
PROPOSED REFINEMENT TO MASTERPLAN 2030

DRAFT SYDNEY OLYMPIC PARK MASTER PLAN 2030 (2016 REVIEW) AND
DRAFT AMENDMENTS TO SEPP (STATE SIGNIFICANT PRECINCTS) 2005

November 2016

TURNER



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Diagram 1

Sydney Olympic Park Aerial View

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01

INTRODUCTION



Diagram 2

Central Precinct context

1.0

INTRODUCTION

The draft Sydney Olympic Park Master Plan 2030 (2016 Review) has recently been placed on exhibition by the Department of Planning and Environment and the Sydney Olympic Park Authority (SOPA). This is a submission to both the Department of Planning and Environment and SOPA which responds to the proposed amendments to the Master Plan 2030 (2016 Review). It has been prepared on behalf of the current leaseholders of 6 Figtree Drive, Sydney Olympic Park also referred to as Site 51. The Site is currently home to the NSW Institute of Sport Building.

The aim of the current Master Plan review is to ensure that the planning framework for Sydney Olympic Park remain current and relevant in order to provide a comprehensive and strategic approach to all future development of Sydney Olympic Park.

This submission has been prepared to register our support for the wider vision and strategic direction proposed for the Master Plan. In addition to our support, this submission proposes improved controls for the subject site. The proposed option presented in this submission, has taken into consideration all exhibited and relevant studies that form the Master Plan 2030 (2016 Review) to date. Sydney Olympic Park Authority's vision is for the Sydney Olympic Park Town Centre to be an active and energised town centre, providing a range of facilities and active environments to support residents, workers and visitors to Sydney Olympic Park. Thereby, creating an enhanced Town Centre with a sense of place.

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02

MASTERPLAN AMENDMENTS

2.0

MASTER PLAN 2030 (2016 REVIEW)

The five-year review of the Master Plan as currently exhibited, aims to encourage new mixed-use development, including new residential dwellings in appropriate locations, improved walking and cycling connections, and enhanced parklands. The proposed amendments provide the opportunity for Sydney Olympic Park to enhance its identity, as one of Sydney's Strategic Centres, as outlined in A Plan for Growing Sydney.

The exhibited Master Plan amendments are aligned with the vision for the Sydney Olympic Park Town Centre and will achieve the vision, as the Master Plan 2030 (2016 Review) provides a revised planning framework that:

- encourages mixed use development along Australia Avenue, Olympic Boulevard, Dawn Fraser Avenue, Murray Rose Avenue, Sarah Durack Avenue and Edwin Flack Avenue
- creates opportunities for a varied day and night economy
- consolidates sites to create opportunities for a mix of retail and commercial uses and introduce additional residential dwellings in appropriate locations
- integrates educational uses with existing sporting facilities
- integrates civic and community uses with other uses
- amends venue expansion sites to provide complementary uses for visitors, while protecting the Olympic legacy
- improves walking and cycling connections and increases overall access through new streets, laneways, service streets and footpaths; intersection upgrades; separated crossings; and additional walking/cycling bridges
- creates a new central urban park and improves and expands other local parks.

2.1 PROJECTED GROWTH

The planning report that guides the Master Plan 2030 (2016 Review) sets out the projected dwelling targets for both the Precincts that create the Town Centre and overall Town Centre.

SOPA have revised the future targets for the Town Centre which aim to increase residential floor-space from 575,000 sqm to 855,000 sqm, In order to promote new communities within Olympic Park. This is in addition to commercial, retail, recreational, institutional and venue uses, which will amount to an overall increase of 460,000 sqm of additional floor-space beyond SOPA's previous targets.

Table 1 below sets out the total proposed development yields for each precinct and indicates that the targets for the Central Precinct have increased to 785,000 sqm from 570,000 sqm. In comparison to the surrounding Precincts, the Central Precinct is projected to provide for the highest level of residents. These future residential targets are a significant improvement from the previous targets and will assist with the revitalisation of the Park.

Precinct	Masterplan 2030 (m ²)	
	Masterplan 2030 (m ²)	2016 Review (m ²)
Sydney Showground	70,000	70,000
Central Sports	165,000	180,000
Central	570,000	785,000
Parkview	320,000	427,000
Haslams	208,000	208,000
Tennis	27,000	27,000
Stadia	40,000	137,000
Boundary Creek	60,000	76,000
Southern Sports	40,000	50,000
TOTAL	1,500,000	1,960,000

Table 1

Revised projected figure for Master Plan 2030

Source: Page 23, Planning Report August 2016.

2.2

OVERVIEW OF PROPOSED AMENDMENTS

Sydney Olympic Park Town Centre is subject to a number of amendments to its current built form and height controls, land use and floor-space controls as well as other key planning and development controls. This submission is predominantly focused around the amendments to the Central Precinct which revitalise the Precinct and the broader Town Centre.

The exhibited Master Plan 2030 (2016 Review) proposes a creation of tower building zones and the promotion of slender buildings. This in our view will have a positive impact on the Park as a whole. The enhancement of the district skyline through the use of building design and setbacks, and creation of block-edge forms will greatly assist in creating active frontages.

The activation of key streets within Sydney Olympic Park is also a positive amendment that is supported. This includes the broad massing principle of positioning taller building to frame the North/South boulevards, as well as providing additional residential uses where they can benefit from proximity to jobs and the considerable amenity already contained within Olympic Park.

In addition, we concur with the principle of increasing both height limits in appropriate locations and the Floor Space Ratios (FSRs) on currently undeveloped sites across the Olympic Park, which will help to stimulate further investment within the individual precincts in order to achieve the increased floor space targets.

The exhibited infrastructure improvements of Master Plan 2030 (2016 Review) will enhance amenity within Olympic Park. This includes the proposals for new open space, upgrades to local roads and the dedication of land for public domain. The subject site, Site 51 is earmarked to contribute to the proposed linear park which is adjacent to Sarah Durack Drive. The new linear park is proposed to cover 10,510 sqm which will provide new activities and facilities for local residents, workers and visitors. These proposed enhancements to open space and infrastructure will positively enhance Olympic Park and enhance future liveability for future residents.

2.3

CENTRAL PRECINCT

THE HEART OF OLYMPIC PARK

The Master Plan 2030 (2016 Review) outlines a number of proposed changes to the Central Precinct and it is noted that most substantial structural changes are in the Stadia and Central Precincts.

Although Central Precinct will retain its existing B4 Mixed Use land use zone under the SEPP (Major Development) 2005, Master Plan 2030 (2016 Review) sets out specific land uses for the sites within the Precinct. There are new local streets proposed between each site to improve direct routes and pedestrian amenity. Overall, the Central Precinct will be a vibrant mixed-use which will accommodate for the highest level of residential targets within the Town Centre.

The key changes are summarised below:

- **Land use**

An increase in residential uses, expansion in retail uses beyond the core to integrate with mixed use residential development, greater definition of street based retail along key streets

- **Built form and Height**

Introduction of new tower zones primarily along the two boulevards.

- **FSR**

An overall increase in FSR, that differ by site.

- **Building Zone and Setbacks**

New street setbacks to Figtree Drive and above podium setback controls.

- **Public open space**

Creation of a new central park as well as land dedication at the southern edge to create a wider linear park.

- **Linkages**

A proposed new pedestrian bridge from Boundary Creek Precinct to Central Precinct, adjacent to the site and funded through the infrastructure contributions plan.

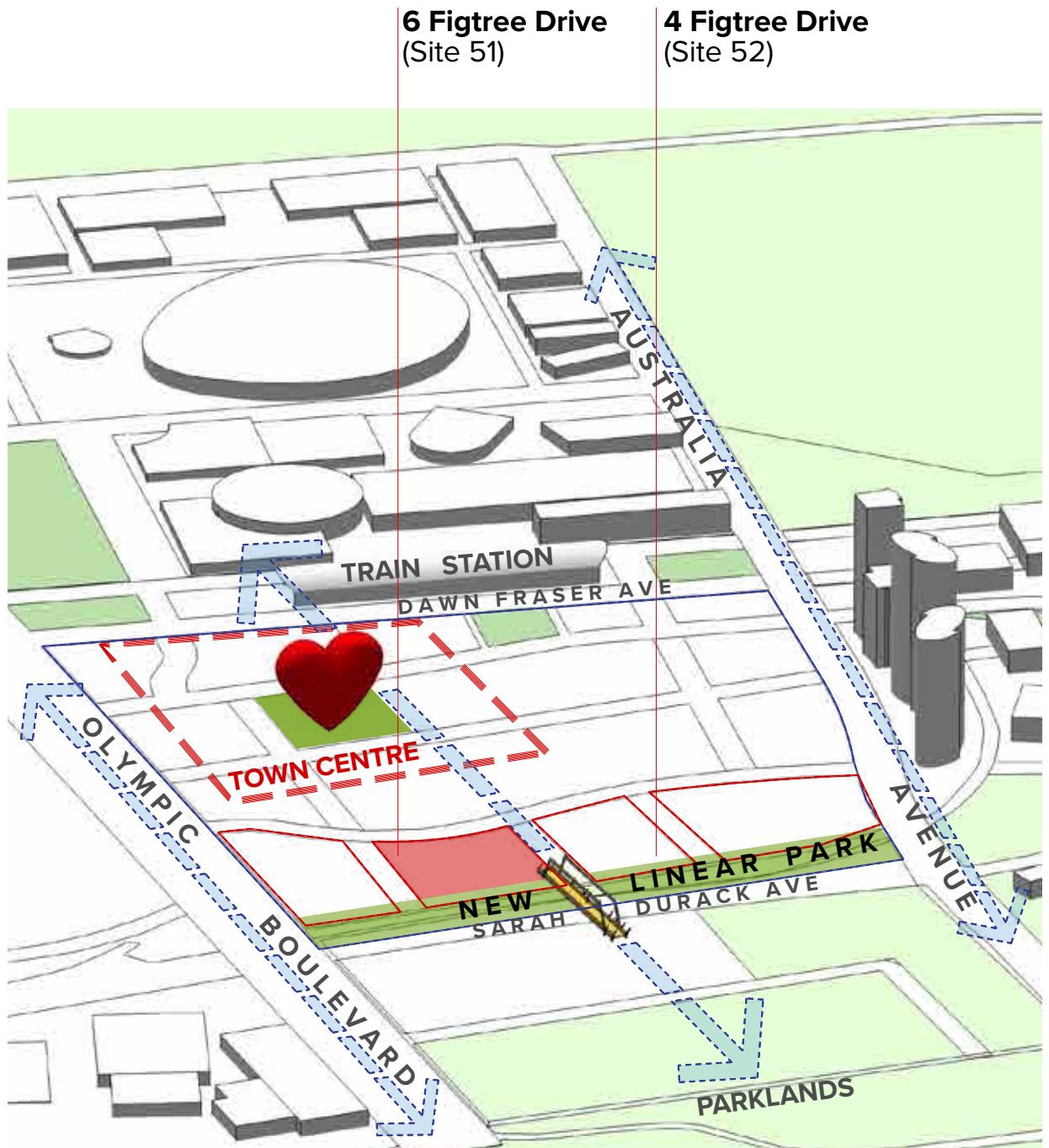


Diagram 3

Continuing the transformation of the Precinct into a town centre with a new public park at its heart.

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03

SPECIFIC CONTROLS

3.0

SITE SPECIFIC CONTROLS

The subject site is located at 6 Figtree Drive, Sydney Olympic Park and is also identified by SOPA as Site 51. The site covers a total area of 11,716 sqm and is currently home to the NSW Institute of Sports.

Together with our project team which includes Turner, we have examined both the potential of the Site to accommodate density as currently exhibited in Master Plan 2030 (2016 Review) and the true potential of the Site to accommodate density through additional improvements to the controls.

Under the existing Master Plan 2030, the current allowable height for the site is 10 storey building forms. This can be seen in Diagram 4.

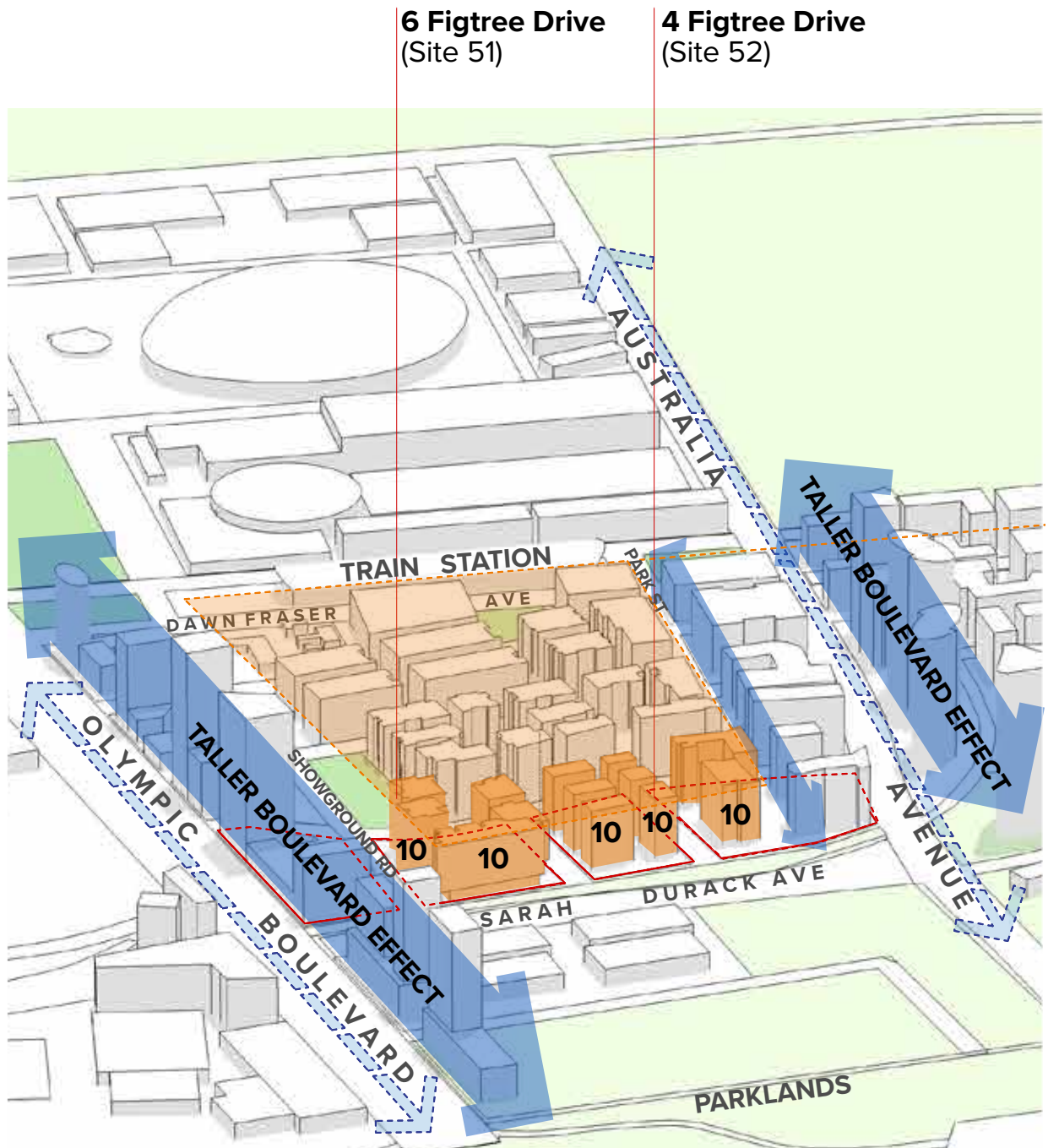


Diagram 4

Existing Masterplan height controls set at 10 storeys

3.1

ZONING

The exhibited Central Precinct Land Use Plan (see Diagram 5) reflects the vision for the Central Precinct as a mixed-use centre with high-density residential along the southern part of the Central Precinct. The residential character along Figtree Drive is clearly defined in the Plan and will positively encourage use of the proposed public domain by future residents.

As leaseholder of 6 Figtree Drive (Site 51), we concur with SOPA's intention to retain residential land uses, along with the proposed commercial uses in the northern part of the Precinct. This in our view will assist in creating a more vibrant mixed-use hub within the Central Precinct and is in line with the exhibited Master Plan 2030 (2016 Review). This pattern of residential and mixed-use will also help to better integrate with future commercial uses beyond the civic core, whilst retaining flexibility in future land use provision.



Key

	New Site Boundary		7 Storeys		Rail Use
	Existing Structures		8 Storeys		Land Dedicated for ICF Funded Streets
	1 Storey Pavilions and Temporary Structures within parks		Tower Zone - 20 Storeys (6-8 Storey block edge, towers above)		Land Dedicated for Development Funded Streets
	2 Storeys		Tower Zone - 30 Storeys (6-8 Storey block edge, towers above)		Block edge variation 4-8 Storeys
	6 Storeys		Tower Zone - 45 Storeys (8 Storey block edge, towers above)		

North

Scale
0 75m 150m

Diagram 5

Land Use Plan, Masterplan 2030 (2016 Review)

3.2

FLOOR SPACE RATIO

The FSR at 6 Figtree Drive is proposed to increase from 2.5:1 to of 3.2:1. An increase in the FSR is of clear benefit to the Precinct and provides an obvious ability at this site to increase future residential amenity. We support the exhibited FSR control however, in the context of the improved density controls, both in the Central Precinct and more specifically adjacent sites, both this Site and Site 52 have currently been allocated the lowest density. The density of this Site and Site 52 is the lowest density of any block within the Central Precinct. This is difficult to justify in both planning and architectural grounds, specifically massing terms.

As the accompanying drawings by Turner show, the site potential to accommodate density is considerable. An FSR of 3.2:1 represents a missed opportunity to facilitate density at appropriate locations and restricts the Site's capability to provide future growth. We consider that an FSR of 3.6:1 to be more appropriate for the Site.

The justificaition for our proposed FSR of 3.6:1 is as follows:

1. Floorspace is Readily Achievable

In terms of building design, an FSR of 3.6:1 could be readily achieved, whilst also complying with all the relevant development controls. This includes building separation, setback and the tower-profile criteria required for new residential block developments. In addition, all new development incorporating this FSR could be designed such that any off-site impacts could be fully mitigated, including any impact upon existing or future neighbouring buildings. Refer to Diagram 6.

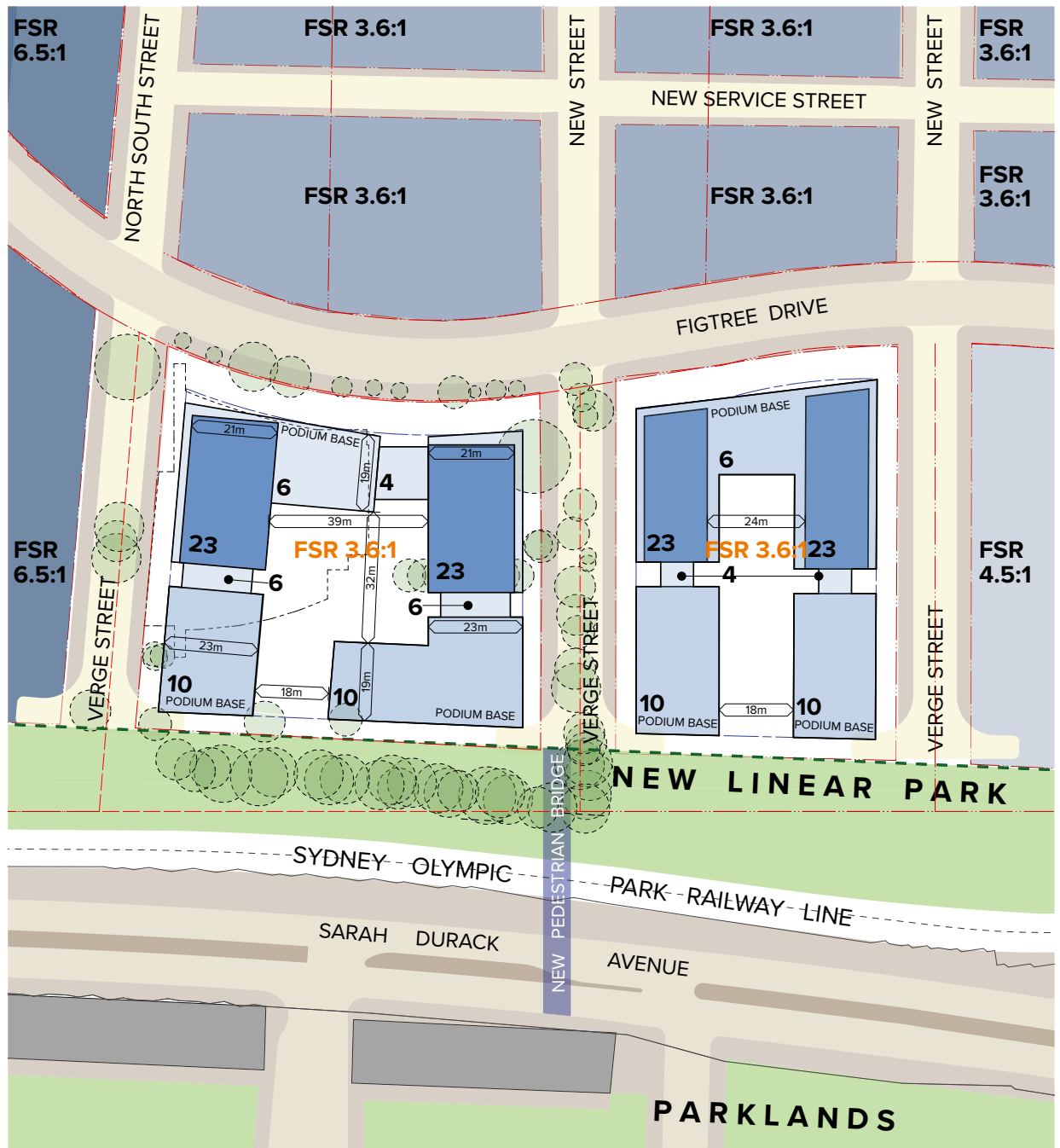


Diagram 6

Future Masterplan can accommodate FSR 3.6 : 1 within height controls in line with FSR control to adjacent sites for consistency across the Precinct.

2. Contextually Appropriate

The opportunity to provide a higher FSR of 3.6:1 is contextually appropriate at this location, and would also assist in the transformation of the area into a more vibrant Central Precinct. As is evidently clear from the FSR controls currently exhibited in the Master Plan, all blocks to the north of the site, have been allocated a greater FSR. In contrary to the subject Site, the Site's on the opposite side of Figtree Drive have been allocated a greater FSR of 3.6:1. Applying the same 3.6:1 FST to 6 Figtree Drive will create a consistent scale along Figtree Drive and at the centre of the Precinct. This also enforces the higher FSRs allocated to the blocks which front Olympic Boulevard, Australia Avenue and Dawn Fraser Avenue. The FSRs allocated to Australia Avenue and Olympic Boulevard are significantly higher than 3.6:1 which is also appropriate in our view.

3. Consistent Massing Principles

An increase in FSR provision to 3.6:1 would reinforce the desire massing of the blocks in the precinct, as currently envisaged by SOPA and the Department of Planning and Environment. As illustrated in Turner drawings (refer to Diagram 6), the proposed FSR is in line with the overall development principles as set out for the Precinct and creates a more desirable outcome. The proposed FSR does not disturb the residential character of the Precinct, rather the increased FSR provides an improved and more consistent density along the Southern edge of the Central Precinct.

4. Amenity Benefits

It is clear that new development along the southern boundary of the precinct, would also benefit from high amenity levels creating more attractive easterly and south easterly views from the site. This level of amenity would be further enhanced by the parcel of land currently being dedicated by the site, along its southern boundary. The dedicated land will provide for a new linear park adjacent to Sarah Durack Avenue, with additional land dedicated to facilitate the new street pattern, as exhibited in the Master Plan. Given this desirable future environment, an improvement to the exhibited density at the Site, will give great benefit to the setting.

5. Immediate Contribution to Supply

A significant consideration of the Site, is the presence of an existing building located along the western part of the Site. This building currently accommodates the NSW Institute of Sport, whom have a 10-year lease in place. As a result, a comprehensive redevelopment of the site is not achievable over this time period however, an enhanced FSR across the Site will permit future development within the eastern section of the Site. The increase in FSR to 3.6:1 will assist in the delivery of future residential dwellings over the next decade. Overall the Site has true potential to supply additional dwellings in the long-term and will support the overall Master Plan strategy of creating a vibrant community at Olympic Park.

6. Delivery Timeframe

The delivery of built residential form within the next 10 years needs to be considered in the context of the 2030 plan period for the Master Plan and as part of the statutory process extends only 4 years beyond this timeframe. If this site cannot meaningfully contribute to the supply of residential accommodation within Olympic Park over the next decade, there remains only a narrow timescale within which to comprehensively redevelop the site in order to meet the Master Plan objectives. Namely that, the delivery of any new residential development will need to be accelerated at this Site (and others). To achieve this aim effectively, the FSR for this Site should be amended now rather than later.

3.3

HEIGHT CONTROLS

The exhibited height controls propose to amend heights across the Central Precinct, including the Site. Previously, the applicable height control was for 10 storeys across the block. As illustrated in Diagram 7, the maximum heights have been allocated for the sites along Australia Avenue and Olympic Boulevard, and a new split height limit for Sites along Figtree Drive.

The proposed controls introduce a split height limit of 8 storeys on the southern portion of the Site which fronts the new linear park and 20 storeys on the northern portion. There is also a proposed block edge variation control of 4-8 storeys (as shown in Diagram 5).

Whilst the increase in the height control on part of the site is welcomed and aligns with the updated strategy in the Master Plan, the introduction of a split control across the site is not conducive to good architectural outcomes.

Our view is that a single height control across both Site 51 and Site 52 will create a consistent and improved architectural outcome for the Precinct. This can easily be achieved by simply setting the height at 74 m for the entire site.

This is for the following reasons:

1. Unnecessary Imposition on Architectural Outcomes

The introduction of a split level control is considered to be detrimental to achieving better architectural outcomes. This is particularly the case where all other blocks across the precinct, apart from the two blocks to the south of Figtree Drive, have been allocated a single height limit restriction.

2. Design Constraints

This form of height control introduces an avoidable constraint on the future design of any building at the Site. Turner have prepared a set of illustrative plans which demonstrate that appropriate massing is better achieved without these artificial split level controls at the Site. Single controls are more logical and would better serve the Master Plan principles for the precinct without the need for restrictive and introduced complexities to height control. Refer to Diagram 9 and 10.

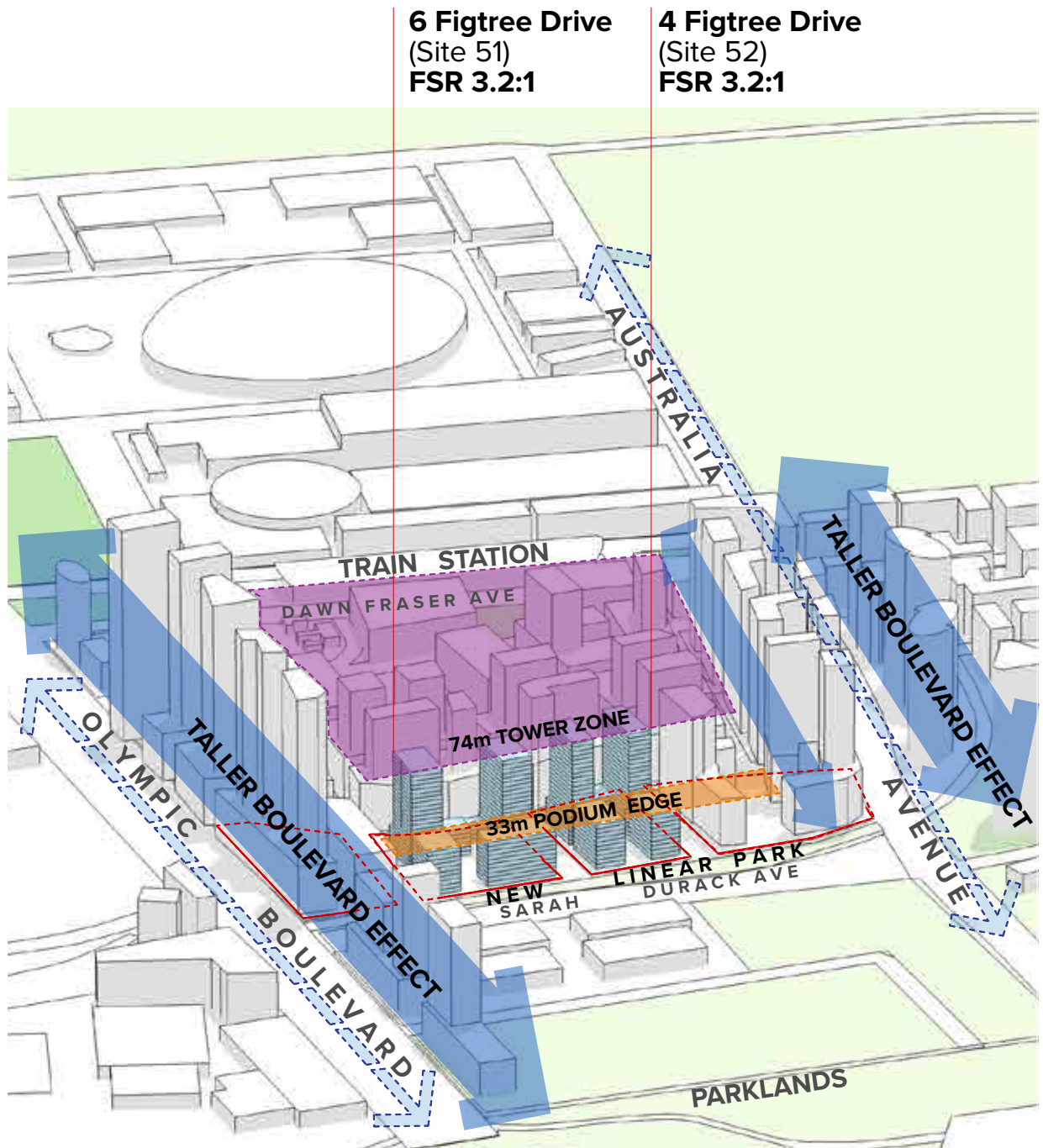


Diagram 7

Split height controls (of 33m and 74m) limits variety to architectural bulk, scale and form.

3. Less Flexibility

The introduction of a single height control across the Site at 74 m as proposed by the Master Plan would allow a greater degree of flexibility in designing all future built-form at the Site. It is our view and of Turner, that the proposed option would facilitate better architectural and design outcomes. The single height control would increase flexibility and would allow taller buildings to be placed more appropriately across the block. This would also work better at the interface with the linear park and views beyond. This would also greatly assist the integration of the on-site open space into the development, allowing it to be better assimilated into the overall Masterplan for the Park and provide better architectural response to Site features.

4. Reduced Amenity

If greater flexibility was afforded to the design, a new tower on the Site for example, which is taller at the southern part of the Site would better avoid any shadowing at the Site and its surrounds. This should be strongly considered as it would be highly beneficial for the amenity levels of future residents. It would also help to create a more sympathetic built form that is much more consistent with the overall character of Figtree Drive. It would also better reflect and reinforce the designated view corridors as set out in the exhibited Master Plan across Olympic Park.

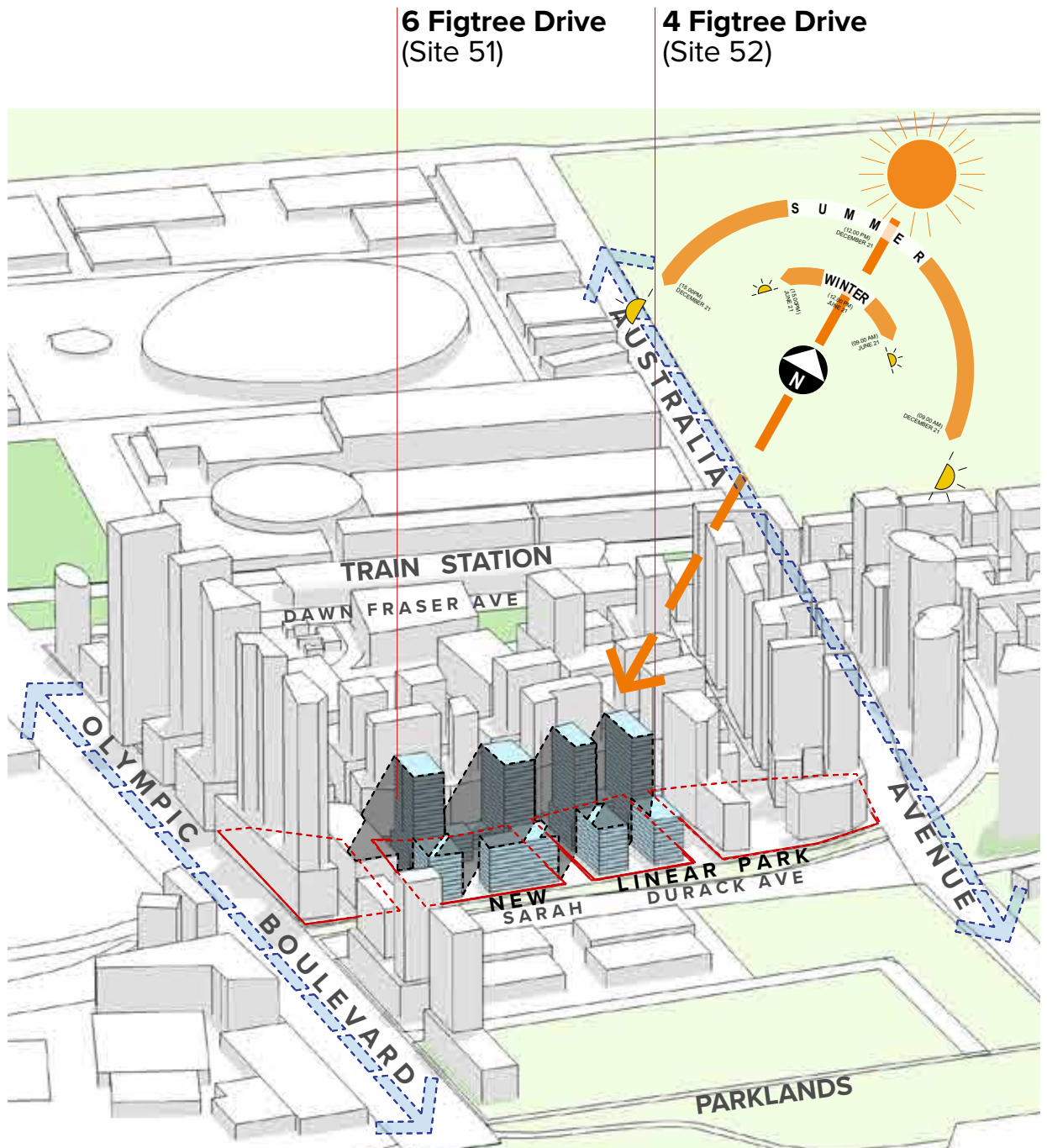


Diagram 8

Taller buildings to the north overshadow lower buildings to the south, counter to ADG objectives for solar access.

5. Alterations to Height Control

The Planning Report prepared by the Department of Planning and Environment, identifies that height controls should be used where possible, to help protect views, define streets and maximise solar access to open space. This is generally true, however, a variable height control does not deliver such an outcome. Height control cannot reasonably be introduced to preserve solar access to the linear park proposed to the south of the site for example, due to the narrow form of the park and potential overshadowing by the 8 storey blocks promoted within the present amendments

Instead, allowing the site FSR and architecture to respond to site topography would have a far more profound impact in delivering this aim. At 6 Figtree Drive, positioning a tower form at the southern portion of the site, would limit any additional overshadowing as a result of the erection of buildings towards the southern boundary would likely fall upon the adjacent railway line and Sarah Durack Avenue rather than other residential buildings.

6. Design Competition

It is currently planned that a design competition process will apply to the Site for the next phase of design. The basis of this approach is that a design competition should determine the best outcome for sites in Olympic Park in terms of layout and arrangement of buildings. As such, an unnecessary height separation across the middle of the site, artificially creating two development areas, clearly conflicts with any ability of applicants to elevate the design standards and quality of new development within this Site specifically, and the Olympic Park generally.

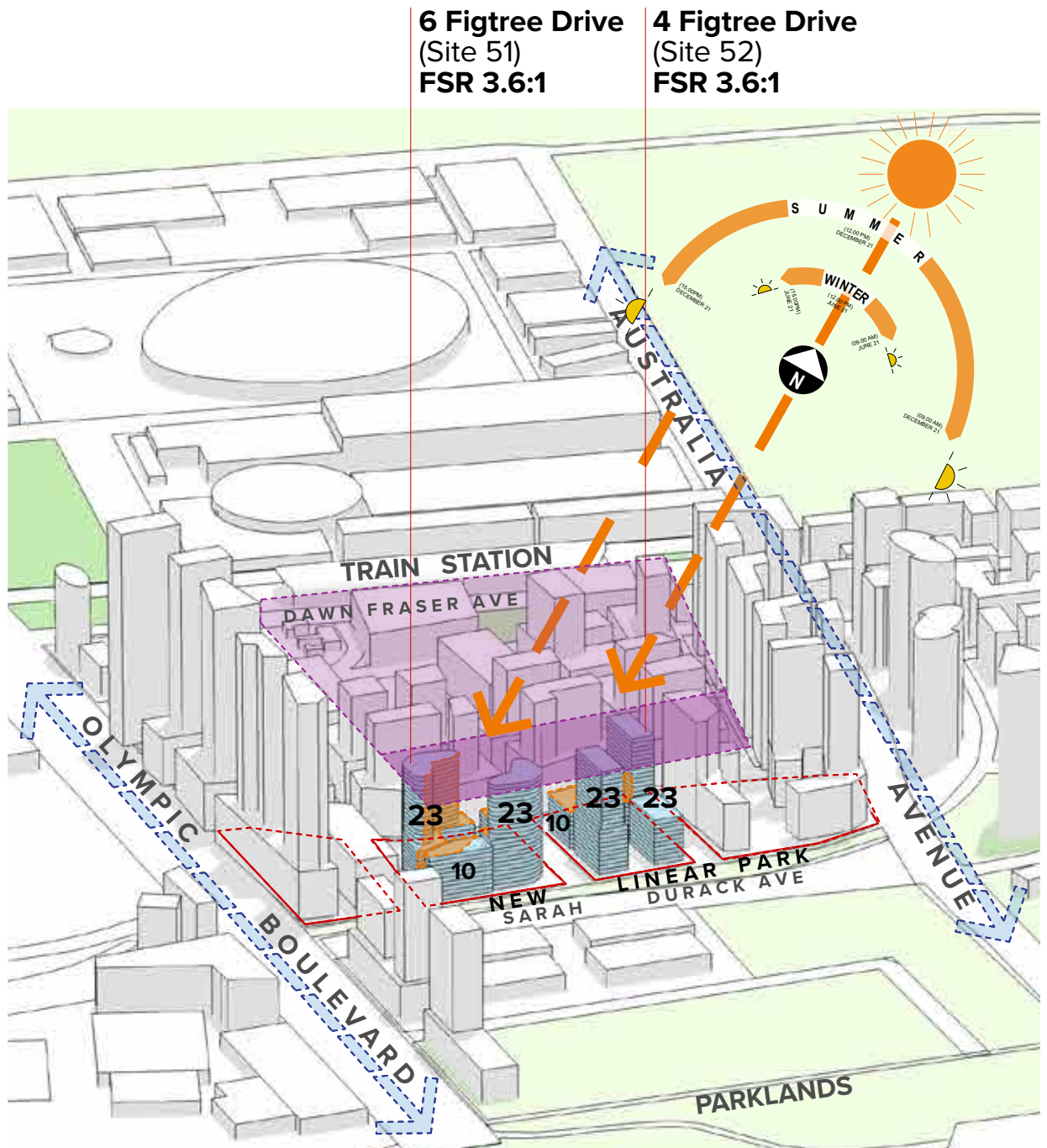


Diagram 9

Provision of a single height limit (of 74m) across the site provides flexibility for improved solar access and variety of bulk and scale in response to the surrounding context.

7. Slower Occupation and Delivery

As indicated previously, there is an existing building on Site with a 10-year lease, limiting any development within the next ten years for the eastern side of the site. This is a serious consideration for this Site. The currently-proposed height restriction provides a genuine impediment in our view to a better design solution. In these circumstances, the constrained design approach resulting from the controls would not offer the best outcome for the site and should be amended to a single height limit of 74 m.

8. Facilitating a new Pedestrian Bridge

It is recognised that a new pedestrian connection is proposed across Sarah Durack Avenue that is intended to land immediately to the east of the site, in proximity to the new street proposed between sites 51 and 52 within the Central Precinct. Diagram 10 identifies the positioning of the bridge in context to the Site.

This will serve to create a key nodal point at this location, which will better connect the Central Precinct with the Boundary Creek Precinct and accommodate future pedestrian flows. Such a solution would fit far better with a taller building across the Site and will better address the new pedestrian bridge and provide a 'sign-posting' development as a reference point for future bridge users.

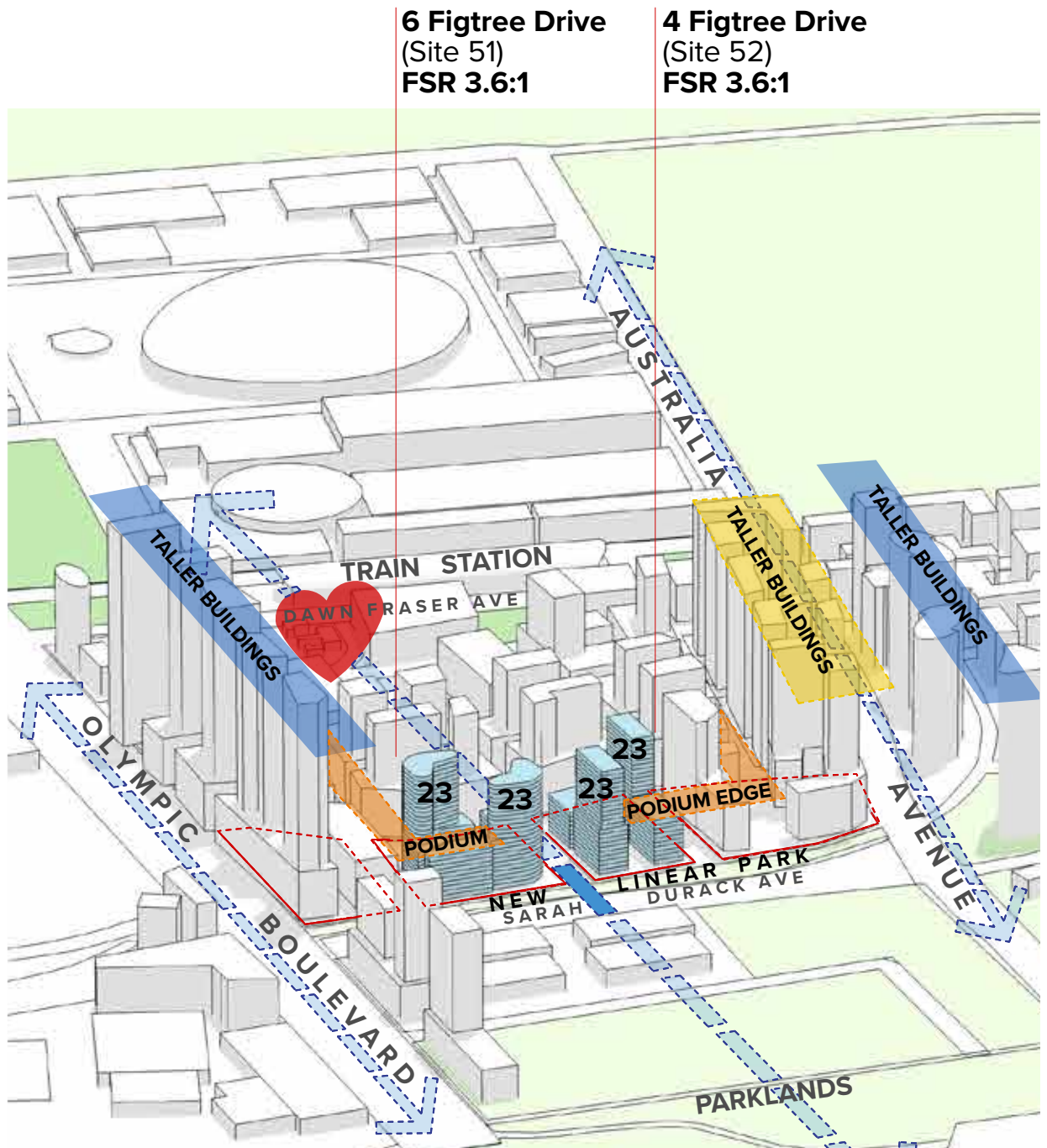


Diagram 10

Taller building forms adjacent to new pedestrian bridge reinforces north-south alignment of new connection to the town centre.

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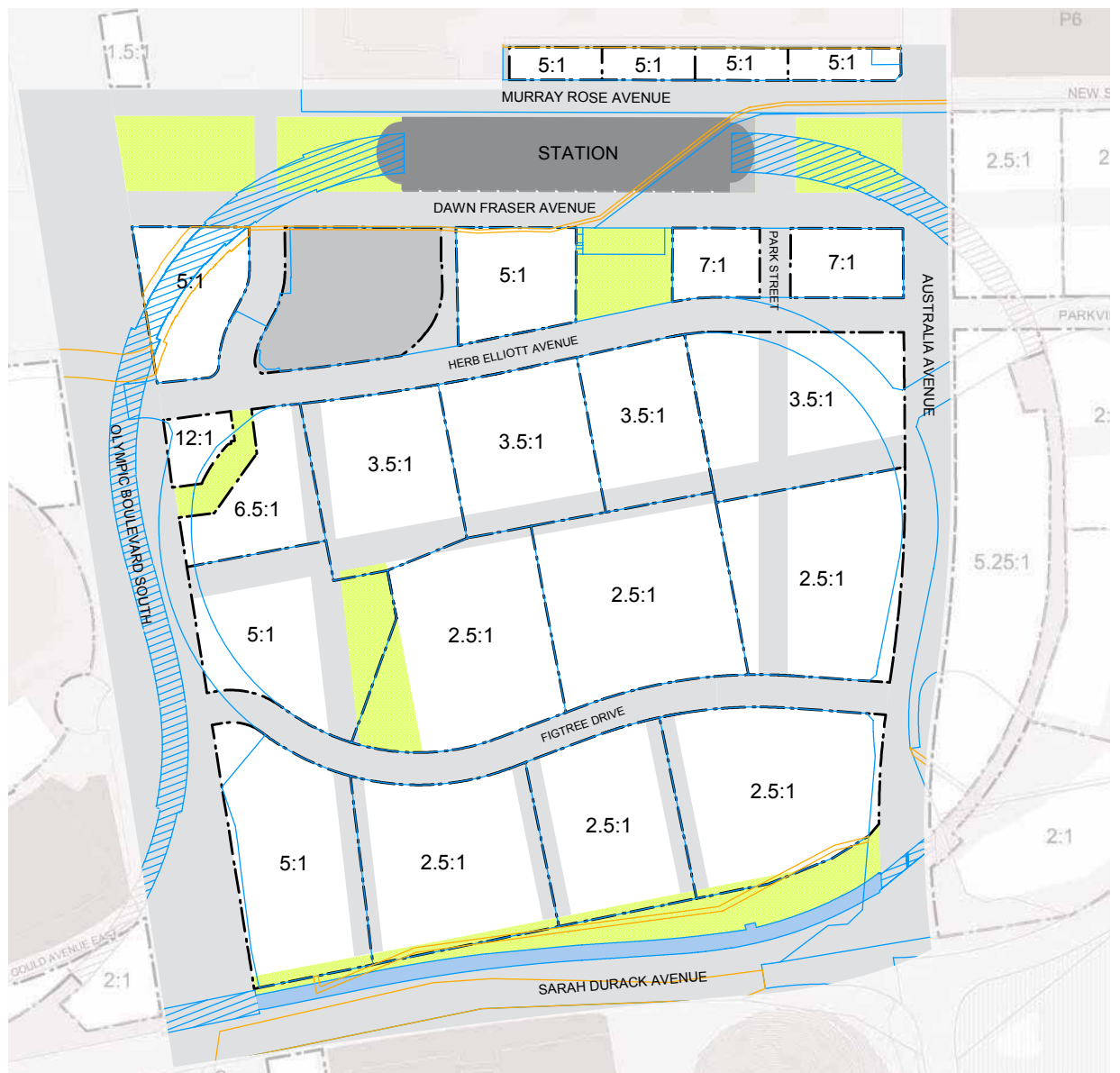
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RECOMMENDATIONS

4.0

KEY RECOMMENDATIONS AND CONCLUSION

Overall the exhibited FSR and split building height of both Site 51 and Site 52 would restrict flexibility to achieve design excellence and result in poorer design and amenity outcomes. In light of the above, it is our view that the following amendments, should be made to the Master Plan and SEPP controls as exhibited:



Key

- 2:1 Floor Space Ratio
- Floor Space Ratio Boundary (for Calculation of FSR)
- Existing Lot Boundaries
- Existing Easements

- Bridge/Tunnel Rail Strata
- Land Dedicated for Railway Use
- Public Domain
- Land Dedicated for Public Streets

North

Scale
0 75m 150m

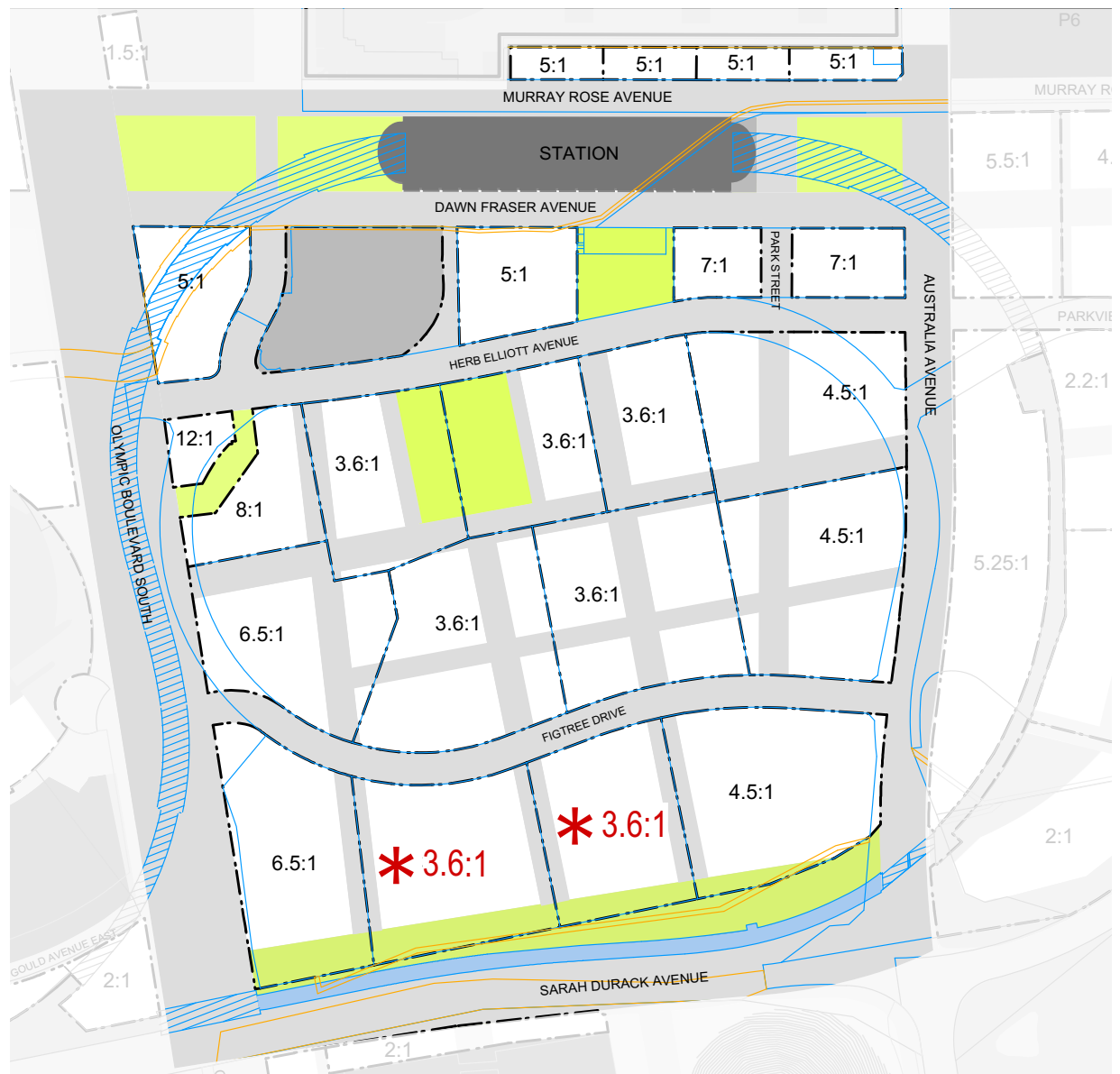
Diagram 11

Current Masterplan 2030

4.1

FSR CONTROL OF 3.6:1

An FSR control of 3.6:1 should be implemented at Site 51. This would continue the density controls from the central section of the precinct, facilitating better and earlier outcomes whilst not undermining the massing or development principles of the precinct. This approach would also accord with the overall strategy within the Master Plan.



Key

2:1	Floor Space Ratio		Bridge/Tunnel Rail Strata
	Floor Space Ratio Boundary (for calculation of FSR)		Land Dedicated for Railway Use
	Existing Lot Boundaries		Public Domain
	Existing Easements		Land Dedicated for Public Streets

North

Scale
0 75m 150m

Diagram 12

Proposed refinements to Masterplan 2030 (2016 Review)

4.2

HEIGHT LIMIT OF 74m ACROSS THE SITE

An overall limit of 74 m (as currently already suggested) should be extended across the whole Site. This would allow a greater flexibility with the design of buildings on site, to take advantage of the opportunities arising from the location of the new pedestrian bridge and the high amenity levels which are available. It would also facilitate a more appropriate design and provide a better outcome for massing, shadowing and better architectural outcomes overall.

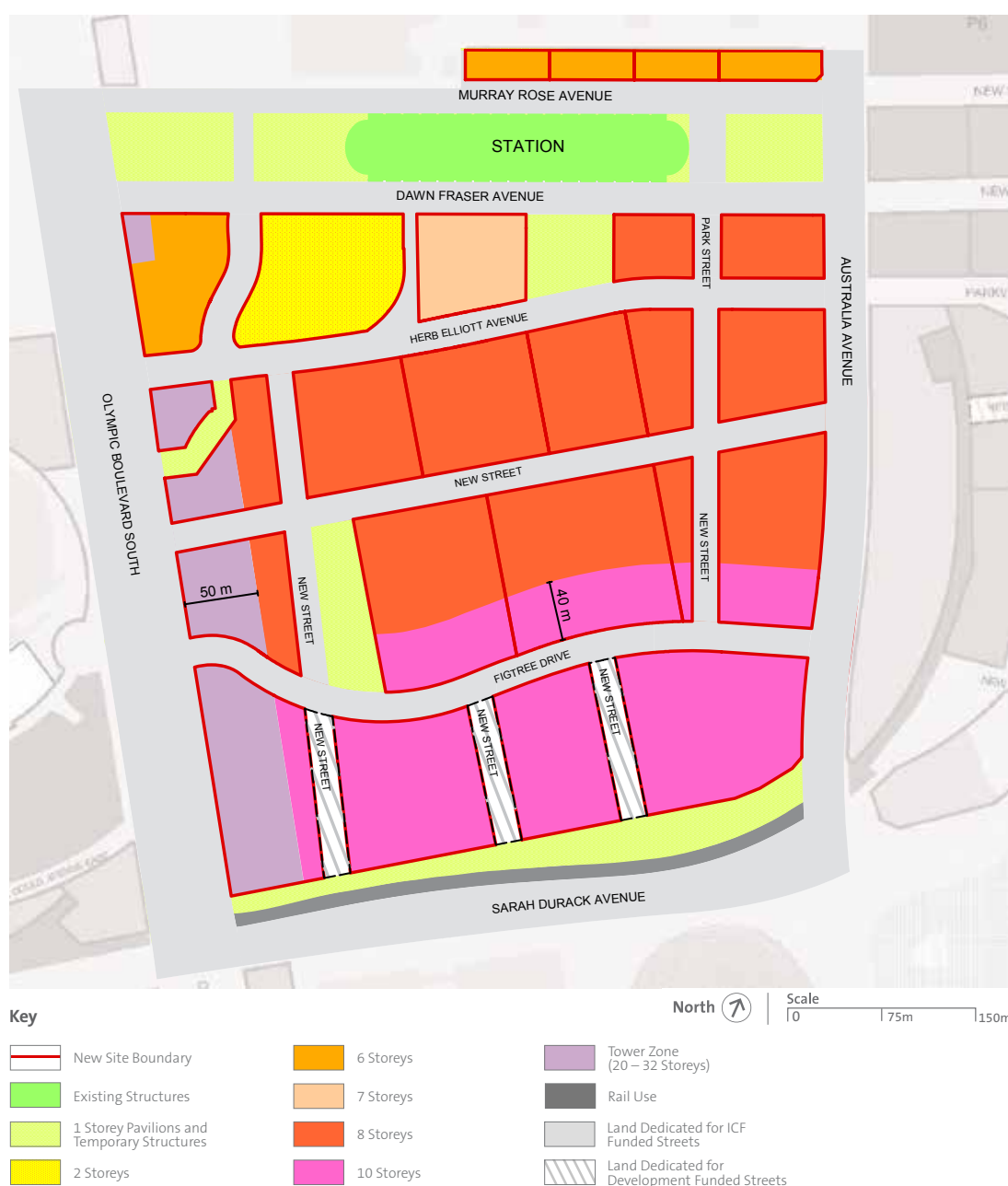


Diagram 13
Current Masterplan 2030

We suggest that the height of buildings should be expressed in metres rather than storeys, in order to provide greater clarity and consistency with planning controls contained within Environmental Planning Instruments. Therefore, this should be expressed as a 74 metre height limit.



Diagram 14

Proposed refinements to Masterplan 2030 (2016 Review)

4.3

EXPRESS HEIGHT CONTROLS IN METRES

We suggest that the height of buildings should be expressed in metres rather than storeys, in order to provide greater clarity and consistency with planning controls contained within Environmental Planning Instruments. Therefore, this should be expressed as a 74 metre height limit.

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05

ALTERNATIVE OPTION

5.0

ALTERNATIVE OPTION

There exists an opportunity to facilitate a greater FSR at Site 51, beyond the level previously discussed within this document. This arises from the desired new pedestrian footbridge across Sarah Durack Avenue, which would land between Sites 51 and 52, and would link the Boundary Creek Precinct to the south with Parkview Precinct and the town centre to the north.

As previously discussed in this document, the new pedestrian bridge will create a key nodal point at this location, with taller buildings at this juncture better addressing the new bridge and providing a 'sign-posting' development as a reference point for future bridge users.

In light of this, we request that further discussions, post submission, take place between SOPA and the leaseholders at Sites 51 regarding the future funding provisions for the delivery of the bridge. Whilst it is acknowledged that contributions would be levied under the Infrastructure Contributions Framework (ICF) to provide local infrastructure across the Olympic Park, it is considered that greater benefits will be derived for the people who live, work and visit the Parkview and Boundary Creek Precincts the earlier this important footbridge connection could be implemented.

5.1

DELIVERY OF FOOTBRIDGE

Through this alternate future option proposal, our client believes there is an opportunity to assist SOPA in expediting the delivery of the footbridge. Our suggestion to SOPA is that a future agreement could be reached which facilitates the part funding of the bridge, beyond the existing contribution framework which is in place, derived from development contributions resulting from the development of greater FSR at Site 51. Any additional contributions would need to be reasonable and proportionate to uplift in FSR to 4:1.

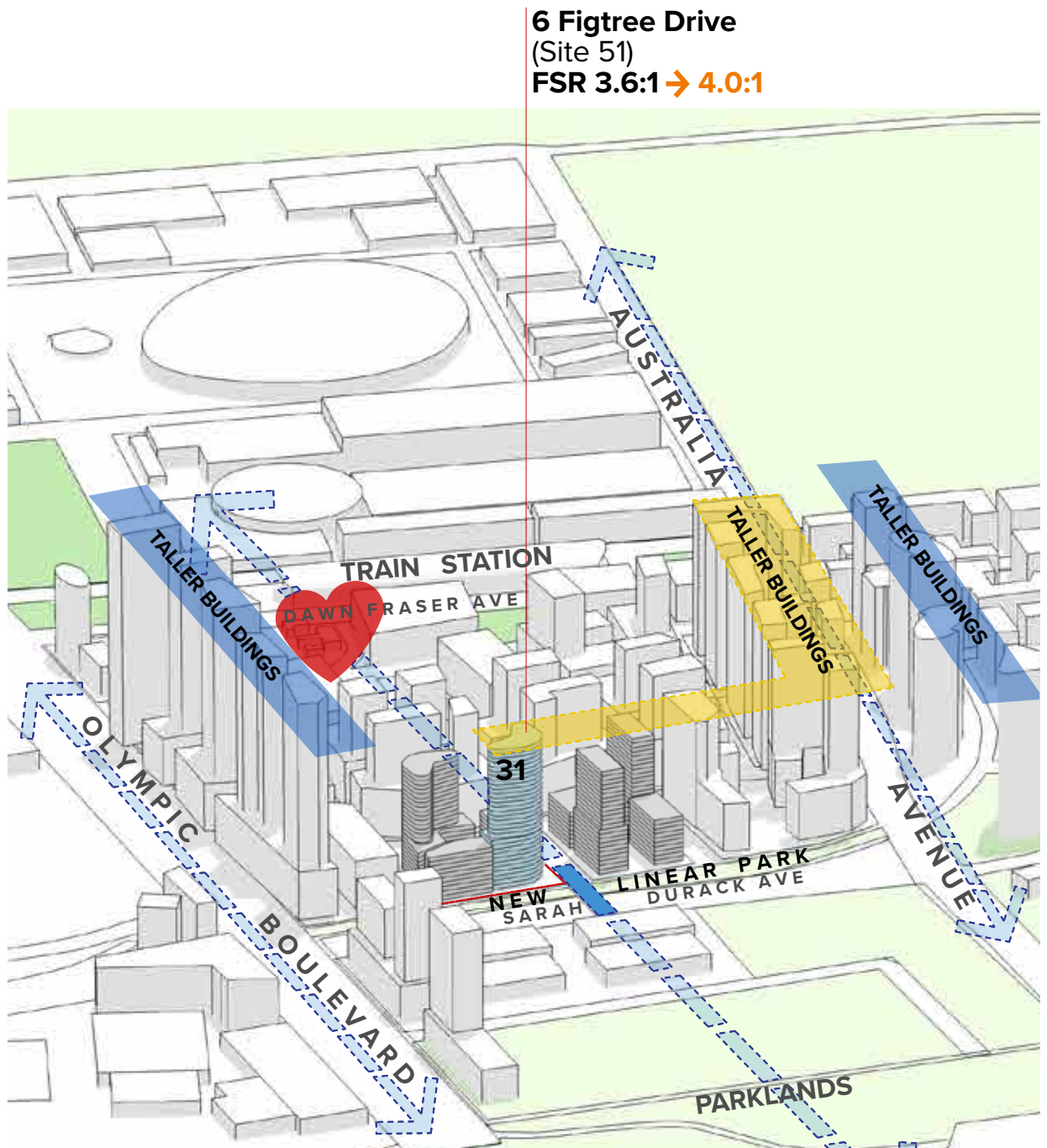


Diagram 15

Additional height adjacent to new pedestrian bridge reinforces north-south alignment of new connection to the town centre, consistent with planning objectives.

5.2 CONSISTENT WITH MASSING PRINCIPLES

It is clear that with an increased FSR of 4:1, the urban design principles of the precinct would not be undermined, given the heights of the buildings at the southern end of Australia Avenue and Olympic Boulevard (which are 4.5:1 and 6.5:1 respectively). There is a clear benefit in delivering a greater level of new residential development adjacent to this pedestrian bridge, as this would offer future residents a readily accessible connection, which would promote active transport within the Olympic Park. This creation of an active environment is a key objective of the Master Plan.



Diagram 16

Current Masterplan 2030

Furthermore, the location of the site and potential future design of new development at an FSR of 4:1 could ensure that there would not be a significant amount of additional over-shadowing either within or beyond the site, which would help to retain the amenity benefits of Site 51. The increased development and additional funding for the bridge would help to achieve the future aspirations of creating an active and energised town centre within the Olympic Park.



Diagram 17

Proposed refinements to Masterplan 2030 (2016 Review)

5.3

RECOMMENDATIONS

It is therefore recommended that further discussions are undertaken with SOPA to determine whether this course of action is supported. Following this, the detail of any arrangement can be worked up and agreed accordingly, which can then be integrated into future Master Plan revisions where appropriate.

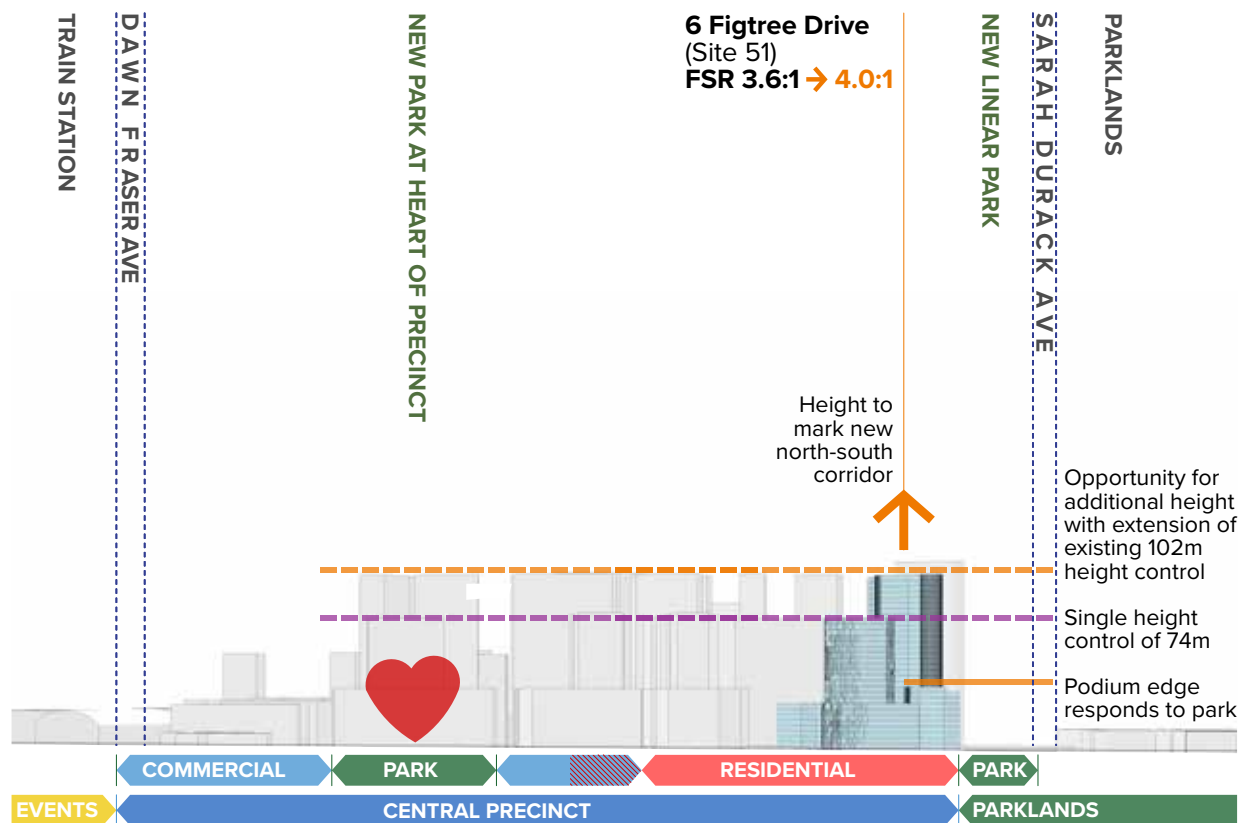


Diagram 18

Additional height adjacent to new pedestrian bridge reinforces north-south alignment of new connection to the town centre, consistent with planning objectives.

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06

NEXT STEPS

6.0

NEXT STEPS

- Arrange meetings with SOPA and the Department of Planning to discuss the proposed amendments in advance of the exhibition period closing.
- Clarify points contained within this proposal which may not be clear and provide additional information if required by SOPA and the Department of Planning.
- Obtain feedback from SOPA the Department of Planning on these amendments in order fully understand their position and any future actions.

TURNER

