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TOWN PLANNING &
PROPERTY DEVELOPMENT SERVICES

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Address: No. 8 Dawn Fraser Avenue, Sydney Olympic Park
Proposal: Alterations and Additions
NOVEMBER 2023

STATEMENT OF ENVIRONMENTAL EFFECTS

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DAWN FRASER AVENUE, SYDNEY OLYMPIC PARK

PROJECT INFORMATION

The Proposal: This Statement of Environmental Effects accompanies a development application lodged with consent of the registered property owner. The proposal seeks approval for alterations and additions to the existing commercial premises for enclosure of the roof level of the existing pavilion structure.

Site: Lot 11 Deposited Plan 1110035
No. 8 Dawn Fraser Avenue
SYDNEY OLYMPIC PARK NSW 2127

Architect:

Suite 104, 77 Dunning Avenue
ROSEBERY NSW 2018

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1 THE SITE & CONTEXT

The site is identified as No. 8 Dawn Fraser Avenue, Sydney Olympic Park and is comprised of Lot 11 Deposited Plan 1110035. The site is rectangular in shape, has an area of 873.2m^2 and frontages to Dawn Fraser Avenue of 43.345 metres and Stockroute Park of 50.605 metres, and a depth of approximately 16 metres. Existing development upon the site comprises a single storey pavilion structure with a rooftop terrace which is currently used as a commercial premises (leased as a Ribs & Rumps restaurant).

The site is located within the suburb of Sydney Olympic Park which is 13 kilometres west of the Sydney Central Business District. The suburb features a large sports and entertainment precinct, originally redeveloped for the Sydney 2000 Olympic and Paralympic Games. The suburb also comprises commercial developments, residential buildings and extensive parklands. The parklands have undergone redevelopment with Blaxland Riverside Park (formerly Blaxland Common) being transformed into an urban park along the Parramatta River. The suburb is serviced by the Olympic Park Train Station, Sydney Olympic Park ferry wharf, and during major events, buses shuttle run frequently.

The site is adjacent Stockroute Park which is a sculptural landscape linking Sydney Olympic Park to the Olympic Games in Ancient Greece and celebrates the Greek heritage of many Australian citizens. One such sculpture is the large disc which is embedded into the ground as to appear like it has been hurled by a discus-thrower. The SOPA parklands fact sheet states the symbolic meaning of the vegetation planted within the park:

> *The eucalypt trees stand as custodians of the land and indigenous Australia. Olive trees are among the most ancient in existence and are the living connection between our contemporary Olympic Games and the original games held in 776 BC. Olive branches were used to make crowns for the victors and hence the olive leaf is a symbol of victory and peace.*

1.1 SITE HISTORY

A summary of the development applications that apply to the site are outlined below.

Development Application No. DA 80-4-2004

Development Application 80-4-2004 was determined by the Minister Assisting the Minister for Infrastructure and Planning on 27 January 2005 and approved the following development:

- Subdivision of land into 4 separate parcels (3 lots for the proposed buildings and one separate lot for the creation of the existing Stockroute Park);
- Construction of 3 retail/commercial office buildings over sites 5, 6, and 7. The approval included 46,003m2 (GFA) of office space, and 7,434m2 GFA of retail area spread out over the three buildings (total GFA is 53,437m2);
- Associated basement parking including a total of 892 retail/ commercial car spaces across buildings 5, 6 & 7 and 239 public car parking spaces for building 6 &
- Landscaping and public improvement works.

Modification Application No. MOD 151-12-2006

Modification number MOD 151-12-2006 was approved by the Executive Director on 10 May 2007. This included an increase to the maximum retail tenancy area 'first use' approvals from 120m2 to 260m2 for Building 5, allowing the Pavilion to be used by a single retail tenant, and an extension to the approved operating hours for retail tenancies for the overall development from the originally proposed hours which were limited to 11pm, to allow trading until 1am seven days a week.

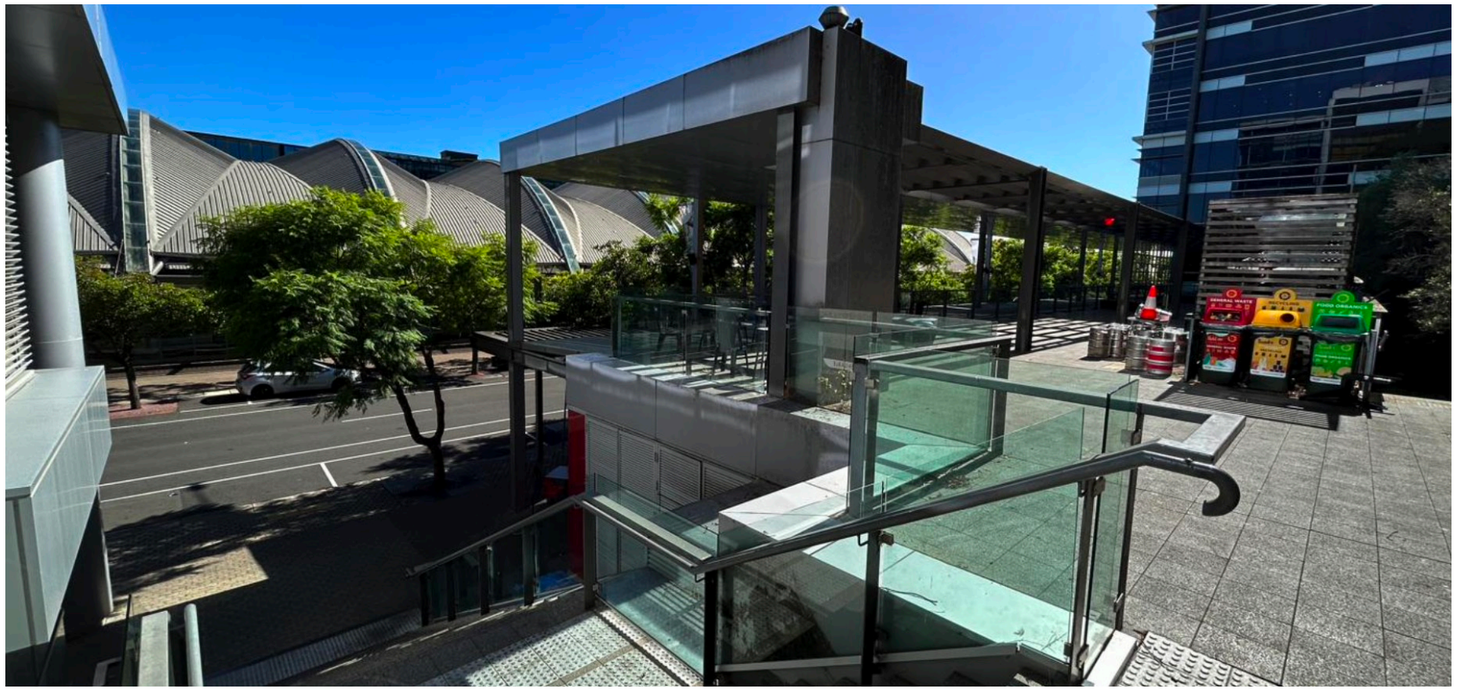
Modification Application No. MOD141-12-2006

Modification number MOD141-12-2006 was approved by the Executive Director on 5 June 2007, and included a range of minor design and facade changes to building 5 and the Pavilion building:

- Pavilion Canopy – Roof profile and steel support structure refined to a thinner profile, whilst the canopy has been substantially widened to offer shade to the Pavilion's outdoor upper terrace area.
- Addition of a new retail tenant's bathroom / toilet facilities below the open stair that interconnects Dawn Fraser Avenue with Stockroute Park, in the western end of the Pavilion.
- East retaining wall – Colour back glass substituted by stone wall tiles
- Revised construction set-out grid from 8.4m to 7.92m as previously cantilevered canopy edges are to be deleted.
- Stockroute Park Terrace Level – Skylights deleted as they prevent the use of the outdoor terrace above the Pavilion.
- Eastern facade – New louver doors to AC condenser room in lieu of stone cladding.

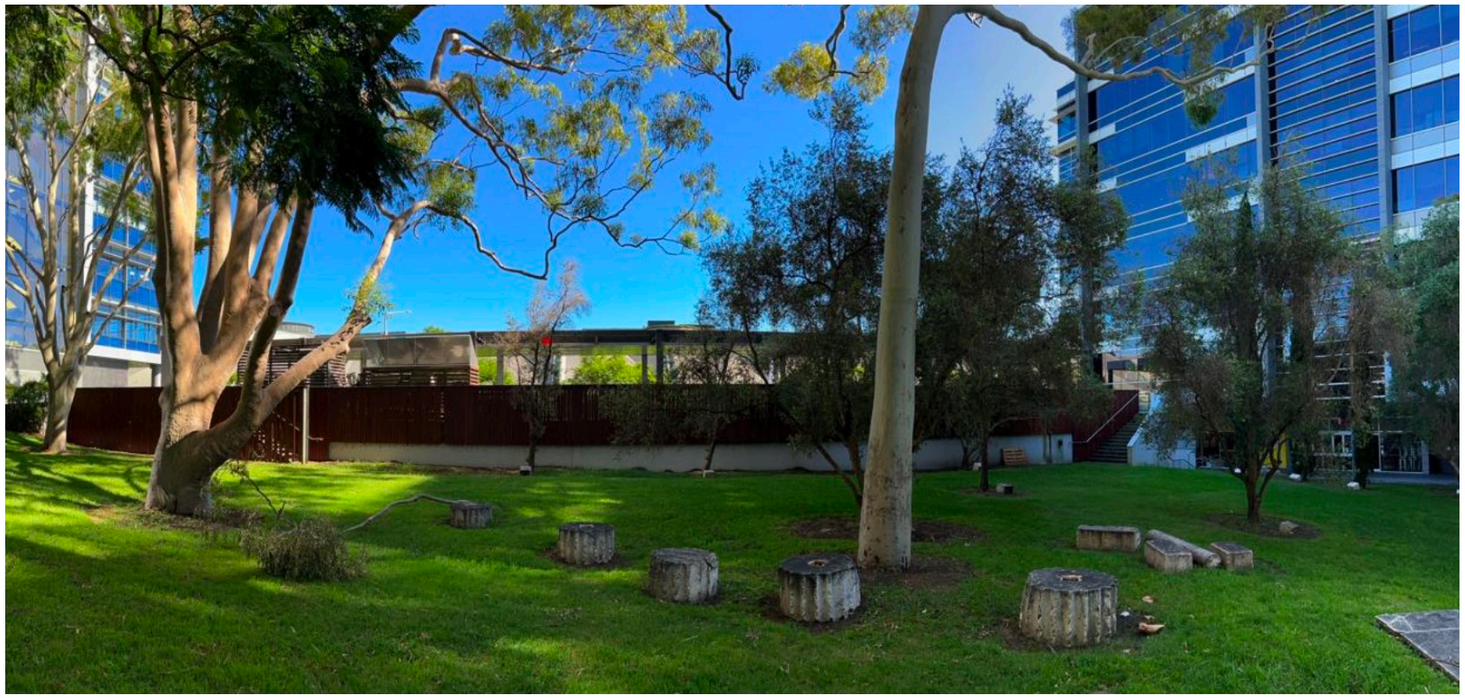
FIGURE 1

The existing 'pavilion' structure at No. 8 Dawn Fraser Avenue.



FIGURES 2 & 3

The terrace level (above), and pavilion as viewed from Stockroute Park (below).



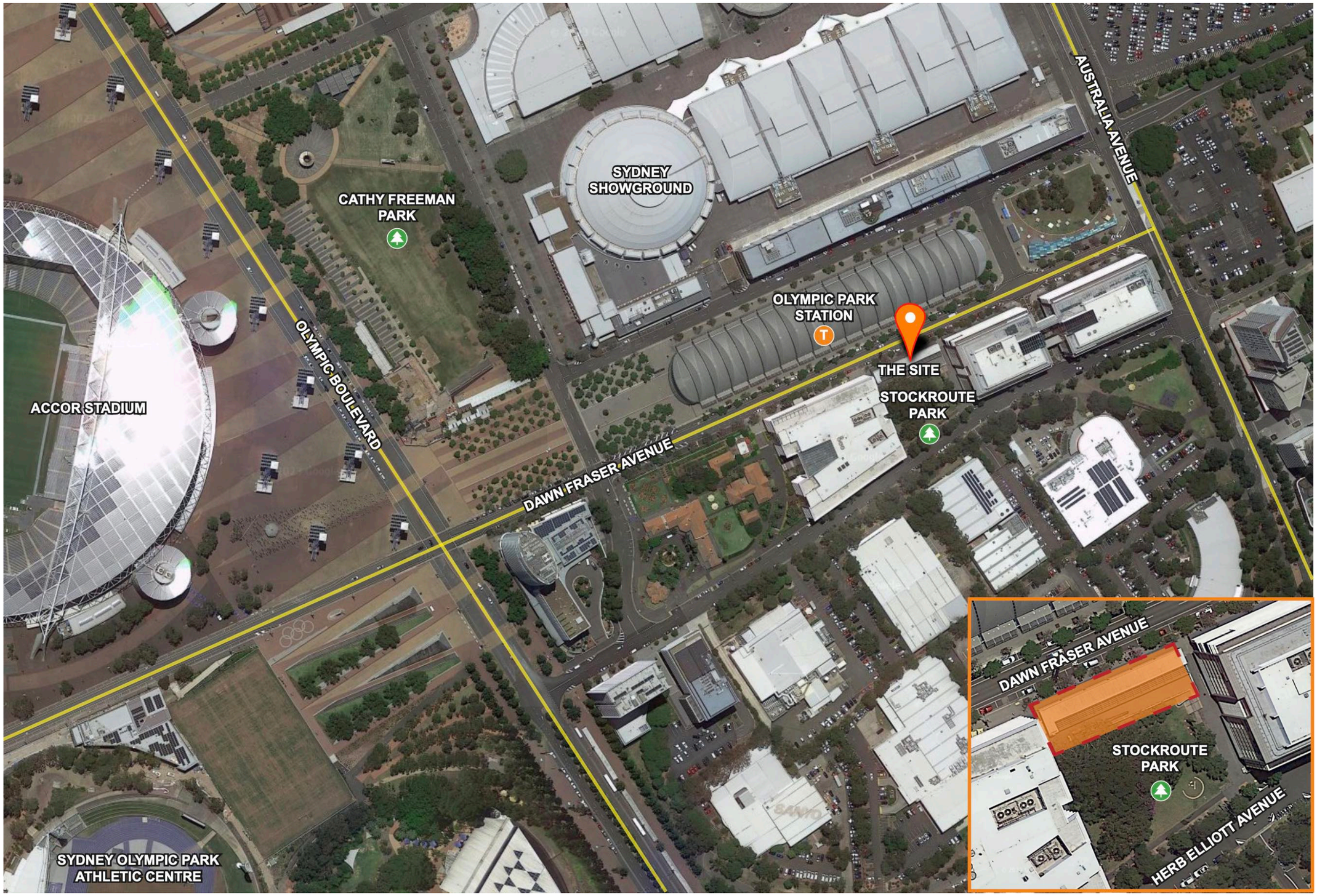


FIGURE 4

The site and its context (extract from SIX Maps).

2 THE PROPOSAL

The application seeks approval for alterations and additions to an existing commercial development at 8 Dawn Fraser Ave. The design intent focuses on seamlessly converting the upstairs terrace into an enclosed area, including introduction of new formal entrance and access lift. The lightweight addition to enclose the roof space is to expand the existing retail offer on site (food and drink premises). The upper level will be accessed via the new lift from the eastern access pathways off Dawn Fraser Avenue.

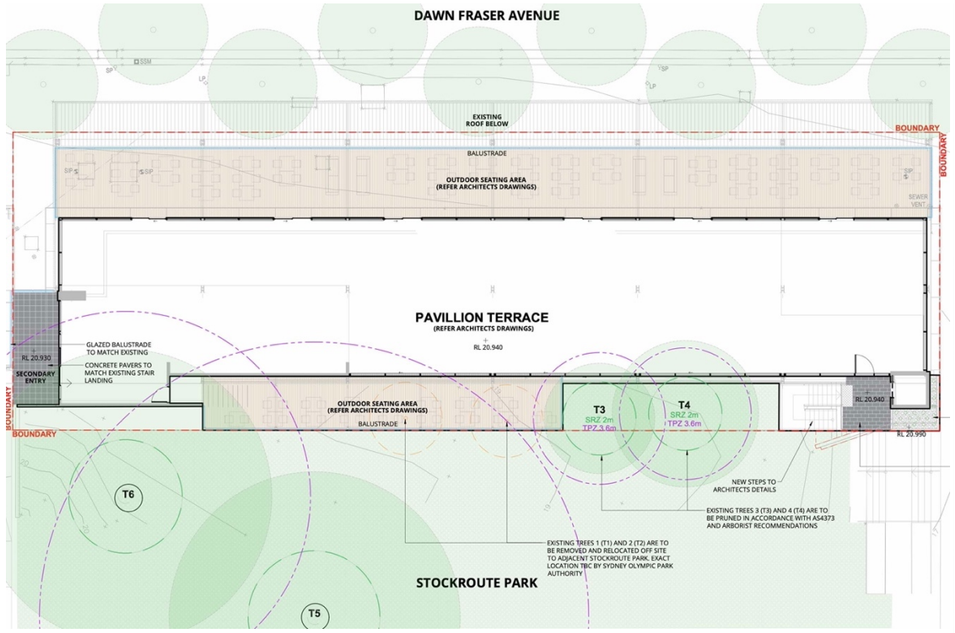
The proposed alterations and additions will not alter the height of the existing building, however the GFA is to be increased from 445.39m^2 as existing to 903.36m^2. The FSR of the site is proposed to be increased to 1.0345:1 from 0.51:1. Protruding wall signage and wall signage is proposed facing towards Dawn Fraser Avenue to assist in wayfinding and business identification.

Originally constructed in the early 2000's, the proposal respectfully retains the existing facade on the ground floor and transforms the upper level into a similar architectural style. The upper level seeks to add to the existing building in a way that is indistinguishable or as though the building was designed this way originally. The proposed balustrades are to be made of glass panels to reflect the style of the existing glass balustrades which face Dawn Fraser Ave.

The architectural approach further seeks to connect the existing building with adjacent Stockroute Park. The proposed design allows for a dining areas to look out to the park, thus increases passive surveillance within the area. Stockroute Park has great cultural significance. Two of the commemorative olive trees are to be retained. Whilst the condition of the remaining two olive trees are poor, the proposal seeks to replant two healthy olive trees within the Park.

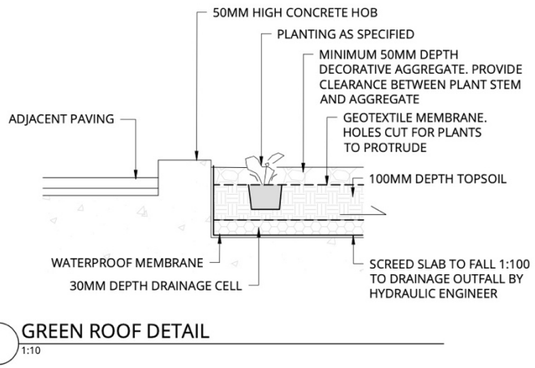
FIGURE 5

Perspective image of the proposed development.



PLANT SCHEDULE								
CODE	BOTANIC NAME	COMMON NAME	QTY	INSTALLATION SIZE	MATURE SIZE (H x W) m	DENSITY (/m2)	SPACING (mm)	STATUS
SUCCULENTS								
CAR GLA	*Carpobrotus glauescens*	Pig Face	6	100mm	0.1 x 2	5	400	N
SEN SER	*Seneccio serpens*	Blue Chalk Sticks	6	100mm	0.2 x 0.9	5	400	E
MYO PAR	*Myoporum parvifolium 'Yareena'*	Creeping Boobialla	6	100mm	0.1 x 4	5	400	N
N: Native I: Indigenous E: Exotic								

PLANTING SCHEDULE
NTS



GREEN ROOF DETAIL
1:10

FIGURES 6, 7 & 8

Images of the proposed development extracted from landscape and architectural plans.

3 STATUTORY PLANNING FRAMEWORK

3.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Clause 4.6(1)(a) of State Environmental Planning Policy (Resilience and Hazards) 2021 states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated. The Department of Planning publication "Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land" provides advice on the process of determination as to whether a site is contaminated. In this regard, Section 2.2 of the Guidelines states:

> *When carrying out planning functions under the EP & A Act, a planning authority must consider the possibility that a previous land use has caused contamination of the site as well as the potential risk to health or the environment from that contamination.*
>
> *When an authority carries out a planning function, the history of the land use needs to be considered as an indicator of potential contamination. Where there is no reason to suspect contamination after acting substantially in accordance with these Guidelines, the proposal may be processed in the usual way.*

The Guidelines continue at Section 3.2.1 by stating that:

> *The potential for contamination is often linked to past uses of land and a good early indicator of possible uses is land zoning. Contamination is more likely to have occurred if the land is currently, or was previously, zoned for industrial, agricultural or defence purposes.*

Minor excavation works only are proposed as part of this application and no change of use is proposed to the premises.

3.2 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Chapter 2 Infrastructure under State Environmental Planning Policy (Transport and Infrastructure) 2021 aims to facilitate the effective delivery of infrastructure across the state.

Schedule 3 of SEPP Transport and Infrastructure has been considered in preparing this application and identifies the types of traffic generating development to be referred to TfNSW, the key types of traffic generating development that relates to the application are:

- *Apartment or residential flat building: 75 or more dwellings*
- *Commercial premises: 2,500m^2 in gross floor area*
- *Shop: 500m^2 in area or more*

Referral to TfNSW is not required for this application, as the proposed development does not exceed the prescribed thresholds.

3.3 STATE ENVIRONMENTAL PLANNING POLICY (PRECINCTS – CENTRAL RIVER CITY) 2021

State Environmental Planning Policy (Precincts – Central River City) 2021 was gazetted on 1 March 2022. Appendix 4 State significant precinct – Sydney Olympic Park, the site is identified on SEPP (Precincts – Central River City) 2021 Sydney Olympic Park Land Application Map.

Land Use Zone

The site is zoned B4 Mixed Use Zone. The objectives of the zone are:

(a) to protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it becomes a premium destination for major events,

(b) to integrate suitable business, office, residential, retail, and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling,

(c) to ensure that the Sydney Olympic Park site becomes an active and vibrant town centre within metropolitan Sydney,

(d) to provide for a mixture of compatible land uses,

(e) to encourage diverse employment opportunities,

(f) to promote ecologically sustainable development and minimise any adverse effect of land uses on the environment,

(g) to encourage the provision and maintenance of affordable housing.

The proposed commercial alterations and additions development is permissible with consent within the B4 Mixed Use zone and satisfies the objectives of the zone, as the development will provide a mixture of compatible land uses that support the viability of Sydney Olympic Park.

Building Height

Clause 18 of the SEPP (Precincts – Central River City) 2021 Appendix 4 prescribes no maximum building height for the site.

Floor Space Ratio

Clause 19 of the SEPP (Precincts – Central River City) 2021 Appendix 4 prescribes no maximum FSR for the site.

Public Utility Infrastructure

Clause 23 of the SEPP (Precincts – Central River City) 2021 Appendix 4 relates to the proposed development having adequate provisions for public utility infrastructure. See clause reproduced below:

(1) Development consent must not be granted for development on land within the Sydney Olympic Park site unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.

*(2) In this section, **public utility infrastructure** includes infrastructure for any of the following—*

(a) the supply of water,

(b) the supply of electricity,

(c) the supply of natural gas,

(d) the disposal and management of sewage.

(3) This section does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.

The existing pavilion structure on site has access to all forms of public utility infrastructure as aforementioned. Therefore, we are compliant with this SEPP provision as it is deemed that the proposed development will be able to satisfactorily connect to public utility infrastructure.

Major Events Capability

Clause 24 of the SEPP (Precincts – Central River City) 2021 Appendix 4 relates to ensuring the proposed development does not impede or affect the area from remaining as a premium destination for major events. See clause reproduced below:

(1) The objective of this section is to protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it remains a premium destination for major events.

(2) Consent must not be granted to development on land within the Sydney Olympic Park site, if the consent authority is satisfied that during major events held within the Sydney Olympic Park site—

(a) traffic generated by the development is likely to cause the local road network and connections to the regional road network to become saturated or otherwise fail, and

(b) the development is likely to prevent the effective management of crowd movement and transport services, and

(c) the development is likely to compromise the effective functioning of major event infrastructure, and

(d) the development conflicts with the emergency management plans of government agencies or the emergency evacuation plans of major event venues.

The proposed development will not impact the area from remaining as a premium destination to hold major events, nor impede any of the above listed provisions. The proposed development is compliant with Sydney Olympic Park Major Event Impact Assessment Guidelines.

Transport

Clause 25 of the SEPP (Precincts – Central River City) 2021 Appendix 4 relates to ensuring the proposed development promotes public transportation and active transportation. See clause reproduced below:

Development consent must not be granted for development on land within the Sydney Olympic Park site unless the consent authority is satisfied that the development includes measures to promote public transport use, cycling and walking.

The site is located in close proximity to a range of public transportation and active transportation infrastructure which promotes accessing the site with alternative means of travel, which is consistent with this SEPP provision.

Master Plan

Clause 26 of the SEPP (Precincts – Central River City) 2021 Appendix 4 relates to ensuring the proposed development is consistent with the Sydney Olympic Park Authority Master Plan 2030 (2018 Review). See clause reproduced below:

(1) Development consent must not be granted for development on land within the Sydney Olympic Park site to which a master plan applies unless the consent authority has considered that master plan, except as provided by subsections (2) and (3).

(2) Consideration of a master plan is not required if the consent authority is satisfied that—

(a) the development involves a temporary use of the land, and

(b) the development is of a minor nature.

(3) Development consent must not be granted for development on land within 400 metres of the Olympic Park Train Station unless the consent authority has considered whether the car parking requirements specified in the master plan should be reduced in respect of that development.

The proposed development will not impact the area from remaining as a premium destination to hold major events, nor impede any of the above listed provisions.

Environmental Conservation Area

Clause 29 of the SEPP (Precincts – Central River City) 2021 Appendix 4 relates to development located within the Environmental Conservation Area. The Site is not identified as being located within an Environmental Conservation Area.

Arrangements for Designated State Public Infrastructure

Clause 35 of the SEPP (Precincts – Central River City) 2021 Appendix 4 relates to the satisfactory arrangements are to be made for the provision of designated State public infrastructure. The site is identified within the intensive urban development area. See clause reproduced below:

(1) The objective of this section is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the development of land for the purposes of residential accommodation to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.

(2) Despite any other provision of this Appendix, development consent must not be granted for development for the purposes of residential accommodation in an intensive urban development area unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to the land on which the development is to be carried out.

(3) This section does not apply to a development application to carry out development on land in an intensive urban development area if—

(a) all or any part of the land to which the application applies is a special contributions area (as defined by section 93C of the Act), or

(b) the development will not result in an increase in residential accommodation within the intensive urban development area.

(4) In this Appendix — designated State public infrastructure means public facilities or services that are provided or financed by the State (or if provided or financed by the private sector, to the extent of any financial or in-kind contribution by the State) of the following kinds—

(a) State and regional roads,

(b) bus interchanges and bus lanes,

(c) regional open space,

(d) social infrastructure and facilities (such as schools, hospitals, emergency services and facilities for justice purposes).

intensive urban development area means the area of land identified as "intensive urban development" on the State Environmental Planning Policy (Precincts—Central River City) 2021 Sydney Olympic Park Intensive Urban Development Map.

(5) This section prevails over any other provision of this Appendix to the extent of any inconsistency.

The development does not propose any residential accommodation; therefore, this clause is not applicable.

3.3 STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

State Environmental Planning Policy (Planning Systems) 2021 was gazetted on 1 March 2022, identifies development that is State or regionally significant development. Schedule two State Significant Development – identifies sites.

Development on Specified Sites

Clause 2 of the SEPP Schedule 2 identifies sites that are State Significant Development. See clause reproduced below:

Development that has a capital investment value of more than $10 million on land identified as being within any of the following sites on the State Significant Development Sites Map—

(a) Bays Precinct Site,

(b) *Darling Harbour Site,*

(c) *Broadway (CUB) Site,*

(d) *Honeysuckle Site,*

(e) *Luna Park Site,*

(f) Sydney Olympic Park Site,

(g) *Redfern-Waterloo Sites,*

(h) *Taronga Zoo Site.*

The site is located within the State Significant Development Sites Map for Sydney Olympic Park, however, the Capital Investment Value (CIV) of the Development Application does not exceed the $10 million threshold. Therefore, the proposed alterations and additions are not deemed to be State Significant Development (SSD).

4 SECTION 4.15 OF THE EPAA

4.1 ENVIRONMENTAL PLANNING INSTRUMENTS – SECTION 4.15(1)(a)(i)

The proposal is permissible subject to the provisions of State Environmental Planning Policy (Precincts – Central River City) 2021. The impacts of other environmental planning instruments including SEPP (Resilience and Hazards) and SEPP (Planning Systems) have also been considered in the preparation of this development application. The provisions of these relevant environmental planning instruments have been satisfactorily addressed within Section 3 of the Statement of Environmental Effects.

4.2 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS – SECTION 4.15(1)(a)(ii)

Nil.

4.3 MASTER PLAN

Sydney Olympic Park Master Plan 2030 (2018 Review)

The Sydney Olympic Park Master Plan 2030 (2018 Review) and was originally approved by the Minister for Planning in 2010 and applies to land within the Sydney Olympic Park Town Centre. The purpose of the Master Plan are to:

- *Provide a comprehensive approach to the development of Sydney Olympic Park*
- *ensure Sydney Olympic Park becomes an active and vibrant Town Centre within Metropolitan Sydney*
- *protect the role of Sydney Olympic Park as the premier destination for cultural, entertainment, recreation, and sporting events*
- *protect and enhance the public domain*
- *protect and enhance the Sydney Olympic Park parklands*
- *provide detailed planning and design principles and controls to encourage development that responds to its context and contributes to the quality of the built environment and the future character and cultural significance of the site.*

TABLE 1

Sydney Olympic Park Master Plan 2030 (2018 Review) Compliance Table.

SYDNEY OLYMPIC PARK MASTER PLAN 2030 (2018 REVIEW)			
CONTROL	**REQUIREMENTS**	**PROPOSED**	**COMPLIES**
SECTION 4 – GENERAL CONTROLS AND GUIDELINES			
4.2– Sustainability			
4.2.1 – Controls	Engage an Ecologically Sustainable Design (ESD) consultant as a core member of the project team.	Principles of Ecological Sustainable Design (ESD) have been adequately considered and incorporated into the design.	**YES**
	Connect all new development to Sydney Olympic Park's recycled system for all approved uses of recycled water, including:	All service connections will be maintained as existing and are connected as part of Sydney Olympic Park's recycled system.	**YES**

SYDNEY OLYMPIC PARK MASTER PLAN 2030 (2018 REVIEW)			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	– toilet and urinal flushing – irrigation of the parklands and gardens – fountains and water features – playing fields – fire fighting – construction – wash down and dust suppression – clothes washing (supply to washing machine only) – commercial air conditioning water cooling towers.		
	Environmentally Sustainable Materials Prioritise sustainable materials selection: – All Australian hardwood timber must be from certified sustainably managed plantation sources. – All fibreboard must be low emission medium density. – Use of fibreboard chlorine based products (including PVC) must be minimised. – Copper chrome and arsenic treated timber or imported native rainforest timber must not be used in any application (including formwork).	Able to comply. The proposed alterations will incorporate environmentally sourced and sustainable materials into the construction methodology.	**YES**
	Required Ratings All development is to achieve the minimum ratings set out in *Table 4.1 Environmental Ratings*. The Authority will be working towards certification of Green Star Communities (6 star) within Sydney Olympic Park. The required ratings will assist in delivery of this outcome.	Able to comply.	**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 Authority has commenced its risk assessment and will be developing a precinct Climate Change Adaptation Plan in line with the *Green Star Communities*.	Able to comply.	**YES**
4.3 – Public Domain			
4.3.1 – Controls	Set aside the land for streets, parks, through-site links, and public spaces as shown in the site boundaries plan for the relevant precinct. Land dedicated for public purposes is to be vested in Sydney Olympic Park Authority. Design and build streets and public spaces in accordance with the street sections and plans in *Appendix C* and: – Sydney Olympic Park Urban Elements Design Manual 2008 – Sydney Olympic Park Authority Report for Master Plan 2030 Street Concept Designs – Sydney Olympic Park Access Guidelines (July 2015) and any subsequent version – Sydney Olympic Park Master Plan 2030 Traffic and Transport Strategy (2018 Review) – NSW Government – Planning Guidelines for Walking and Cycling 2004 – all relevant codes and standards including: • AS 1428.1 – 2009: Design for access and mobility – General requirements for access New Building Work. • AS 1428.2 – 1992: Design for access and mobility – Enhanced and additional requirements – Buildings and facilities • AS/NZS 1428.4.1 – 2009: Design for access and mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators • AS 2890.3 – 2015 Parking Facilities – Bicycle Parking.	Complies. The proposed alterations and additions will maintain existing land dedicated to adjacent through-site links, public spaces, and parks. The proposal utilises the through-site access pathway as the primary entrance to the First Floor Level, which will enhance and activate this space, which was previously underutilised.	**YES**

SYDNEY OLYMPIC PARK MASTER PLAN 2030 (2018 REVIEW)			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	Footpaths and the Pedestrian Environment Provide a continuous and accessible pedestrian network within streets, public spaces and parks as shown in *Figure 3.6 Street Hierarchy*. 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. Connect to the local and regional pedestrian network as shown in *Figure 3.6 Street Hierarchy*: – create new pedestrian connections linking the Town Centre to eastern Bicentennial Park at Bennelong Parkway and new streets in the Parkview Precinct – create new pedestrian connections linking the Town Centre to northern Bicentennial Park at Kevin Coombs Avenue Gate 8 – create new pedestrian connections linking the Town Centre to the Wentworth Point foreshore at Bennelong Parkway – create new bridge connections to link adjacent precincts across rail and high traffic street corridors.	N/A	**N/A**
	Amenity Ensure paved footpaths on public streets are a minimum of 1.8m wide to allow pedestrians to walk three abreast and wheelchairs to pass two abreast. Use the standards for furniture and lighting set out in the Sydney Olympic Park Urban Elements Design Manual 2008. Use the standards for signage set out in the Sydney Olympic Park Urban Elements Design Manual 2008 and Sydney Olympic Park Authority's Signage Policy.	Complies. The proposed alterations and additions will maintain surrounding public streets, footpaths, and access routes as existing.	**YES**
	Solar Access 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.	Complies. The proposal does not increase the height of scale of the existing commercial building, but rather seeks to extend and enclose the First Floor Level. The proposed impacts of solar access to Stockroute Park and the surrounding public domain are negligible.	**YES**
	Building Interface with the Public Domain Provide weather protection at communal entrances. Maximise surveillance of the public domain and views of the public areas from the building.	Complies. The proposed awning at the street frontage to Dawn Fraser Avenue is to be maintained as existing. The proposed open terraces at the First Floor Level will ensure that passive surveillance of the public domain is maximised.	**YES**
	Retail and Active Frontages Frontages that attract pedestrians and contribute to the liveliness and activation of the Town Centre: Activate ground floor levels with retail uses as shown in Figure 4.1 Active Frontages Plan. Active frontages will positively promote activation of streets and parks through physical and visual connections between inside areas and the public domain. Primary Retail Frontages and Themed Retail Frontages are to: – Provide for uses such as retail, customer service areas, cafes, restaurants as well as outdoor dining and other uses that achieve pedestrian interest and interaction – Maximise display windows, transparent glazing to at least 70% of the frontage, particularly at corners – Maximise entries, ideally one every 8 to 10m of the frontages – Provide for either double height or two levels of active uses – Restrict commercial building lobbies to no more than 20% of	N/A	**N/A**

SYDNEY OLYMPIC PARK MASTER PLAN 2030 (2018 REVIEW)			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	the frontage – Restrict residential building lobbies to no more than 10% of the frontage – Restrict blank walls, service, plant, and equipment hatches to no more than 10% of these frontages – Driveways and service entries are to be located away from primary retail frontages.		
	Secondary Active Frontages are to: – Provide for uses such as retail, customer service areas, cafes, restaurants as well as outdoor dining, commercial, hotel and residential lobbies, customer service uses associated with commercial and hotel lobbies and other uses that achieve pedestrian interest and interaction – Provide for display windows, transparent glazing to at least 50% of the frontage particularly at corner locations – Maximise pedestrian entries – Commercial building lobbies up to 80% of the frontage – Residential building lobbies up to 50% of the frontage – Restrict blank walls, service, plant, and equipment hatches to no more than 30% of these frontages.	Complies. The proposed entrance to the First Floor Level will be activated by providing improved lighting, plantings, and full accessibility through the introduction of lift service. The existing Stockroute Park signage will be carried over as part of the proposal.	**YES**
	Primary Residential Frontages are to: – Positively contribute to the amenity and security of streets and parks by achieving physical and visual connections between the interiors of buildings, garden areas and the public domain – Provide for uses such as residential lobbies, SOHO units, ground floor apartment terraces, communal and private gardens and courtyards, gates and doors into private and communal garden areas and other uses that achieve visual surveillance over the public domain – Provide direct pedestrian access for ground floor apartments to the street or park and private gardens to enhance visual interest and activity along the street or park – Provide building entries, lobbies, and the primary address for buildings from these frontages – Restrict blank walls, service, plant and equipment hatches to no more than 10% of these frontages – Driveways and service entries are ideally located away from primary residential frontages but should be restricted to no more than 20% of these frontages.	N/A	**N/A**
	On Primary Retail, Secondary Active and Themed Retail Frontages ensure shops and food outlets have a display window measuring at least 5m. (Figure 4.1 Active Frontages Plan). Food outlet counters should be within the shop area as queuing on footpaths and public thoroughfares affects pedestrian amenity. Street corners for at least 3m along each frontage are to have display windows and/or doors.	N/A	**N/A**
	Divide large facades into smaller sections to modulate the street frontage and ensure architectural detailing incorporates good materials and details of interest to pedestrians.	N/A	**N/A**
	Primary retail frontages are to have double height frontages. 16. Glaze ground floor windows and doors for retail uses with clear glass and provide good lighting at night.	N/A	**N/A**
	Where security grilles are desired, they are to be mounted internally and provide good visibility to shop displays (preferably set to the rear of the window display zones). Roller shutters are not permitted.	N/A	**N/A**
	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.	N/A	**N/A**

SYDNEY OLYMPIC PARK MASTER PLAN 2030 (2018 REVIEW)			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	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.	N/A	**N/A**
	Colonnades To provide continuous shelter for pedestrians along primary streets: – Provide street colonnades to the full extent of the street frontage of buildings in the locations nominated in *Figure 4.2 Awnings and Colonnades Plan*. – Design colonnades to be well proportioned, high quality public domain elements that reflect the building's architecture and are visually integrated with adjoining colonnades. – The colonnade floor is to align with the adjoining external ground levels of the footpath, courtyard, or public space. Paving finishes should also match. – The colonnade width is to be well proportioned and in accordance with *Figure 4.2 Awnings and Colonnades Plan*. – For continuity, the height and depth to the colonnade soffit is to be consistent along entire blocks and across lots. – Colonnades should be well designed. High quality, lightweight, and retractable sun shading elements such as blinds and screens are encouraged between columns. – To increase liveliness, mezzanines extending into the colonnade for no more than one-third of the colonnade width are encouraged. – Colonnades are to be well lit – to the appropriate Australian standard as a minimum and to provide consistent lighting levels along the colonnade. – Access pits and/or outlets for building services are not permitted within the colonnade zone.	Complies. The existing street presentation of the site, including colonnades are maintained as existing.	**YES**
	Awnings 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*. Awnings are not to continue across site links and building separations. Awning height is measured from the footpath to the underside of the fascia. On sloping sites, the underside of the awning is to be not less than 3.2m above the footpath. Steps in awnings are only permissible to accommodate sloping streets and if required over vehicle entrances. Steps in awnings are to be a maximum of 700 mm. Awnings are to be 3m wide generally, except on the southern footpath of Street Park Edge Street 'Haslams' and the northern footpath of Street 14 Herb Elliott Avenue, where awnings are to be 2.7m wide. Awnings are to extend across the entire building elevation and be well designed. They will: – reflect the architecture of the building – complement the streetscape – be supported from the building. Awnings must drain towards the building to eliminate gutters and downpipes on the street edge. Downpipes are to be fully concealed within, or recessed into, the ground floor frontage. Awning lighting is to be recessed, have concealed wiring and conduits, and comply with requirements for pedestrian areas in the current AS/NZS 1158 Set 2010, Lighting for Roads and Public Spaces.	Complies. The existing street front awning to Dawn Fraser Avenue is to be maintained as existing.	**YES**

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CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	Public Domain Safety and Security Ensure trees and vegetation do not block lighting or the field of vision of pedestrians in the public domain. Improve the safety of pedestrian bridges, enclosed pathways, and stairways by creating good visibility, lighting, and adjacent activity at these places. Ensure active frontages along all public spaces and parks. Promote good surveillance of parks and public spaces by making them attractive and comfortable: – incorporate well placed seating with good shade and interesting views – design and locate public furniture, lighting, bubblers, public information, public toilets and play equipment to encourage informal use – provide generous, well positioned seating opportunities throughout all public open space. Public open space must be clear of obstructions or structures, such as electricity substations, or car park exhaust vents, which should be incorporated into the overall building envelope.	Complies. The proposed entrance incorporates low level planting and will not block lighting or sightlines.	**YES**
	On Street Parking Ensure a minimum of two percent of street parking is reserved for mobility parking permit holders.	N/A	**N/A**
	Through Site Links Ensure Through Site Links are publicly accessible 24/7, they must not be gated. Ensure Through Site Links are open to the sky and achieve the dimensions as set out in the Precinct Controls and provide direct visual and physical connects between public spaces and streets.	Complies. All existing through site links are maintained as fully accessible by the public 24/7.	**YES**
4.4 – Event Access and Closures			
4.4.1 – Controls	To maintain access to affected development sites during events, permanent vehicle access points need to be located away from the affected streets. The typical street closures are described below and in *Figure 4.3, Event Access Plan*. From time to time other streets may also be closed. More detail about the impact and frequency of events is available from Sydney Olympic Park Authority.	Able to Comply.	**YES**
4.5 – Land Uses and Density			
4.5.1 – Land Use Controls	Permitted land uses are to comply with *Figure 4.1 Active Frontages Plan* and *Figure, 4.4 Land Uses Plan* and *Table 4.2 Allowable Land Uses* for the relevant precinct. Ground level active uses are to have a minimum depth of 3m. The following developments and uses are allowed 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.	Complies. The proposed alterations and additions will maintain the existing commercial use of the site and will retain the site's existing Ground Floor street front activation. The proposal will introduce a new entrance via the eastern side laneway which will contribute to its activation and improve the amenity and safety of the area.	**YES**
4.5.2 – Floor Space Ratio Controls	To ensure amenity, good urban form, adequate transport, and traffic capacities are not exceeded for Sydney Olympic Park: The maximum floor space ratio achievable for each development site is nominated in the Site Floor Space Ratios Plan for the relevant precinct in Section 5.	N/A. The site is not prescribed an FSR standard.	**N/A**

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CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	The maximum floor space ratio achievable is to be calculated on the basis of the Floor Space Ratio boundaries as specified in the Precinct Controls set out in Section 5. Where identified, land will be required to be dedicated to Sydney Olympic Park Authority for use as a public street, public open space, or public domain. The maximum floor space ratio will be granted only when the following controls are complied with: Building Zone, Building Depth, Building Heights, Building Separation, Building Setback, Open Space and Deep Soil Zone. Where floor space ratio controls are not specified, the maximum Gross Floor Area is as shown on drawings for the relevant precinct in Section 5. Bonus floor space not exceeding 1.25:1 may be permitted for residual sites if amalgamated with adjacent lots. This applies to existing leased sites fragmented by new street alignments into new sites that satisfy the following criteria: – commercial sites with site boundaries less than 30m or a site area of less than 3,000m2. – residential sites with one site boundary less than 20m and a site area of less than 1,000m2.		
4.5.3 – Commercial Use Controls	Before consent is given for commercial development, the consent authority will determine whether there is adequate capacity within the transport and road networks servicing Sydney Olympic Park (refer to Section 4.8.1, Transport Strategies, and Infrastructure Controls).	Noted.	**NOTED**
4.6 – Building Form and Amenity			
4.6.1 – Development Site Controls	To create streets and blocks that enable efficient land development and improve access, address, and amenity: Create the sites shown in the Site Boundaries Plan for the relevant precinct.	N/A	**N/A**
4.6.2 – Building Zone Controls	The building zones identified are larger than suitable footprints to allow design flexibility. It is not intended that the entire zones are built over. Other building and land use controls, including floor space ratio, building depth, open space and deep soil requirements, setbacks, and balconies, will affect the design of final building footprints. To encourage well-oriented, appropriately scaled, street defining buildings that will provide transparency and maximise access to sun, daylight, and prevailing breezes: Locate buildings within the building zone indicated on the relevant precinct Building Zone and Setback Plan in Section 5. Provide through site links and view corridors where indicated on the relevant precinct control plan in Section 5. Ensure building layouts optimise solar access, natural light, cross-ventilation, usable communal outdoor areas, and views.	N/A. The site is not identified as subject to building zone and setback controls in accordance with Section 5.	**N/A**
4.6.3 – Building Depth Controls	To encourage naturally lit and well ventilated buildings with generous courtyards and setback and avoid bulky buildings that block views and impede ESD requirements: Ensure the maximum building depth is 18m (glass line to glass line) for all residential building floorplates.	Complies. The proposed building depth is proposed to increase by 2.75 metres to the south at the southern boundary of the site, towards Stockroute Park. The increased depth will incorporate open terrace space at the First Floor Level and services area below at Ground Level, as well as providing the primary entrance to the First Floor Level at the south-eastern corner of the site.	**YES**

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CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	The preferred maximum commercial building depth without atria and light wells is 25m. Ensure all workstations on an office floor (excluding the core and other ancillary spaces) are 12m or less from an external window or an atrium (as described in part 4.6.6) for buildings up to 8 storeys high. Underground car parking is to be concentrated under the building footprint and fully under natural ground level.		
4.6.4 – Building Height Controls	Building heights are expressed in storeys or as 'Relative Level' (RL) where existing building heights are to be matched. To reinforce the primacy of Olympic Boulevard and to create consistent building heights along main streets, maintain solar access to the public domain and maintain the iconic Olympic skyline: Comply with the heights nominated in the Building Heights Plan for the relevant precinct. Minor increases to the heights nominated in the Building Heights Plans may be considered if: – special site conditions make strict compliance with the controls unworkable – there are demonstrable improvements to urban form and height transition – resident amenity in terms of privacy and solar access is not adversely affected – there is no impact on public open space and parklands. For sites adjoining sloping streets, the maximum number of storeys is to be calculated from the highest finished footpath level, and recalculated a minimum of every 1.5m vertical change in slope. For sites adjoining two or more streets, the maximum number of storeys is not to exceed a plane created by joining the number of storeys measured along each street frontage. For south and west facing buildings over eight storeys high, setbacks and other treatments may be required to minimise wind turbulence. All developments over 25m high will require assessment by a wind consultant. Comply with the minimum floor to ceiling heights listed in Table 4.3, Minimum Ceiling Heights.	N/A. The site is not subject to building height controls. Notwithstanding this. the building height of the site is to be maintained as existing. The proposed alterations and additions to the First Floor Level do not propose to increase the height of the existing commercial building. Minimum floor to ceiling heights are compliant regarding Table 4.3.	**N/A**
4.6.5 – Roof Services Zone Controls	To minimise the visual impact of roof top plant: 1. The maximum rooftop service zone height is 5m. 2. Set back the rooftop service zone 3m from the parapet. 3. The total area in plan above the maximum building height for services may not exceed 80 per cent 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. 5. The design of rooftop structures is to be integral with the overall building design.	N/A.	**N/A**
4.6.6 – Building Separation Controls	To ensure visual and acoustic privacy and amenity are maintained between buildings: – Ensure that courtyards and atria in commercial buildings have a minimum width of 9m. – A minimum separation of 24m is required between commercial buildings and facing habitable rooms in residential buildings opposite.	Complies. Building separation distances are to be maintained as existing.	**YES**

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CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	Residential Buildings For facing residential buildings up to eight storeys with no openings, zero building setback is required. For facing residential buildings up to eight storeys with openings in one wall, a minimum 6m setback is required. For facing residential buildings with openings in both walls separation distances, refer to *Table 4.4 Minimum Building Separation*.	N/A	**N/A**
4.6.7 – Building Setbacks	To reinforce street hierarchy and layout, permit solar access to the public domain, promote privacy, provide a transition between the public and private area, and allow for coordinated landscaped settings for buildings: 1. Comply with the building setbacks indicated on the Building Zone and Setbacks Plan for the relevant precinct. 2. Ensure building facades reinforce the street alignment. 3. Above ground articulation in the form of balconies, sunscreens and bay windows and the like may extend 300mm into the front setback zone.	N/A. The site is not subject to building setback controls. However, building setbacks are to be maintained as existing.	**N/A**
4.6.9 – Accessibility Controls	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: – AS 4299 – 1995: Adaptable Housing (for residential developments) – Sydney Olympic Park Authority Disability Access Guidelines (2015). Ensure that 30 per cent of ground floor apartments in each residential development are visitable as defined in AS 4299. For apartments where there is potential for future conversion to commercial use or wheelchair access is required, ground floors are to be contiguous with the external footpath levels. Ensure equitable access is provided to the main building entrance from both the street and car parking areas. Ensure car parking provisions comply with: – AS 1428.1 – 2009: Design for Access and Mobility – General requirements for access-New Building Work – AS 1428.2 – 1992: Design for Access and Mobility – Enhanced and Requirements – Buildings and Facilities – AS 2890.1 – 2004: Parking Facilities – Off Street Car Parking – AS 2890.5 – 1993: Parking Facilities – On Street Parking – AS 2890.6 – 2009: Parking Facilities – Off-street Parking for People with disabilities. 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. Delivery of accessible parking spaces to be provided consistent with SOPA's Access Guidelines.	Complies. Refer to the Accessibility Report prepared and submitted as part of this application.	**YES**
4.6.10 – Design Excellence Controls	To ensure the highest quality design for key sites in Sydney Olympic Park, a design competition is required for sites identified in Figure 4.6 Design Competition Sites Plan. The requirements for the design competition process are contained in the Sydney Olympic Park Authority Design Excellence Policy.	N/A	**N/A**
4.6.11 – Building Expression Controls	To promote high quality architecture and urban streetscapes: 1. Ensure building facades are well modulated and scaled to reflect the aspect, uses and streetscape. 2. Design building facades to create a well defined and integrated streetscape.	Complies. The proposed alterations and additions have integrated façade wall features, and glazed balustrades to ensure consistency of the proposal within the streetscape and existing ground floor portion of the site.	**YES**

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CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	3. Ensure prominent elements are well articulated, including the ground floor, roofs, windows, doors, balconies, and shading devices. 4. Provide modulation such as thickened walls, blade walls, fenestration, and sun shading elements to building frontages. 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. 6. Ensure that main building entrances are level with adjacent footpaths. 7. Provide individual off-street entry to at least 75 per cent of ground floor apartments in mixed use zones and 50 per cent of ground floor apartments in residential zones. 8. Adopt a broader palette of colour and textured material in building designs generally and avoid the over-use of reflective, monochromatic finishes such as glazed and metallic claddings. 9. Ensure architectural variety across long block edge facades by varying the articulation and/or modulation and/or materials for around every 30-40m length of building facade.	The proposed façade feature to Stockroute Park features aluminium battens in timber look with varying depths to create a fluid and natural patterns that are complimentary and sympathetic and creates a varied colour palette, and visual interest.	
4.6.12 – Safety and Security Controls	Promote natural surveillance, discourage crime, and contribute to the overall safety and vitality of public and communal spaces: 1. Provide active frontages and active uses along all park and public space frontages, including spaces that are privately and publicly owned or managed. 2.Ensure buildings are designed to contribute to the natural surveillance of adjacent streets and public space. 3.Promote casual views from residences to common internal areas such as lobbies, foyers, hallways, recreation areas and car parks. 4.Provide direct and well-lit access between car parks and dwellings in car parks and lift lobbies, and to all apartment entrances. 5.Ensure ramps have direct access to building entrances from the street and are visible from the street. 6.Ensure that residential building entry points are within clear site of a public street frontage. 7. For residential building sites, provide clearly defined and defensible separation between public and private areas. 8.For residential buildings, locate the most active rooms, living rooms and kitchens to overlook the public domain and communal outdoor spaces. 9.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. Development should ensure that Sydney Olympic Park's Closed 10. Circuit Television coverage is not obstructed or compromised in any way. 11. Utility structures such as electrical substations and car park exhaust vents are not permitted in the public domain.	Complies. The proposed alterations and additions will activate the existing First Floor level of the site by creating a new commercial space, which has integrated north and south facing outdoor dining spaces. The incorporation of glazed balustrades and folding glass doors to separate the site from the public domain will promote casual and natural surveillance towards Dawn Fraser Avenue, whilst introducing new surveillance across Stockroute Park and towards Herb Elliot Avenue. The eastern laneway will be activated with a new entrance, including low level planting, signage, and lighting which is in clear sight of the street.	**YES**
4.6.13 – Light Well Controls	To promote adequate natural ventilation and solar access, the following controls also apply to deeply recessed facades: 1. Ensure light wells are fully open to the sky. 2. Ensure light wells dimensions comply with minimum building separation controls.	Complies. The existing access pathway to the proposed First Floor Level is to be largely retained as existing and will maintain its function as a lightwell to Stockroute Park.	**YES**

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CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	3. Ensure light wells in residential buildings are not the primary source of daylight for any habitable room.		
4.6.14 – Cross-Ventilation Controls	Design the site, building layout and individual apartments to promote, capture and guide natural breezes. Select and locate doors and operable windows to maximise natural ventilation opportunities established by the apartment layout. Minimise mechanically ventilated bathrooms and laundries. Commercial office developments should have capacity for openable windows.	Complies. The proposed First Floor Level has been designed such that it can take full advantage of natural breezes. The proposal has incorporated north and south facing outdoor terrace spaces, and large glass sliding doors along both frontages.	**YES**
4.6.15 – Noise Controls	To acknowledge and minimise the current potential noise impacts of sporting and entertainment venues and control transport and industrial noise to conform with NSW guidelines: 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.	Able to comply.	**YES**
	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. The land use conflict could be, for example, from an entertainment venue on the closest residential receiver or it could be the result of a new residential development possibly restricting the use of an existing entertainment venue. The suitability of the development for the site is the responsibility of the applicant who is required to assess the noise impact and to incorporate appropriate measures into the development.	N/A. The proposed alterations and additions are directly aligned with the desired context and land use of the Central Precinct.	**N/A**
	3. All noise impact assessments require ambient noise levels measured at the noise sensitive premises during representative periods to ensure all major intermittent noises are measured and quantified. This particularly applies to outdoor concerts, sporting events and late night parties. The results of the noise measurements should be used to design noise mitigation measures relevant to the proposed development. 4. All plant rooms shall be designed to meet the requirements of the NSW Industrial Noise Policy.	N/A	**N/A**
	Late Night Events Late night events including dance parties are defined as those taking place between 11 pm and 6 am. Late night events beyond those already having planning approval are not permitted unless they take place in a venue or building that is designed to manage the noise impacts upon adjoining uses.	N/A	**N/A**
	Commercial Development Design commercial development to comply with the maximum internal noise criteria set out in *Table 4.5 Maximum Noise Criteria – Office Development*.	Able to comply.	**YES**
	Educational Development Design educational facilities to comply with the internal noise criteria and the recommended maximum levels in AS/ NZS2017:2000 for other educational spaces set out in Table 4.6 Maximum Noise Criteria – Educational Development	N/A	**N/A**
	Residential Development Residential development is not permitted in the orange areas shown in Figures 4.7 and 4.8 Noise Plans. In the Substantial Noise Mitigation and Some Noise Mitigation Zones in Figures 4.7 and 4.8, residential uses will only be permitted where they can comply with the maximum internal noise criteria shown Table 4.7 Maximum Noise Criteria – Residential Development.	N/A	**N/A**

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CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	Arrange apartments within a development to minimise noise transition between apartments by consolidating noisy active areas away from quieter areas. Use storage or circulation zones to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas. Resolve conflicts between noise, outlook, and views with appropriate barriers, including double glazing, openable screens, screened balconies, and terraces. Wherever practicable, residential developments shall be sited, orientated, and treated to mitigate noise and maximise natural ventilation while avoiding the use of air conditioning. Where residential development is located in the area marked 'Substantial Noise Mitigation Required', air conditioning and double glazed windows and doors are required to reduce noise impact at certain times by closing all doors and windows. Where residential development is located in the areas marked 'Some Noise Mitigation Required', air conditioning or mechanical ventilation will be required to allow doors and windows to be closed some of the time.		
	Hotel and Serviced Apartment Developments Wherever practicable, hotels and serviced apartment developments shall be sited, oriented, and treated to maximise natural ventilation and avoid the use of air conditioning. Hotel and serviced apartment developments is not permitted in the orange areas shown in Figures 4.7 and 4.8 Noise Plans. Where residential development is located in the area marked 'Substantial Noise Mitigation Required', air conditioning and double glazed windows and doors are required to reduce noise impact at certain times by closing all doors and windows. Design hotels and serviced apartment developments to comply with the residential internal noise criteria set out in Table 4.8 Maximum Noise Criteria – Hotels and Serviced Apartments below:	N/A	**N/A**
4.6.16 – Waste Management Controls	To achieve a development that minimises the generation of waste during its design, construction, and operational phases:		
	For Development Application Submit a Waste Management Plan with all Development Applications to the satisfaction of Sydney Olympic Park Authority. 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.	Able to comply.	**YES**
	Design and Construction 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. Prioritise the procurement of: – modular and prefabricated building and fitout components – sustainable building materials (based on material life cycle assessment) – incorporate re-used or recycled materials such as steel and concrete.	Able to comply.	**YES**

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CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	A minimum of 80 per cent of construction and demolition waste must be recycled or re-used. This includes, but is not limited to, pavements, soils, asphalt, concrete, masonry, wood, formwork, plasterboard, metals, glass, carpet or floor coverings, paper, cardboard, vegetation, plastic and building fittings. Include space for on-site waste management infrastructure that maximises the opportunities for the sorting and segregation of waste materials. 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. Locate waste management areas wholly within the building. Design waste management areas to allow collection vehicles to enter and exit the development in a forward direction.		
	Retail Developments Ensure that all retail developments designate on site communal waste management areas for the sorting, storage, and recycling of back of house waste. Include provision for the collection and recycling of back of house food collection.	N/A	**N/A**
	Retail and Commercial Operations Minimise operational waste by: – avoiding the use of packaging materials in the first instance or using materials that are easily recycled – separating and recovering paper and food waste.	Able to comply.	**YES**
	Residential Developments Design waste management infrastructure to be consistent with the Department of Environment, Climate Change and Water's 'Better Practice Guide for Waste Management in Multi-Unit Dwellings'. Locate garbage and recycling areas away from openable windows to habitable rooms and away from street frontages. Sink food waste disposal units are not permitted due to the high organic load they place on the water recycling system.	N/A	**N/A**
4.6.18 – Minor Alterations and Additions	Building owners may wish to make minor changes to existing buildings, including small additions, external refurbishments, and landscape elements such as pergolas, sun shading and the like.		
	All proposed alterations and additions must: – improve the appearance of the existing building – be consistent with similar alterations in other parts of the building – improve the amenity of the existing building – reflect the desired character of the precinct described in Master Plan 2030 (2018 Review) – be of high quality design, well composed, well scaled, and well-integrated into the existing building design – be built of high quality materials – be designed by a registered architect or landscape architect – not adversely impact on the solar access, privacy, or views of the surrounding buildings or the buildings that are allowable under Master Plan 2030 (2018 Review).	Complies. The proposed alterations and additions will improve the overall appearance of the site by creating an active and modern addition to the First Floor Level that is consistent with the appearance of the streetscape. High quality finishes, facades, and materials have been incorporated into the design including retractable awnings, glazed balustrades, and aluminium façade treatments. The proposal has been designed by BKA Architecture and will not adversely impact upon the views or privacy of the immediate context.	**YES**

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CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	Where the alterations are for an existing iconic structure, as shown in Figure 3.1 Existing Heritage and Olympic Legacy, the proposal should have the endorsement of the original architect.	N/A	YES
4.7 – Access and Parking			
4.7.1 – Controls	**Vehicular Access and Servicing** All parking is to be underground. Where above ground parking cannot be avoided due to site conditions (i.e., remediated lands including site 9 and 12), it must be sleeved with active habitable uses along all streets for at least a 6m depth and for at least two levels; ground and first floor and wrap around street corners for at least 15m. It cannot extend above the podium levels of the building. Above ground carparking must have a well-designed elevation along streets that are: - fully enclosed up to at least level 4, - designed to integrate well with the building elevations and appear as a solid façade. Design of underground car parking in Boundary Creek, Parkview and Southern Sports Precincts must meet the following requirements: – The design of the underground car parks must preclude the need for permanent dewatering. Groundwater is not to be pumped or extracted for any purpose other than temporary construction dewatering – The design of a structure that may be impacted by any watertable must require a waterproof retention system (i.e., a fully tanked structure) with adequate provision for future fluctuations of watertable levels. (It is recommended that a minimum allowance for a watertable variation of at least +/-1.0m beyond any expected fluctuation be provided.) The actual watertable fluctuation and fluctuation safety margin must be determined by a suitably qualified professional. Garages and parking structures are not permitted forward of the building line and must be screened from the public domain by active uses. Design vehicle access points and paths are to satisfy: – AS/NZS 2890.1 – 2004: Parking Facilities – Off Street Car Parking, AS 2890.5 – 1993: Parking Facilities – On Street Parking and AS/NZS 2890.6:2009, Parking facilities – Off-street parking for people with disabilities – AS 1428.1 – 2009: Design for Access and Mobility – General requirements for access, New building work – AS 1428.2 – 1992: Design for Access and Mobility – Enhanced and additional requirements – Buildings and Facilities – AS/NZS 1428.4.1 – 2009: Design for Access and Mobility - Means to assist the orientation of people with vision impairment - Tactile ground surface indicators Locate vehicle access points as indicated on the relevant precinct control drawing. For safety and public domain amenity, vehicle access points are to be: – physically separate and clearly distinguished from – pedestrian entrances and access ways – located within secondary streets and laneways where possible – designed and built with clear sight lines for drivers and pedestrians at pedestrian and vehicular crossings. 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. Minimise the width of driveways and blank walls to the public domain by consolidating car access, docks, servicing, and waste disposal.	Noted. The site is identified within the urban precinct of 'Retail Core' and is consistent with the character of the area.	NOTED

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CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	Servicing of retail and commercial developments is not permitted from streets required for servicing major events.		
	Vehicle Parking Provide car parking for non-residential developments at the rates in Table 4.10 Maximum Vehicle Parking Rates – Non-Residential Uses. Provide accessible parking at the rate prescribed in SOPA Access Guidelines A review of car parking rates outlined in Table 4.10 and 4.11 will accompany any significant future public transport improvements and/or reviews of Master Plan 2030. Car sharing is strongly encouraged. The Sydney Olympic Park Authority will work closely with proponents and local councils to identify opportunities to provide car sharing spaces for new developments where possible.	N/A	**N/A**
	Bicycle Access and Servicing Bike parking facilities are to comply with AS 2890.3 – 2015 Parking Facilities – Bicycle Parking. Build bicycle lanes as shown in the street sections and plans. 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. Locate basement Bike parking as close to ground level car park entries as possible. Provide secure, conveniently located bike parking facilities at the minimum specified in Table 4.12 Minimum Bicycle Parking Rates below:	N/A	**N/A**
4.8 – Transport Strategies and Infrastructure			
4.8.1 – Controls	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. The Work Place Travel Plans are to comply with Sydney Olympic Park Authority's Travel Plan Guidelines. These guidelines require that a Work Place 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.	Able to comply. The proposed alterations and additions will not change the existing operation or use of the site, maintaining its commercial use. The proposed alterations and additions will benefit from local transport use as the site is located adjacent to Sydney Olympic Park Station.	**YES**
4.9 – Landscape and Site			
4.9.1 – Controls	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.	N/A	**N/A**
	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.	N/A	**N/A**

SYDNEY OLYMPIC PARK MASTER PLAN 2030 (2018 REVIEW)			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	Open Space To provide sufficient open space and ensure open space is functional and attractive: Design open space to create a high quality address and setting for buildings, and to complement the adjacent public domain. Provide setbacks as required in the Building Zone and Setbacks Plan for the relevant precinct. A minimum of 50 per cent of the front setback area is to be planted.	N/A. The site is not subject to the controls outlined in the Building Zone and Setback Plan. The site is located adjacent to Stockroute Park along the southern rear setback.	**N/A**
	Residential Open Space A minimum of 30 per cent of the site area is to be open space, ground level private open space and/or ground level communal open space and/or setbacks. Provide communal open space to all residential apartment buildings at a minimum size of 60m2 with a minimum dimension of 6m. Ensure a minimum of 50 per cent of the communal open space area is unpaved and planted. Ensure communal open space is designed to provide: – a balance of sunshine and shade – accessible and safe routes through the area between buildings – privacy for dwellings and their associated outdoor spaces addressing the larger communal space – accessible and screened service areas. – amenities and facilities e.g. BBQs – opportunities for diverse range of uses such as community gardens and outdoor play. Provide private open space area to all apartments to comply with Table 4.13 Minimum Open Space Provision – Residential Uses.	N/A	**N/A**
	Safety and Security To encourage safe and vital communal spaces and courtyards that allow natural surveillance and reduce opportunities for crime:		
	Carry out a formal risk assessment in accordance with NSW Police Safer by Design (CPTED) protocols for all residential developments of more than 20 new dwellings. Crime risk assessment is to extend beyond the site boundaries to include the relationship of the building to public space areas.	N/A	**N/A**
	To reinforce territory, ensure site boundaries and private and communal space boundaries are clearly defined and secure.	Complies.	**YES**
	Ensure common internal areas, such as lobbies and foyers, hallways, recreation areas and car parks, are overlooked to provide passive surveillance. Provide direct, well-lit access between car parks and dwellings, car parks and lift lobbies, and to all apartment entrances.	N/A	**N/A**
	Ensure all communal and public site areas have clear sight lines and minimise opportunities for concealment.	Complies.	**YES**
	Deep Soil To ensure there is sufficient deep soil on each site and throughout the Town Centre to retain stormwater, manage the water table and water quality, and support the growth of medium and large trees:	N/A	**N/A**

SYDNEY OLYMPIC PARK MASTER PLAN 2030 (2018 REVIEW)			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	A minimum of 20 per cent of the site's open space area is to be deep soil. Areas included as deep soil are to have a minimum dimension of 2m. Consolidate areas of deep soil within sites and between adjacent sites to increase the benefits. Basement car parks are to be predominantly within the building footprint. A minimum of one large tree with a mature minimum height of 12m in deep soil is to be planted per 60m2 of courtyard space.		
	Stormwater Management for Open Space To minimise the impact of stormwater from communal open space on the health and amenity of nearby waterways: Retain stormwater on site by: – collecting and storing water from roofs and hard surfaces – maximising porous surfaces and deep soil – draining paved surfaces to adjacent vegetation. Protect stormwater quality by providing for: – sediment filters, traps, or basins for hard surfaces – treatment of stormwater collected in sediment traps on soils containing dispersive clays. Note: All developments must refer to Sydney Olympic Park Authority's Stormwater and Water Sensitive Urban Design Policy in relation to the requirements for Deep Soil and Stormwater Management.	Complies. A Stormwater Concept Plan has been prepared as part of this application.	**YES**
	Planting Prioritise drought tolerant plant species that enhance habitat and ecology. Create optimum growing conditions by: – specifying appropriate soil conditions, drainage, and irrigation – designing planters to support the appropriate soil depth and plant selection and to accommodate the largest volume of soil possible to a maximum depth of 1.5m – providing minimum soil dimensions in Table 4.14 Minimum Soil Depth Provisions	N/A	**N/A**
	Fences and Walls Unless otherwise stated in the Precinct Controls, the maximum height for a front fence is 1.2m from the finished footpath level of the adjoining street. Design fences to be durable, easily cleaned and graffiti resistant. Do not create long blank fences. Design fences to highlight building entrances and allow for outlook and casual street surveillance. Design fences to be integrated with the building and landscape design through the use of common materials and detailing, and to be part of a suite of fences in the street. Innovative landscaped and planted solutions are encouraged for sustainability and to create a pleasant, shady ambience.	N/A	**N/A**

SYDNEY OLYMPIC PARK MASTER PLAN 2030 (2018 REVIEW)			
CONTROL	**REQUIREMENTS**	**PROPOSED**	**COMPLIES**
4.10 – Community Facilities			
4.10.1 – Controls	Implement the community facilities as shown in Figure 4.9 Community Facilities Plan and Table 4.15 Community Facilities and Services Phasing.	Complies. The development proposes no impact to Stockroute Park and will be maintained as existing.	**YES**
SECTION 5 – PRECINCT CONTROLS AND GUIDELINES **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.	N/A. The site is not identified on the Site Boundaries Map.	**N/A**
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.	N/A. The site is not subject to an FSR standard.	**N/A**
5.2.4 – Land Use Controls	Land uses, including vehicle access points, are to comply with Figure 5.7 Central Precinct Land Uses Plan. Childcare centres are to be incorporated into new development where appropriate. New streets frontages in the Central Precinct, other than Figtree Drive and the new service street, are to be predominantly retail uses (minimum 90%) to promote street activation. Park frontages are to 100% retail uses, at both ground and first floor. Refer to Figure 4.1 Active Frontages Plan. Entry lobbies to above street level uses including commercial and residential, may utilise a maximum of 20% of street frontage. Triple height office lobbies are encouraged, especially along Olympic Boulevard. Provide active frontages, awnings, and colonnades in accordance with Figure 4.1 Active Frontages Plan and Figure 4.2 Awnings and Colonnades Plan. A variation to the land use split line (only where it occurs between commercial and mixed commercial on the Land Uses Plan) may be considered where: – the amount of commercial delivered is in accordance with the Land Uses and Building Heights Plans, and – along streets with commercial land uses the frontage is predominantly commercial.	N/A. The site is zoned as 'Public Domain' owing to its proximity to Stockroute Park. The site has maintained its existing zoning as B4 Mixed Use which is consistent with the surrounding site and context of the Central Precinct.	**N/A**
5.2.5 – Building Height Controls	Ensure building heights comply with Figure 5.8 Central Precinct Building Heights Plan. Heights shall comply with storey heights and may not exceed the maximum Relative Level (RL) where noted on the Building Heights Plan.	N/A. The site is not subject to a building height standard.	**N/A**
5.2.6 – Bicycle Parking	Site development, including permissible building zones and open space, shall be in accordance with Figure 5.9 Central Precinct Building Zones and Setbacks Plan. Buildings, including balconies, are only permitted within the building zone area shown in Figure 5.9 Central Precinct Building Zones and Setbacks Plan. 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. Comply with the setbacks as shown in Figure 5.9 Central Precinct Building Zones and Setbacks Plan.	Complies. The site will maintain its existing B4 Mixed Use zoning which is consistent with neighbouring development along Dawn Fraser Avenue and within the Central Precinct. The site is not identified on the Building Zones and Setbacks Plan, however, remains consistent with the pattern of development along Dawn Fraser Avenue.	**YES**

SYDNEY OLYMPIC PARK MASTER PLAN 2030 (2018 REVIEW)			
CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
	Provide new streets and view corridors where indicated.		
5.2.7 – Event Controls	The Central Precinct will primarily be affected by major ANZ Stadium events and the Sydney Royal Easter Show closures for regional buses.	Noted.	**NOTED**
	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.	Able to comply.	**YES**
	Ensure all development is designed and built to accommodate the public domain closures shown in Figure 4.3 Event Access Plan.	Able to comply.	**YES**
	Locate the vehicle access points to developments as shown in Figure 5.7 Central Precinct Land Uses Plan.	N/A	**N/A**

4.4 IMPACTS OF THE DEVELOPMENT – SECTION 4.15(1)(b)

The impacts of the proposal are considered acceptable in the circumstances of the case. Environmental, economic and social impacts, along with quantitative controls have been addressed throughout this report. Specific impacts of the development are addressed in the subsections below.

4.4.1 Crime Prevention Through Environmental Design

The application of Crime Prevention Through Environmental Design (CPTED) principles as developed in the USA in the early 1960s helps improve and maintain safe living and working environments. CPTED is considered in the literature as an environmental design science but may also be considered as a risk management strategy, since there is likely to be risk and uncertainty created in terms of human behavioural outcomes resulting from, or being affected by, environmental and social conditions encountered in the community design process. CPTED is a crime prevention strategy that focuses on the design, planning and structure of cities and neighbourhoods. It aims to reduce opportunities for crime by employing design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space. The CPTED principles applied in the proposed development as follows.

Surveillance: There are three levels of surveillance which has been implemented within the development and includes natural, technical and formal guardians/organised surveillance. The natural forms of surveillance include the retention of existing site lines and the opportunity to see from upper level balconies to the ground floor entries of the site. Technical surveillance will be provided in the form of CCTV and appropriate lighting throughout the development. Organised surveillance of the site will be provided by the occupants of the building, who act as formal guardians of the site. The development provides the opportunity for a mix of uses both commercial and residential to create formal guardians and users of the space at various times of the day which will provide a form of opportunity surveillance to watch an area. External balconies and windows overlooking the public realm to promote passive opportunities for surveillance 24 hours a day.

Surveillance can also be achieved on site by providing safe paths of travel into a building, providing signage, mirrors and educating occupants about the building.

Access Control: There are three types of access control, including natural access control, technical access control and organised access control, which has been implemented within the design of the building. The aim of access control is to attract, channel, encourage and restrict people into, throughout and out of an area. The environment should provide cues about who belongs there, when they can be there, what they should be doing and how long they can stay. Access control can be either real or symbolic barrier.

There are numerous access points available to the site between the development and the public domain at the Dawn Fraser Avenue frontage. All access points will be appropriately secured to permit access only to desired users, being retail tenants, their customers and residential occupants and their visitors.

Territorial Reinforcement: The aim of territorial reinforcement is about ownership, who owns the space, who manages the space and who cares for the space. The hierarchy of spaces is allocated into three categories: private space, semi-public/semiprivate and public spaces. This is further reinforced by the design, definition and designation of a space. This is demonstrated within the design by the differentiation between the public and private domains being unambiguous. In addition to access control, which clearly delineates public and private spaces, additional visual cues such as paving materials will be used to distinguish between public and private spaces.

Space and Activity Management: The publicly accessible areas of the site will be controlled and monitored by CCTV. Some of the most common criminal activities include malicious damage to property, assault, theft, break and enter to dwellings and commercial premises, and theft from a motor vehicle. These forms of incidents would be sensitive to the introduction of security hardware and personnel within the complex. CCTV will be of a quality high enough to enable intruder identification.

In addition to the CPTED principles applied in the proposed development the following recommendations will be incorporated into the proposed development:

- *External lighting quality to meet ANZ standards;*
- *Lighting maintenance policy be established for this development;*
- *Sufficient security measures be put into place in relation to preventing possible theft during construction;*
- *Traffic control and safety messages be incorporated throughout the construction process to increase safety to motorists and minimise risk and theft.*

4.4.2 Acoustic Impacts

In accordance with the proposed Operational Plan of Management, the proposal will operate under similar conditions to the existing Ribs and Rumps restaurant at the Ground Floor Level. Live music will not be permissible on the premises at any time. No electrically amplified sound equipment is permitted at ANY time upon the outdoor decked areas. Electrically amplified sound equipment is permissible indoors during daylight hours between 8:00am and 8:00pm Monday to Thursday and between 8:00am and 10:00pm Friday to Sunday.

The proposed hours of operation will directly reflect those of the Ribs and Rumps restaurant and are as follows, with earlier hours provided to enable breakfast service:

Monday to Thursday: 7:00am – 9:00pm
Friday and Saturday: 7:00am – 10:00pm
Sunday: 7:00am – 9:00pm

4.4.3 Accessibility Impacts

An Accessibility Impact Assessment has been prepared by Xcert Consulting to investigate the compliance status of the design with the Deemed to Satisfy (DtS) requirements of the National Construction Code (NCC) 2022, as are contained within Part D4 and Clause E3D7 and E3D8; and F4D5 - F4D7 of the Code. A review and commentary of compliance has been conducted, which includes all appropriate technical assessment results and commentary. The report make the following conclusion:

The result of the report identifies that the design has some non-compliances with the DtS provisions of the NCC, however can be readily resolved by minor design changes or Performance Solution(s).

Subject to the recommendations, the current design can comply with the accessibility provisions of the NCC. Performance Solutions could be further developed and verified by an appropriately qualified Access Consultant.

4.4.4 Building Code of Australia Compliance

A Building Code of Australia Compliance Report accompanies this application to assess if the proposed development complies with Building Code of Australia 2022 (BCA). The proposed development is capable of achieving compliance with the BCA or the Deem to Satisfy (DtS) provisions, noting that the design has some non-compliances with the DtS provisions of the NCC, however can be readily resolved by minor design changes or Performance Solution(s). The assessment has concluded that the proposal can achieve compliance with the access provisions of the Building Code of Australia.

The fire safety measures within the building must be maintained to ensure correct operation at all times the building is occupied. All fire-fighting equipment should be tagged when tested/inspected and logbooks kept up to date for all smoke detection, warning systems and sprinkler systems (where installed).

4.4.5 Arboricultural Impacts

An Arboricultural Impact Assessment report has been prepared by Seasoned Tree Consulting to determine any likely impacts of the proposed development upon trees. During the assessment, the tree specimens were visually assessed using non-destructive means by employing the Visual Tree Assessment methodology, the information was then used to calculate Tree Protection Zones (TPZ) and Structural Root Zones (SRZ). An additional site visit was undertaken for the purposes of tree root investigation works. A total of 8 trees were assessed as part of the report. The arboricultural report makes recommendations as follows:

- *it is recommended that **trees T1 and T2** (total of 2 trees) are removed and replaced. The replacement trees must be the same species (European Olive) and are recommended to be supplied in 100L bag size.*
- *It is recommended that **trees T3, T4, T5, T6, T7 and T8** (total of 6 trees which includes 2 groups of trees) all be retained and protected.*
- *To retain **T5 and T6** in a viable condition, the excavation works within the TPZ must be strictly supervised and if any roots are encountered, all root pruning works must be managed and documented by an experienced Project Arborist. Only roots under 40mm in diameter are to be pruned by the Project Arborist. If roots over 40mm in diameter are encountered, then contact should be made with the Sydney Olympic Park Authority Arborist to discuss.*
- *Minor canopy pruning will be required for **T3 and T4** to provide clearance of the built structures. This may be organised to be conducted with or undertaken by the Hellenic Association and they could decide to undertake harder pruning as has been done before to resize/ reshape the canopy of these 2 trees.*
- *All works within the TPZ area are to be carried out in consultation with the project Arborist who is to monitor the condition of the trees and the site activities throughout the development process.*

4.5 SUITABILITY OF THE SITE – SECTION 4.15(1)(c)

The site is not affected by any known natural or technological constraints that would prevent development in accordance with the zone objectives.

TABLE 2

Does the proposal fit the locality?

CONSIDERATION	OUTCOME
Are the constraints posed by adjacent developments prohibitive?	No
Would development lead to unmanageable transport demands?	No
Are there adequate transport facilities in the area?	Yes
Will the locality contain adequate recreational opportunities and public spaces for new occupants?	Yes
Are utilities and services available to the site and adequate for the development?	Yes
Is the air quality and microclimate appropriate for the development?	Yes
Are there hazardous land uses or activities nearby?	No

CONSIDERATION	OUTCOME
Are ambient noise levels suitable for the development	Yes
How critical is the site to the water cycle in the catchment?	N/A

TABLE 3

Are the site attributes conducive to development?

CONSIDERATION	OUTCOME
Is the site subject to natural hazards including floodplain, tidal inundation, subsidence, slip, mass movement, and bushfires?	No
Is the proposal compatible with conserving the heritage significance of the site?	Yes
Are the soil characteristics on the site appropriate for development?	Yes
Is development compatible with protecting any critical habitats or threatened species, populations, ecological communities and habitats on the site?	N/A
Is the site prime agricultural land and will development prejudice future agricultural production?	No
Will development prejudice the future use of the site for mineral and extractive resources?	N/A

4.6 PUBLIC INTEREST – SECTION 4.15(1)(e)

The proposed development is considered to be in the public interest, promoting redevelopment of an underutilised site, to provide for a mixture of compatible land uses, encouraging diverse employment opportunities and promoting the major events capability of the Sydney Olympic Park site and to ensure that it becomes a premium destination for major events. The proposed development is consistent with the scale of existing development within the local context and further promotes the Sydney Olympic Park precinct as an active and vibrant town centre within metropolitan Sydney.

5 CONCLUSION

Having taken into account the relevant heads of consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, the proposal is considered an appropriate development of the site, sensitively considering context, whilst promoting Sydney Olympic Park precinct as an active and vibrant centre a suitable precedent for mixed use development in the locality.

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