



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 9, 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 Ecove Group Pty Ltd who are the developer of Site 9 at Sydney Olympic Park (“the site”). State Environmental Planning Policy (State Significant Precincts) 2005 (SSP SEPP) 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.

As SOPA is aware, Ecove Group Pty Ltd lodged a State Significant Development Application (SSDA 7445) with the NSW Department of Planning and Environment (DPE) on 18 April 2016 for a mixed use building at Site 9. The proposed development is currently on public exhibition until 1 December 2016.

Following a meeting between Ecove Group and SOPA on 10 October 2016 in relation to how the 2016 Review supports and aligns with the lodged SSDA, this submission forms specific recommendations and suggestions to be considered as part of the formal review of submission related to the public exhibition of the 2016 Review.

Ecove Group 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.

1.0 PROPOSED STATE SIGNIFICANT DEVELOPMENT (SSDA 7445)

A SSDA was lodged with DPE on 18 April 2016 proposing a 38 storey (124.45m) mixed commercial and residential use building with a GFA of 25,130m² equating to a FSR of 6.17:1.

Amended plans were then lodged that increased the GFA to 25,476m² or 6.25:1 in response to additional ground floor retail tenancies being provided for activation purposes that then relocated plant and bicycle storage to Level 9 and deleting an apartment. This deleted apartment was then relocated to Level 39, within the lift overrun area.

The SSDA is the product of a competitive design tender process run by SOPA and its design review panel that selected the proposed design as its preferred scheme. This competitive design tender process and overall design scheme was finalised and the SSDA lodged prior to the public exhibition of the 2016 Review.

The SSDA is currently being public exhibited for a second time on account of the amended plans that resulted in a minor building height variation from the 122m height development standard that applies to the site under the SSP SEPP.

2.0 SUBJECT SITE

The site forms part of the Boundary Creek Precinct. The desired future character of the Boundary Road Precinct as described in the 2016 Review is as follows:

“Future development in the Boundary Creek Precinct will include commercial and residential development extending along Olympic Boulevard. A zone of residential development terminates the line of towers along Olympic Boulevard.”

The site is legally described as part Lot 2004 in DP1192085 and has a total area of 4,071m² with frontage to both Olympic Boulevard and Sarah Durack Avenue.

3.0 2016 REVIEW

3.1 Section 5.7 Boundary Creek Precinct

In terms of Site 9 the principal changes are described in the 2016 Review as comprising the following:

- *uses to sites fronting onto Olympic Boulevard will change from single uses (commercial, mixed use or residential) to a broader land use category (mixed commercial, residential, hotels and serviced apartments).*
- *In addition, amendments to the building heights, FSR and setbacks reflect the proposed land uses changes.*

Site Boundary

The southern boundary of Site 9 has been moved south to reflect the new site boundaries of Site 9 and Site 12 in accordance with the Site 9 Guidelines which were prepared by the Government Architect’s Office and informed the tender process and the detailed design of the proposed building of the SSDA. Site 9 in the 2016 Review equates to an area of 4,071m².

Floor Space Ratio

Figure 5.47 of the 2016 Review identifies Site 9 with a FSR of 5.5:1 (**Figure 1**). The land that now comprises Site 9 was identified in Master Plan 2030 with a FSR of 4.5:1 and 6:1. The proposed 5.5:1 FSR represents a target GFA of 22,390m² on the site.

The Site 9 Guidelines prepared by the Government Architect’s Office prepared for Site 9 provided the following in relation to FSR:

“An urban design study for Site 9 tested existing MP2030 controls as well as the following adjustments in relation to the overarching urban design principles for Olympic Boulevard and the Boundary Creek Precinct:

- *Increase Floor Space ratio for Site 9 from 4.5:1 to 6:1”*

A 6:1 FSR for Site 9 is considered entirely reasonable considering Site 12 that is immediately south of the site and is identified with a FSR of 6:1 in the 2016 Review. Site 12 is considerably larger in area and is located further from the Sydney Olympic Park train station and Central Precinct, yet has been provided with a greater FSR than Site 9. Site 9 is an anomaly in the density transition along Olympic Boulevard from north to south. In this regard the 2016 Review provides the following FSRs for sites with frontage to Olympic Boulevard (north to south):

Site 4A – 12:1; Site 4B – 8:1; Site 48 – 6.5:1; Site 50 – 6.5:1; Site 48 – 6.5:1; Site 9 – 5.5:1; Site 12 – 6:1.

Furthermore, Site 9 is the second smallest site with frontage to Olympic Boulevard (behind Site 4A with a 12:1 FSR), yet has the lowest identified FSR in the 2016 Review and thus the lowest available GFA by a considerable margin, which could result in a “density gap” between the substantially larger sites with higher FSRs adjacent to the north and south (Site 50 & Site 12 respectively).

By way of comparison under the 2016 Review, Site 50 has an available GFA of 76,855m², Site 12 has an available GFA of 50,569m² however Site 9 only has an available GFA of 24,629m².

Accordingly, it is the opinion of JBA that the FSR applied to the site should be consistent with the density transition along Olympic Boulevard from north to south and therefore the Site 9 Guidelines providing a 6:1 FSR for the site is strongly supported and recommended to be reflected in the 2016 Review.

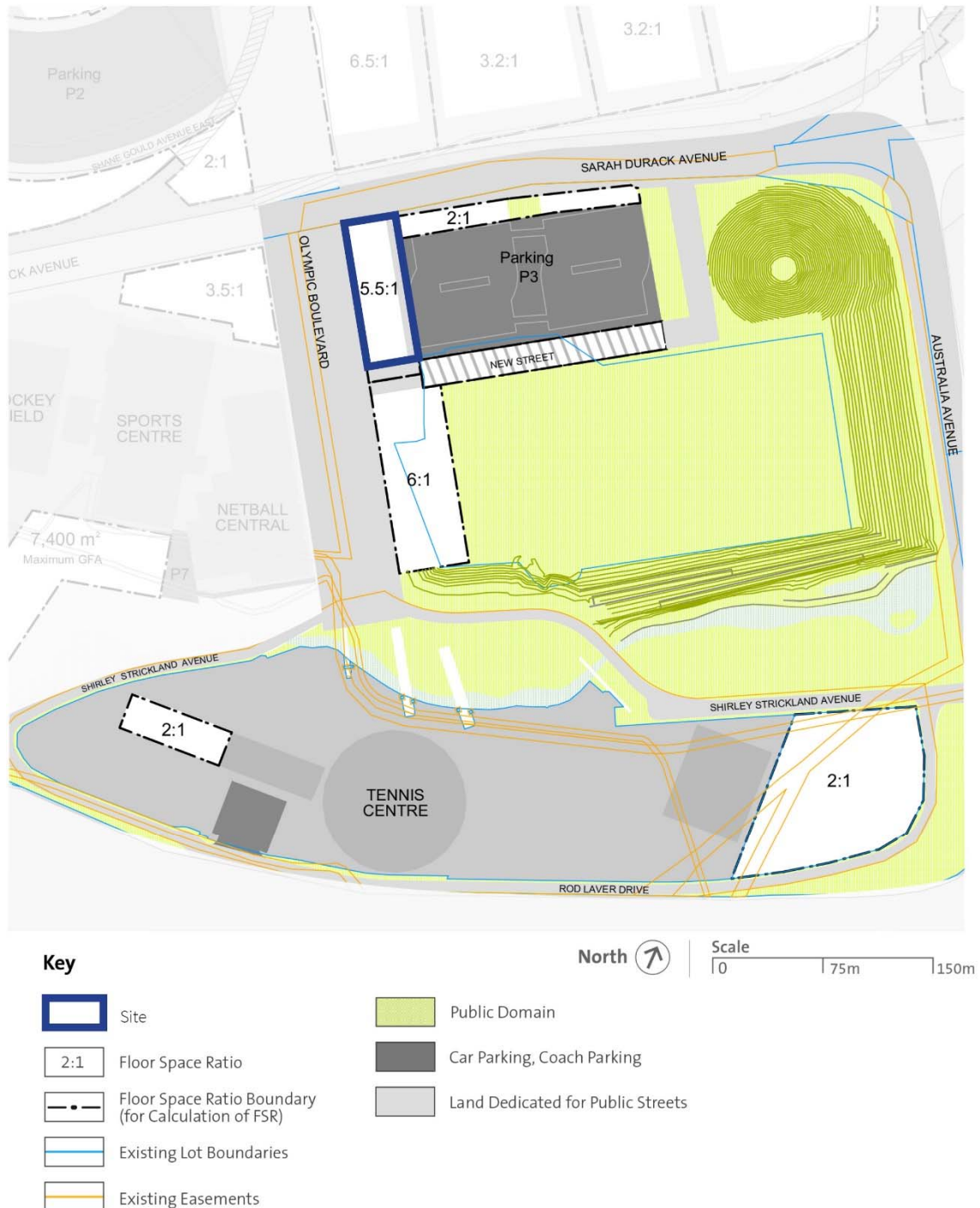


Figure 1 – Boundary Creek Precinct Site FSR Plan
Source: 2016 Review

Building Height

The 122m building height limit for Site 9 has not changed in the 2016 Review, whilst the sites to the north along Olympic Boulevard (ie sites 4A, 4B, 48 & 50) are proposed to increase to 149m or 45 storeys. In the opinion of JBA a modest increase in building height on Site 9 to 129m (or 40 storeys) would provide an appropriate building height transition along Olympic Boulevard from Site 50 adjacent to the north at 45 storeys to Site 12 adjacent to the south at 38 storeys and thereby reinforce the hierarchy of sites and future towers along Olympic Boulevard. A 129m height limit also is considered to provide a better fit with the proposed 5.5:1 FSR uplift of the 2016 Review (and the 6:1 FSR requested in this submission) in providing a modest improvement in design flexibility to encourage a more slender vertical tower design.

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 Boundary Creek Precinct. The following amendments contained within the 2016 Review are of particular importance to Site 9:

- Double height colonnade minimum height increased from 6m to 8m along Olympic Boulevard
- Where above ground parking cannot be avoided due to site conditions (i.e. sloping sites), it must be sleeved with active habitable uses that create good address to the public domain.

Correspondence received from SOPA dated 13 October 2016 and addressed to DPE in relation to SSDA 7445 states the following in regards to the above requirements of the 2016 Review (**Attachment A**):

“The Master Plan Review provides for a double height colonnades and for underground car parking where appropriate. In this instance, provision of a double height colonnade and underground parking is problematic and not supported given the nature of the site.

SOPA supports above ground car parking on heavily remediated landfill sites such as Site 9 in accordance with SOPA environmental policy to contain waste on site.

The requirement for above ground car parking on this remediated site make a double height colonnade less desirable with a potentially adverse impact on amenity. Additionally, the southern end of Olympic Boulevard from Sarah Durack Avenue to the Tennis Centre is not envisaged as an active retail precinct.”

Indeed, providing a double height colonnade for Site 9 given the above ground parking, would expose the first floor car parking level to the colonnade space thereby adversely affecting visual and pedestrian amenity and contradicting an aim of double height colonnades in creating visual interest/activity above street level.

In any event, an 8m high colonnade for sites south of Sarah Durack Avenue (such as Site 9) is considered excessive as they are visually and physically separated from the main street level retail strip of Olympic Boulevard of the Central Precinct that is expected to attract the higher order retail uses and high pedestrian activity. These higher order retail uses are typically complemented by a double height colonnade, however conversely a double height colonnade can appear out of place in other street level retail areas that do not require such grand entry scale.

4.0 SUGGESTED AMENDMENTS TO MASTER PLAN 2030

The 2016 Review notes the following in respect the subject site:

Issues include:

- Failure to recognise the transitional density of development along Olympic Boulevard from north to south
- Failure to recognise the transitional scale of towers along Olympic Boulevard from north to south
- Failure to recognise the circumstances of Site 9 that restrict the provision of basement car parking and the appropriateness of an 8m high colonnade

Actions/Approach

- Consider FSR up to 6:1 (consistent with Site 12)
- Consider taller a 129m height limit for Site 9
- Consider exception variation to the requirement for basement car parking for highly remediated landfill sites (such as Site 9)
- Consider removing the requirement for an 8m high colonnade for sites south of Sarah Durack Avenue (ie Site 9 and Site 12)

5.0 RECOMMENDATIONS

We seek the following amendments to the 2016 Review and SSP SEPP:

- Amendment to Floor Space Ratios Map of SSP SEPP to allow a FSR of 6:1 on Site 9
- Amendment to Figure 5.47 – Boundary Creek and Tennis Precincts Floor Space Ratios Plan to allow a FSR of 6:1 on Site 9
- Amendment to the Height of Buildings Map of SSP SEPP to allow a building height of 129m on Site 9
- Amendment to Figure 5.49 – Boundary Creek and Tennis Precincts Building Heights Plan to allow a building height of 40 storeys on Site 9
- Amendment to Part 4 Figure 4.2 of the 2016 Review to remove the double height 8m minimum colonnade requirement for properties south of Sarah Durack Avenue
- Amendment to Part 4.7.1 of the 2016 Review to provide exemption for basement car parking for highly remediated landfill sites (ie Site 9)

6.0 CONCLUSION

In conclusion, we fully support the intention in the 2016 Review to provide for increased FSRs across Sydney Olympic Park, however request that the FSR applied to Site 9 is consistent with the intended density transition from north to south for properties with frontage Olympic Boulevard, and therefore request a FSR of 6:1 be applied to the site. Furthermore, a minor increase in maximum building height to 129m (or 40 storeys) is also requested to provide a building height transition from Site 50 adjacent to the north at 45 storeys to Site 12 adjacent to the south at 38 storeys.

Consistent with SOPA's letter of 13 October 2016 it is also requested to delete the requirement for an 8m minimum colonnade along Olympic Boulevard for properties south of Sarah Durack Avenue and an exception variation to the requirement for basement car parking on highly remediated landfill sites.

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 any matters raised in 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: Correspondence from SOPA dated 13 October 2016

Attachment A

13 October 2016

Ben Lusher
Director
Key Sites Assessments
NSW Department of Planning & Environment
GPO Box 39 Sydney NSW 2001

By email: Benjamin.Lusher@planning.nsw.gov.au

Dear Ben

Site 9 Residential Development – State Significant Development Application

I refer to the State Significant Development application submitted to the Department of Planning, for assessment on 7 April 2016 by Ecove Site 9 Pty Ltd for the Site 9 mixed use residential site, at Sydney Olympic Park. It is also noted that the public exhibition process commenced 27 April 2016.

The application seeks approval to construct a 38 storey mixed use development incorporating the following:

- 229 residential apartments over 32 levels above a podium of commercial office, above ground parking and ground floor retail space
- Commercial office areas on levels 7 and 8
- Ground floor retail
- Communal roof terrace area and communal room on level 9
- Parking for 353 cars and 201 bicycles
- Amend the approved Floor Space Ratio

With the SOPA 2030 Master Plan Review now on exhibition we understand the Department will now re-exhibit the application for a period of 28 days following which assessment of the proposal will take place.

The Master Plan Review provides for a double height colonnades and for underground car parking where appropriate. In this instance, provision of a double height colonnade and underground parking is problematic and not supported given the nature of the site.

SOPA supports above ground parking on heavily remediated landfill sites such as Site 9 in accordance with SOPA environmental policy to contain waste on site.

The requirement for above ground parking on this remediated site makes a double height colonnade less desirable with a potentially adverse impact on amenity. Additionally, the southern end of Olympic Boulevard from Sarah Durack Avenue to the Tennis Centre is not envisaged as an active retail precinct.

Matters pertaining to site risk assessment and hazard identification have been managed in conjunction with SOPA's contaminated land specialist who has been working closely with the applicant to ensure the matter is managed appropriately. In this regard we would encourage the Department to contact Julie Currey, A/Director Environment to clarify any matters of concern.

Please contact Ben Woods on 9714 7358 should you wish to discuss the matter further.

Yours sincerely



Nick Hubble
A/Chief Executive Officer