

Appendix B

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Statutory Reference	Relevant Considerations	Relevance	Complies
Sydney Olympic Park Master Plan 2030 (2018 Review)			
Section 3.2 – Existing site elements	The precinct’s important physical elements will be preserved and enhanced by conserving heritage items, the State Abattoirs heritage conservation area, Showground Road, the Olympic Cauldron at Sydney Olympic Park and significant trees. Building height and envelope controls complement these elements.	The Heritage Impact Statement for the Concept SSDA determined that there is little to no impact from the heritage significance of the Olympic Cauldron or Abattoir Precinct heritage items/area. Any changes to heritage impacts as a result of the proposed development will be detailed in the EIS.	Further assessment to be undertaken in the EIS
Section 3.3 – Sustainability	All development is to embody a best practice approach to environmental sustainability principles.	The Amending Concept DA will detail any changes to sustainability as a result of the proposed development in the EIS.	Further assessment to be undertaken in the EIS
Section 3.4 – Land uses	Land uses will support a viable and vibrant Town Centre by: <ul style="list-style-type: none"> • ensuring active frontages along all major streets • generating an attractive, memorable and liveable place • promoting higher density development • supplementing the existing event uses with a comprehensive range of residential, commercial, retail and educational uses. 	The Amending Concept DA will provide approximately 191 residential dwellings (subject to a separate Detailed SSDA) with high levels of walkability and good transport connections and close to employment opportunities. Retail and commercial land uses will be provided in the podium below the residential tower. The land uses will support a viable and vibrant Town Centre.	Yes
Section 3.7 – access and transport	Development is to strategically locate commercial and retail land uses around Olympic Park Station and close to local bus service corridors.	The proposed development provides scope for residential, commercial and retail uses in an area which is well served by public transport, jobs, goods and services.	Yes

Statutory Reference	Relevant Considerations	Relevance	Complies
	Development is also to manage parking provision to promote alternative forms of transport.	No change is proposed to the maximum number of car parking spaces (358) in the basement below Buildings 2 and 3.	
Section 3.8 – Building form and height	Buildings are to be designed to provide for active retail, commercial or residential frontages along streets. Buildings are to designed to reinforce and complement streets and public spaces.	The Building 1 podium has been designed to integrate with the public domain vision to create active frontages at the human scale. The built form of the podium will be delivered under the Stage 3 CSSI Approval.	Yes
Section 3.9 – Major event capability	The major event hosting capacity of Sydney Olympic Park will be maintained and protected to ensure the precinct will continue to be capable of successfully hosting major international, national and regional events	The proposed development will not impact the major event capability of Sydney Olympic Park. Details relating to construction activity will be further examined during detailed design.	Yes
Section 3.10 – new facilities and local infrastructure	The future OSD and ASD would be subject to the Sydney Olympic Park Local Infrastructure Contributions Framework (ICF).	A determination of this Amending Concept DA will not trigger a contribution as the determination does not authorise the carrying out of development without further consent. The value of the contribution would be determined as part of the future Detailed SSDA(s).	Yes
Section 3.11 – Neighbourhood and community	Development is to create provisions that encourage community life, in particular: a well designed, safe, and accessible public domain, permeable and interconnected pedestrian networks good access to community facilities.	The proposed development provides scope for commercial, retail and residential uses which have been appropriately integrated in an area which is well served by public transport, jobs, goods and services. The proposed development facilitates the promotion of walkable neighbourhoods.	Yes

Statutory Reference	Relevant Considerations	Relevance	Complies
Section 4.2 – Sustainability	<ul style="list-style-type: none"> Engage an Ecologically Sustainable Design consultant as a core member of the project team. Connect all new development to Sydney Olympic Park’s recycled water system for all approved uses of recycled water. All development is to achieve minimum sustainability ratings. Prioritise sustainable materials selection 	The Amending Concept DA will provide any changes to sustainability as a result of the proposal within the EIS.	Further assessment to be undertaken in the EIS
Section 4.3 – Public domain	<ul style="list-style-type: none"> Provide a continuous and accessible pedestrian network within streets, public spaces and parks 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. Frontages that attract pedestrians and contribute to the liveliness and activation of the Town Centre 	<p>The Design Guidelines and Sydney Metro West Design Excellence Strategy aims to ensure that the design of public spaces are high quality and integrate into the final design of the over and adjacent station developments.</p> <p>An updated Shadow Impact Analysis will be provided as part of the Amending Concept DA and will provide any changes as a result of the proposed development.</p> <p>The active frontages along the laneways and streets will support a vibrant town centre while the tower design will create a distinctive skyline that responds to the evolving height, scale and character of the area.</p>	Further assessment to be undertaken in the EIS
Section 4.4 – Event access and closures	The Town Centre will maintain the capacity to host events of up to 250,000 event patrons, in addition to the daily resident and worker population.	The proposed development will not impact the major event capability of Sydney Olympic Park.	Yes
Section 4.5 – Land uses and density	Future development is to comply with the land uses map and floor space ratio map within the Master Plan.	The Amending Concept DA seeks to convert the land use of the commercial building (above the podium) to	Yes

Statutory Reference	Relevant Considerations	Relevance	Complies
		<p>residential. The site is zoned B4 Mixed Use under the Central River City SEPP and is permitted with consent. The site has a maximum FSR of 7:1. A FSR of 5.74:1 is proposed.</p>	
<p>Section 4.6 – Building form and amenity</p>	<ul style="list-style-type: none"> • Comply with the heights nominated in the Building Heights Plan for the relevant precinct. • Buildings are to comply with the minimum floor to ceiling heights • The maximum rooftop service zone height is 5m. • A minimum separation of 24m is required between commercial buildings and facing habitable rooms in residential buildings opposite. • Comply with the building setbacks indicated on the Building Zone and Setbacks Plan for the relevant precinct. • The site is identified as a subject to a design competition. 	<p>The proposed development complies with the building heights plan.</p> <p>Floor to ceiling heights will be confirmed in the future Detailed SSDA(s).</p> <p>Rooftop service zones will be confirmed in the future Detailed SSDA(s).</p> <p>An indicative reference scheme will be prepared to support the Amending Concept DA and will be provided in the EIS. The indicative reference scheme will confirm minimum separation and building setbacks.</p> <p>The Sydney Metro West Design Excellence Strategy is not proposed to be amended by the Amending Concept DA. The Amending Concept DA will retain the same approach to achieving Design Excellence as the Concept Approval.</p>	<p>Yes</p>
<p>Section 4.7 – Access and parking</p>	<ul style="list-style-type: none"> • All parking is to be underground. • Provide car parking for non-residential developments at the rates in Table 4.10 Maximum Vehicle Parking Rates – Non-Residential Uses. • Bike parking facilities are to comply with AS 2890.3 – 2015 Parking Facilities – Bicycle Parking 	<p>No change is proposed to the maximum number of car parking spaces (358) in the basement below Buildings 2 and 3.</p>	<p>Yes</p>

Statutory Reference	Relevant Considerations	Relevance	Complies
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Section 4.8 – Transport strategies and infrastructure

All non-residential developments in the Town Centre are required to prepare and implement a Work Place Travel Plan outlining how the development will comply with Master Plan 2030 (2018 Review) transport strategies and relevant mode share target for utilisation of public transport and minimisation of car travel during peak commuter periods.

A Travel Plan will be created to reduce car trips and encourage the use of sustainable transport as part of the future Detailed SSDA.

Yes

Sydney Olympic Park Master Plan 2030 (Interim Metro Review)
Section 5.2 – Central Precinct

5.2.2 Site Configuration Controls

Define sites, streets and parks as shown in Figure 5.5 Central Precinct Site Boundaries Plan.

The proposed development has been designed in accordance with the Central Precinct Site Boundaries Plan.

Yes



Statutory Reference	Relevant Considerations	Relevance	Complies
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5.2.3 Floor Space Ratio Controls

Floor space ratios are not to exceed those shown in Figure 5.6 Central Precinct Site Floor Space Ratios Plan.

The maximum floor space ratio to be permitted on site 47 is 7:1. The proposed FSR for site 47 is 5.74:1.

Yes



5.2.4 Land Use Controls

Land uses, including vehicle access points, are to comply with Figure 5.7 Central Precinct Land Uses Plan.

The Amending Concept DA seeks to convert the land use of the commercial building (above the podium) to residential. The site is zoned B4 Mixed Use under the Central River City SEPP and is permitted with consent. Figure 5.7 in the Sydney Olympic Park Master Plan 2030 (Interim Metro Review) Section 5.2 identifies the site for Building 1 as commercial land use only. Sydney Metro has consulted with SOPA regarding the land use plan mapping and will seek to amend either the Sydney Olympic Park Master Plan 2030 (Interim Metro Review) or the draft Sydney Olympic Park Master

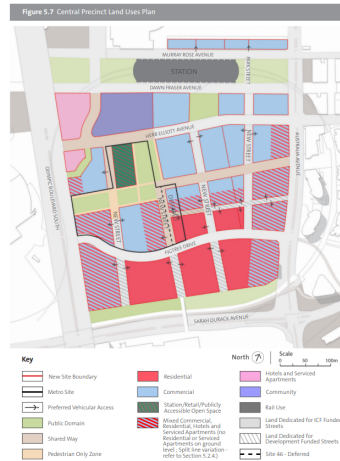
Subject to further consultation with SOPA

Statutory Reference

Relevant Considerations

Relevance

Complies



Plan 2050 to allow for mixed land use in accordance with the Central River City SEPP zoning.

5.2.5 Building Height Controls

Ensure building heights comply with Figure 5.8 Central Precinct Building Heights Plan. The site is identified as having a maximum height of 45 Storeys (8 Storey block edge, towers above).

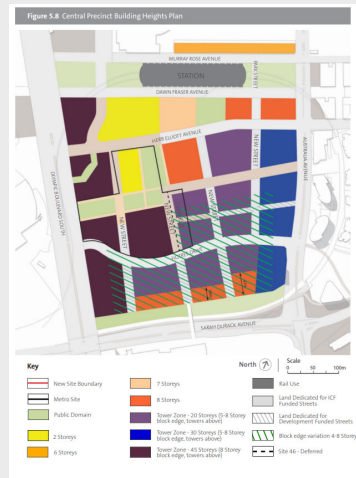
The proposed development seeks consent for Building 1 which is approximately 34 storeys (RL 151.00). Yes

Statutory Reference

Relevant Considerations

Relevance

Complies



5.2.6 Building Zone and Setback Controls

Site development, including permissible building zones and open space, shall be in accordance with Figure 5.9 Central Precinct Building Zones and Setbacks Plan.



The following setbacks are required:

- 2.5m secondary setback above the podium.
- A small allowance is provided at the centre of the western boundary to protrude 2.5m into the setback for services.

Yes

The proposed development seeks approval for:

Building 1: the tower setbacks vary but include a 2.5m secondary setback above the podium and nil secondary setback to the interface with Precinct Street B (due to structural requirements).

Statutory Reference	Relevant Considerations	Relevance	Complies
5.2.7 Event Controls	Ensure all development can accommodate the changes to access events required as described in Section 4.4 Event Access and Closures, and shown in Figure 4.3 Event Access Plan.	The proposed development will not impact the major event capability of Sydney Olympic Park. Pedestrian access points and infrastructure access nodes will be located in suitable places and developed to suitable standards. Details relating to construction activity will be further examined during detailed design.	Yes

Sydney Olympic Park Master Plan 2030 (Interim Metro Review)

Appendix E Part 2: Built Form Controls, General Controls and Guidelines*

***Note: Controls provided are those in addition to or that differ from controls in the Sydney Olympic Park Master Plan 2030 (Interim Metro Review) Section 5.2**

2.1 Metro Design Excellence Process	Development applications for Metro Sites, excluding Site 48, will be subject to the Sydney Metro West Design Excellence Strategy in place of requirements under SOPA's Design Excellence policy.	The Sydney Metro West Design Excellence Strategy is not proposed to be amended by the Amending Concept DA. The Amending Concept DA will retain the same approach to achieving Design Excellence as the Concept Approval.	Yes
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2.4.7 Solar Access

Seeks to ensure high levels of amenity for those using the primary public open spaces within the Metro site. The diagram below prescribes the minimum proportions of the public spaces that are to achieve a minimum 2 hours of sunlight between 9am and 3pm at the winter solstice (June 21).



An updated Shadow Impact Analysis will be provided as part of the Amending Concept DA and will provide any changes as a result of the proposed development.

Further assessment to be undertaken in the EIS

2.5.3 Safety and Security

The Applicant is to:

- Complete a Safety and Security Management Plan. The Plan is to consider and guide the application, as per the table 3 of Appendix E, with regards to risk-based safety and security measures that positively

The Concept SSD was supported by a Crime Prevention Through Environmental Design (CPTED) Assessment. No changes are proposed to the CPTED Assessment as part of the Amending Concept DA. A further CPTED

Yes

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	<p>contribute to the protection of occupants and users of the proposed site, the Central Precinct and the wider SOP.</p>	<p>Assessment will need to be undertaken for the final design scheme as part of future Detailed SSDA(s).</p>	
<p>2.5.4 Sustainability</p>	<p>The required environmental ratings as per Section 4.2 of Master Plan 2030 (2018 Review) apply to the Metro sites with the addition of the following for Mixed Use design competition sites:</p> <ul style="list-style-type: none"> • Minimum 5 Star Green Star rating from the Green Building Council of Australia; and/or • Demonstration of world’s best practice sustainable building design and as-built using an alternative rating tool such as WELL, Living measures that positively contribute to the protection of occupants and users of the proposed site, the Central Precinct and the wider SOP. • Building Challenge, or other recognised rating scheme can be negotiated with SOPA. • Evidence of registration and certification of any of the above rating tools will be required to be submitted to SOPA. 	<p>The Amending Concept DA will detail any changes to sustainability as a result of the proposed development in the EIS.</p>	<p>Further assessment to be undertaken in the EIS</p>

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