

14 November 2016

NSW Department of Planning and Environment
Via email: information@planning.nsw.gov.au

Sydney Olympic Park Authority
Via email: info@sopa.nsw.gov.au

Sydney Olympic Park Master Plan 2030 (2016 Review) and State Significant Precincts SEPP Amendments. 3 Parkview Drive, Sydney Olympic Park.

BBF Town Planners have been engaged by Soka Gakkai International Australia to make a submission on their behalf in relation to the subject matter. They are the lessees of the land at 3 Parkview Drive, Sydney Olympic Park (Lot 78 in DP 85562) from which they operate a place of worship, community centre and administration offices.

As the long-term lessees of an established land use operating from the property, my clients are interested in what future opportunities the Masterplan may offer them and how their operations and property may evolve with the changes it proposes. In considering the Masterplan and the draft amendments, three key concerns arise:

1. Insufficient building height allocated to the property.
2. The Master plan's restriction on the permitted land use mix for the property which is inconsistent with the land's B4 Mixed Use zoning under the SEPP (State Significant Precincts).
3. Insufficient incentive for redevelopment of what is an important strategically located site within a priority precinct.

1 The site and location

Key characteristics of the site are noted to include:

- The site is approximately 8,300m² in area, with a frontage to Parkview Drive of approximately 70m.
- It currently accommodates a purpose designed and built place of worship and community facility containing auditorium, meeting rooms administration offices, outdoor meeting / recreational spaces and car parking within a landscaped setting.
- The site is within the north-western section of the Parkview Precinct, close to Sydney Olympic Park Railway Station. The precinct is identified as a high-priority redevelopment precinct for a mix of higher-order land uses.
- The location is transforming from low intensity; light industrial land uses to high density, high-rise, mixed use developments with the aim being to create a modern town centre. There are various examples of sites that have been redeveloped. Many other sites are under construction. There is clearly strong market demand for the redevelopment of land containing the appropriate development mix within the precinct.

2 The land use

The religion based land use is long established on the site; it commenced operation 1999; Whilst principally serving its membership base, Soka Gakkai International Australia are involved in a broader range of community activities including: education, arts and culture, and various community support services.

The property benefits from a 99-year lease which commenced in 1999. The organisation's membership is throughout Metropolitan Sydney.

It is one of the only community service related land uses currently operating within Sydney Olympic Park. We note that the Masterplan seeks to support and promote the further development of community uses.

3 The land's key characteristics and opportunities

The land at 3 Parkview Drive is ideally located and presents a significant opportunity to advance the transformation of the precinct and achieve various strategic planning objectives promoted by the Masterplan. It is noted that the land:

- is strategically located within the north-west quadrant of the Parkview Precinct.
- offers high amenity with elevated, relatively level topography with parkland views to the north and east.
- is within convenient walking distance of the Sydney Olympic Park Railway Station. The site occupies flatland within 195 m direct walking distance of the station's eastern entrance.
- is not environmental constrained in relation to key considerations like, flooding, waterways, riparian, bush fire, acid sulfate soils, heritage, contamination.
- Is suitable for accommodating a mix of residential and commercial uses in a tower formation whilst being compatible with the future development outcome foreseen.

4 The land's status under Master plan 2010

Key aspects of the land's status under Master plan 2010 is noted as follows:

- Zone B4 Mixed use under State Environmental Planning Policy (State Significant Precincts) 2005; commercial under the Master plan's Parkview Precinct controls
- Building height – 33m
- Floor Space Ratio – 2.5 to 1
- New road – east west through 'the middle' of the site. This proposed road would dissect the current building which is centrally located on the property.

5 Draft Master plan 2016

Following our review of the draft Master plan, and discussions with staff at Sydney Olympic Park Authority on 25 October 2016, we make the following submissions in response to the proposed plan:

- Mixed-use development - Soka Gakkai International Australia considers that a mixed-use development for residential and commercial use is exceedingly more suitable for the land given the relatively flat land and close walking distance to the railway station. The land is not

environmental constrained and offers a highly beneficial amenity location for a mix of residential and commercial uses.

- Building height - the site will be surrounded by development that exceeds eight storeys (ranging from 15 to 32 storeys, as noted within Figures 5 & 6 below).
- Soka Gakkai International Australia objects to the height limit of 8 storeys being imposed on the land. The building height limits of land surrounding the site have been significantly increased. The land will be surrounded by much higher and more densely constructed buildings.
- The proposed building height of 8 stories is insufficient and incompatible with the proposed building heights surrounding the property. The Land and its location is meritorious for higher tower building elements: the lower building section or 'podium' being appropriate for the commercial uses / larger floor plates; the slimmer tower elements being appropriate for residential apartments.
- 2 additional new roads - concern that the two additional new roads along the eastern and western boundaries of the land (3 new roads proposed in total) may impact negatively upon the present land use operating on the site, restrict future development footprints, and increase development cost.
- Floor Space Ratio - the proposed increase in Floor Space Ratio from 2.5 to 1 to 4.5 to 1 is acknowledged and supported, however it alone provides insufficient incentive to proceed with redevelopment of the land.

In summary, the draft Master plan changes fall-short in promoting the best development outcome for the land. It is our considered opinion that the opportunities presented by the land are not fully realised by the draft Master plan's provisions for the site.

Incentivising redevelopment of the site presents an opportunity to build on the social capital already established by the existing land use on the site. The site should be considered for additional height and a broader mix of uses, commensurate with nearby properties, if the Master plan outcomes, particularly as they relate to improved access, are to have any short to medium term prospects of being achieved.

6 Conclusion

We appreciate the opportunity to review the draft Master plan and outline the above issues. Representatives from the Soka Gakkai International Australia would welcome the opportunity to further expand on these issues if required.

Please do not hesitate to contact Lap Shan Li, General Manager on 0408 635 568 or lapl@sgiaust.org.au on if you wish to discuss any aspect of the above. We look forward to receiving the State's consideration of these matters.

Yours sincerely,



Michael Haynes
Senior Associate - BBF Town Planners

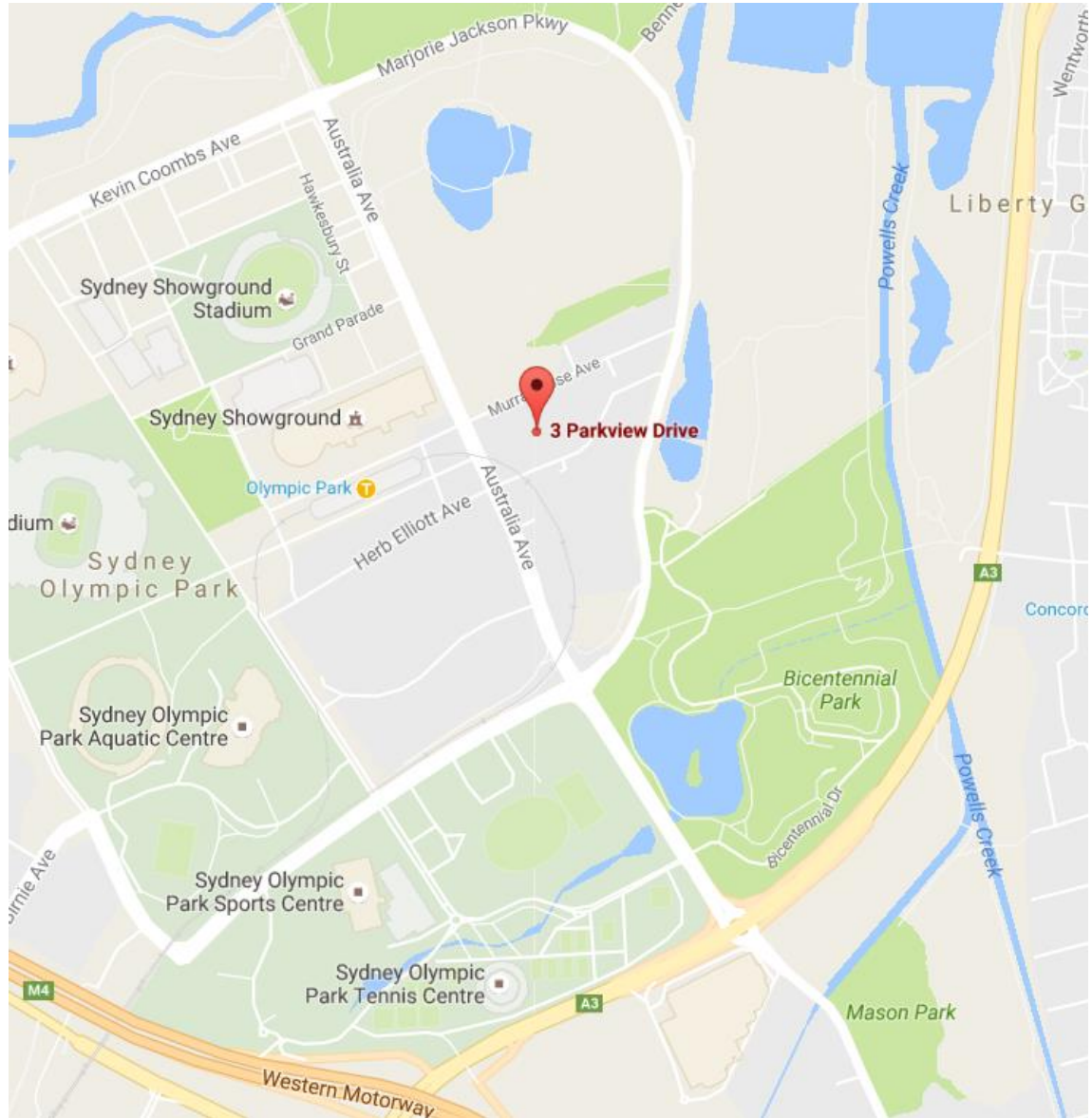


Figure 1 – location of site (courtesy Google maps)



Figure 2 – the site and its existing development footprint (courtesy SIX Maps)



Figure 3 – the current Master plan new roads



Figure 4 – proposed Master plan new roads



Figure 5 – current Master plan height (colour key below)



Figure 6 – proposed Master plan height (colour key below)

Key

	New Site Boundary		8 Storeys
	1 Storey Pavilions and Temporary Structures		8 – 10 Storeys
	4 Storeys		Tower (heights as noted 20 – 30 Storeys)

North

Key

	1 Storey Pavilions and Temporary Structures		10 Storeys
	4 Storeys		Tower Zone - 15 Storeys (6 Storey block edge, tower above)
	6 Storeys		Tower Zone - 30 Storeys (6-8 Storey block edge, tower above)
	8 Storeys		Tower Zone - 32 Storeys (6-8 Storey block edge, tower above)

North

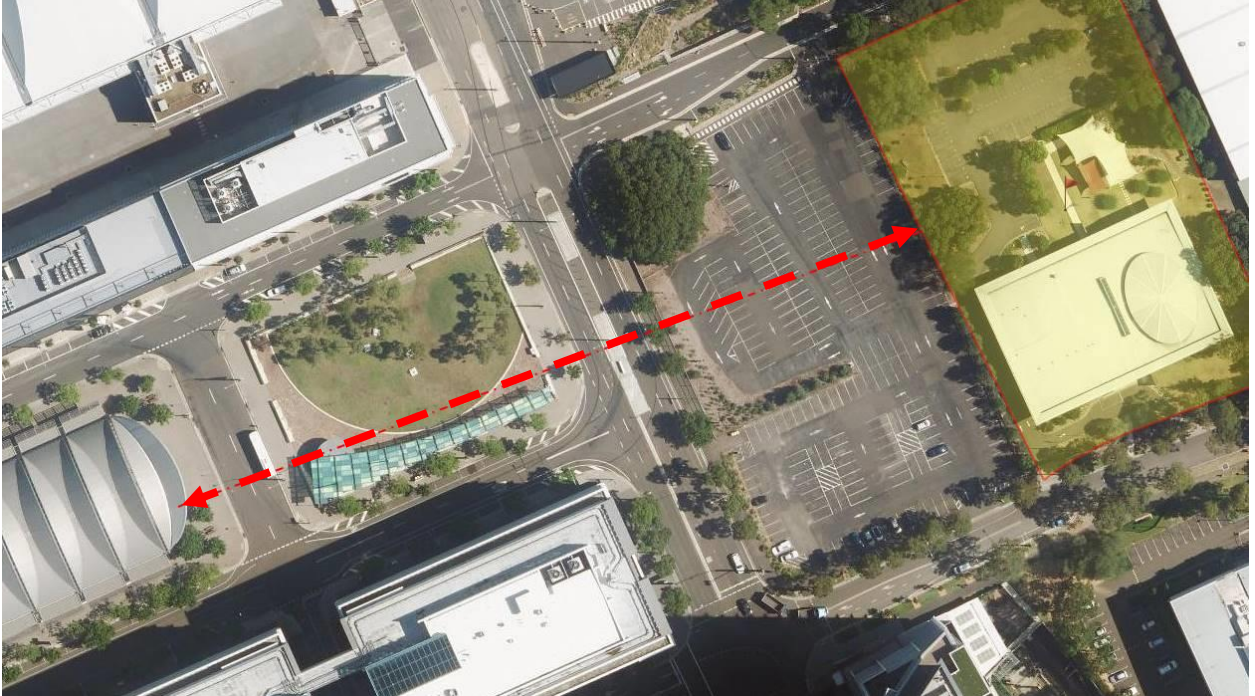


Figure 7 – The site occupies flatland within 195 m direct walking distance of the Sydney Olympic Park Railway Station's eastern entrance.