

Mirvac SOP Masterplan 2030 Review

Draft Sydney Olympic Park Master Plan 2030 (Interim
Metro Review)



December 2021

Reimagine urban life



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1 General Summary

1.1 Introduction

Mirvac is the owner and operator of LIV Indigo, Australia’s first large-scale purpose-built, Build to Rent project, located at 2C & 2D Figtree Drive, Sydney Olympic Park. LIV is Mirvac’s dedicated BTR operations and property management platform with a customer-first approach to delivering a secure and personal living experience to renters. The LIV team are on-site to provide a dedicated service by interacting with residents 7 days per week, providing property tours, assisting with move-ins, organising repairs through our site maintenance team and generally ensuring the building is operating smoothly.

1.2 Context

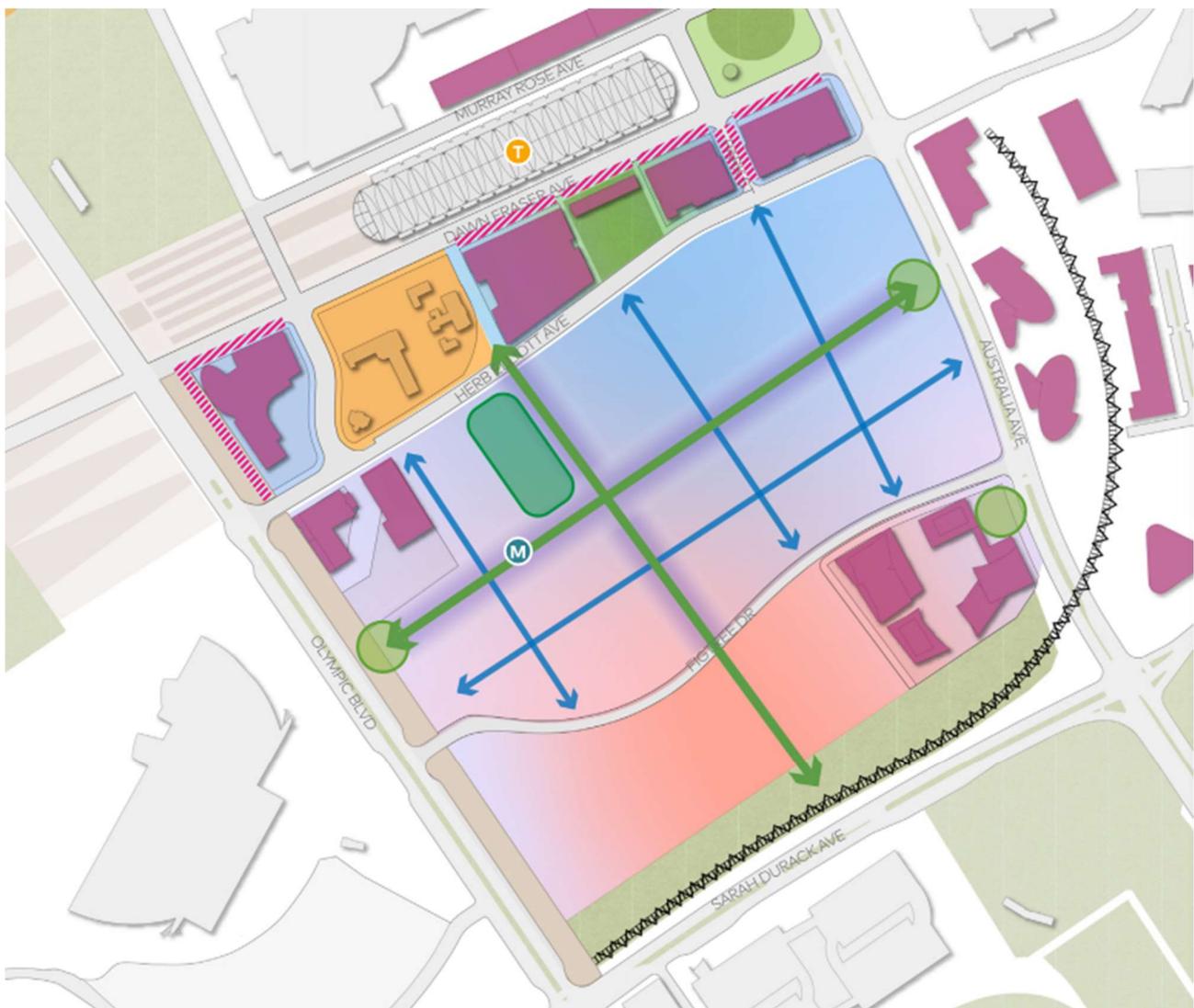
LIV Indigo opened on 1 September 2020 and has been operating for 15 months. LIV Indigo comprises of 315 apartments and is currently occupied at over 80%, which includes over 380 residents.



2 Mirvac Review

2.1 General Feedback

Mirvac is generally supportive of the proposed Masterplan changes. Mirvac welcomes the proposed changes to integrate the Sydney Metro West station into the Central Precinct and the pedestrian links between Figtree Drive to Olympic Boulevard and Herb Elliot Avenue. Increased pedestrian connectivity from Figtree Drive will greatly improve residential amenity and inclusion for our residents into the broader precinct.



2.2 Traffic – Figtree Drive & Kookaburra Lane

We have experienced traffic issues on Figtree Drive over the last 15 months, invariably affected by the mass vaccination centre at 1 Figtree Drive. Some typical feedback and pain points from our residents and on-site management team include:

- Residential & non-residential vehicles double parking on Figtree Drive for pick-up / drop offs
- Residential & non-residential vehicles parking on Kookaburra Lane for pick-up / drop offs
- Non-residential vehicles using Kookaburra Lane for u-turns
- Residents leaving our property via Kookaburra Lane unable to see approaching traffic due to double parked non-residential vehicles on Figtree Drive
- Line-of-sight and safety for pedestrians crossing Figtree Drive is not great – particularly given the location of the ramp for pedestrian road crossing is located at the corner for Figtree Drive and Australia Ave.

SOP Master Plan 2030 Amendment (2021)



We welcome the nomination of a new intersection that seems to be located at the interface of Kookaburra Lane & Figtree Drive. We would like to understand the details and timing of the proposed intersection and welcome any consultation with our residents and on-site team with the proposal. See below for some additional information regarding our position:

- We expect increased traffic in the short term on Figtree Drive and Kookaburra Lane, particularly with the opening of IGA and free retail parking within our site.
- Given the proposed 2030 Masterplan we would like to understand via a traffic study the impacts of increased traffic on Figtree Drive and whether the current single lane each way and street parking design is appropriate for future traffic use.
- We expect vastly increased heavy traffic use via the proposed bus interchange on Figtree Drive, which is proposed approx. 50m from Kookaburra Lane. We would like additional visibility of proposed bus entry and exit routes, bus lanes and proposed pick up / drop off spaces on and adjacent to Figtree Drive.
- We'd like to ensure that adequate studies of line of sight for pedestrians and vehicles entering and exiting Figtree Drive are considered as part of the proposed intersection due to the proximity of bus interchange.
- We'd like to ensure that pedestrian safety is considered to delivery a safe crossing option for pedestrians across Figtree Drive, closer to Kookaburra Lane to utilise the pedestrian connectivity proposed in the Masterplan between Figtree Drive and Herb Elliot Ave.

3 Conclusion

3.1 Summary

Mirvac is generally supportive of the proposed Masterplan changes and welcomes the proposed elevation of Figtree Drive, a proposed intersection located at Kookaburra Lane & Figtree Drive and the additional pedestrian connectivity to the central precinct.

We welcome any opportunity for additional feedback and consultation to inform and support planning outcomes for the Sydney Olympic Park Masterplan 2030.