Domain Report at Appendix M.	Yes.
Residential Open Space: <i>min 30% of site area to be open space, ground level private open space and/or ground level communal open space and/or setbacks</i> <i>Provide communal open space at a min size of 60m² with 6m min dimension.</i> <i>Minimum of 50% of communal open space area to be unpaved.</i> <i>Refer Table 4.13 Minimum Open Space Provision</i>	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. More than 50% of the communal open space is soft-scape, being made up of turf and vegetation. Please refer to 3.2 of the landscape report. For further details of the landscape treatment, please refer to the Landscape and Public Domain Report at Appendix M.	Yes.
Minimum Open Space Provision: <i>Studio and 1 Bed 9m², 2 Bed 12m², 3 Bed 15m².</i>	The proposed development complies with the private open space provisions under 4E of the ADG.	Yes.
Deep Soil: <i>20% of the site's open space area (i.e. 6% of site area).</i> <i>Areas included as deep soil are to have a minimum dimension of 2m.</i>	The proposal achieves a 9.5% Deep soil zone in accordance with 3E of the ADG.	Yes.
Planting: <i>Refer table 4.14</i>	Planting within the site will prioritise appropriate plant selection and create optimum growing conditions. Please refer to the indicative planting strategy in Appendix M for further details.	Yes.
Safety and Security: <i>Undertake a formal risk assessment in accordance with NSW CPTED protocols.</i>	Please refer to section 7 of the EIS for a discussion of CPTED guidelines.	Yes.
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. A request to vary the development standard, pursuant to Clause 22 of Part 23, is provided at Section 6.3.4 of the EIS.	Partially Complies.
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). 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.	Partially Complies.
5.6.6 Building Zone and Setback Controls: <i>Note: 1 Murray Rose link has been approved at 18m width, so the block will need to set back 9m from the western boundary.</i> <i>Consider pedestrian and loading dock conflict.</i>	The relevant setbacks to the existing through-site-link have been maintained in the proposal. Please refer to Appendix B and M of the EIS for further details of the link's design and treatment.	Yes.