



DW/BG  
15391  
15 November 2016

Mr Nick Hubble  
Acting Chief Executive Officer  
Sydney Olympic Park Authority  
Level 1, 8 Australia Avenue  
SYDNEY OLYMPIC PARK

Dear Nick

**SUBMISSION - SYDNEY OLYMPIC PARK MASTER PLAN 2016 REVIEW  
SITE 4B, SYDNEY OLYMPIC PARK**

This submission to the Sydney Olympic Park Master Plan 2030 2016 Review (2016 Review) has been prepared by JBA on behalf of Fitzpatrick Investments Pty Ltd who own the leasehold interest in Site 4B, Sydney Olympic Park ("the site"). State Environmental Planning Policy (State Significant Precincts) 2005 requires Sydney Olympic Park Authority (SOPA) to review the Master Plan every five years. As the Sydney Olympic Park Master Plan 2030 (Master Plan 2030) was adopted in 2010, the 2016 Review is the first review of the Master Plan. The 2016 Review has been placed on public exhibition between 10 October 2016 and 15 November 2016 and submissions from the public and stakeholders are invited.

Following a meeting between Fitzpatrick Investments and SOPA on 25 October 2016 in relation to the future development interests of the site and how well the 2016 Review supports and aligns with the intended direction for the site, this submission forms specific recommendations and suggestions to be considered as part of the formal review of submissions related to the public exhibition of the 2016 Review.

Fitzpatrick Investments welcomes the opportunity to provide comment on 2016 Review to ensure the successful long term development of Sydney Olympic Park to meet the needs of visitors, business and residents within this transitioning locality.

A building height study dated November 2016 prepared by *Bates Smart Architects* and is submitted with this submission at **Attachment A**. This study investigates the option of a mixed use commercial and residential tower located on the southern part of Site 4B.

**1.0 PREVIOUS SUBMISSION**

JBA has previously prepared a submission on behalf of Fitzpatrick Investments for Site 4B dated 22 July 2015 (**Attachment B**). This submission provided planning commentary on Master Plan 2030 as it relates to Site 4B and suggested amendments to Master Plan 2030 for SOPA to consider as part of its five year review process.

The planning commentary focused on the restrictive commercial land use zoning of Site 4B that has to date hindered the intended development potential of the site given market demand does not support such large scale commercial towers in Sydney Olympic Park. Furthermore, large floor plate sizes are required to facilitate commercial development (ie 1,500m<sup>2</sup> to 2,500m<sup>2</sup>) which is not compatible with the slender towers envisaged along Olympic Boulevard under Master Plan 2030. The following was noted in the JBA submission:

**Issues include:**

- *Failure to recognise the transitional scale of towers in Sydney Olympic Park.*
- *Maximum building heights of 20-32 storeys.*
- *Restrictive commercial land use zoning limits development outcomes.*
- *Restrictive land use separation.*

**Actions/Approach**

- *Consider taller buildings up to 45 storeys.*
- *Consider FSR up to 10:1.*
- *Consider Mixed Use Commercial and Residential zone for the Site and the wider Central Precinct to encourage activation of the locality and minimise the potential for 'over planned' precincts and public domain.*
- *Maintain desired setbacks to Olympic Boulevard.*

*This submission support heights of up to 45 storeys for mixed use development with activation at ground level with retail floor space and smaller scale commercial suites at Levels 1 to 6 to diversify the commercial offering within Sydney Olympic Park.*

The following was therefore suggested to amend Master Plan 2030 to enable a mixed use tower development to fulfil the development potential of Site 4B:

- *Amendment to Figure 5.6 – Central Precinct Site Floor Space Ratios Plan to allow an FSR of 10:1 on Site.*
- *Amendment to Figure 5.7 – Central Precinct Land Uses Plan to allow Mixed Commercial and Residential on Site.*
- *Amendment to Figure 5.8 – Central Precinct Building Heights Plan to allow development of 32 – 45 storeys in the Tower Zone.*

## **2.0 SUBJECT SITE**

The Site forms part of the Central Precinct, bounded by Dawn Fraser Avenue, Olympic Boulevard, Sarah Durack Avenue and Australia Avenue as outlined in **Figure 1** below.

Central Precinct is recognised within the 2016 Review as:

*"The precinct will continue to transform into a vibrant, high density mixed use Town Centre with a strong commercial office and retail area to the north and a residential character along Figtree Drive....."*

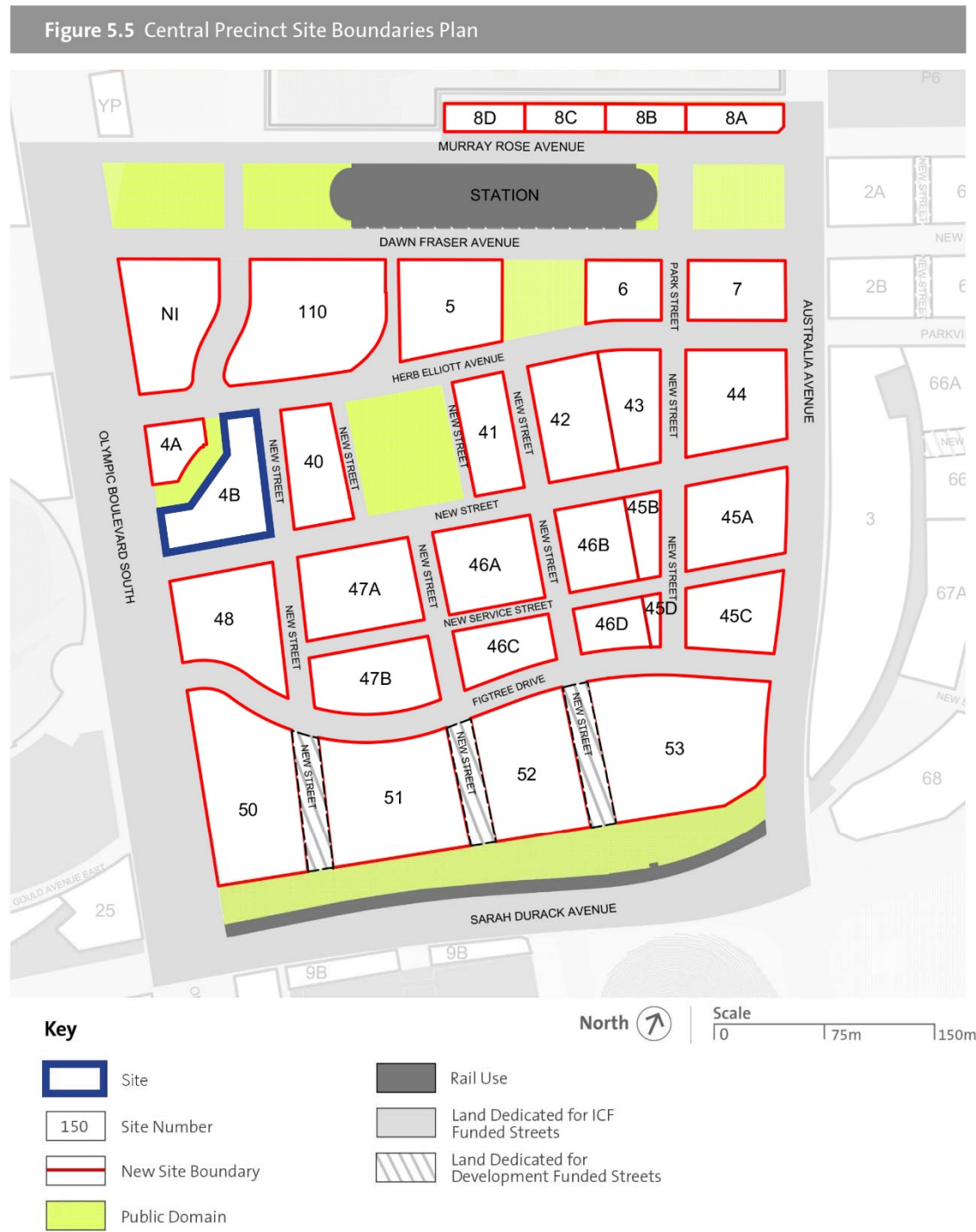
*Streets are characterised by 8 storey built edges (2m setback above 6 storeys) with defined corner buildings. Most of the streets will have retail frontages providing a highly activated area at street level and around the park. A zone of slender towers, between 30-45 storeys will be setback above 8 (2m setback above 6 storeys) storey podiums along Olympic Boulevard and Australia Avenue."*

The site is located on Olympic Boulevard, immediately to the south of the Pullman Hotel and opposite the Sydney Olympic Park Aquatic Centre.

An 8 storey Commercial Building was completed on the site (fronting Herb Elliot Avenue) in 2014. The site has approval for a 10 storey commercial building (fronting Olympic Boulevard) however it has not commenced due to a lack of demand for the large scale commercial space within Sydney Olympic Park.

The site has an area of 4,163m<sup>2</sup>. Under the current Floor Space Ratio control of 6.5:1, future development of the site has a target Gross Floor Area of 27,060m<sup>2</sup>.

Stage 1 (8 Storey Commercial Building) on site has a GFA of 9,774m<sup>2</sup> which allows for a GFA for Stage 2 of 17,286m<sup>2</sup> under the current FSR controls.



**Figure 1 – Central Precinct Site Boundaries Plan**  
Source: 2016 Review

### 3.0 2016 REVIEW

#### 3.1 Section 5.2 Central Precinct

The purpose of the 2016 Review for the Central Precinct is to *“grow into a vibrant mixed-use centre, the review proposes a greater mix of uses while also improving connectivity with new streets and public open space. The review proposes non-residential uses and built form to buffer residential uses from event noise.”*

In terms of Site 4B the principal changes are described in the 2016 Review as comprising the following:

- *changing land use controls to encourage more mixed use development and promote after-hours activity, especially along Australia Avenue and Olympic Boulevard (as well as links through the Precinct) and around the new central park.*
- *changing building heights to align the tallest towers along north-south streets: Australia Avenue (30 storeys) and the Olympic Boulevard (45 storeys) to reinforce the significance of these streets.*
- *changing building heights to:*
  - *provide block edge podium development of six to eight storeys, with two storey retail along primary retail streets and within the commercial core generally*
  - *maintain a skyline of slender towers from 20 to 45 storeys, set back above the podium bases*
  - *changing building zones and setbacks to ensure well defined street edges, encourage continuous active frontages throughout the precinct and appropriate placement of tower development above a podium base*
  - *changing the FSR on currently underdeveloped sites to encourage high quality development and activity*

#### Floor Space Ratio

Figure 5.6 of the 2016 Review identifies Site 4B with a FSR of 8:1, up from 6.5:1 in Master Plan 2030 (**Figure 2**). This would represent a target GFA of 33,304m<sup>2</sup> on the site, that correlates to 23,530m<sup>2</sup> of FSR remaining on the Site after subtracting the existing Stage 1 GFA.

#### Building Height

Figure 5.8 of the 2016 Review identifies Site 4B as a “Tower Zone – 45 Storeys (8 Storey block edge, towers above)” (**Figure 3**). This has changed from Master Plan 2030 that indicates building heights of 20-32 storeys at the fronting Olympic Boulevard and 8 storeys on the eastern part of the site.

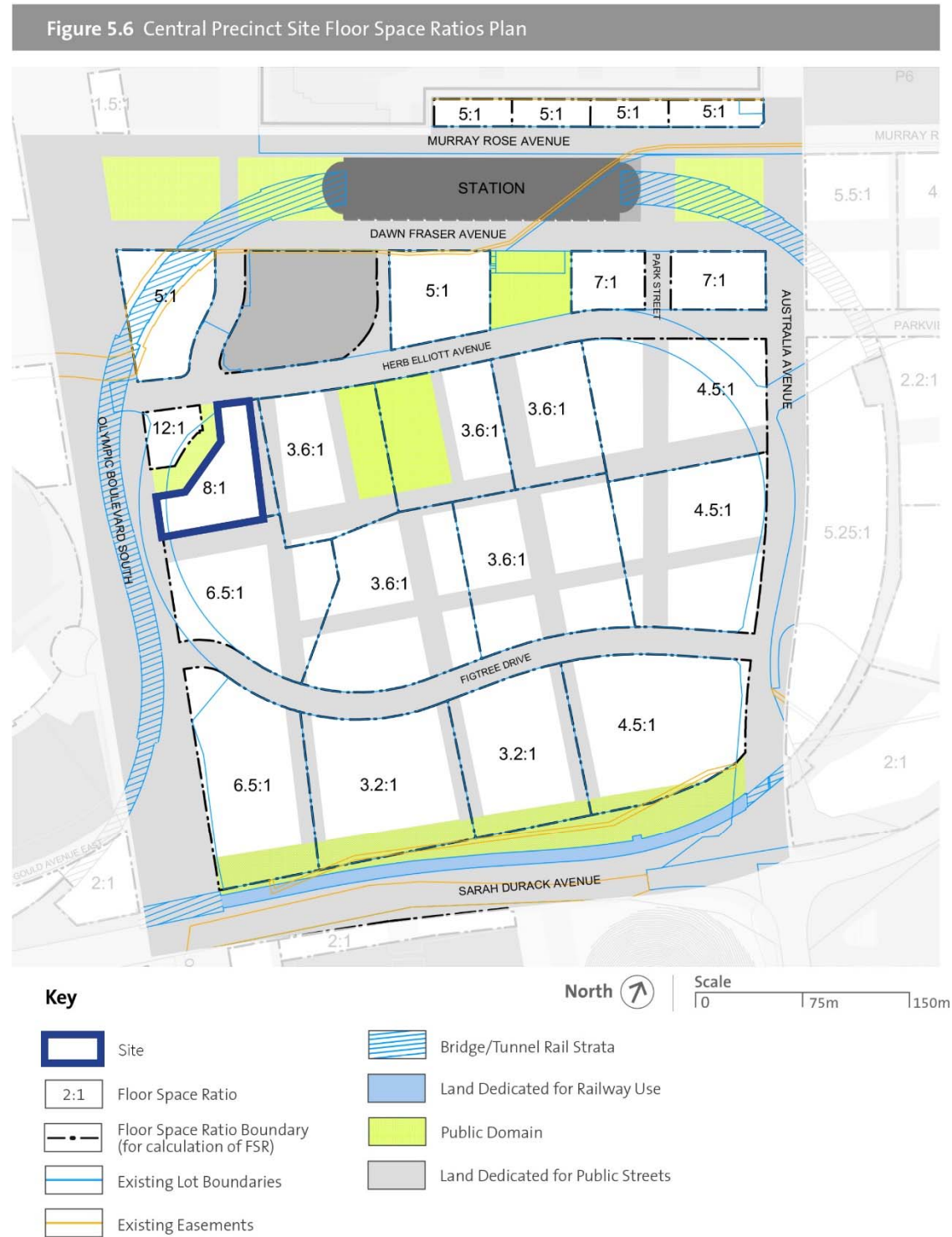
#### Setbacks

Figure 5.9 of the 2016 Review identifies the part of Site 4B fronting Olympic Boulevard as having a setback above 8 storeys between 5 metres and 10 metres, a setback along the New Street of 2m above 6 storeys and 90% minimum build to the street boundaries (**Figure 4**).

In this respect the 2016 Review is similar to Master Plan 2030 with the exception of the 2m setback along the New Street above 6 storeys and the 90% build to the New Street boundary.

#### Land Uses

Figure 5.7 of the 2016 Review identifies the south western corner of the site as “Mixed Commercial, Residential, Hotels and Serviced Apartments”, with the remainder of the site being identified as “Commercial” (**Figure 5**). It is noted that Master Plan 2030 indicated the entire site as “Commercial”.



**Figure 2 – Central Precinct Site FSR Plan**  
*Source: 2016 Review*



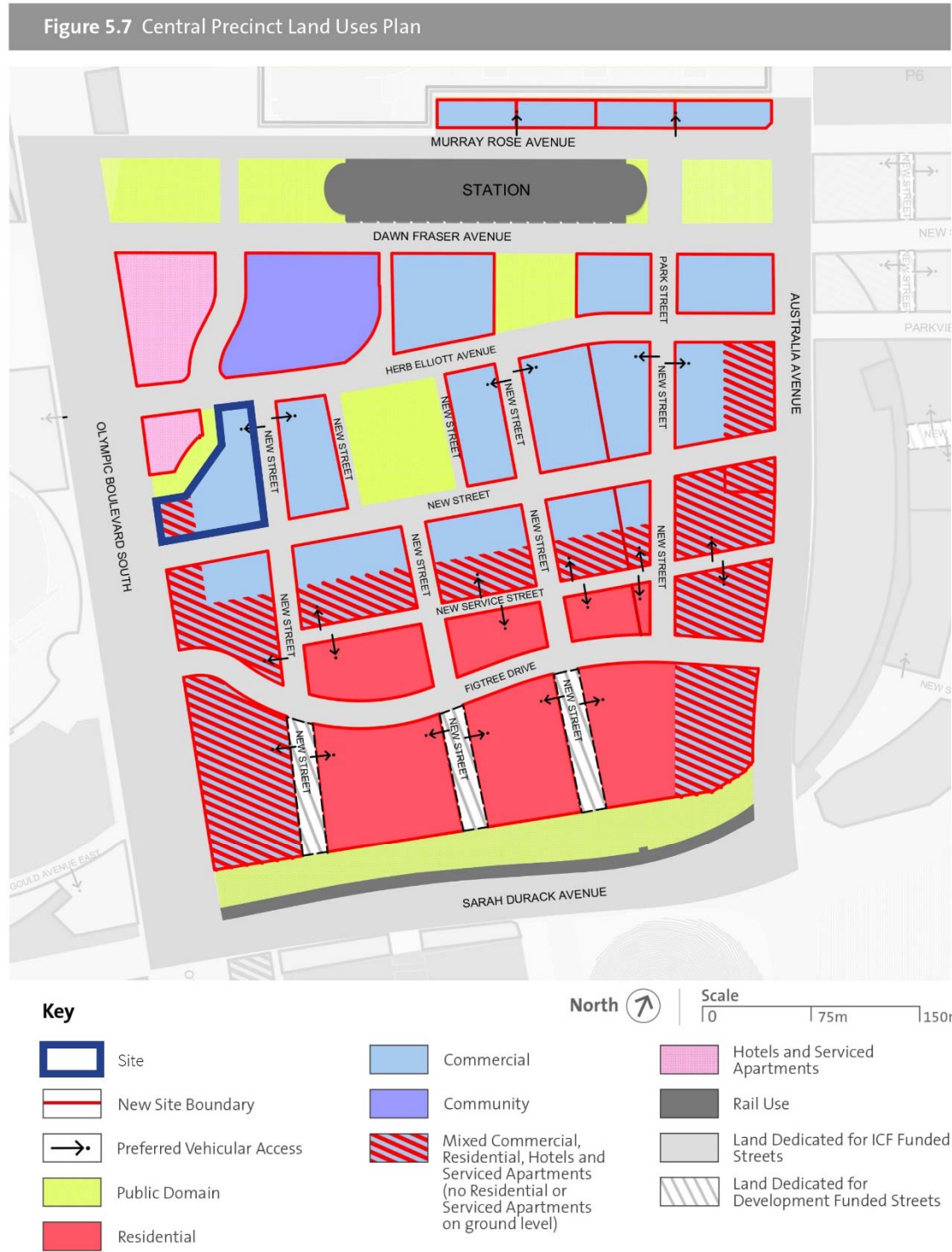


**Figure 3 – Central Precinct Building Heights Plan**  
Source: 2016 Review

Figure 5.9 Central Precinct Building Zones and Setbacks Plan



Figure 4 – Central Precinct Building Zones and Setbacks Plan  
Source: 2016 Review



**Figure 5 – Central Precinct Land Uses Plan**  
*Source: 2016 Review*



### 3.2 Section 4.0 General Controls and Guidelines

This section provides the general planning controls and guidelines that apply to the entire Sydney Olympic Park town centre, including the Central Precinct. The following amendments contained within the 2016 Review are noted for the site:

- Minimum podium height increased from 26m to 28m along Olympic Boulevard
- Setback for towers along Olympic Boulevard between 5m and 10m above level 6
- Setback for towers along all other streets (ie New Street) 2m above level 6
- Floor plates above 15 storeys should not exceed 800m<sup>2</sup>
- Double height colonnade minimum height increased from 6m to 8m and extending along New Street frontage

Fitzpatrick Investments Pty Ltd has no in-principle objection to the proposed controls above, however when applied in conjunction with the Central Precinct Land Uses Plan (**Figure 5**) it would be impractical to construct a mixed use tower building on the section of the site identified as mixed use due to its minimal dimensions of approximately 24m x 24m (**Figure 6**).

Indeed, when applying the required setbacks for the tower element this reduces the dimensions of this mixed use area to approximately 14m-19m x 20m resulting in tower floor plates of between approximately 280m<sup>2</sup> and 380m<sup>2</sup> (depending upon setback from Olympic Boulevard). Clearly, tower floor plates of this size are impractical from an efficiency perspective and unviable from a commercial perspective, and less than half the maximum tower floor plate control of 800m<sup>2</sup> in the 2016 Review.



**Figure 6** – Central Precinct Land Uses Plan (extract) - mixed use approximate dimensions  
Source: 2016 Review

#### 4.0 ARCHITECTURAL CONCEPT

Fitzpatrick Investments has engaged Bates Smart Architects to prepare a building height study for Site 4B to test the relationship between the 45 storey building height limit and 8:1 maximum FSR applied to the site under the 2016 Review (**Attachment A**). The building height study provides a concept scheme based on the following parameters of the 2016 Review and an appropriate design response to Site 4B:

- Building height 45 storey limit (149m)
- 5m setback for tower from Olympic Boulevard
- 8m high colonnade along Olympic Boulevard and New Street
- 20m high podium (for transition between Pullman Hotel to north and future development sites to south)
- Ground floor retail and residential in podium with 4m floor to ceiling heights
- Residential tower floor plates are less than 800m<sup>2</sup>
- Residential tower with predominately north facing units
- 2m articulated side setbacks for residential tower
- Building footprint consistent with July 2015 submission that provides pocket park on south eastern corner of Site 4B
- Stage 1 constructed 8 storey commercial building on northern part of Site 4B

As can be seen with the building height study, a mixed use building with a slender residential tower that achieves an effective height of 45 storeys (ie 149m) generates a GFA of 30,067m<sup>2</sup>. Accordingly, the GFA for Site 4B (with existing commercial building) equates to 39,841m<sup>2</sup> or a FSR of 9.6:1.

Should a FSR of 8:1 be applied to Site 4B as proposed by the 2016 Review (and the podium height of 28m enforced), the GFA for the site would equate to 33,304m<sup>2</sup>. This results in a residual GFA on the site of 23,530m<sup>2</sup> when subtracting the GFA of the Stage 1 building.

Assuming design excellence is achieved a 10% bonus floor space is available for the site bringing the GFA of the site up to 36,634m<sup>2</sup> (or 26,860m<sup>2</sup> when subtracting the Stage 1 building) and FSR up to 8.8:1. Therefore when using the parameters above, a mixed use building with slender tower on Site 4B could only achieve a height of 37 storeys, comprising 7 storeys of podium (5,460m<sup>2</sup> of GFA) and 30 storeys of tower (21,400m<sup>2</sup> of GFA). Clearly a 37 storey development on Site 4B is inconsistent with the desired future character of Olympic Boulevard of the Central Precinct as expressed in the 2016 Review.

#### 5.0 SUGGESTED AMENDMENTS TO THE 2016 REVIEW

The 2016 Review notes the following in respect to Site 4B:

##### *Issues include:*

- Mixed use commercial and residential zone size and dimensions are too small to develop a mixed use tower development
- FSR of 8:1 (with assumed 10% floor space bonus) does not match the 45 storey building height limit
- The mandatory 28m podium height to provide for possible variation in response to built form transition along Olympic Boulevard

##### *Actions/Approach:*

- Consider widening the mixed commercial and residential land use zoning to reflect **Figure 7** below
- Consider FSR up to 9:1\*.
- Consider providing a variation exception to the 28m mandatory podium height along Olympic Boulevard to allow for a transition from the Pullman Hotel to the north and the sites to the south of Site 4B.

\* Whilst the Bates Smart Architects building height study has modelled a FSR for the site of 9.6:1, this is based upon only four levels of podium. Should an additional two levels be required to comply with the 28m mandatory podium height, this would result in additional floor space and therefore a higher FSR. As such, a 9:1 FSR (plus 10% floor space bonus at 9.9:1) provides design flexibility for the future development of Site 4B in accordance with the desired future character of Sydney Olympic Park under the 2016 Review.

Figure 5.7 Central Precinct Land Uses Plan



Figure 7 – Central Precinct Land Uses Plan – proposed mixed use zone extension  
Source: 2016 Review

## 6.0 RECOMMENDATIONS

In order to enable the proposed tower development outcome for the site we seek the following amendments to the 2016 Review (and therefore State Environmental Planning Policy (State Significant Precincts) 2005):

- Amendment to Figure 5.6 – Central Precinct Site Floor Space Ratios Plan to allow a FSR of 9:1 on Site 4B.
- Amendment to Figure 5.7 – Central Precinct Land Uses Plan to allow Mixed Commercial and Residential on a wider portion of the site as shown in **Figure 7** equating to dimensions approximately 50m (L) and 24m (W).
- Amendment to 4.6.8 Podium Design and Setbacks, providing a variation exception for Site 4B to the mandatory 28m podium height along Olympic Boulevard in order to achieve a podium transition from north to south along Olympic Boulevard.

## 7.0 CONCLUSION

In conclusion, we fully support the intention in the 2016 Review to allow for 45 storey tower development fronting Olympic Boulevard to create an appropriate urban context within Sydney Olympic Park, however when modelling the floor space required to achieve a 45 storey mixed use tower development on Site 4B, a 9:1 FSR would be required rather than the 8:1 FSR proposed. Furthermore, the mixed commercial and residential zone designated on Site 4B is too small in area to provide for a mixed use tower development fronting Olympic Boulevard as intended by the 2016 Review.

Thank you for considering this submission with regard to the 2016 Review of Sydney Olympic Park Master Plan 2030. We look forward to the progression of the 2016 Review and would be happy to discuss the concepts within this letter with you in greater detail.

Should you have any queries about this matter, please do not hesitate to contact myself or Bernard Gallagher on 02 9956 6962.

Yours faithfully,



**Daniel West**  
Principal Planner



**Bernard Gallagher**  
Director

Attachment A: Building Height Study dated November 2016 prepared by Bates Smart Architects  
Attachment B: July 2015 submission



# Attachment A

# SITE 4B

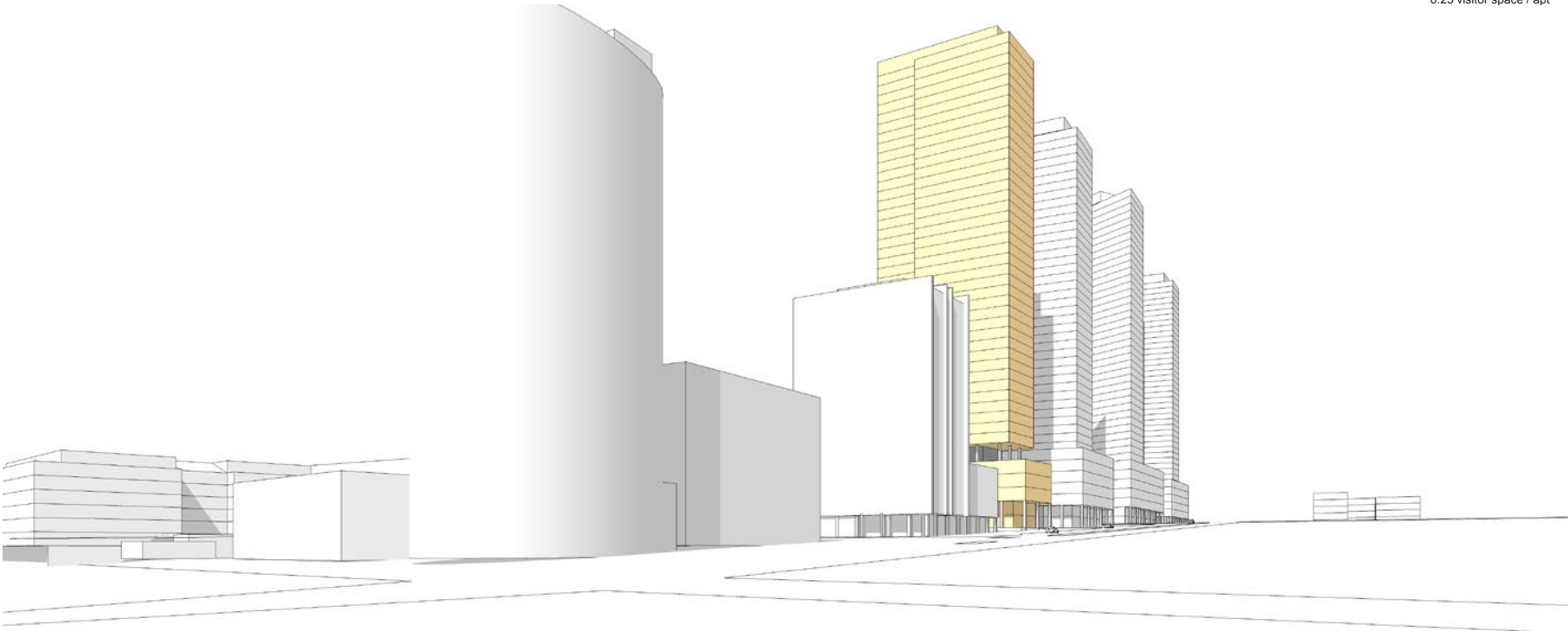
## 45-STOREY HEIGHT LIMIT & 20M PODIUM

Site Summary											
Site Area	4163										
FSR	8.0 :1										
Allowable GFA	33304										
Stage 01 Existing GFA (commercial)	9774										
Stage 02 GFA (remaining)	23530										

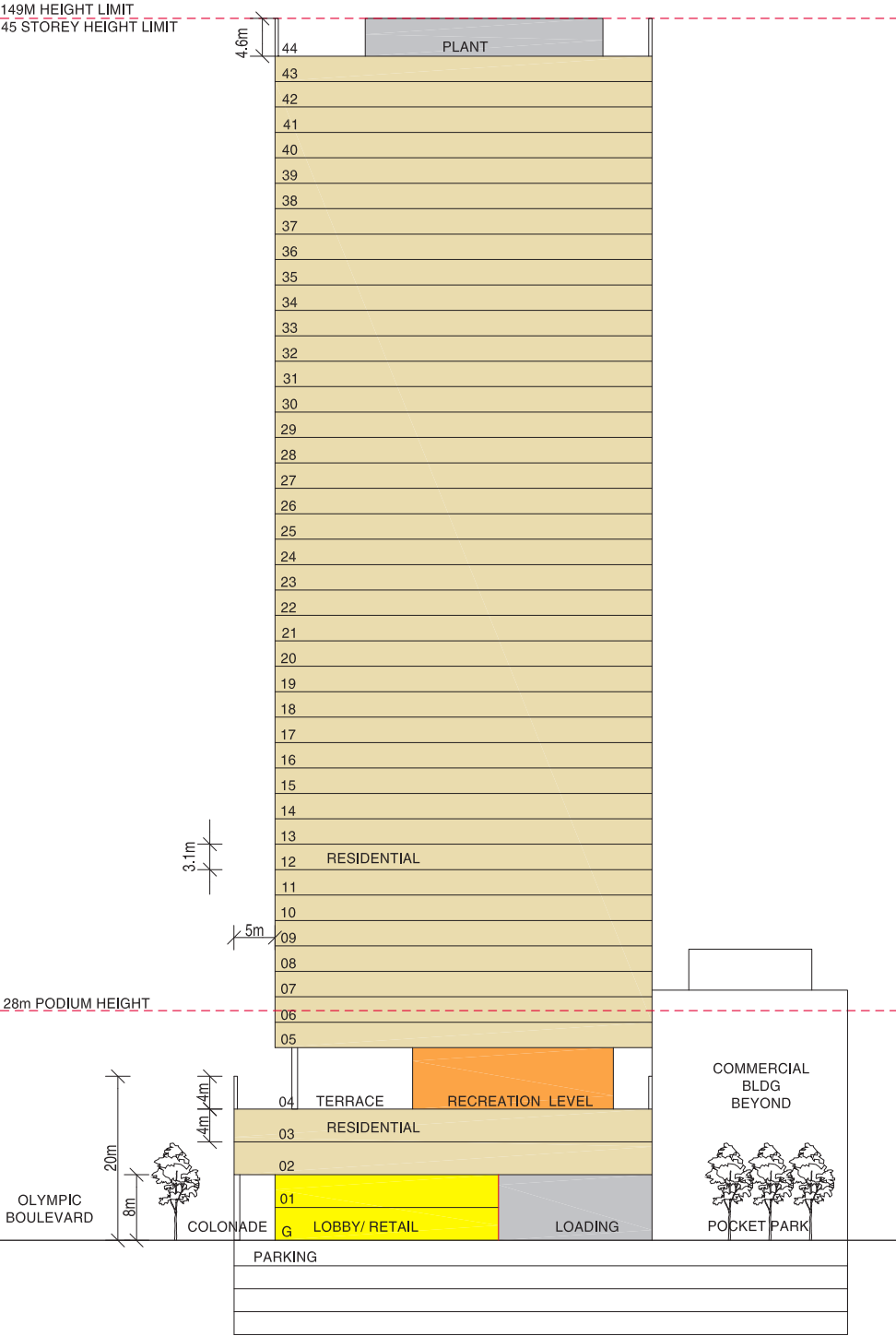
	Existing Areas	GEA (sqm)/Floor	GBA (sqm)/Floor	GFA (sqm)/Floor	NSA (sqm)/Floor	No. of Floors	TOTAL STAGE 2 GFA	TOTAL STAGE 2 NSA	Apartment Numbers (assumed mix)				Stage 2 Parking Numbers (SOPA M'plan)	
	GFA (sqm)		Resi (89%xGEA);	Resi (87%xGBA)	Resi (80%xGBA)		Floors x GFA/Floor	Floors x NSA/Floor	1 Bedroom 55m2 (35%)	2 Bedroom 80m2 (60%)	3 Bedroom 105m2 (5%)	Total	GBA = total x 35sqm	No.
MAXIMISED TO 45-STOREY HEIGHT LIMIT 20m PODIUM														
Existing Commercial Stage 1	9774													
Plant (roof)		738	300			1								
Proposed Typical Tower level		911	823	713	658	39	27807	25678	124	213	18	354	17293	494
Podium roof (recreation)		300	267	100	n/a	1	100	n/a						
Proposed Podium level		1066	949	780	759	2	1560	1518	7	13	1	21	1022	29
Proposed Retail / lobby / loading		700	700	300	125	2	600	250					420	12
TOTAL	9774					45	30067	27446				375	18735	535

TOTAL SITE GFA 39841.0  
TOTAL SITE FSR 9.6 :1

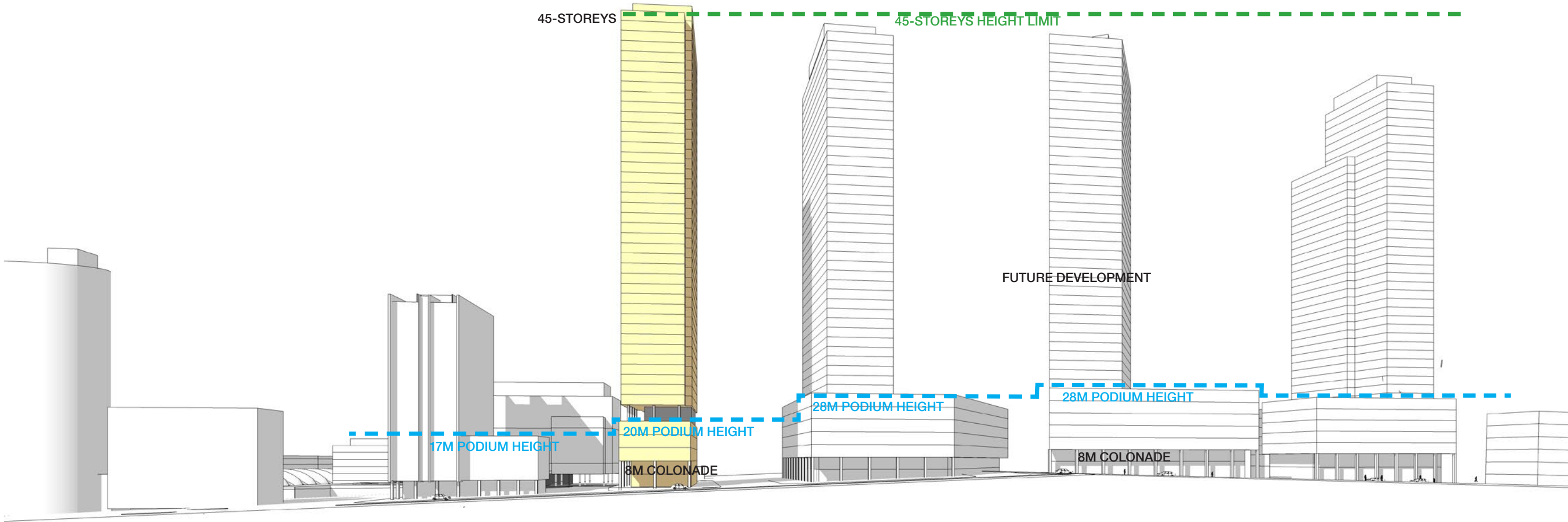
SOPA Masterplan Parking numbers  
1space / 50sqm retail GFA  
1space / 1bed  
1.2space / 2bed  
1.5space / 3bed  
0.25 visitor space / apt



VIEW LOOKING ALONG OLYMPIC BOULEVARD

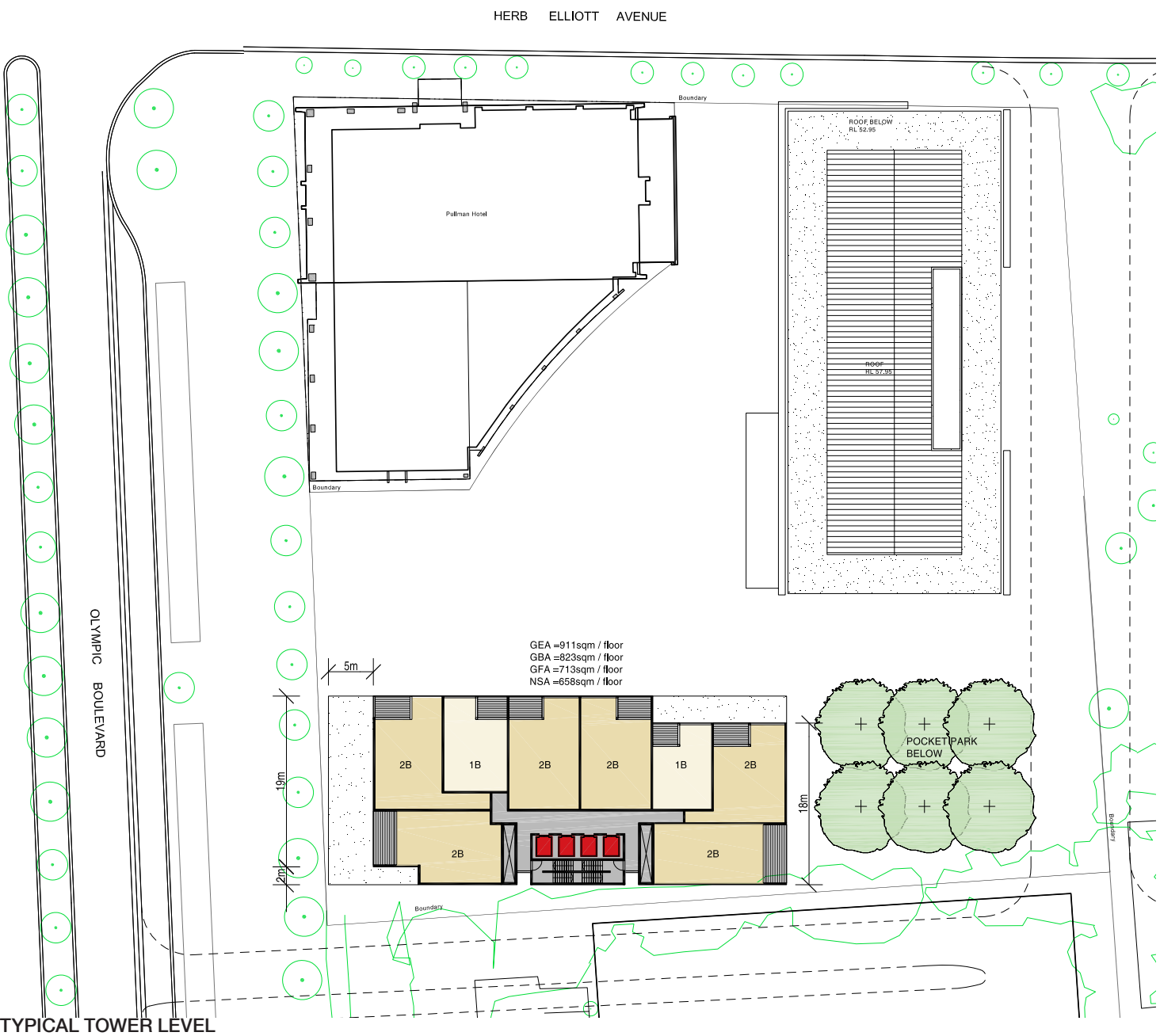
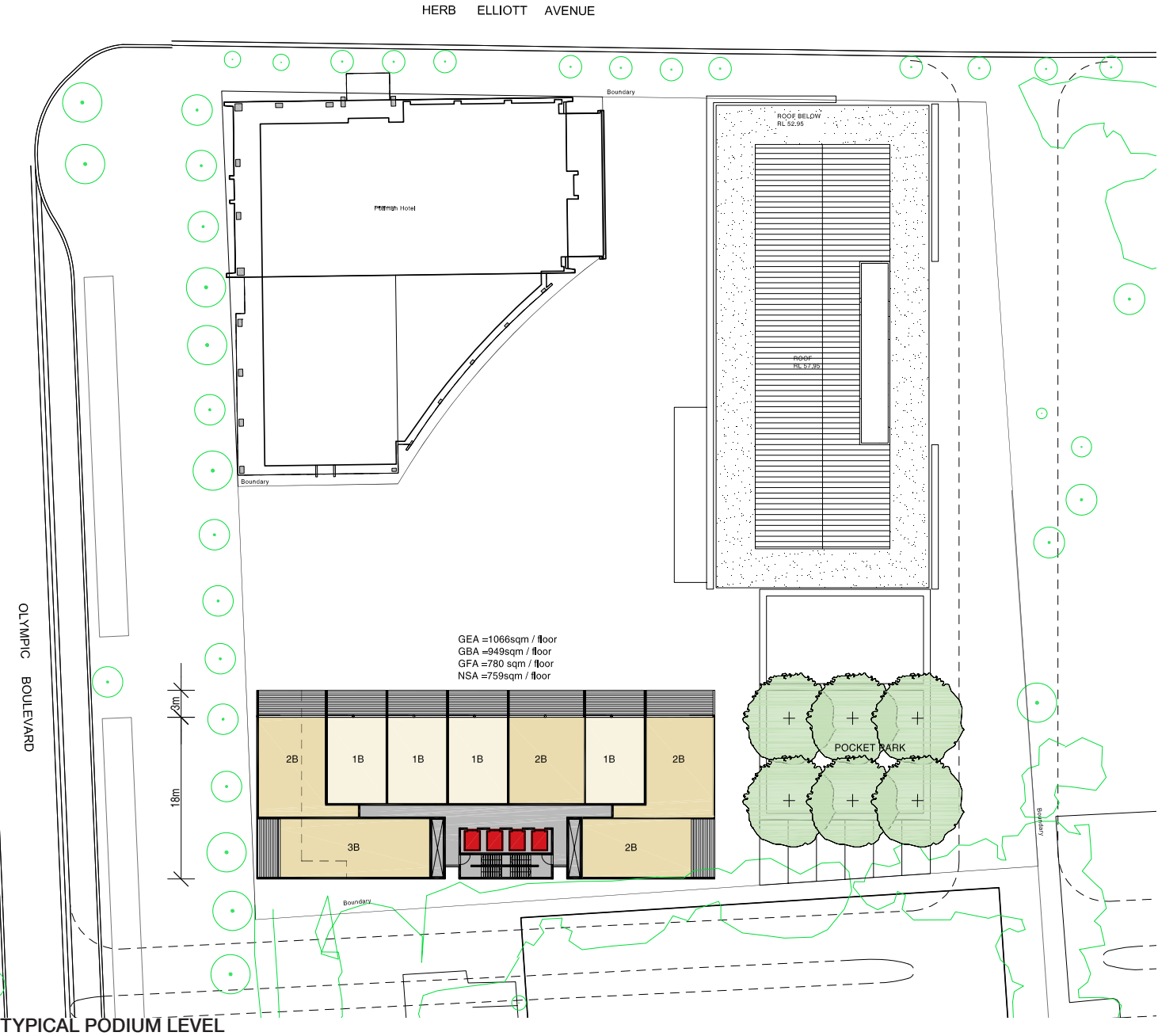


# SITE 4B 45-STOREY HEIGHT LIMIT & 20M PODIUM



ELEVATIONAL VIEW OLYMPIC BOULEVARD

# SITE 4B TYPCAL RESIDENTIAL LEVELS





## Attachment B



AH/BG  
15391  
22 July 2015

Alan Marsh  
CEO  
Sydney Olympic Park Authority  
Level 1, 8 Australia Avenue  
SYDNEY OLYMPIC PARK

Dear Alan,

**SUBMISSION TO SYDNEY OLYMPIC PARK MASTER PLAN 2030  
SITE 4B, SYDNEY OLYMPIC PARK**

This submission on the *Sydney Olympic Park Master Plan 2030* (Master Plan 2030) has been prepared by JBA on behalf of Fitzpatrick Investments P/L who own Site 4B, Sydney Olympic Park ("the site").

Following a meeting between Fitzpatrick Investments and Sydney Olympic Park Authority (SOPA) on 9 June 2015, in relation to the future development interests of the site and how well the Master Plan 2030 supports and aligns with intended direction for the site, this submission forms specific recommendations and suggestions to be considered as part of the formal review of Master Plan 2030.

Fitzpatrick Investments welcomes the opportunity to provide comment on the Master Plan 2030 to ensure the successful long term development of Sydney Olympic Park to meet the needs of visitors and residents within this transitioning locality.

'SOPA Site 4B – Building Height and Planning Study for a Mixed Use Tower' has been prepared by *Bates Smart Architects* and is submitted with this submission at **Appendix A**. This study investigates the option of a mixed use commercial and residential tower located on the Site.

**EXECUTIVE SUMMARY**

Future development of the site requires careful consideration of the transition along Olympic Boulevard within the context of wider Sydney Olympic Park.

The intent of the Master Plan 2030 seeks to allow greater building heights and tower development within the northern part of the Central Precinct to establish the building hierarchy within the wider Sydney Olympic Park however in the time since the Master Plan 2030 was prepared in September 2009, building heights across Sydney have dramatically increased.

In summary, we are of the opinion that the Master Plan 2030 should be the catalyst to see Sydney Olympic Park reach levels of growth, through increased building heights and mixed-use/residential land uses, to reflect current and future market demands.

## 1.0 THE SITE

The site forms part of the Central Precinct, bounded by Dawn Fraser Avenue, Olympic Boulevard, Sarah Durack Avenue and Australia Avenue as outlined in **Figure 1** below.

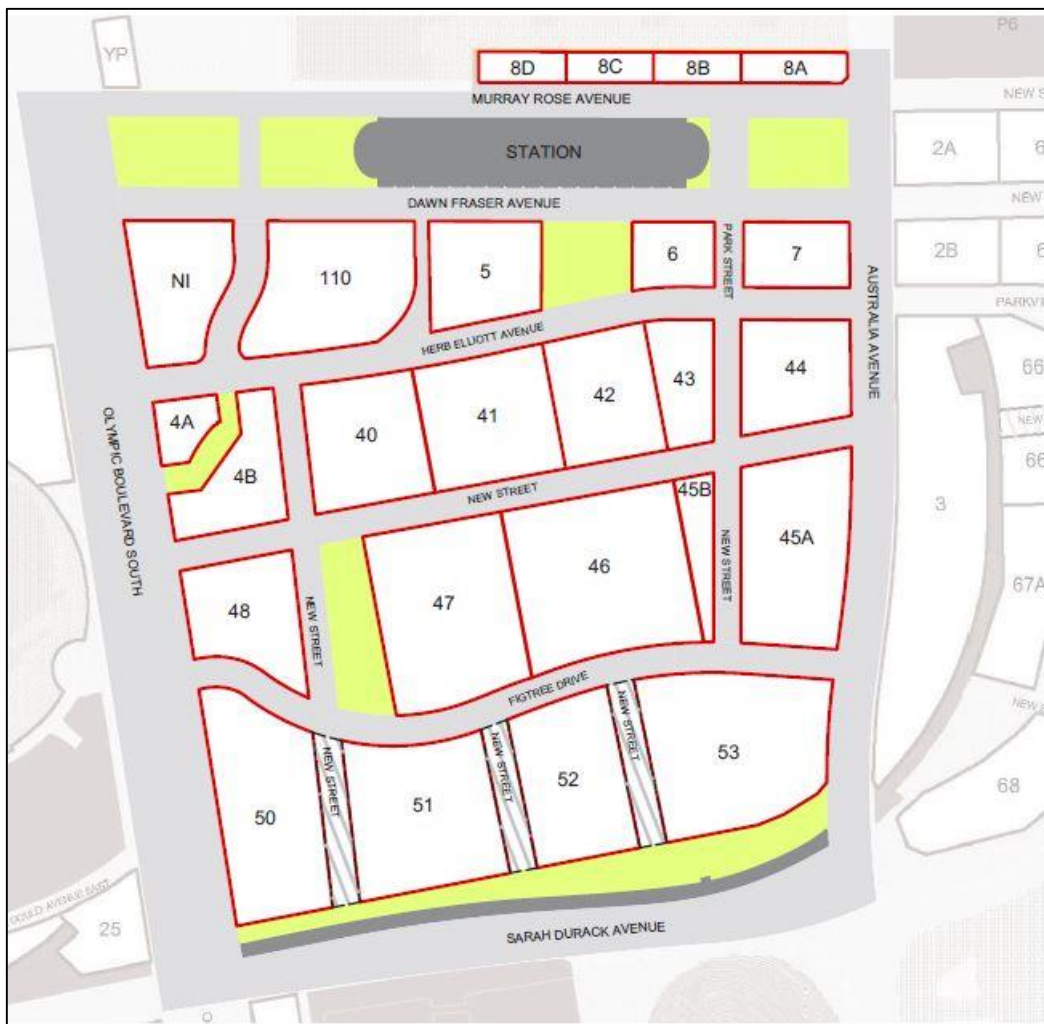
Central Precinct is recognised within the Master Plan 2030 as *“the vibrant hub of Sydney Olympic Park, Central will house over 360,000m<sup>2</sup> of commercial space, around 16,900m<sup>2</sup> of retail and be home to around 3,400 residents”*.

The site is located on Olympic Boulevard, immediately to the south of the Pullman Hotel and opposite the Sydney Olympic Park Aquatic Centre.

An 8 storey Commercial Building was completed on Site (fronting Herb Elliot Avenue) in 2014.

The Site has approval for a 10 storey commercial building (fronting Olympic Boulevard) however it has not commenced due to a lack of demand for the large scale commercial space within Sydney Olympic Park.

The site has an area of 4,163m<sup>2</sup>. Under the current Floor Space Ratio control of 6.5:1, future development of the site has a target Gross Floor Area of 27,060m<sup>2</sup>. Stage 1 (8 Storey Commercial Building) on site has a GFA of 9,774m<sup>2</sup> which allows for a GFA for Stage 2 of 17,286m<sup>2</sup> under the current FSR controls.



**Figure 1 – Central Precinct Site Boundaries Plan**

Source: Master Plan 2030

## 2.0 COMMENTS ON MASTER PLAN 2030

The purpose of Master Plan 2030 is to *“provide a comprehensive approach to the long-term development of Sydney Olympic Park”* and *“ensure Sydney Olympic Park continues to evolve into an active, vibrant town within metropolitan Sydney”*.

Master Plan 2030 notes in respect to the subject site and the Central Precinct to provide *“a zone of slender towers, 20-30 storeys high, defines Olympic Boulevard. Office buildings fronting Herb Elliot Avenue and Dawn Fraser Avenue and the new East West Street are up to eight storeys. New residential buildings are up to 10 storeys high and will be concentrated along Figtree Drive. They will provide an appropriate scale and density to support a vibrant town centre at Sydney Olympic Park”*.

The first issue that needs to be reviewed is land uses for Site 4B and 48. Currently both envisage commercial uses. Site 4B is identified under Master Plan 2030 for commercial development with a Floor Space Ratio of 6.5:1 and building heights of 20-32 storeys at the fronting Olympic Boulevard and 8 storeys to the rear of the Site. Site 48 has the same controls.

The market demand for a commercial tower of 20-30 storeys at Sydney Olympic Park with 30,000m<sup>2</sup> plus Gross Floor Area does not currently exist. That scale of commercial building is currently too large for more mature markets (such as North Sydney and Macquarie Park).

Secondly, the required floor plates to facilitate a commercial tower would need to be approximately 1,500m<sup>2</sup> to 1,600m<sup>2</sup> which would not allow for a *‘slender tower’*.

If *‘high rise slender towers’* is the desired outcome for the Olympic Boulevard then a residential use needs to be permitted on Site 4B.

This submission supports tower style development which define Olympic Boulevard however is mindful that there is not the demand for 30 storey commercial towers at Sydney Olympic Park with 30,000m<sup>2</sup> plus of Gross Floor Area as demonstrated by the lack of demand to develop the 10 storey commercial building approved on the Site.

In respect the site, under the Master Plan 2030, we note the following:

### ***Issues include:***

- Failure to recognise the transitional scale of towers in Sydney Olympic Park.
- Maximum building heights of 20-32 storeys.
- Restrictive commercial land use zoning limits development outcomes.
- Restrictive land use separation.

### ***Actions/Approach***

- Consider taller buildings up to 45 storeys.
- Consider FSR up to 10:1.
- Consider Mixed Use Commercial and Residential zone for the Site and the wider Central Precinct to encourage activation of the locality and minimise the potential for *‘over planned’* precincts and public domain.
- Maintain desired setbacks to Olympic Boulevard.

This submission support heights of up to 45 storeys for mixed use development with activation at ground level with retail floor space and smaller scale commercial suites at Levels 1 to 6 to diversify the commercial offering within Sydney Olympic Park.

In the time since the Master Plan 2030 was prepared in September 2009, building heights across Sydney have dramatically increased. The intent of the Master Plan 2030 seeks to allow greater



building heights and tower development within the northern part of the Central Precinct to establish the building hierarchy within the wider Sydney Olympic Park however the Master Plan is no longer reflective of tower development in Sydney and should allow for increased building heights.

As demonstrated via the recent towers approved on Australia Avenue, tall buildings can be easily accommodated within Sydney Olympic Park. The 'SOPA Site 4B – Building Height and Planning Study for a Mixed Use Tower' prepared by *Bates Smart Architects* details that the Site can successfully support an alternative height with an articulated tower that would '*anchor the zone of slender 20-30 storey towers on a consistent podium along Olympic Boulevard*'.

### 3.0 SUGGESTED AMENDMENTS FOR SITE 4B

In order to enable the proposed tower development outcome for the site we seek the following amendments to the Master Plan 2030:

- Amendment to Figure 5.6 – Central Precinct Site Floor Space Ratios Plan to allow an FSR of 10:1 on Site.
- Amendment to Figure 5.7 – Central Precinct Land Uses Plan to allow Mixed Commercial and Residential on Site.
- Amendment to Figure 5.8 – Central Precinct Building Heights Plan to allow development of 32 – 45 storeys in the Tower Zone.

### 4.0 CONCLUSION

In conclusion, we fully support the intention in the Master Plan to allow for tower development fronting Olympic Boulevard to create an appropriate urban context within Sydney Olympic Park however the Site would benefit from increased building heights and FSR's fronting Olympic Boulevard.

In order to achieve a successful tower development outcome for Site 4B a mixed-use zone is critical. As demonstrated by the fact that the site has approval for a 10 storey commercial building (fronting Olympic Boulevard) that has not commenced, the demand for the large scale commercial space within Sydney Olympic Park does not exist.

Thank you for considering this submission with regard to the Sydney Olympic Park Master Plan 2030. We look forward to the progression of the Master Plan and would be happy to discuss the concepts within this letter with you in greater detail.

Should you have any queries about this matter, please do not hesitate to contact me on 02 9409 4917 or [bgallagher@jbaurban.com.au](mailto:bgallagher@jbaurban.com.au).

Yours faithfully,



Bernard Gallagher  
*Director*

CC – Jamie Stewart

Enc. *Building Height and Planning Study* prepared by Bates Smart Architects