

14 December 2022

2190905

The Secretary
Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Sir / Madam

**Sydney Olympic Park Metro Station - Over & Adjacent Station Development
(SSD-35283699)
Site 4B - Fitzpatrick Investments P/L**

This submission on Sydney Olympic Park Metro Station - Over & Adjacent Station Development (SSD-35283699) 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 that has an approved, yet to be constructed, 10 storey commercial building. Under the current SOPA Masterplan, this vacant portion is earmarked for a future 45 storey mixed use tower.

The primary purpose of this submission is to object to the envisaged function and public domain treatment of "Precinct Street B (North)" - the laneway that will separate Site 4B and the Metro site. This submission also provides commentary on the future Site 40 Station Northern Service Building.

Precinct Street B (North)

Concept drawings presented by the Sydney Metro team do not appear to have taken into account the vehicular access and servicing requirements of the undeveloped portion of Site 4B - whether this is the approved commercial building, or a larger, mixed-use building as envisaged under the SOPA Masterplan.

Whilst we understand Precinct Street B (North) needs to be pedestrian friendly, this cannot be at the expense of providing the necessary access and servicing requirements for Site 4B, given this is the sole vehicular access and loading point for this site.

Attached is a copy of the approved DA for Site 4B (MP 06-0273). The design (in term of levels, turning circles and pavement treatment) needs to take into account the current basement access to Site 4B as well as the adjacent loading dock. This loading dock is sized for the 10 storey commercial building. Allowance should be made for a larger dock that would cater for a larger, mixed use development as envisaged under the SOPA Masterplan, especially if active retail / F&B uses is to be provided at ground level fronting the future 'Miluni West End' Plaza.

As per our previous submission on the SOPA Masterplan, 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.

Site 40 Station Northern Service Building

The future Site 40 Station Northern Service Building site sits to the immediate east of Site 4B. Current workers and future residents, visitors and/or workers within Site 4B will look down onto this building. We request that the design treatment of this building, in particular, the roofscape is delivered as envisaged under the adopted SOPA Masterplan.

Any questions, please contact the undersigned or Jamie Stewart, Project Director, Fitzpatrick Investments P/L on jamie.stewart@fitzpatrickproperty.com.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Bernard Gallagher', with a stylized flourish at the end.

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