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## **6 FIGTREE DRIVE SYDNEY OLYMPIC PARK**

### **REVIEW OF SYDNEY OLYMPIC PARK MASTERPLAN 2030: SUBMISSION BY HAI SHENG GROUP**

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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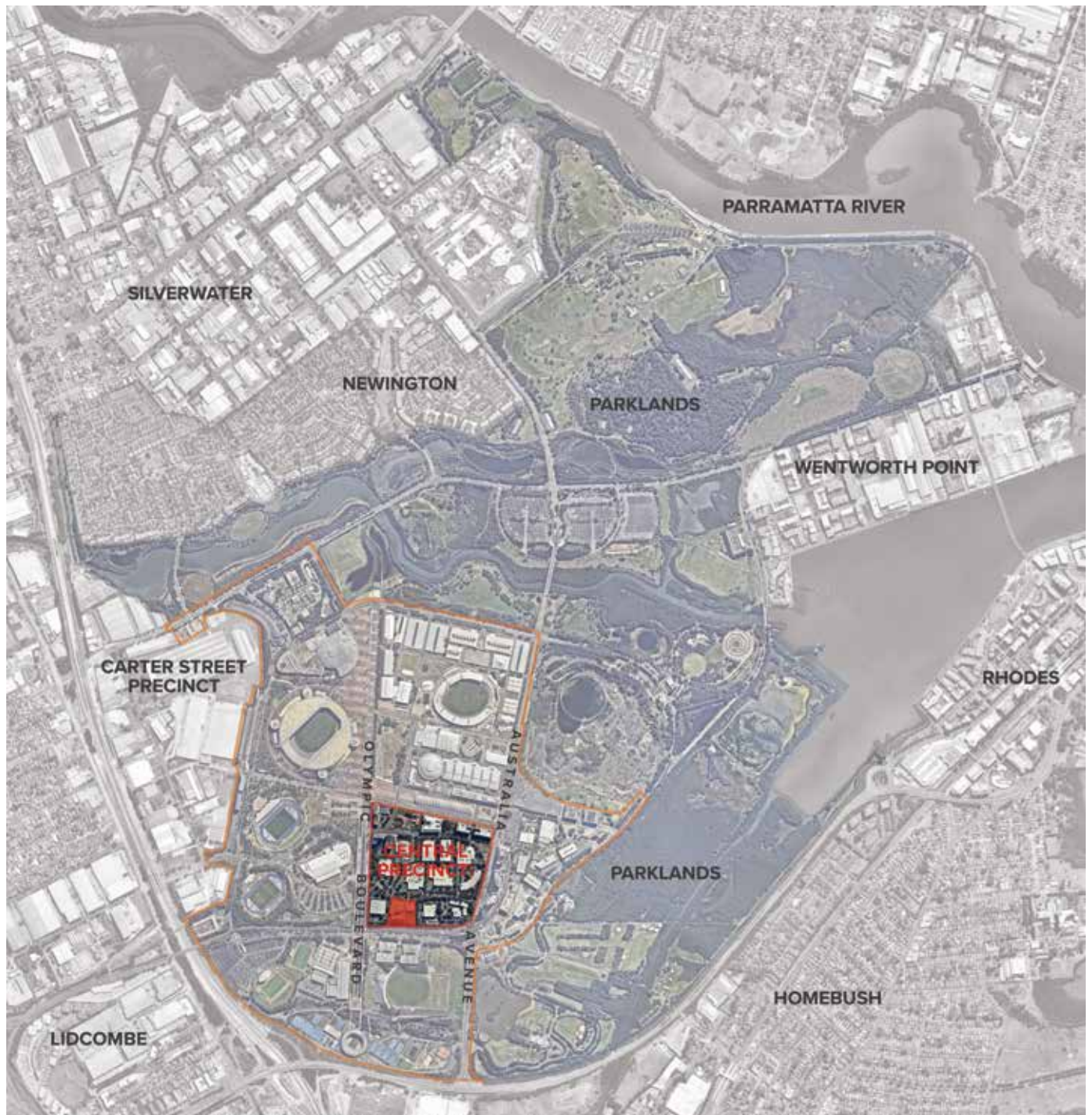
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**Diagram 1**

Aerial View of Sydney Olympic Park

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01

INTRODUCTION





**Diagram 2**

Location of Central Precinct within Sydney Olympic Park.

## 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 exhibited 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 remains current and relevant, in order to provide a comprehensive and strategic approach to all future development within Sydney Olympic Park.

This submission registers our support for the wider vision and strategic direction proposed for the Master Plan. In addition, this submission proposes amendments to the currently exhibited controls as they relate to the subject site. The proposed option presented in this submission, has taken into consideration all exhibited and relevant studies that have informed Master Plan 2030 (2016 Review) to date. Within the context of the Masterplan, 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. The objective is to create an enhanced setting for a truly functional and well-designed Town Centre with a sense of place.

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**02**

## **MASTERPLAN AMENDMENTS**



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## 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 reinforce 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 can, in our view, achieve this vision as the Master Plan 2030 (2016 Review):

- 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, with additional residential dwellings in appropriate locations;
- Integrates educational uses with existing sporting facilities;
- Incorporates civic and community uses with other uses;
- Allows for venue expansion of sites, to provide complementary uses for visitors, while protecting the Olympic functions within the precinct;
- 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 within Olympic Park for both the Precincts that create the Town Centre and the overall Town Centre.

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

Table 1 below, shows the total proposed development yields for each precinct, with targets for the Central Precinct increasing to 785,000sqm from 570,000sqm (see Table 1 below). In comparison with the surrounding Precincts, the Central Precinct is projected to provide for the highest level of residents. These future residential targets are a significant improvement on the previous targets and will assist with the revitalisation of the Park.

Precinct	Masterplan 2030 (m <sup>2</sup> )	
	Masterplan 2030 (m <sup>2</sup> )	2016 Review (m <sup>2</sup> )
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
<b>TOTAL</b>	<b>1,500,000</b>	<b>1,960,000</b>

**Table 1**

Revised projected figure for Master Plan 2030

Source: Page 23, Planning Report August 2016.

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## 2.2 OVERVIEW OF PROPOSED AMENDMENTS

The currently exhibited Masterplan shows the Sydney Olympic Park Town Centre with a number of amendments to its current built-form, height controls, land-use and floor-space controls, as well as, other key planning and development controls. This submission is predominantly focused around those controls relating to the Central Precinct, which are aimed at revitalising 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 an important and positive suggested amendment that we strongly support. Included in this urban planning rationale, is 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. This in our view will add considerable amenity to Sydney 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. This will help to stimulate further investment within individual precincts, in order to achieve any increased floor space targets for the park.

The exhibited infrastructure improvements of Master Plan 2030 (2016 Review), will also serve to enhance amenity within Olympic Park in our view. This includes currently suggested 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, adjacent to Sarah Durack Avenue. The new linear park is proposed to cover 10,510sqm, which will provide for new activities and facilities for local residents, workers and visitors. These proposed enhancements to open space and infrastructure, will, in our view, positively enhance Sydney Olympic Park and improve future liveability for future residents.

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## 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 Precinct.

Although the 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 more specific land uses for the sites within the Precinct. SOPA has proposed new local streets between sites in the Central Precinct, so as to improve direct routes and pedestrian amenity. Overall, the Central Precinct is aimed at being a vibrant mixed-use locale, designed to accommodate for the highest level of residential dwellings within the Town Centre.

The key changes as suggested by the exhibited Master Plan can be summarised below:

- **Land use**

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

- **Built form and Height**

Introduction of new tower zones primarily along the two boulevards: Australia Avenue and Olympic Boulevard.

- **FSR**

An overall increase in FSR, that responds to each site and its contextual location.

- **Building Zone and Setbacks**

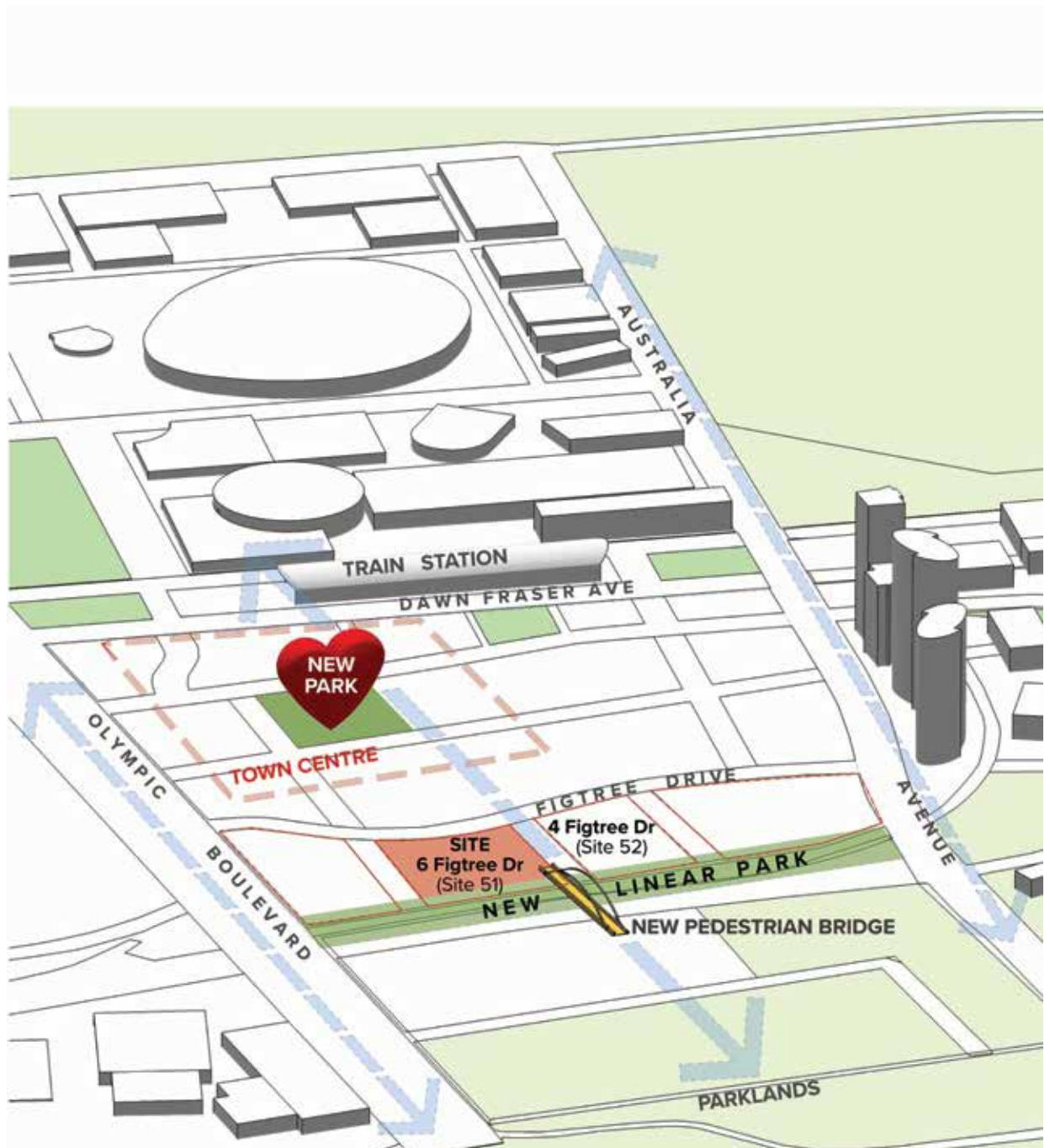
New street setbacks to Figtree Drive including above podium setback controls.

- **Public open space**

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

- **Linkages**

A proposed new pedestrian bridge linking the Boundary Creek Precinct to the Central Precinct (See Diagram 3 and Diagram 4), adjacent to the site and funded through the Park's new infrastructure contributions plan.



**Diagram 3**

Central Precinct transformed: a Town Centre with a public park at its heart.



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03

**SPECIFIC CONTROLS**

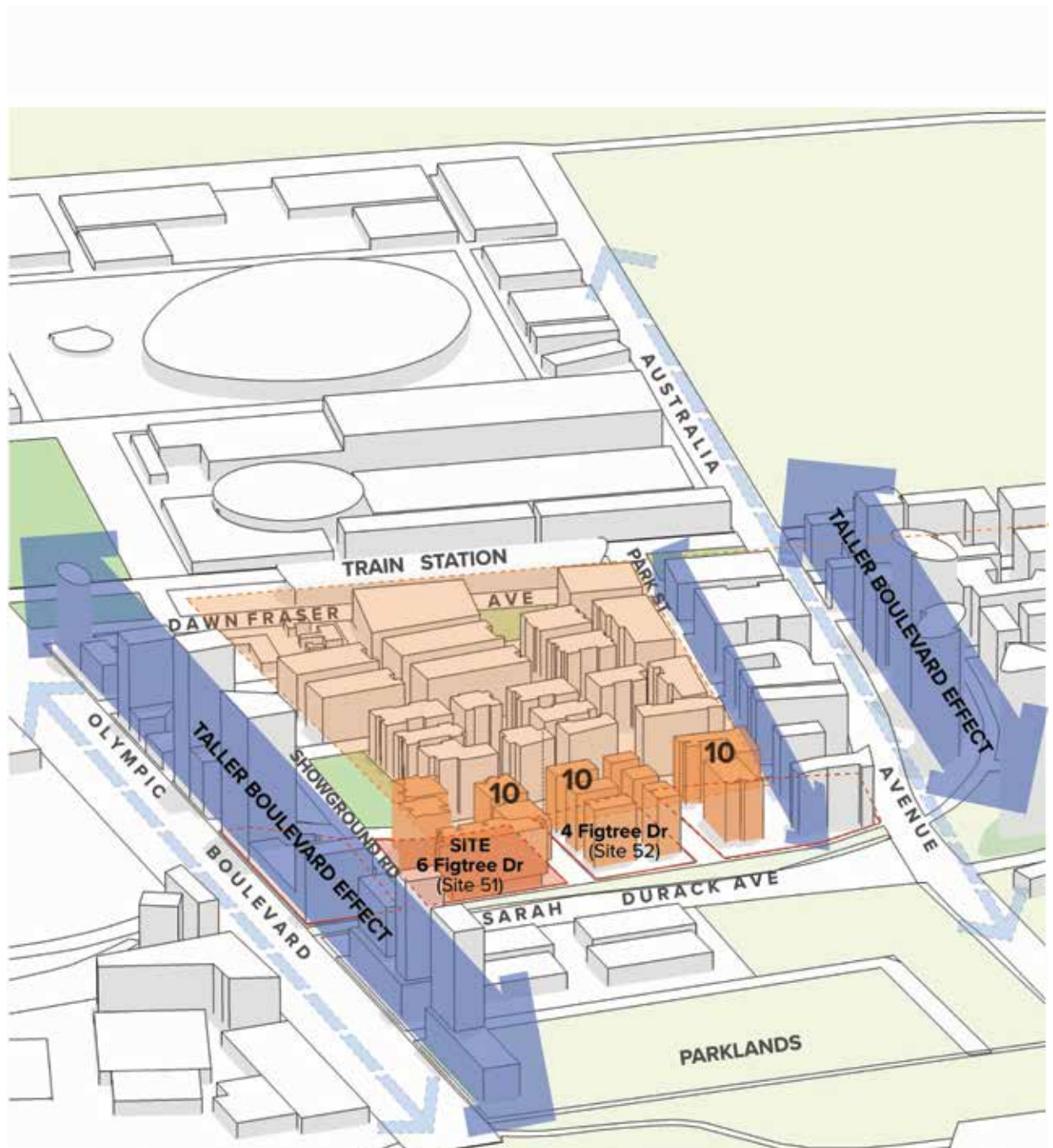
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## **3.0 SITE SPECIFIC CONTROLS**

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



**Diagram 4**

Existing Masterplan height controls set at 10 storeys along the southern edge of Central Precinct.

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## **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.

**Diagram 5**

Land Use Plan, Masterplan 2030 (2016 Review)

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## 3.2 FLOOR SPACE RATIO

Under the exhibited Master Plan, 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. In the context of the changed density controls however, both in the Central Precinct and more specifically at 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 on both planning and architectural grounds, specifically in massing terms.

As the accompanying drawings by Turner show, the site potential of 6 Figtree Drive to accommodate density, is considerable. An FSR of 3.2:1 represent a missed opportunity to facilitate density at appropriate locations and unduly restricts the Site's capability to provide future growth. We consider an FSR of 3.6:1 to be more appropriate for the Site.

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

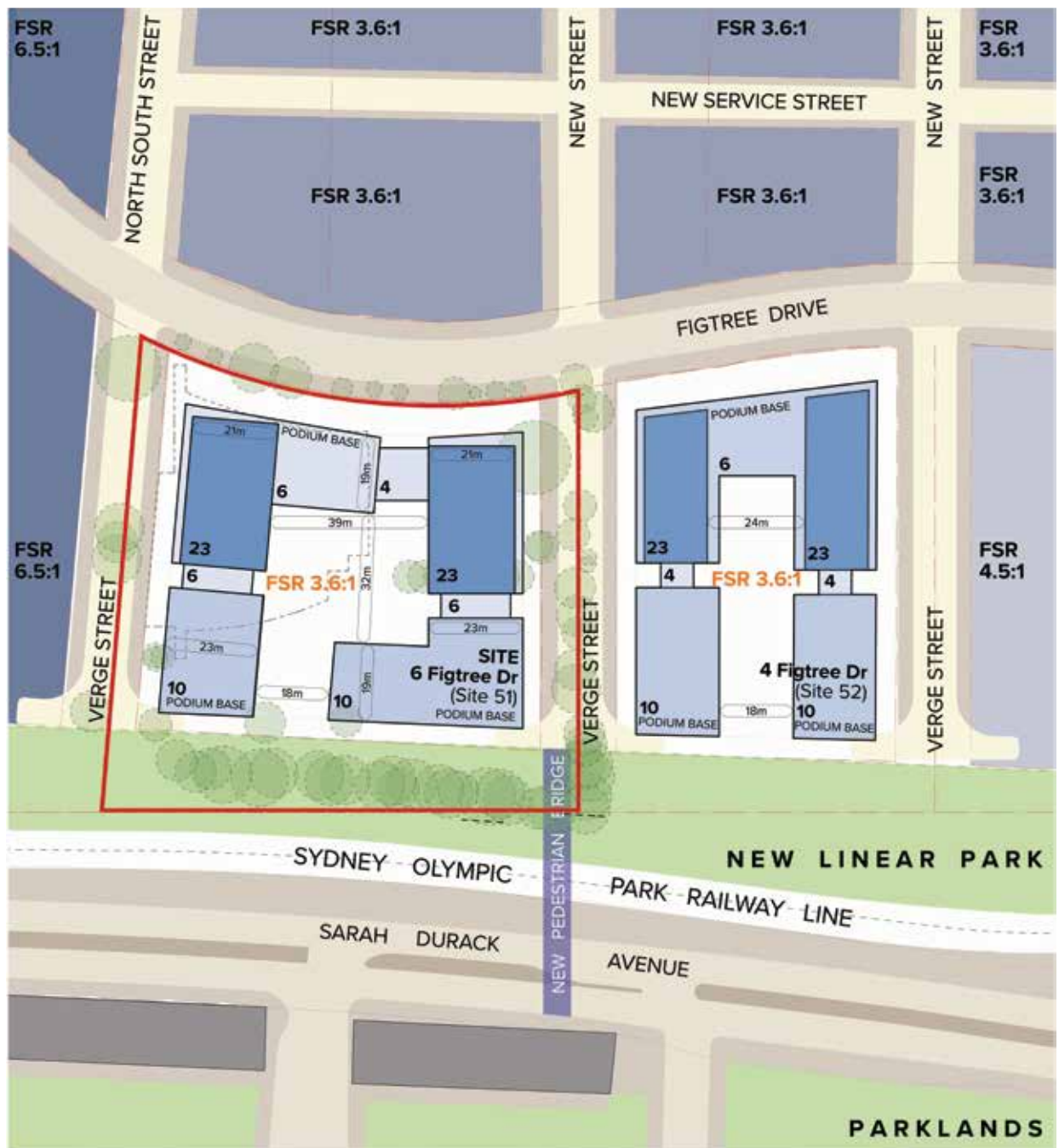
### 1. Floorspace is Readily Achievable

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 can be fully mitigated, including any impact upon existing or future neighbouring buildings. Refer to Diagram 6.

### 2. Contextually Appropriate

The opportunity to provide a higher FSR for the site at say 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 (See Diagram 6 overleaf). By comparison to the subject Site, the sites on the opposite side of Figtree Drive, have all been allocated a greater FSR at 3.6:1. Applying the same 3.6:1 FSR to 6 Figtree Drive, will create a consistent scale along Figtree Drive and do so at the centre of the Precinct. This then would enforce with greater consistency, 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.





**Diagram 6**

Future Masterplan controls can accommodate FSR of 3.6:1 within height controls to match FSR set for adjacent sites for consistency across the Precinct.

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### **3. Consistent Massing Principles**

An increase in FSR provision to 3.6:1 would reinforce the desired massing of the blocks within the Central Precinct, as currently envisaged by SOPA and the Department of Planning & Environment. As illustrated by Turner (refer to Diagram 6), the proposed FSR of 3.6:1 is in line with overall development principles, as set out for the Precinct and creates a more desirable outcome. The proposed FSR better compliments the residential character of the Precinct, with the increased FSR providing a more improved and 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 higher amenity levels flowing from the 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 (refer to Diagram 6). 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 rise to even greater benefit to the setting.

## **5. Immediate Contribution to Supply**

A significant consideration for the Site, is the presence of an existing, tenanted building located along the western part of the Site. This building currently accommodates the NSW Institute of Sport, who have a 10-year lease in place. As a result, a comprehensive redevelopment of the site is not achievable over this time period. An enhanced FSR across the Site, however, will permit future development within the eastern section of the Site. The increase in FSR to 3.6:1, as proposed, 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 Sydney 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 extending 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 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, we would strongly suggest that the FSR for this Site should be amended now rather than later.

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## 3.3 HEIGHT CONTROLS

The exhibited height controls propose to amend heights across the Central Precinct, including the Site at 6 Figtree Drive. Previously, the applicable height control was for 10 storeys across the block. As illustrated in Diagram 7 overleaf, maximum heights have been allocated to the sites along Australia Avenue and Olympic Boulevard, and a new split height limit allocated to 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 along the northern portion. There is also a proposed block-edge variation control of 4-8 storeys (as shown in Diagram 13).

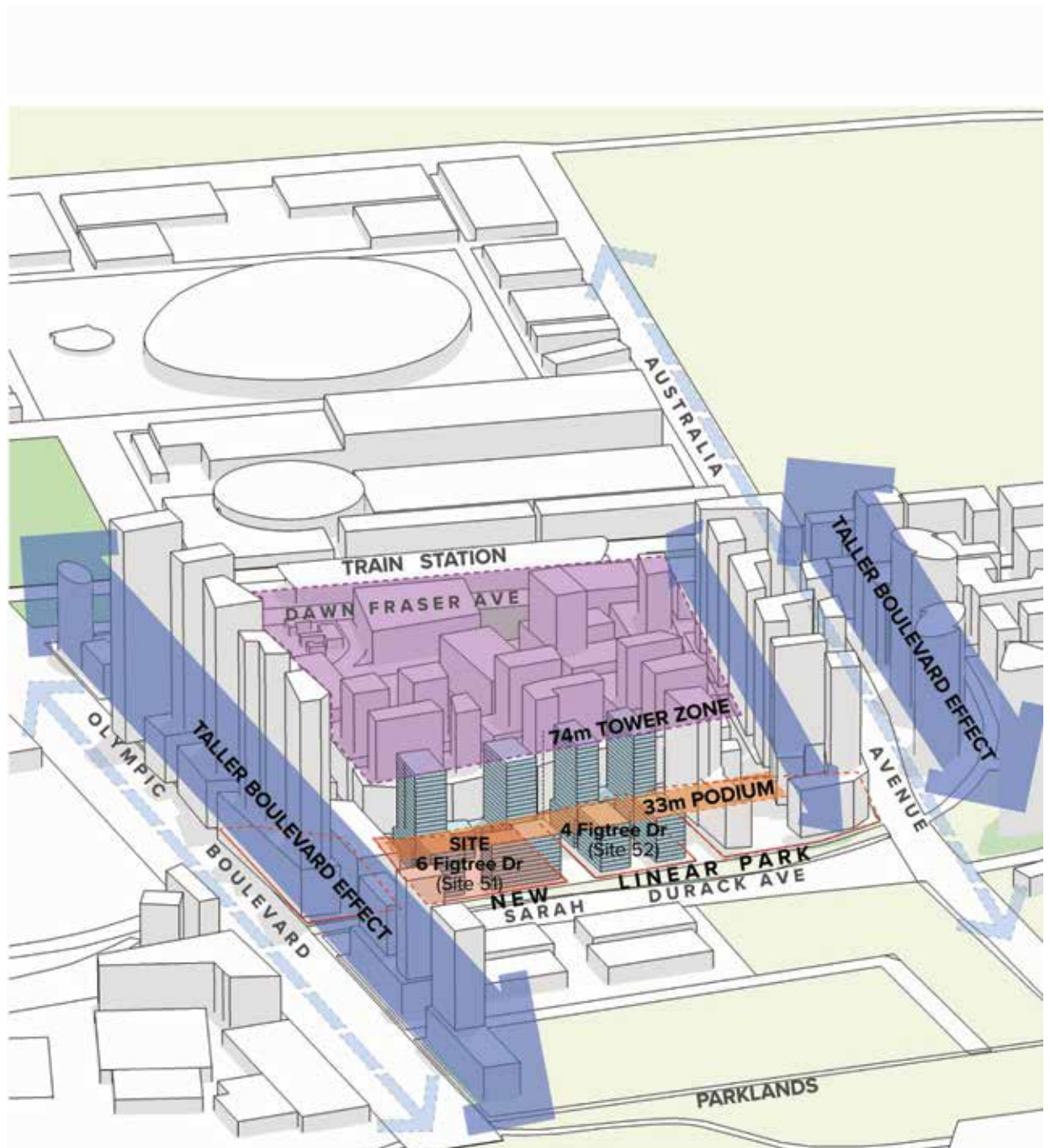
Whilst the increase in the height control on part of the site is welcomed and aligns with the updated strategy in the Master Plan, the introduction of a split control across the site, is not in our view, conducive to good architectural outcomes.

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 limit at 74m for the entire site.

We believe this is optimal 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, which have been allocated a single, height limit restriction (refer Diagram 7 overleaf).



**Diagram 7**

Split height controls (of 33m and 74m) limits variety to architectural, scale and form on Sites 51 and 52.

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## **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 Diagrams 8, 9 and 10.

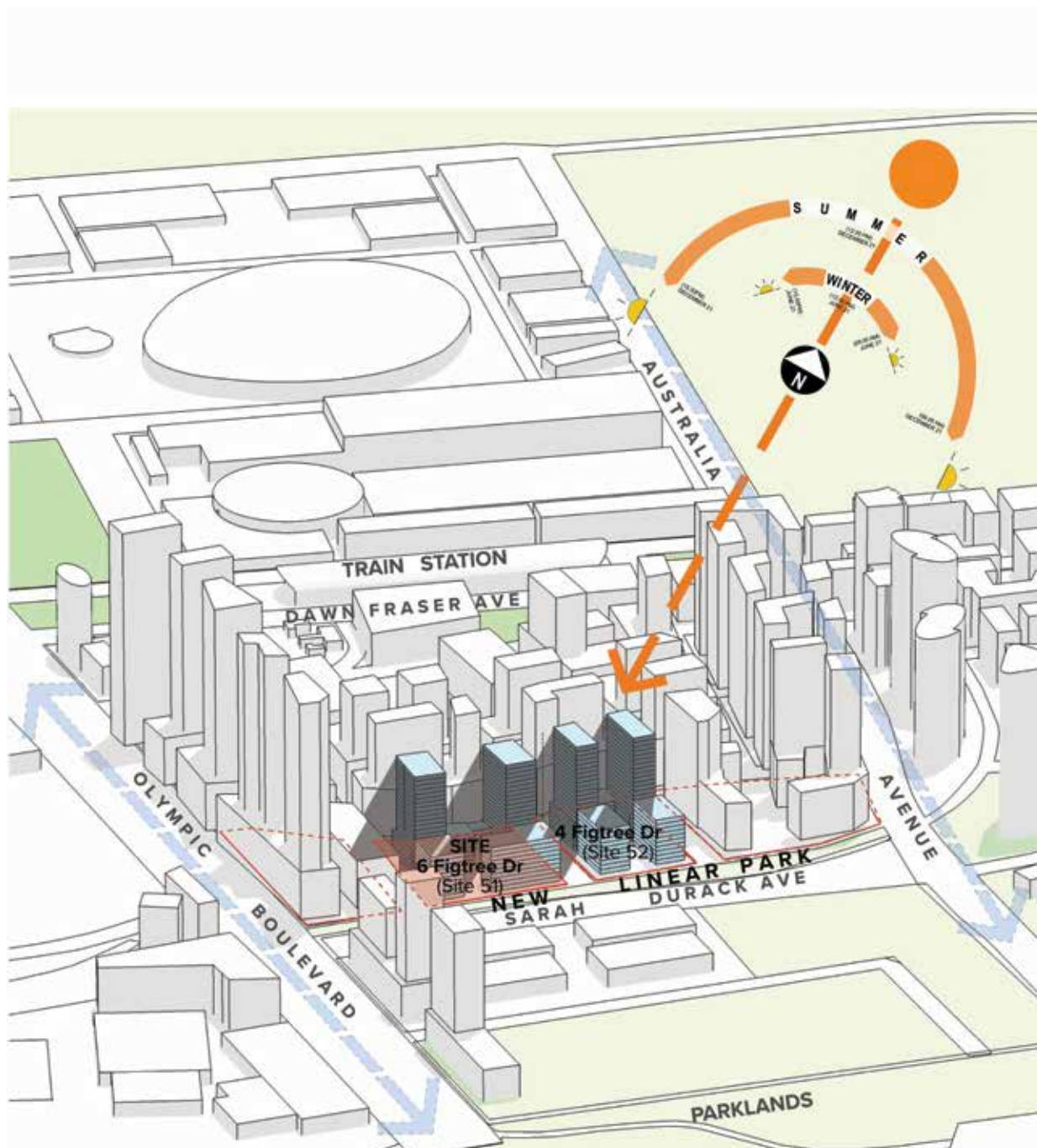
## **3. Less Flexibility**

The introduction of a single height control across the Site at 74 m ( as partly 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 that of Turner, that this 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. A consistent, single height limit at 6 Figtree Drive, would also greatly assist in 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 a better architectural response to Site features. Refer Diagram 9 and 10.

## **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 on amenity grounds alone, as it would be highly beneficial for the amenity levels of surrounding 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. Such flexibility to the height controls, would better reflect and reinforce the designated view corridors, as set out in the exhibited Master Plan across Olympic Park. Refer Diagram 9.





**Diagram 8**

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

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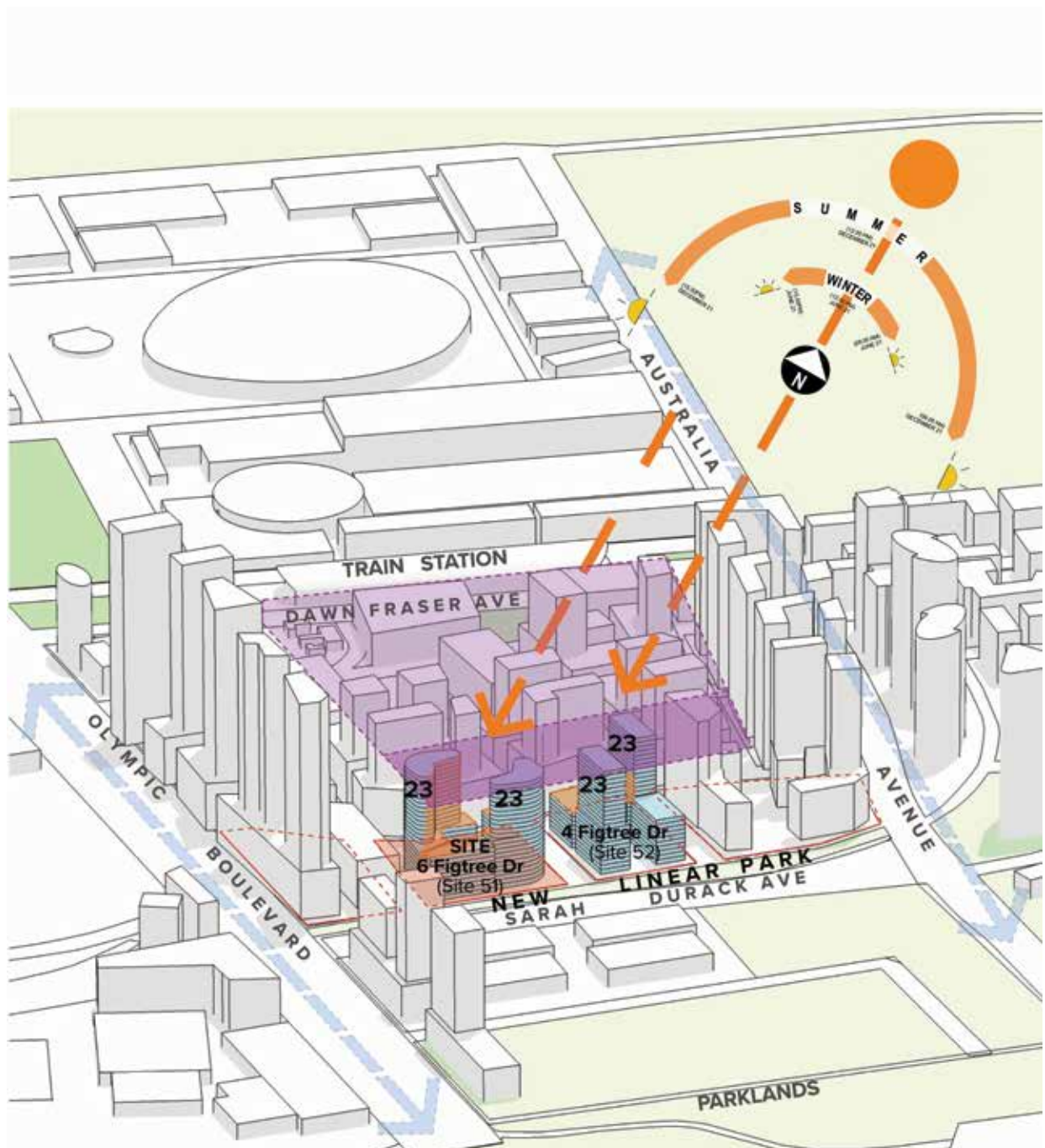
## **5. Alterations to Height Control**

The Planning Report prepared by the Department of Planning & 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 restrictive, split-level 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 on delivering this aim. At 6 Figtree Drive, positioning a tower form at the southern portion of the site, would limit any additional overshadowing. In this case, the erection of buildings towards the southern boundary of the site, would likely position shadows to 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 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.

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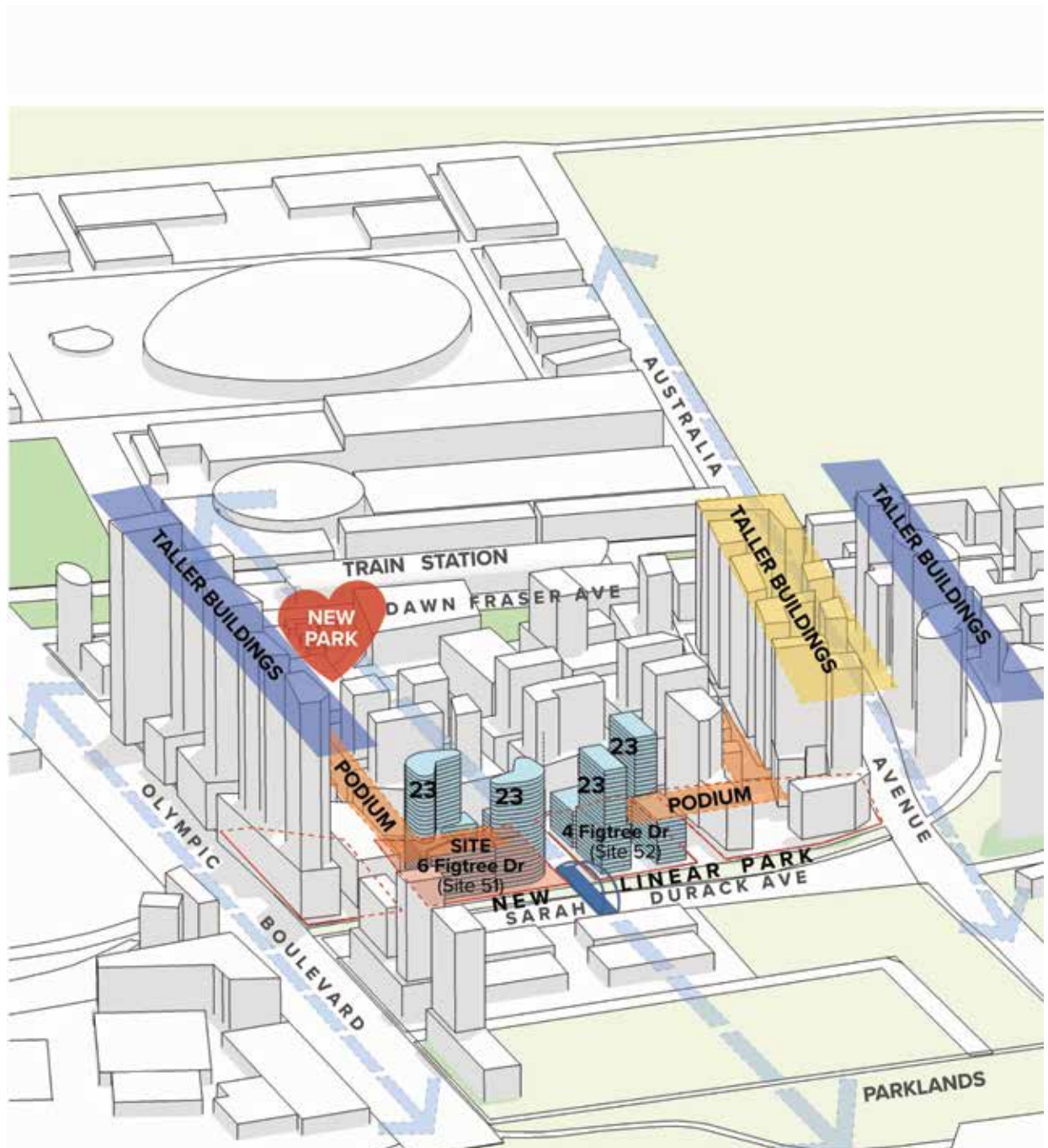
## **7. Slower Occupation and Delivery**

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 74m across the entire site.

## **8. Facilitating a new Pedestrian Bridge**

We understand from communications with SOPA to date, that a new pedestrian connection is proposed across Sarah Durack Avenue. This bridge 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 overleaf identifies the positioning of the bridge in relation to the Site.

The bridge 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. This will bring additional new opportunities to both 6 Figtree Drive and the area, linking the southern portion of the Precinct with its central area.



**Diagram 10**

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

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## RECOMMENDATIONS



## **4.0 KEY RECOMMENDATIONS AND CONCLUSION**

Overall the exhibited FSR and split building height of both Site 51 (the Site) and Site 52, would restrict flexibility in achieving 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:



**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.



**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



**Diagram 14**

Proposed refinements to Masterplan 2030 (2016 Review)

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## **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, the height limit for Site 51 at 6 Figtree Drive should be expressed as a 74 metre height limit.

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ALTERNATIVE OPTION

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## 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. Refer Diagram 15.

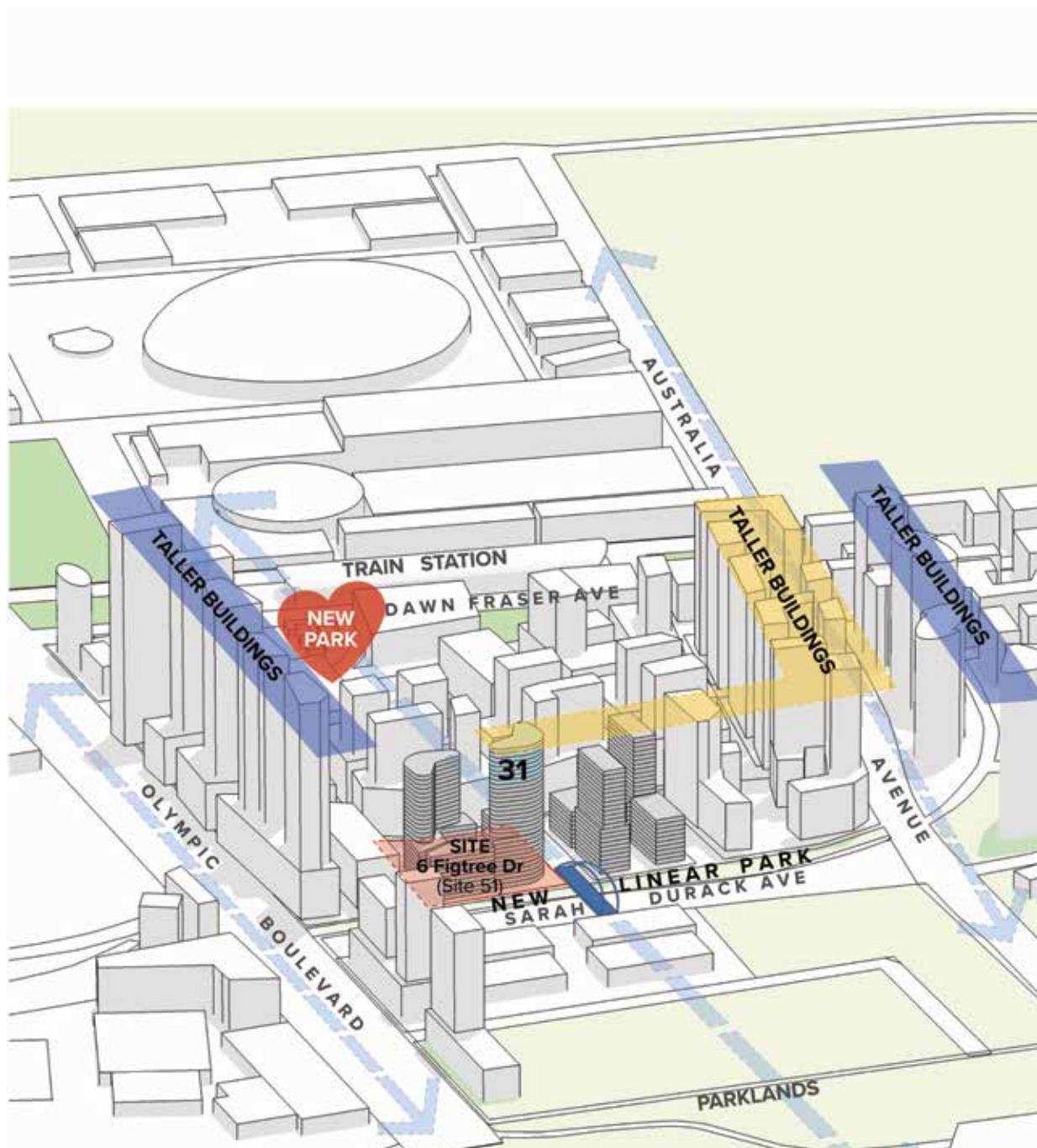
As previously discussed in this document, the new pedestrian bridge will create a key nodal point at this location, with taller buildings at this juncture better addressing the new bridge and providing a 'sign-posting' development as a reference point for future bridge users. Refer Diagram 10.

In light of this, we request that further discussions, post submission, take place between SOPA and the leaseholders at Site 51, regarding the future funding provisions for the delivery of the bridge. It is appropriate that contributions are levied under the Infrastructure Contributions Framework (ICF) to provide local infrastructure across Sydney Olympic Park. It is considered that greater benefits however, will be delivered to people who live, work and visit the Parkview and Boundary Creek Precincts, the sooner this important footbridge connection is built and made available for public use.

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## 5.1 DELIVERY OF FOOTBRIDGE

Through this alternate future option proposal, our client believes that there is an opportunity to assist SOPA in expediting the delivery of the planned footbridge across Sarah Durack Avenue. 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 the site and its physical and functional attributes, but an FSR of 4.0:1 for example, can easily be accommodated, according to our studies (refer Diagram 15 overleaf).



**Diagram 15**

Additional height adjacent to the new pedestrian bridge reinforces the north-south 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. This is especially the case given the heights of buildings currently planned 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 pedestrian movement with improved safety and amenity within Olympic Park. The creation of active environments is a key objective of the Master Plan.



**Diagram 11**  
Current Masterplan 2030

Furthermore, given the location of the site and potential future design of new development with FSR of 4.0:1 at a corner location, next to the bridge, could ensure that there would not be significant over-shadowing, either within or beyond the site, which would help to retain the amenity benefits of Site 51. Any increased development providing additional funding for the bridge, could help to achieve the future aspirations of creating an active and energised town centre within the Olympic Park, at a much earlier timeframe.



**Diagram 12**

Proposed refinements to Masterplan 2030 (2016 Review)



**Diagram 16**  
Current Masterplan 2030

**Diagram 17**

Proposed refinements to Masterplan 2030 (2016 Review)

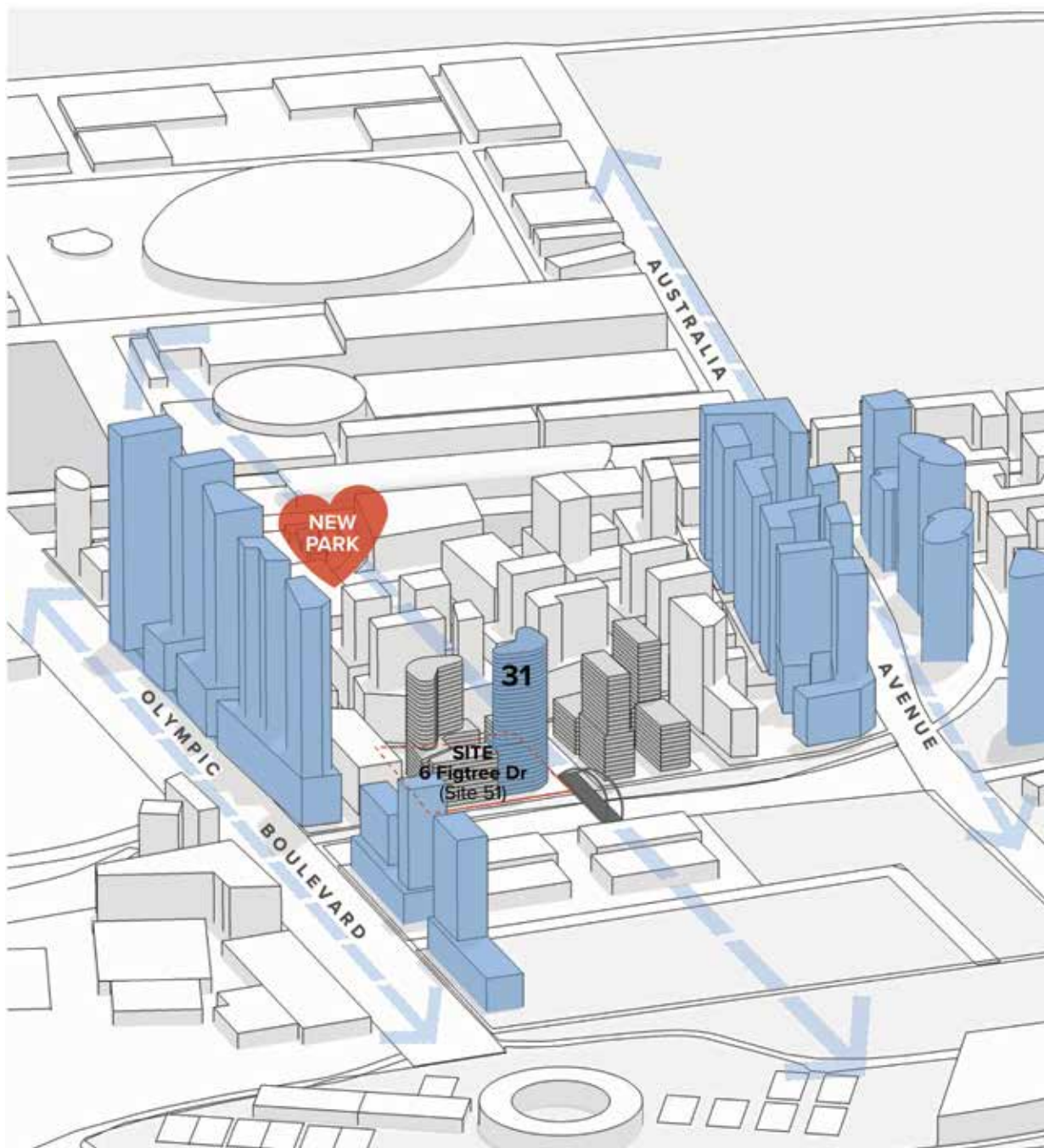
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## **5.3**

### **RECOMMENDATIONS**

It is recommended that further discussions with SOPA would be helpful and desirable in ascertaining 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 any 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**

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## **6.0 NEXT STEPS**

1. Arrange meetings with SOPA and the Department of Planning to discuss the proposed amendments in advance of the exhibition period closing.
2. Clarify any discussion points contained within this proposal and provide supporting information if required by SOPA and the Department of Planning.
3. Gain feedback from SOPA and the Department of Planning on suggested amendments so as to contribute and implement more meaningfully any agreed amendments to the current SOPA exhibited Masterplan..



**TURNER**

