

15 December 2021

2190905

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

Dear Sir / Madam

Sydney Olympic Park Master Plan 2030 (Interim Metro Review) Site 4B Fitzpatrick Investments P/L

This submission on the Sydney Olympic Park Master Plan 2030 (Interim Metro Review) has been prepared by Ethos Urban on behalf of Fitzpatrick Investments Pty Ltd, owner of Site 4B, Sydney Olympic Park ("the site"). Site 4B sits immediately adjacent the eastern boundary of the Metro site. It contains a commercial office building with a vacant portion earmarked for a future 45 storey mixed use tower. The submission is outlined below.

Future development on Site 4B

We acknowledge that the proposed Masterplan 2030 amendments do not apply to Site 4B and that this will be part of the next round of Masterplan review process. However, we are concerned that a number of drawings within the Urban Design Report illustrate open space on the eastern corner of Site 4B. We request that this is amended to remove the open space and that the detailed site planning for Site 4B be undertaken as part of the future review process to allow proper consideration of how the future development on the site will interface with the Metro precinct. It is noted that drawings within the other documents such as the Place Design and Public Domain Framework do not show open space in this location.

Ensuring vehicular access to Site 4B

The proposed vehicular access arrangements to Site 4B, via the proposed Shared Way along its eastern boundary, is generally supported. We seek assurance that vehicle access to Site 4B, for deliveries, residents and workers will be maintained 24 hours, 7 days per week inclusive of event mode.

Interface with future 'Miluni West End' Plaza

We support the proposed 'Miluni West End' Plaza to the immediate south of Site 4B. Our intention would be to design the ground level of the future tower on the site to have an active and engaging interface with this plaza. As such, we would like to ensure that we are actively consulted during the detailed design of this plaza so that the best possible design solution is achieved between the two sites.

Any questions, please contact the undersigned or Jamie Stewart, Project Director, Fitzpatrick Investments P/L on [REDACTED]

Yours sincerely,



Bernard Gallagher
Regional Director

[REDACTED]

cc Jamie Stewart, Project Director, Fitzpatrick Investments P/L