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Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam

Re: Sydney Olympic Park Interim Master Plan Review – GPT Submission

We write in relation to the exhibition of the Draft Sydney Olympic Park Master Plan 2030 (Interim Metro Review). We are pleased to be recognised as a key partner by SOPA in the broader masterplan review process and we look forward to working with you in 2022 to refine the masterplan and vision for SOP 2050. Although, we understand the drivers behind separating the masterplan revision process we do not believe the impacts of this amendment will be fully understood until SOPA completes the full masterplan review.

Our submission is structured in two parts, the first provides comments on the key aspects of the proposed amendments to the master plan that GPT supports, the second provides comments in relation to the areas of the draft master plan amendment that could be improved or that may benefit from further consideration. We have included some relevant background information about GPT and its landholdings for context purposes.

Background

GPT is a long-term investor, developer and asset owner whose ambitions to deliver world class places are closely aligned with the NSW Government and SOPA. Greater Western Sydney is where we expect the majority of NSW's population growth, jobs growth and infrastructure spending to be centred over the coming years. GPT is already a long-term investor in Greater Western Sydney with retail, commercial and logistics properties across this region, including commercial assets at Sydney Olympic Park. As investment in crucial infrastructure projects continues to materialise, GPT will continue to progress its development activity across Greater Western Sydney.

While acknowledging part of GPT's property interests at Sydney Olympic Park have since been compulsorily acquired in order to deliver the new Sydney Metro West Station, GPT remains strongly committed to realising our place vision and playing our part in developing a world class place.

GPT's long term leasehold properties that integrate and directly adjoin the new station precinct at Olympic Park are poised to play a pivotal role in the ultimate success and shaping of this precinct (refer **Figure 1**).

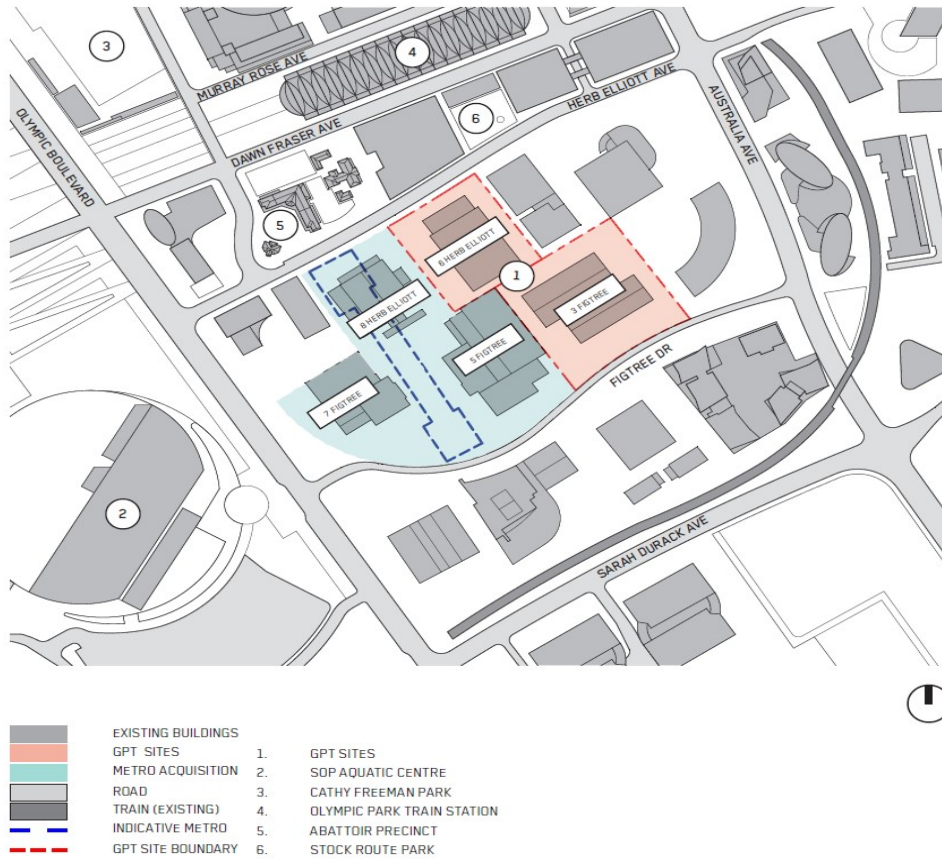


Figure 1: GPT sites (shaded red) and relationship to Metro Precinct (shaded blue).

Positive Aspects to Interim Master Plan

GPT and its project design team have identified a number of aspects to the interim master plan that it supports and believes are positive moves to ensuring the future success of the Town Centre, including:

- The strong focus and attention to Connecting to Country, including embedding Country in the delivery of the public domain.
- The overall direction of the Interim Master Plan and the fact that it has been developed based on collaboration between landholders to date.
- Supportive of the continued improvements being made to the Master Plan, in particular built form and public domain responses to Sydney Metro West.
- Metro integration with the public realm and connectivity via central escalators.
- Creation of a landscaped publicly accessible open space above the northern station box .

- Overall curation of the public realm and focus of the Central Urban Park, in lieu of large expanses previously proposed in the last Master Plan Update (2018 Review). Good opportunity to integrate more cohesively between GPT land and the new park.
- Maintaining the grid style street network and public domain structure well received.
- Precinct appears well connected to the Abattoir and Stadia Precinct.



Figure 2: An early vision for the Metro Precinct developed by GPT.

Areas for Improvement to Master Plan

Development Outcome

GPT welcome the continued engagement in the current process to ensure the best outcome for precinct. Acknowledging there is dramatic change proposed as part of the interim amendments to the Master Plan, there is a level of expectation that the remainder of the Central Precinct will likewise undergo review and amendments that also leverage off the significant investment and opportunities created through investment in transformative public transport infrastructure.

The proposed amendments to the development footprint and height of 6 Herb Elliott Drive are supported, however GPT seek to ensure that there is an ability through the future review of the broader Master Plan to review heights and other controls for this site and 3 Figtree Drive.

Height Strategy

It is acknowledged that the existing Master Plan for the Central Precinct has urban design logic around focussing heights along Olympic Boulevard and then stepping down to the east. The proposed amendments under the Interim Master Plan seek to bring additional height east and focussed above the metro. This proposition is generally supported.

There is a need to ensure there is consideration and balance with the rest of Central Precinct and acknowledgement of TOD growth principles. Without predetermining the future broader master plan review, it is recommended that an overall height strategy is developed for the Central Precinct. This is particularly important to ensure that future relationships with surrounding built form don't undermine development potential (refer below).

FSR/GFA

It is noted that the proposed amendments will result in around 6,000sqm less development yield than under the existing planning controls. The identification of opportunities for where this lost floor space could be picked up are noted, however as a general principle it is recommended that the Sydney Metro and broader Central Precinct maximise development opportunities in light of the significant investment being made in public transport.

It is also recommended that the proposed amended FSR controls take into consideration the floor space to be generated and created as a result of the metro station. The future OSD will need to include the floor space created below ground as part of demonstrating compliance with the FSR controls.

Central Urban Park

It is noted that the eastern edge of the Central Urban Park is located on GPT land (6 Herb Elliot Ave / Site 41). There are however no details and clarity around expectations and timing for when this area of Park is to be delivered. If there is a desire to have this Park activated in line with day one operations of the future Metro, then this eastern portion of the park will be crucial as it is sleeved by retail located on GPT land (as reflected in the image below prepared in support of the Interim Master Plan).

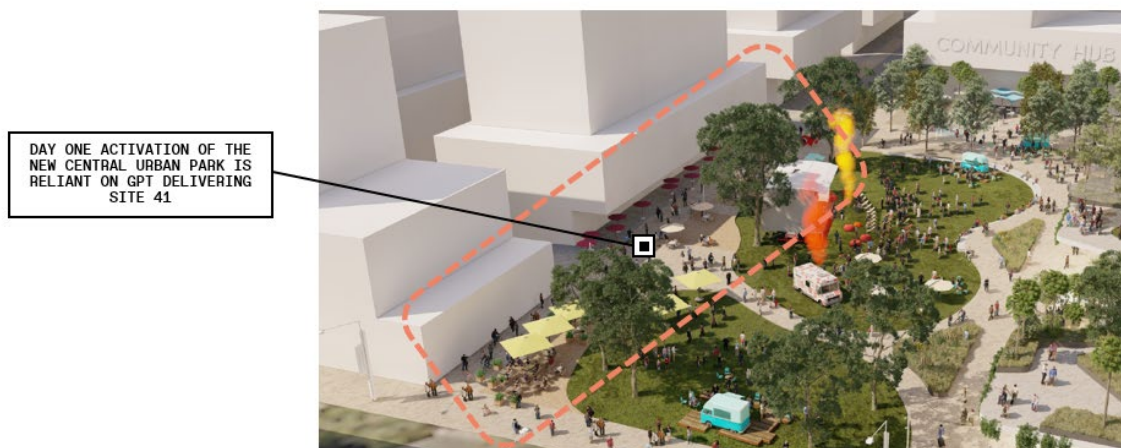


Figure 3: Central Urban Park and reliance on GPT land for activation.

GPT & Metro Interface

As indicated above, there is a need to ensure that the Interim Master Plan is not too insular focussed and that a holistic approach to key design elements is taken across the broader Central Precinct, and in particular the adjoining GPT interface sites at 6 Herb Elliot Dr (Site 41) and 3 Fig Tree Dr (Part Site 46).

For example, it is not clear from the material provided as to what building heights have been adopted for surrounding development in order to prove up the proposed amended development outcomes. Assumptions around solar access (to residential buildings and open space) may have been built into the amendments which will limit the development potential of surrounding GPT sites (refer diagrams below).

It is recommended that the proposed amendments are reviewed to ensure they do not unreasonably impact on the development potential of GPT (both in terms of current controls and a future uplift scenario progressed through the future review of the broader Central Precinct).

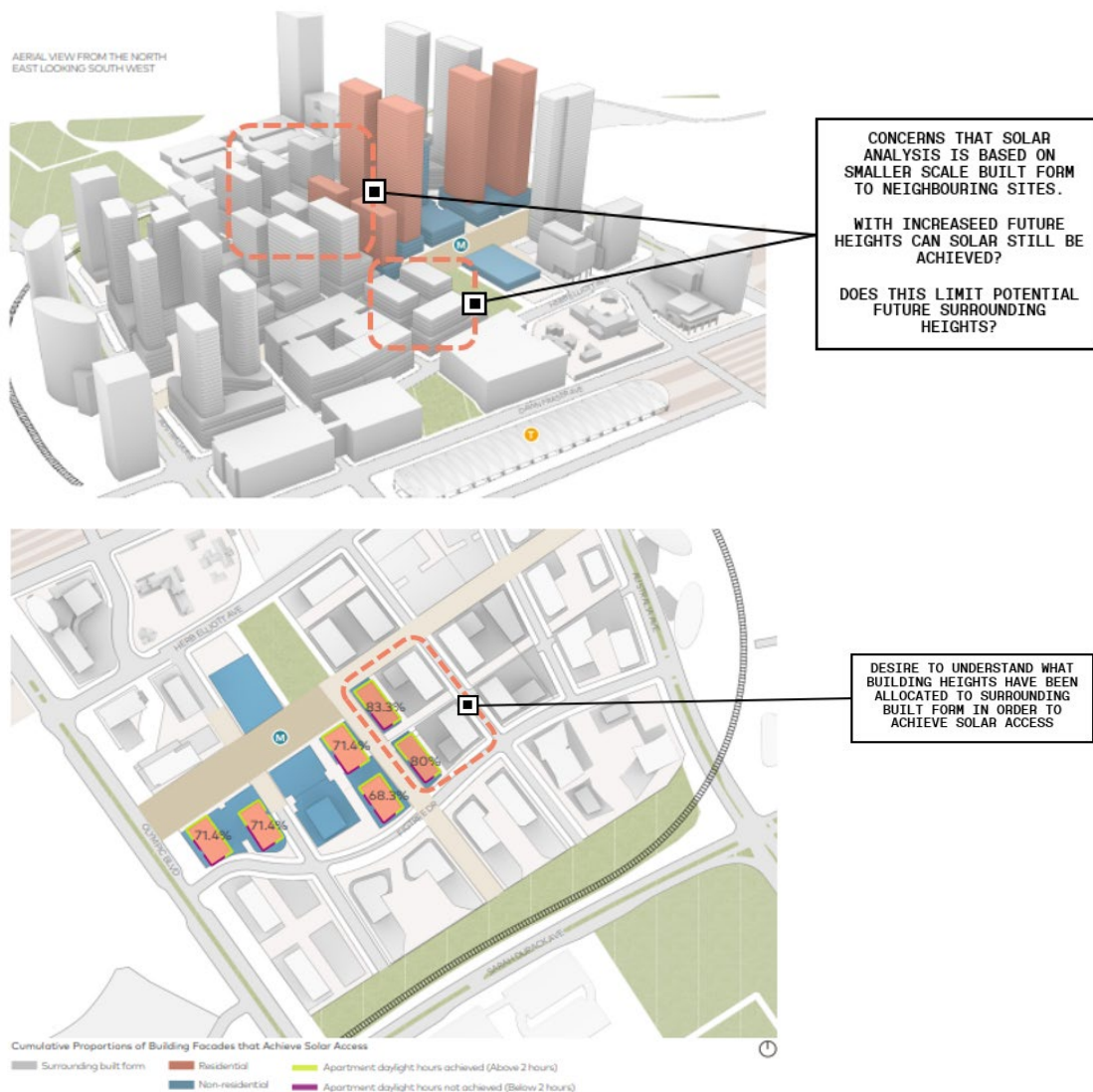


Figure 4: Diagrams illustrating reliance on GPT sites to achieve development outcomes and potential limitation to future development of GPT land.

Ground plane, activation, streetscape, and road network

The principle of creating active frontages across the Metro Precinct is supported, however this appears to be in conflict with the indicative plans prepared which indicate significant extents of services and car park access. It is recommended that further review be undertaken in terms of the approach to activation and servicing/access.

Concern is raised around a potential intent to create a new road that bisects GPT’s land at 3 Figtree Drive (part Site 46). Concern is particularly raised as it will impact the ability for GPT to deliver any meaningful retail across the ground plane and level 1 to the detriment of the wider Central Precinct.

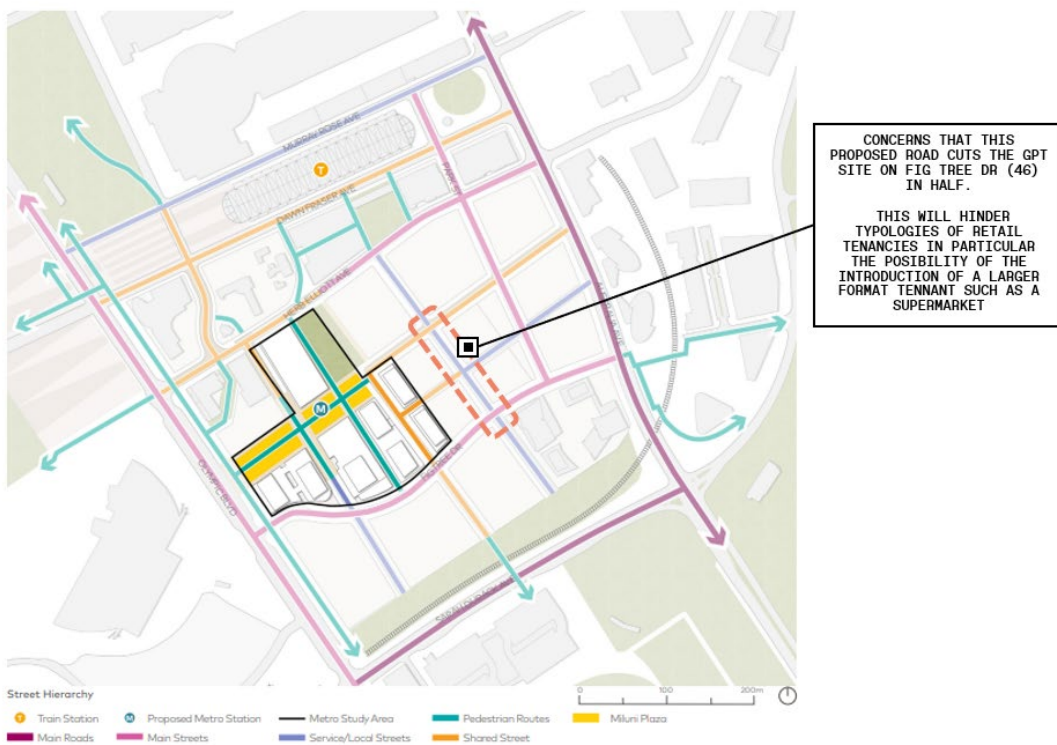


Figure 5: Diagram illustrating future road disconnecting GPT’s site at 3 Figtree Drive (Part Site 46).

Podium Vibrancy and activation

Removal of residential uses from all podiums is considered a lost opportunity and to the detriment of a truly mixed use and vibrant town centre. Details and sections within the public domain framework (refer diagram below) suggest this approach is being expanded to the rest of the Central Precinct. GPT challenges whether such a potential outcome is in the best interests and or align with the vision for the Town Centre.

GPT supports the provision for a mix of uses within podiums, including residential, especially as it will add product diversity across the town centre any development application should be assessed on a case by case basis. If concerns relate to noise and impacts to the amenity of residents living close to the metro station, then any limitation should only apply to the Metro sites given their proximity to the station and event access.

Precinct Street A

Precinct Street C

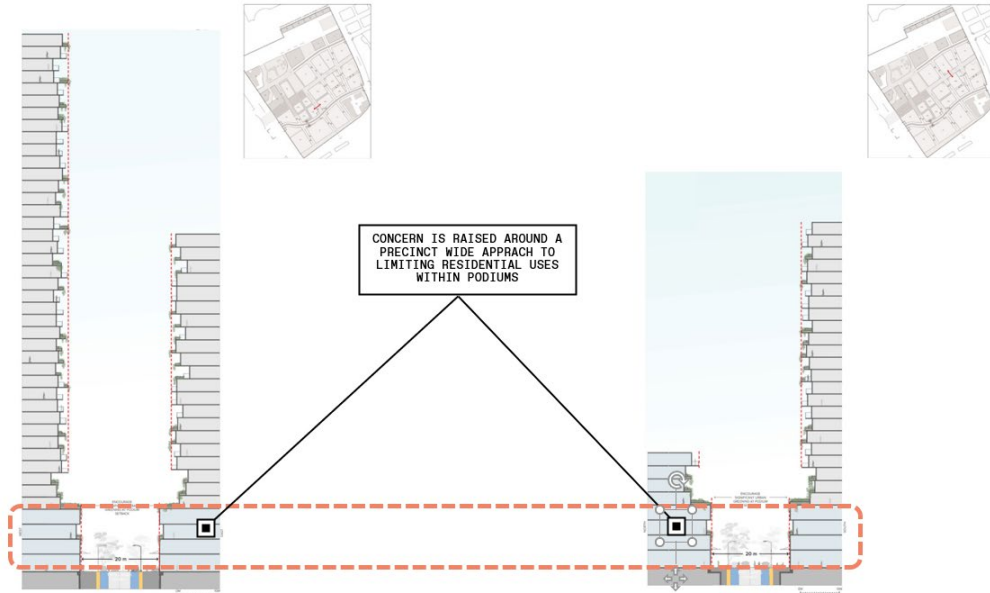


Figure 6: Diagram illustrating potential expansion across the entire Central Precinct of restricting residential uses from within podiums.

Car Parking

The principle of revisiting and reducing maximum parking above a new metro station is supported. The suitability of the potential expansion of these rates across the rest of the Central Precinct is questioned and should be considered carefully in the upcoming masterplan review given the Metro does not become available until at least 2030.

We thank you for the opportunity to provide our feedback on the Draft Sydney Olympic Park Master Plan 2030 (Interim Metro Review), if it would be beneficial GPT and/or its consultant team are available to discuss our submission further.

Best Wishes

Ben Needham
Senior Development Manager
The GPT Group

Cc Sally Hamilton, SOPA