

WILLOWTREE PLANNING



SOP Master Plan Compliance Table		
Provision	Compliance	Planning Assessment Comment
Section 4 General Controls and Guidelines		
4.2 Sustainability		
4.2.1 Controls		
<ol style="list-style-type: none"> 1. <i>Engage an Ecologically Sustainable Design (ESD) consultant as a core member of the project team.</i> 2. <i>Connect all new development to Sydney Olympic Park's recycled water system for all approved uses of recycled water.</i> 3. <i>Prioritise sustainable materials selection.</i> 4. <i>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.</i> 	N/A	The proposed development pertains to the proposed use of the rooftop area as an entertainment and breakout area for existing tenants of the existing commercial building within Sydney Olympic Park. The proposed development does not seek consent to change the existing building envelope, setbacks or increase existing floor space.
4.3 Public Domain		
4.3.1 Controls		
<ol style="list-style-type: none"> 1. <i>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.</i> 2. <i>Design and build streets and public spaces in accordance with the street sections and plans in Appendix C and:</i> <ul style="list-style-type: none"> - <i>Sydney Olympic Park Urban Elements Design Manual 2008</i> - <i>Sydney Olympic Park Authority Report for Master Plan 2030 Street Concept Designs</i> - <i>Sydney Olympic Park Access Guidelines (July 2015) and any subsequent version</i> - <i>Sydney Olympic Park Master Plan 2030 Traffic and Transport Strategy (2018 Review)</i> - <i>NSW Government – Planning Guidelines for Walking and Cycling 2004</i> - <i>all relevant codes and standards including:</i> - <i>AS 1428.1 – 2009: Design for access and mobility – General requirements for access – New Building Work.</i> - <i>AS 1428.2 – 1992: Design for access and mobility – Enhanced and additional requirements – Buildings and facilities</i> - <i>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</i> - <i>AS 2890.3 – 2015 Parking Facilities – Bicycle Parking.</i> 	YES	The proposed development will not alter the existing public domain with respect to footpaths, pedestrian environment, lighting, signage, solar access, awnings, safety and security, on street parking and through site links within the Sydney Olympic Park locality.

SOP Master Plan Compliance Table

Proposed Use of Existing Rooftop Area of Existing Mixed-Use Building
8 Australia Avenue, Sydney Olympic Park (Lot 2000 DP 1147230)

4.5 Land Uses and Density													
4.5.1 Land Use Controls													
<div><div><div><div>1.</div><div>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.</div></div><div><div>2.</div><div>Ground level active uses are to have a minimum depth of 3m.</div></div><div><div>3.</div><div>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.</div></div></div><div><table><tr><th>Land Use Category</th><th>Allowed Developments and Uses</th></tr><tr><td rowspan="10">Commercial</td><td>Amusement Centres</td></tr><tr><td>Business Premises</td></tr><tr><td>Health Services Facilities</td></tr><tr><td>Entertainment Facilities</td></tr><tr><td>Function Centres</td></tr><tr><td>Office Premises</td></tr><tr><td>Registered Clubs</td></tr><tr><td>Retail Uses as noted in the Retail Plan</td></tr><tr><td>Places of Worship</td></tr><tr><td>Education (up to 30% of GFA)</td></tr></table></div></div> <div><div>YES</div><div>The proposed development pertains to the proposed use of the rooftop area as an entertainment and breakout area for existing tenants of the existing commercial building. The proposed development does not seek consent to change the existing land use and density of the commercial building, rather improve the amenity of the existing commercial building providing an additional space for existing tenants to utilise.</div></div>	Land Use Category	Allowed Developments and Uses	Commercial	Amusement Centres	Business Premises	Health Services Facilities	Entertainment Facilities	Function Centres	Office Premises	Registered Clubs	Retail Uses as noted in the Retail Plan	Places of Worship	Education (up to 30% of GFA)
Land Use Category	Allowed Developments and Uses												
Commercial	Amusement Centres												
	Business Premises												
	Health Services Facilities												
	Entertainment Facilities												
	Function Centres												
	Office Premises												
	Registered Clubs												
	Retail Uses as noted in the Retail Plan												
	Places of Worship												
	Education (up to 30% of GFA)												
4.5.2 Floor Space Ratio Controls													
<div><div>To ensure amenity, good urban form, adequate transport and traffic capacities are not exceeded for Sydney Olympic Park:</div><div><div><div>1.</div><div>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.</div></div><div><div>2.</div><div>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.</div></div><div><div>3.</div><div>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.</div></div><div><div>4.</div><div>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.</div></div><div><div>5.</div><div>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.</div></div></div></div> <div><div>N/A</div><div>The proposed development does not seek consent to change the Floor Space Ratio (FSR) of the existing building.</div></div>													

SOP Master Plan Compliance Table

Proposed Use of Existing Rooftop Area of Existing Mixed-Use Building
8 Australia Avenue, Sydney Olympic Park (Lot 2000 DP 1147230)

<p>6. 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:</p> <ul style="list-style-type: none"> - 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		
<p>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).</p>	N/A	<p>The proposed development is for the use of the rooftop of the existing building to service current and future tenants. The proposed development does not seek consent to change the existing land use being a predominately commercial premises. Additionally, the proposed development will not generate an increase in traffic as the proposed use of the rooftop is solely for current tenants of the existing commercial building.</p>
4.6 Building Form and Amenity		
4.6.3 Building Depth Controls		
<p>To encourage naturally lit and well ventilated buildings with generous courtyards and setback and avoid bulky buildings that block views and impede ESD requirements:</p> <ol style="list-style-type: none"> 1. Ensure the maximum building depth is 18m (glass line to glass line) for all residential building floorplates. 2. The preferred maximum commercial building depth without atria and light wells is 25m. 3. 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. 4. Underground car parking is to be concentrated under the building footprint and fully under natural ground level. 	N/A	<p>The proposed development solely relates to the use of the rooftop area of the existing commercial building. The proposed development does not seek consent to change the existing car parking arrangement or building envelope.</p>
4.6.4 Building Height Controls		
<ol style="list-style-type: none"> 1. Comply with the heights nominated in the Building Heights Plan for the relevant precinct. 	N/A	<p>The proposed development solely relates to the use of the rooftop area of the existing commercial building and does not seek consent to change the existing height of building.</p>
4.6.5 Rooftop Services Zone Controls		

SOP Master Plan Compliance Table

Proposed Use of Existing Rooftop Area of Existing Mixed-Use Building
8 Australia Avenue, Sydney Olympic Park (Lot 2000 DP 1147230)

<p><i>To minimise the visual impact of roof top plant:</i></p> <ol style="list-style-type: none"> <i>1. The maximum rooftop service zone height is 5m.</i> <i>2. Set back the rooftop service zone 3m from the parapet.</i> <i>3. The total area in plan above the maximum building height for services may not exceed 80 per cent of the building footprint area.</i> <i>4. Design lift towers, machinery plant rooms, chimneys, stacks, vent pipes and television antennae to minimise their visibility and size.</i> <i>5. The design of rooftop structures is to be integral with the overall building design.</i> 	YES	The proposed development solely relates to the use of the rooftop area of the existing commercial building. The proposed development does not seek consent to change the existing building envelope and does not seek to change or amend the existing rooftop structure.
4.6.6 Building Separation Controls		
<p><i>To ensure visual and acoustic privacy and amenity are maintained between buildings:</i></p> <ol style="list-style-type: none"> <i>1. Ensure that courtyards and atria in commercial buildings have a minimum width of 9m.</i> <i>2. A minimum separation of 24m is required between commercial buildings and facing habitable rooms in residential buildings opposite.</i> 	N/A	The proposed development solely relates to the use of the rooftop area of the existing commercial building and does not seek consent to change the existing building setbacks.
4.6.9 Accessibility Controls		
<ol style="list-style-type: none"> <i>1. 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:</i> <ul style="list-style-type: none"> <i>- AS 4299 – 1995: Adaptable Housing (for residential developments)</i> <i>- Sydney Olympic Park Authority Disability Access Guidelines (2015).</i> <i>4. Ensure equitable access is provided to the main building entrance from both the street and car parking areas.</i> <i>5. Ensure car parking provisions comply with:</i> <ul style="list-style-type: none"> <i>- AS 1428.1 – 2009: Design for Access and Mobility – General requirements for access- New Building Work</i> <i>- AS 1428.2 – 1992: Design for Access and Mobility – Enhanced and Requirements – Buildings and Facilities</i> <i>- AS 2890.1 – 2004: Parking Facilities – Off Street Car Parking</i> <i>- AS 2890.5 – 1993: Parking Facilities – On Street Parking</i> <i>- AS 2890.6 – 2009: Parking Facilities – Off-street Parking for People with disabilities.</i> <i>6. 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</i> 	N/A	The proposed development solely relates to the use of the rooftop area of the existing commercial building and does not seek consent to change the existing accessibility and carparking located on the Site.

SOP Master Plan Compliance Table

Proposed Use of Existing Rooftop Area of Existing Mixed-Use Building
8 Australia Avenue, Sydney Olympic Park (Lot 2000 DP 1147230)

<i>consistent with SOPA's Access Guidelines.</i>		
4.6.11 Building Expression Controls		
<p><i>To promote high quality architecture and urban streetscapes:</i></p> <ol style="list-style-type: none"> <i>1. Ensure building facades are well modulated and scaled to reflect the aspect, uses and streetscape.</i> <i>2. Design building facades to create a well defined and integrated streetscape.</i> <i>3. Ensure prominent elements are well articulated, including the ground floor, roofs, windows, doors, balconies and shading devices.</i> <i>4. Provide modulation such as thickened walls, blade walls, fenestration, and sun shading elements to building frontages.</i> <i>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.</i> <i>6. Ensure that main building entrances are level with adjacent footpaths.</i> <i>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.</i> <i>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.</i> <i>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 façade.</i> 	YES	The proposed development pertains to the proposed use of the rooftop area as an entertainment and breakout area for existing tenants of the existing commercial building. The proposed development does not seek consent to amend the existing building envelope, building façade or building access.
4.6.16 Waste Management Controls		
<p><i>To achieve a development that minimises the generation of waste during its design, construction and operational phases: For Development Application</i></p> <ol style="list-style-type: none"> <i>1. Submit a Waste Management Plan with all Development Applications to the satisfaction of Sydney Olympic Park Authority.</i> <i>2. 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.</i> 	YES	<p>The Site has existing waste storage and collection arrangements for general office waste and recyclables that would be continued to be utilised.</p> <p>Additionally, a Waste Management Plan (WMP) prepared by Wasteflex containing ongoing operational waste management principles is attached in Appendix 3.</p>
4.6.18 Minor Alterations and Additions		
<i>Building owners may wish to make minor changes to existing buildings, including small additions, external refurbishments and landscape elements such as pergolas, sun shading</i>	N/A	The proposed development pertains to the proposed use of the rooftop area as an

SOP Master Plan Compliance Table

Proposed Use of Existing Rooftop Area of Existing Mixed-Use Building

8 Australia Avenue, Sydney Olympic Park (Lot 2000 DP 1147230)

<p><i>and the like.</i></p> <ol style="list-style-type: none"> <i>All proposed alterations and additions must:</i> <ul style="list-style-type: none"> <i>improve the appearance of the existing building</i> <i>be consistent with similar alterations in other parts of the building</i> <i>improve the amenity of the existing building</i> <i>reflect the desired character of the precinct described in Master Plan 2030 (2018 Review)</i> <i>be of high quality design, well composed, well scaled and well integrated into the existing building design</i> <i>be built of high quality materials</i> <i>be designed by a registered architect or landscape architect</i> <i>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).</i> 		entertainment and breakout area for existing tenants of the existing commercial building. The proposed development does not seek consent for any alterations and additions to the existing building.
4.7 Access and Parking		
<i>To implement the Access and Transport Planning Principle (see Section 3.1.6) and design safe driveways that minimise disruption to the streetscape:</i>	N/A	The proposed development solely relates to the use of the rooftop area of the existing commercial building. It does not seek consent to change the existing building envelope, setbacks or increase existing floor space. Therefore, no changes to the existing access and parking arrangements are required as a result of the proposed development.
4.8 Transport Strategies and Infrastructure		
<ol style="list-style-type: none"> <i>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.</i> <i>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.</i> 	N/A	The proposed development solely relates to the use of the rooftop area of the existing commercial building specifically for current tenants and will not have any impact on traffic and transport.
Section 5 Precinct Controls and Guidelines		
5.2 Central Precinct		
5.2.2 Site Configuration Controls		
<ol style="list-style-type: none"> <i>Define sites, streets and parks as shown in Figure 5.5 Central Precinct Site Boundaries Plan.</i> 	YES	The proposed development remains consistent with the future site configuration envisaged by Figure 5.38 of the SOP Master Plan, as it solely relates to the use of the rooftop of the existing

SOP Master Plan Compliance Table

Proposed Use of Existing Rooftop Area of Existing Mixed-Use Building
8 Australia Avenue, Sydney Olympic Park (Lot 2000 DP 1147230)

		building. It does not seek consent to change the existing building envelope and building setbacks.
5.2.3 Floor Space Ratio Controls		
1. <i>Floor space ratios are not to exceed those shown in Figure 5.6 Central Precinct Site Floor Space Ratios Plan.</i>	N/A	The proposed development does not seek consent to change the FSR of the existing building.
5.2.4 Land Use Controls		
1. <i>Land uses, including vehicle access points, are to comply with Figure 5.7 Central Precinct Land Uses Plan.</i> 2. <i>Childcare centres are to be incorporated into new development where appropriate.</i> 3. <i>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.</i> 4. <i>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.</i> 5. <i>Provide active frontages, awnings and colonnades in accordance with Figure 4.1 Active Frontages Plan and Figure 4.2 Awnings and Colonnades Plan.</i> 6. <i>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:</i> - <i>the amount of commercial delivered is in accordance with the Land Uses and Building Heights Plans, and</i> - <i>along streets with commercial land uses the frontage is predominantly commercial.</i>	YES	The proposed development is for the use of the rooftop area of the existing building to service current and future tenants. The proposed development does not seek consent to change the existing land use being a predominately commercial premises.
5.2.5 Building Height Controls		
1. <i>Ensure building heights comply with Figure 5.8 Central Precinct Building Heights Plan.</i> 2. <i>Heights shall comply with storey heights and may not exceed the maximum Relative Level (RL) where noted on the Building Heights Plan.</i>	N/A	The proposed development pertains to the use of the rooftop of an existing commercial building and does not seek consent to change the existing height of the building.
5.2.6 Building Zone and Setback Controls		
1. <i>Site development, including permissible building zones and open space, shall be in accordance with Figure 5.9 Central Precinct Building Zones and Setbacks Plan.</i> 2. <i>Buildings, including balconies, are only permitted within the building zone area shown in Figure 5.9 Central Precinct Building Zones and Setbacks Plan.</i>	N/A	The proposed development does not seek consent to change the existing building envelope, building setbacks and land use being a commercial premises which is permissible with consent within the B4 Zone.

SOP Master Plan Compliance Table

Proposed Use of Existing Rooftop Area of Existing Mixed-Use Building
 8 Australia Avenue, Sydney Olympic Park (Lot 2000 DP 1147230)

<p>3. <i>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.</i></p> <p>4. <i>Comply with the setbacks as shown in Figure 5.9 Central Precinct Building Zones and Setbacks Plan.</i></p> <p>5. <i>Provide new streets and view corridors where indicated.</i></p>		
5.2.7 Event Controls		
<p><i>The Central Precinct will primarily be affected by major ANZ Stadium events and the Sydney Royal Easter Show closures for regional buses.</i></p> <p>1. <i>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.</i></p> <p>2. <i>Ensure all development is designed and built to accommodate the public domain closures shown in Figure 4.3 Event Access Plan.</i></p> <p>3. <i>Locate the vehicle access points to developments as shown in Figure 5.7 Central Precinct Land Uses Plan.</i></p>	N/A	<p>The proposed development does not seek consent to change the existing vehicular or pedestrian access. Therefore, the proposed development will not impact major events operations.</p>