

4.0 General Controls and Guidelines

4.8.1 Controls

1. 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.
2. 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.



Source: Christian Schittich 2004

Planted walls provide vertical green areas with associated ambience and natural attributes in constrained courtyards.

4.9 Landscape and Site

To implement the Landscape Planning Principle (see Section 3.6), improve urban air quality and imbue new developments with open space, privacy, attractive views, green leafy microclimates, good solar performance and improved stormwater management:

4.9.1 Controls

1. 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.
2. 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.

Open Space

To provide sufficient open space and ensure open space is functional and attractive:

3. design open space to create a high quality address and setting for buildings, and to complement the adjacent public domain.
4. provide setbacks as required in the Buiding Zone and Setbacks Plan for the relevant precinct.
5. a minimum of 50 per cent of the front setback area is to be planted.

Residential Open Space

6. 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.



Source: Frank Stanisic 2004

Well lit common stairwells, landscaping and direct pathways increase safety within common areas.

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Source: Sydney Olympic Park Authority 2007



Bio-remediation swales located underneath the street medians filter and redirect the stormwater back into the system for irrigation and various other uses.

7. Provide communal open space to all residential apartment buildings at a minimum size of 60m² with a minimum dimension of 6m.
8. Ensure a minimum of 50 per cent of the communal open space area is unpaved and planted.
9. 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.
10. Provide private open space area to all apartments to comply with *Table 4.13 Minimum Open Space Provision – Residential Uses* below:

Table 4.13 Minimum Open Space Provision – Residential Uses

	Minimum Open Space Size
Studio and 1 Bedroom Apartment	9m ²
2 Bedroom Apartment	12m ²
3 Bedroom Apartment	15m ²

Larger private open space areas are encouraged, especially at gardens on the ground floor.

Safety and Security

To encourage safe and vital communal spaces and courtyards that allow natural surveillance and reduce opportunities for crime:

11. 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.
12. To reinforce territory, ensure site boundaries and private and communal space boundaries are clearly defined and secure.
13. Ensure common internal areas, such as lobbies and foyers, hallways, recreation areas and car parks, are overlooked to provide passive surveillance.
14. Provide direct, well lit access between car parks and dwellings, car parks and lift lobbies, and to all apartment entrances.
15. Ensure all communal and public site areas have clear sight lines and minimise opportunities for concealment.

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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:

16. A minimum of 20 per cent of the site's open space area is to be deep soil.
17. Areas included as deep soil are to have a minimum dimension of 2m.
18. Consolidate areas of deep soil within sites and between adjacent sites to increase the benefits.
19. Basement car parks are to be predominantly within the building footprint.
20. 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:

21. 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.
22. 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.

Planting

23. Prioritise drought tolerant plant species that enhance habitat and ecology.
24. 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* below:

Table 4.14 Minimum Soil Depth Provisions

	Minimum Soil Volume	Minimum Soil Depth	Minimum Soil Area



Source: James Weirick 2004

Integrated water management system that also provides the surrounding developments with a high quality urban space.