

# Annexure B: Planning Report

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# Sydney Olympic Park Master Plan 2050

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Planning Report



September 2024

# We create amazing places

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At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

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REF: #9546

Ver	Description	Date	Prepared By	Checked By
1	Final	September 2024	LH/JM	JM

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# Executive Summary

Sydney Olympic Park Master Plan 2050 (Master Plan 2050) will foster the evolution of Sydney Olympic Park into a connected and liveable suburb, that provides more housing, diverse employment opportunities and is adaptive and resilient to our changing climate.

Following the success of the Sydney 2000 Olympic and Paralympic Games, the NSW Government established the Sydney Olympic Park Authority (SOPA) to direct the next phase of development at Sydney Olympic Park. The *Sydney Olympic Park Authority Act 2001* (the SOPA Act) requires the preparation of a master plan to guide the planning, management, protection and development of Sydney Olympic Park.

Sydney Olympic Master Plan 2030 came into effect on 10 March 2010 and has been subsequently amended with the latest full review adopted in 2018 - Master Plan 2030 (2018 Review). Following the announcement of a Sydney Metro West (SMW) Station for Sydney Olympic Park, SOPA prepared Master Plan 2030 (Interim Metro Review), to facilitate the delivery. The current master plan (Master Plan 2030) consists of Master Plan 2030 (2018 Review) and Master Plan 2030 (Interim Metro Review).

Master Plan 2050 is the next stage of the strategic planning for Sydney Olympic Park and fulfils SOPA's statutory obligations to undertake a review of the master plan, every five years or soon as possible after, noting Master Plan 2030 came into effect in 2018. It will provide an integrated framework for Sydney Olympic Park, that combines both the urban and parklands areas. Currently Master Plan 2030 does not apply to the Millenium Parklands (the Parklands).

Master Plan 2050 responds to the following key strategic drivers:

- Major regional infrastructure investments including Sydney Metro West (SMW) and Parramatta Light Rail Stage 2 (PLR 2). Master Plan 2050 harnesses the generational opportunity afforded by SMW Station which will provide enhanced levels of accessibility and amenity for residents, workers and visitors to Sydney Olympic Park.
- Current housing shortages within Sydney with the provision of new homes located close to transport, jobs and infrastructure. Master Plan 2050 will accommodate up to 13,000 dwellings to house up to 30,000 residents forecast by 2050.
- Sydney Olympic Park's designation as a Strategic Centre within the Greater Sydney Region Plan – A Metropolis of Three Cities and Central City District Plan.
- The ongoing transition of Sydney Olympic Park from a sports precinct to a thriving and viable urban community.

Master Plan 2050 is the culmination of extensive stakeholder and community engagement and analysis undertaken by SOPA. In June 2022 SOPA released the Place Vision and Strategy (Vision) for Sydney Olympic Park in 2050. The Vision sets out an over-arching vision for what Sydney Olympic Park will be in 2050 – a place that is energised every day, that is Country-first and nature positive and where Sydney comes to play.

The release of the Vision was followed by the Sydney Olympic Park Strategic Place Framework (SPF) in December 2022. The SPF furthered conversations with community and stakeholders around the “big moves” that were envisaged in Master Plan 2050 that have the greatest potential for social, environmental and economic implications. Master Plan 2050 builds on the Vision and is the outcome of a highly collaborative process, involving a multi-disciplined team, working closely with key stakeholders. It has been informed by extensive analysis and the consideration of a range of issues. This includes:

- State, district and local planning strategies.
- Embedding a Country-centred approach within Master Plan 2050, that recognises the Traditional Custodians of Sydney Olympic Park, the Wangal and seeks to reconnect the place with its Wangal roots. An Aboriginal cultural heritage assessment was also prepared to identify areas of Aboriginal archaeological sensitivity and registered sites.

- Formulating a transport strategy that responds to the significant public transport investment by maximising the use of active and sustainable transport modes to, from and through Sydney Olympic Park, reducing private vehicle use and car parking to create a 'car-lite' suburb.
- Identifying future employment and population growth that needs to be accommodated at Sydney Olympic Park.
- Providing additional dwellings to address the growth housing need, including diverse and affordable housing.
- Providing diverse employment opportunities across a broad range of sectors and identifying initiatives to foster jobs in emerging sectors.
- Establishing a robust, urban design led approach to Master Plan 2050, informed by a detailed site analysis, case studies and benchmarking and identification core design strategies and principles to guide future development and land use distribution across Sydney Olympic Park. This included the preparation of a reference scheme which informed the provisions within Master Plan 2050 and the proposed amendments to the zoning, height and floor space ratio applying under *State Environmental Planning Policy (Precincts - Central River City) 2021* (Central River City Precincts SEPP).
- Formulating a comprehensive public domain and landscape strategy that provides high quality and sustainable public domain and open spaces across Sydney Olympic Park that incorporate urban design, transport, ecological and social infrastructure priorities.
- Protecting and enhancing the ecological values and significance of the Parklands.
- Maintaining Sydney Olympic Park's status as a premier destination for events.
- Extending Sydney Olympic Park as benchmark for innovative environmental design and sustainability by integrating and enhancing existing sustainability practices.
- Protecting heritage and archaeological significance of Sydney Olympic Park.
- Identifying community facilities and social infrastructure that will be required to support the resident, worker and visitor population.
- Consideration of various environmental factors including contamination, noise, wind and flooding.

Master Plan 2050 will be implemented through consequential amendments to the Central River City Precincts SEPP.

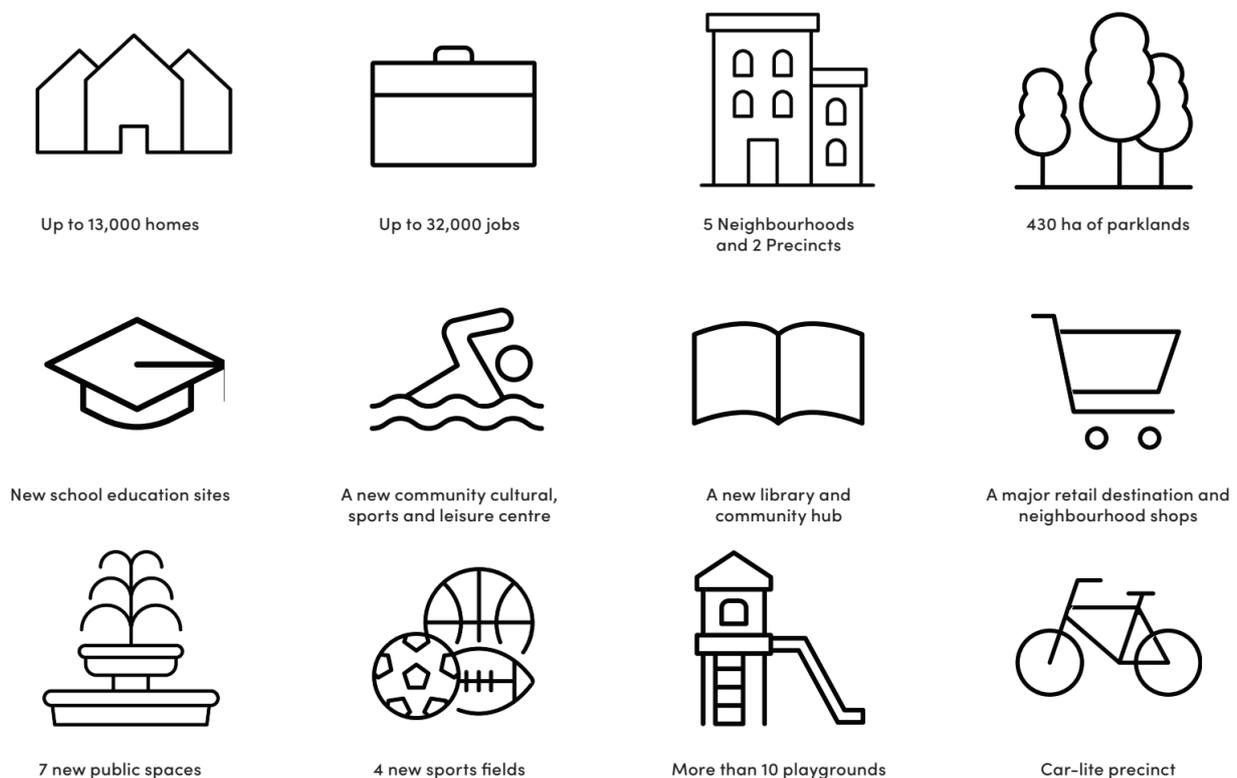


Figure 1: Master Plan 2050 (Source: SJB)

**Next Steps**

Master Plan 2050 and associated amendments to the Central River City Precincts SEPP will be lodged with the Department of Planning, Housing and Infrastructure (DPHI) for public exhibition and consideration.

During the exhibition period, formal public submissions are invited. Separately, SOPA will be endeavouring to reach a wide audience to share and seek feedback on the Master Plan 2050 and associated technical reports.

# 1. Introduction

This Planning Report (this report) has been prepared by SJB Planning on behalf of the Sydney Olympic Park Authority (SOPA) to support the Sydney Olympic Park Master Plan 2050 (Master Plan 2050) and associated amendments to the *State Environmental Planning Policy (Precincts - Central River City) 2021* (Central River City Precincts SEPP).

This report responds to the relevant Study Requirements – Sydney Olympic Park Master Plan 2050 (2022 Review) December 2022, Amended June 2023 (the Study Requirements) issued by the Department of Planning, Housing and Infrastructure (DPHI) (previously the Department of Planning and Environment) to SOPA.

Technical reports have been prepared in response to the Study Requirements. Consistent with the Study Requirements and where appropriate, this report addresses relevant planning considerations. The Study Requirements are included in Attachment 1.

## 1.1 Site context

Sydney Olympic Park is a large and unique suburb in Metropolitan Sydney, covering 640 hectares (ha), and accommodating a residential population of 5,257, 2,466 dwellings and 13,210 permanent jobs.

Sydney Olympic Park is characterised by two distinct areas: an urban area and parklands as depicted in Figure 2. Homebush Bay Drive and the suburbs of North Strathfield and Concord are located directly to the east and south-east of Sydney Olympic Park. The Western Motorway and the Carter Street Precinct, an urban renewal area, are located to the south-west. Lidcombe adjoins the Carter Street Precinct to the south. Newington lies to the west and to the northeast are Wentworth Point and Rhodes.

Sydney Olympic Park is 10 kilometres (km) east of the Parramatta Central Business District (CBD) and 14 km west of the Sydney CBD. It is located on the southern shore of Parramatta River (traditionally called the Burramatta), on the traditional lands of the Wangal between Cadi-gal land (Cockle Bay) and Burramatta-gal land (Rosehill).

While it is predominantly located within the City of Parramatta Local Government Area (LGA), a small portion of Bicentennial Park is within the City of Canada Bay LGA.

Despite being strategically located between Parramatta and the Sydney CBD and being designated a strategic centre within the Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan) and Central City District Plan (District Plan), there is a lack of direct public transport access to Sydney Olympic Park. It currently has indirect, infrequent and slow journey times between both CBDs. Major public transport infrastructure improvements are planned within Sydney Olympic Park, including Sydney Metro West (SMW) currently being constructed and the proposed Parramatta Light Rail Stage 2 (PLR2). As illustrated in Figure 3, SMW will significantly improve the accessibility of Sydney Olympic Park by creating direct connections between Sydney (Harbour) and Parramatta CBDs

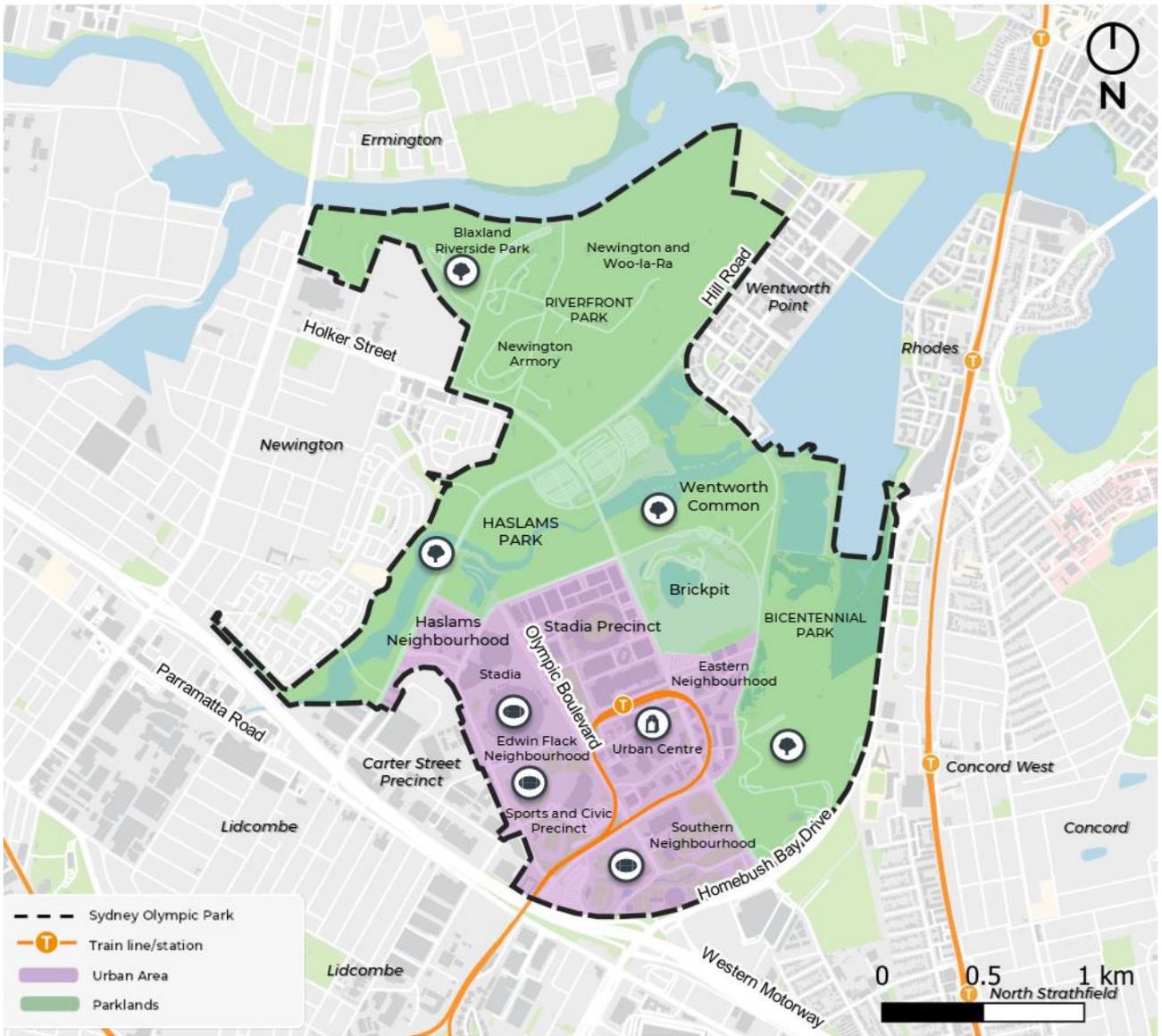


Figure 2: Sydney Olympic Park – Parklands and Urban Areas (Source: WSP)

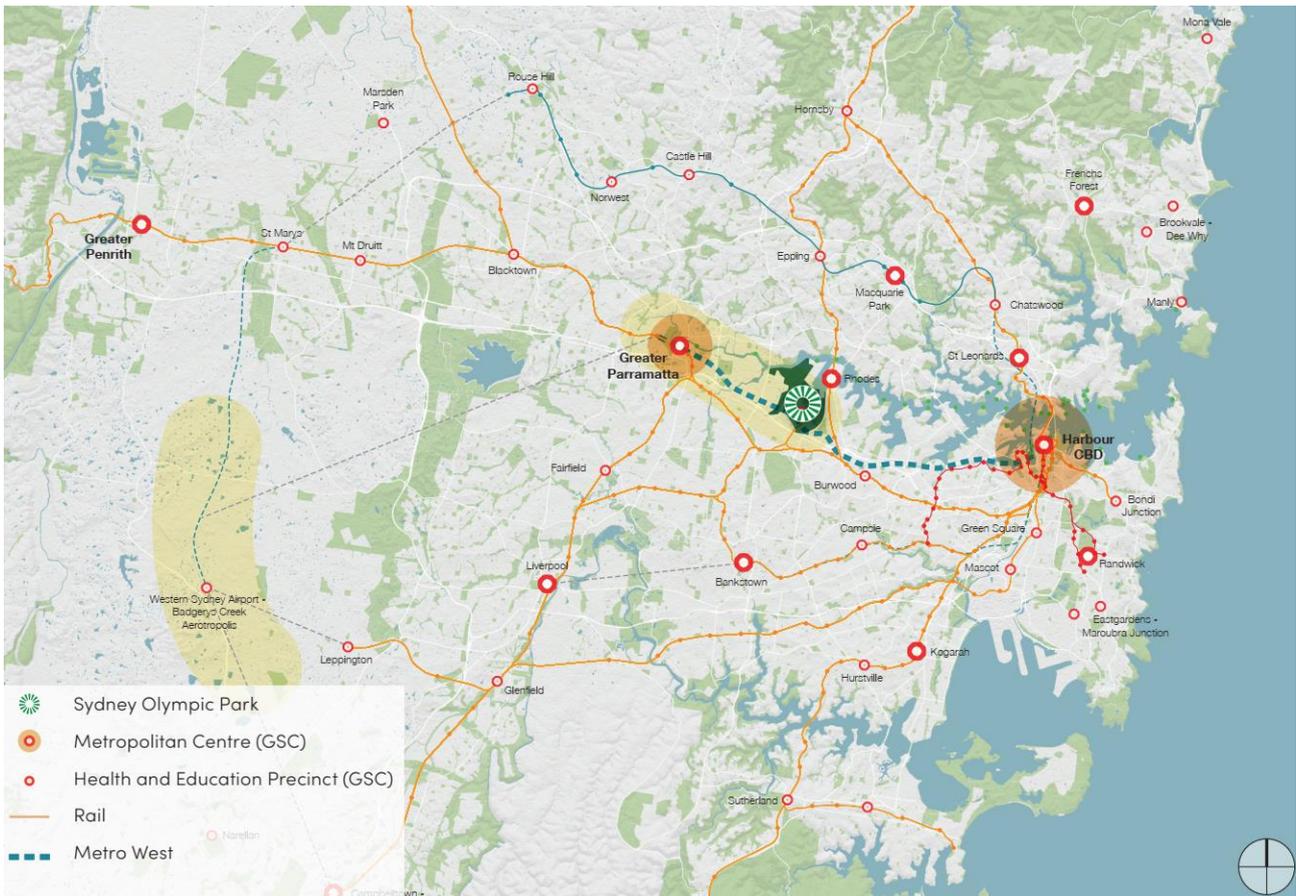


Figure 3: Sydney Olympic Park – Regional context (Source: SOPA)

Sydney Olympic Park has a complex history which has resulted in its unique legacy, including locally rare ecosystems and species, heritage artefacts, buildings and precincts, and diverse green spaces which are suitable for a wide range of programs and activities.

The estuarine ecosystems along the Burrumatta provided Aboriginal communities with food, clothing and other resources necessary to their lifestyle, as well as a means of transport. Aboriginal people continued to inhabit the Homebush Bay area even after their lands were occupied by Europeans.

The site played a significant industrial role for Greater Sydney between the late 19th and late 20th centuries, with the establishment of the Newington Armaments Depot, the State Abattoir and State Brickworks. Heritage remnants of these uses remain on site today.

Other industrial uses undertaken at Sydney Olympic Park included the production of town gas and other petroleum products.

The restoration of the site began in the 1980’s and was prioritised when Sydney won the bid for the Sydney 2000 Olympic and Paralympic Games (Sydney 2000 Games). Given the industrial history, it was one of the largest remediation projects of its kind in Australian history.

Following the Sydney 2000 Games, Sydney Olympic Park has evolved into a growing and diverse suburb and in 2009 was officially recognised as a suburb by the NSW Geographic Names Board.

Master Plan 2050 builds on the rich Aboriginal and non-Aboriginal history and heritage of Sydney Olympic Park.

## 1.2 Project background

Following the success of the Sydney 2000 Games, the NSW Government established SOPA to direct the next phase of development at Sydney Olympic Park. The *Sydney Olympic Park Authority Act 2001* (the SOPA Act) requires that a master plan be prepared to guide the planning, management, protection and development of Sydney Olympic Park.

Sydney Olympic Master Plan 2030 came into effect on 10 March 2010 and has been subsequently amended with the latest full review adopted in 2018 - Master Plan 2030 (2018 Review). Following the announcement of a SMW station for Sydney Olympic Park, SOPA prepared Master Plan 2030 (Interim Metro Review), to facilitate the delivery of the new SMW Station and its integration into the surrounding precinct. Together, Master Plan 2030 (2018 Review) and Master Plan 2030 (Interim Metro Review) form the current master plan, referred to as Master Plan 2030.

In 2022, following extensive community engagement, SOPA released the Place Vision and Strategy (Vision) for Sydney Olympic Park in 2050. The Vision described Sydney Olympic Park as a place that is energised every day, that is Country-first and nature positive and where Sydney comes to play. The Vision advocates for a holistic approach to the future planning of Sydney Olympic Park that aligns with State, district and local planning strategies, as well as stakeholder and the community aspirations. The Vision serves as a roadmap to inform decision-making for the next three decades.

Up to 30,000 residents are forecast to be living in Sydney Olympic Park by 2050. Master Plan 2050 will benefit from improvements to public transport through SMW to reimagine Sydney Olympic Park as a place that provides more housing, greater affordability, and a connected and liveable suburb that is adaptive and resilient to our changing climate.

Master Plan 2050 and has been prepared to:

- Build upon and implement the Vision;
- Provide an integrated framework for Sydney Olympic Park, that combines the urban and parklands areas;
- Harness the significant catalytic opportunity afforded by government investment in SMW with enhanced levels of accessibility and amenity for residents, workers and visitors to Sydney Olympic Park; and
- Fulfil SOPA's statutory obligations to undertake a review of the master plan, every five years, noting Master Plan 2030 (2018 Review), came into effect in 2018.

Master Plan 2050 will be implemented through consequential amendments to the Central River City Precincts SEPP.

## 1.3 Project team

A multi-disciplinary project team was formed to prepare Master Plan 2050 and the supporting technical information. This report should be read in conjunction with the supporting documents outlined in Table 1.

Supporting Documents	Consultant
Place Vision and Strategy 2050	Sydney Olympic Park Authority
Urban Design Report	SJB Urban
Landscape and Public Domain Report	Turf Landscape
Connecting with Country Technical Report	Yerrabingin
Transport Strategy	WSP
Community Facilities and Social Infrastructure Needs Study	Cred Consulting
Economic Inputs Report	SGS Economics

Supporting Documents	Consultant
Sustainability Technical Report	Atelier 10
Water Management technical report	Civille
Heritage Report	GML
Aboriginal Cultural Heritage Study	GML
Heritage Interpretation Strategy	GML
Remediated Lands Technical Paper and Addendum	Sydney Olympic Park Authority
Flood Assessment Report	Mott MacDonald
Master Plan 2050 - Noise Management Guidelines	RWDI
Wind Comfort Study	CPP Wind Engineering Consultants
Utilities Impact Assessment	Stantec
Community Engagement Outcomes Report and Community Engagement Strategy	Sydney Olympic Park Authority
Design Review Report	Sydney Olympic Park Authority
Affordable Housing Policy	Sydney Olympic Park Authority
Design Excellence Policy	Sydney Olympic Park Authority
Urban Green Cover Policy	Sydney Olympic Park Authority
Local Infrastructure Contributions Framework	GLN
Infrastructure Cost Plan	VG Consulting
Explanation of Intended Effects	Sydney Olympic Park Authority

*Table 1: Master Plan 2050 - Supporting documents and consultant team*

#### 1.4 Structure of document

This report is structured into sections as follows:

- Section 1 – provides an introduction to the site and project.
- Section 2 – addresses the Study Requirements.
- Section 3 – addresses the planning framework applying to Master Plan 2050 and the site, including consideration of the strategic and statutory planning framework.
- Section 4 – outlines the key drivers for the preparation of the Master Plan 2050, including a discussion of the consultation and engagement outcomes.
- Section 5 – provides a discussion of the key considerations that informed and influenced Master Plan 2050, including a description of the analysis, findings and recommendations of each of the technical reports.
- Section 6 – describes:
  - how Master Plan 2050 amends the current Master Plan 2030
  - the consequential amendments to the Central River City Precincts SEPP that are detailed in the Explanation of Intended Effects (EIE)
- Section 7 – outlines the next steps for the project.

## 2. Study Requirements

This Planning Report has been prepared in accordance with the Study Requirements issued by DPHI in June 2023. The purpose of the Study Requirements is to detail the mandatory content to be included and provide guidance to ensure that when the study is lodged with DPHI for consideration, it is appropriate for public exhibition and consultation with the community. The Study Requirements were prepared by DPHI in order to address the amendments to Master Plan 2050 proposed by SOPA, namely:

- One fully integrated Master Plan 2050 for the town centre and parklands which will bring together Master Plan 2030 (2018 Review), Master Plan 2030 (Interim Metro Review), Parklands Future Directions and Parklands Plan of Management.
- A Master Plan that builds upon the Sydney Olympic Park Vision and Strategy 2050.
- Harnessing of the development potential brought about by the SMW station currently under construction, throughout the whole of Sydney Olympic Park, and provisioning for future transport projects including PLR2 and Fast Rail.
- A strategic framework to guide the spatial planning of Sydney Olympic Park grounded in the evidence gathered through the preparation of the technical reports.
- A review and update to the existing current Master Plan 2030 principles and provisions to reflect SOPA's aspirations for world's best practice sustainability development and obligations as a Six Star Green Star community.
- Reconsideration of precinct and urban design outcomes to provide a vibrant neighbourhood with high amenity.

Attachment 1 outlines the Study Requirements and identifies the report section and relevant annexure in which the requirements are addressed.

# 3. Planning Framework

This section identifies the relevant strategic and statutory planning framework that has been considered in the formulation of Master Plan 2050.

## 3.1 Strategic Planning Framework

### 3.1.1 Greater Sydney Region Plan

The Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan) outlines how Greater Sydney will manage growth and change in the context of social, economic and environmental matters. It sets the vision and strategy for Greater Sydney that is to be implemented at a local level through district plans.

The Region Plan aligns land use, transport and infrastructure planning to reshape Greater Sydney as three unique but connected cities, being the Eastern Harbour City, the Western Parkland City and the Central River City with Greater Parramatta at its heart.

Sydney Olympic Park is located within the Central River City and is strategically positioned close to the Parramatta CBD within the Greater Parramatta and the Olympic Peninsula (GPOP) Economic Corridor. The GPOP economic corridor is a major growth area encompassing Parramatta CBD, Westmead Health and Innovation District, Camelia and Sydney Olympic Park, supported by significant investment in public transport notably SMW and potentially PLR2. The Region Plan identifies Sydney Olympic Park as a Strategic Centre (Refer to Figure 4).

The Region Plan identifies 10 key directions, and associated objectives and actions, relating to the following core themes:

- Infrastructure and collaboration;
- Liveability;
- Productivity; and
- Sustainability.

The Master Plan 2050 is consistent with the directions of the Region Plan as outlined in Table 2 below.

Direction	Response
Infrastructure and collaboration	
1. A city supported by infrastructure	<ul style="list-style-type: none"><li>- Master Plan 2050 is supported by a Transport Strategy which identifies future and potential transport infrastructure to support Sydney Olympic Park becoming a 30 minute city with improved accessibility to metropolitan and strategic centres.</li><li>- An updated Infrastructure Contributions Framework (ICF) has been prepared to ensure future development is supported by adequate local infrastructure.</li></ul>
2. A collaborative city	<ul style="list-style-type: none"><li>- Master Plan 2050 seeks to facilitate collaboration between all levels of government, industry and the community in the ongoing redevelopment of Sydney Olympic Park.</li></ul>
Liveability	
3. A city for people	<ul style="list-style-type: none"><li>- Master Plan 2050 will create new neighbourhoods ensuring housing is within a 15 minute walk of shops, services, open space and recreation and cultural facilities.</li></ul>

Direction	Response
4. Housing the city	- Master Plan 2050 will provide up to 13,000 homes within Sydney Olympic Park by 2050. A range of quality housing types will be provided to meet the diverse needs of the future population. This will include increased affordable housing for key workers.
5. A city of great places	- Master Plan 2050 is focussed on creating great places for people to live and work within Sydney Olympic Park. A diverse range of open space and facilities will be provided to service a broad range of recreational needs for residents, and which are readily accessible by walking or cycling.
<b>Productivity</b>	
6. A well-connected city	- The delivery of SMW and PLR2, will significantly enhance the accessibility of Sydney Olympic Park. It will be located within 30 minutes of the Greater Parramatta and Sydney metropolitan centres, and other strategic centres. Master Plan 2050 capitalises on this accessibility with the provision of new jobs, homes and services.
7. Jobs and skills for the city	- Master Plan 2050 will enable the provision of up to 32,000 jobs within Sydney Olympic Park by 2050. Diverse employment opportunities across a broad range of sectors are promoted, including events, sports and health, tourism, education, retail and entertainment and arts and culture, light industries, as well as commercial office uses. Master Plan 2050 incorporates initiatives to foster jobs in emerging sectors, including the circular economy sector.
<b>Sustainability</b>	
8. A city in its landscape	- Master Plan 2050 promotes increased tree canopy within the urban areas and protects and enhances the ecological values across Sydney Olympic Park.
9. An efficient city	- Master Plan 2050 will continue Sydney Olympic Park's exceptional track record in pioneering sustainable practices for sustainable urban development. The Master Plan includes performance targets, spatial design recommendations and provisions to protect and enhance ecologically and environmental sustainability. Master Plan 2050 also promotes a significant reduction in private vehicle use in favour of active and sustainable modes, to reduced greenhouse gas emission.
10. A resilient city	- Master Plan 2050 outlines ways to manage climate risks, ensuring the long-term sustainability and resilience of Sydney Olympic Park.

*Table 2: Master Plan 2050 consistency with Greater Sydney Regional Plan directions*

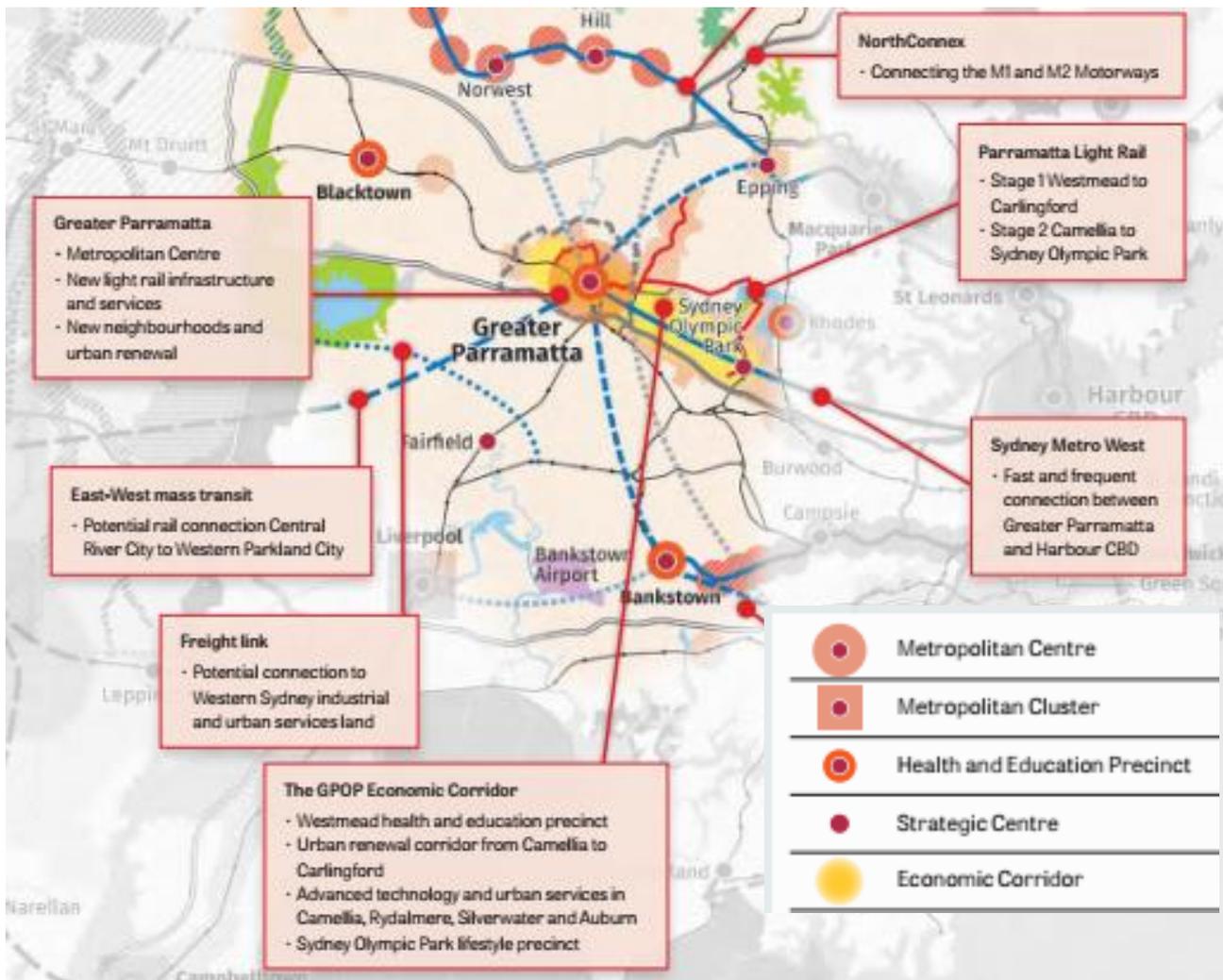


Figure 4: Sydney Olympic Park's strategic location (Source: Greater Sydney Region Plan)

### 3.1.2 Central City District Plan

The Central City District Plan (District Plan) seeks to manage growth in the context of economic, social and environmental matters in the Central City. It provides the district level framework to implement the goals and directions outlined in the Region Plan for the Central City District.

In recognition of the availability of the world class sporting and entertainment facilities, open space and recreation facilities, as well as the unique ecological qualities, the District Plan designates Sydney Olympic Park as, part of a 'Lifestyle Super Precinct' within the GOP, which affords residents within Sydney Olympics Park and surrounding suburbs a great lifestyle.

The District Plan also identifies Sydney Olympic Park as a Strategic Centre, establishes a baseline target of 45,000 jobs by 2036, including the Carter Street Precinct. The District Plan outlines a specific planning action to strengthen Sydney Olympic Park through approaches that:

- explore opportunities to attract public and private sports, health and physical education and tertiary education facilities as anchor tenants to activate the Sydney Olympic Park town centre.
- coordinate land use and infrastructure planning around the future for Stage 2 and Sydney Metro West stations at Olympic Park.

Master Plan 2050 is consistent with the District Plan as it reinforces Sydney Olympic Park as an important strategic centre and lifestyle precinct within the GOP as demonstrated by the following:

- It promotes job growth within a location that is supported by new transport infrastructure, including significant investment in public transport, with up to 32,000 jobs to be provided at Sydney Olympic Park by 2050.

- It promotes future development and jobs across a range of industries, including events, entertainment, sports, health and education, as well as creative and circular economy industries, to attract investment.
- The housing and job growth, combined with the significant improvements in public transport with the provision of SMW as well as enhanced active transport links, support the establishment of a 30-minute city.
- It supports and enhances liveability outcomes through:
  - New housing provision that will facilitate up to 13,000 homes within Sydney Olympic Park by 2050;
  - The provision of diverse and affordable housing to support a range of residents;
  - The creation of new local centres within neighbourhoods to ensure residents are within 15 minute walking distance of shops and services;
  - The provision of new and enhanced public open spaces to cater for a range of user groups that are within a 15 minute walk of homes;
  - The provision of new community facilities to meet the needs of residents and workers; and
  - The provision of enhanced active transport connections to maximise accessibility to public transport, services and open space across Sydney Olympic Park.

### 3.1.3 *Greater Parramatta to the Olympic Peninsula*

In October 2016, the Greater Sydney Commission (GSC) released the vision for the Greater Parramatta and the Olympic Peninsula (GPOP), an area covering 60 square kilometres in the middle of Greater Sydney and spanning 13 kilometres from east to west.

GPOP is an urban renewal area that consists of four key economic hubs with dedicated industry, research and development and workforce capabilities.

The GPOP houses the GPOP Economic Corridor which includes the precincts of Westmead, Parramatta North Precinct, Parramatta CBD, Rydalmere, Camellia, Silverwater, Granville and Sydney Olympic Park. A number of these precincts provide urban services.

Sydney Olympic Park is identified as the Lifestyle Super Precinct, as per the District Plan, and its role will continue to offer a mix of living, recreation and entertainment options with activation supported by businesses and educational institutions that specialise in providing services to these sectors.

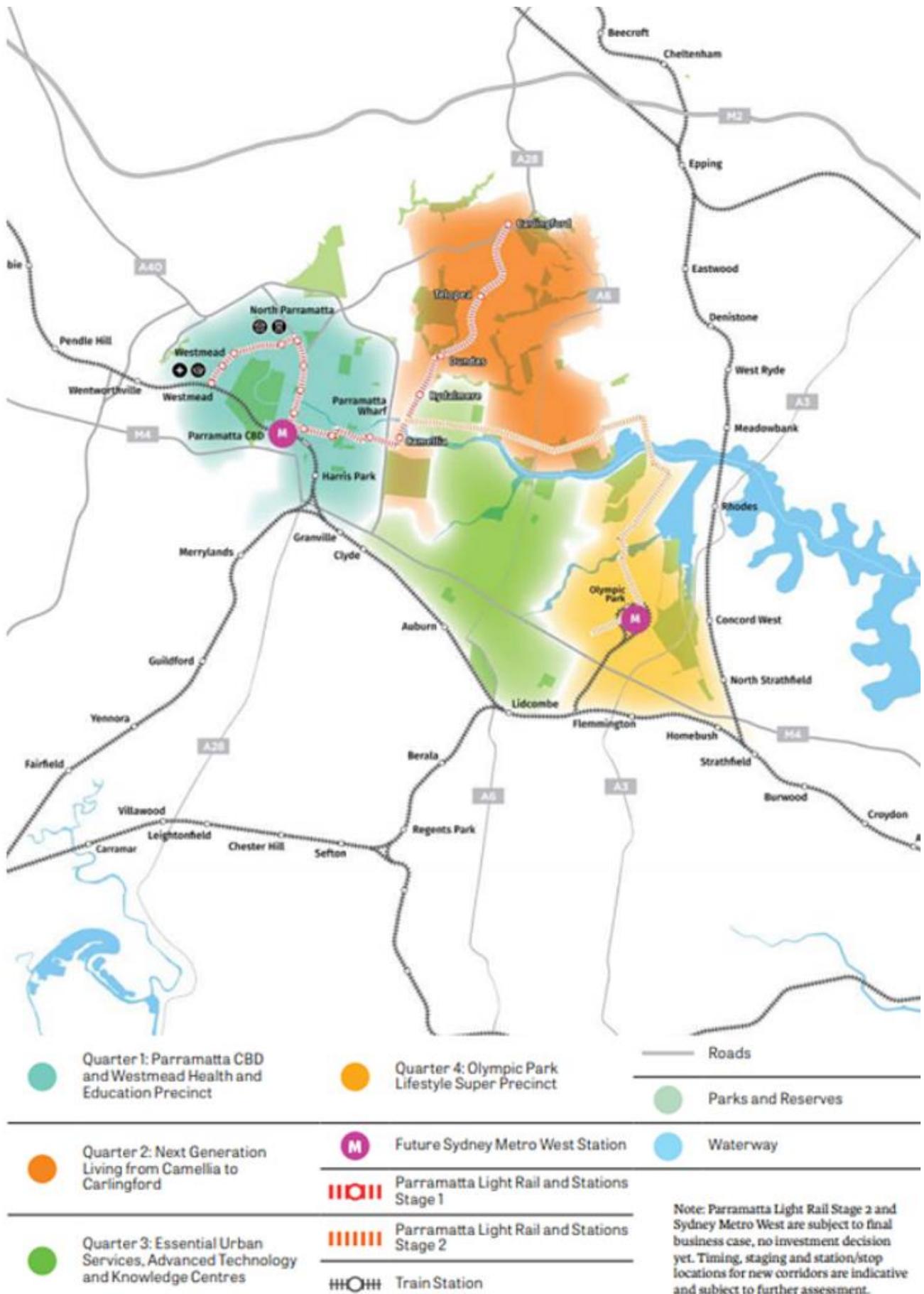


Figure 5: GPOP (Source: Greater Sydney Commission)

### 3.1.4 *Greater Parramatta Interim Land Use and Implementation Plan*

In July 2017, the then Department of Planning and Environment, in collaboration with City of Parramatta Council and GSC, prepared an Interim Land Use and Infrastructure Implementation Plan (LUIIP) for the GPOP. This plan is given strategic weight through an existing Ministerial 9.1 Direction.

The interim LUIIP identifies how more jobs, homes and essential services will be accommodated in the priority growth area over the next 20 years. It includes a land use framework to guide future redevelopment of the priority growth area, identifies key actions for the short term and allows government agencies to identify and plan for the infrastructure required to unlock its potential.

Master Plan 2050 capitalises on the opportunities provided by PLR2 and SMW, by facilitating new homes and jobs as Sydney Olympic Park transitions into a thriving and viable urban community.

### 3.1.5 *Place-based Infrastructure Compact Pilot: A City Supported by Infrastructure*

In March 2020, the GSC released the final recommendations on the Place-based Infrastructure Compact Pilot: A City Supported by Infrastructure (GPOP PIC) for the Greater Parramatta Olympic Park area. The GPOP PIC was exhibited from 7 November to 18 December 2019. The GPOP PIC analyses infrastructure needs and costs and aims to ensure growth logically aligns with infrastructure. To achieve this, the GPOP PIC recommends sequencing development over three phases.

Sydney Olympic Park is identified as a Phase 2 Precinct which focuses on aligning growth with the delivery of future transformative, city-shaping infrastructure, namely SMW and the PLR2. The GPOP PIC identified that a review of Master Plan (2018 Review) was required to unlock the potential enabled by a new SMW Station and light rail stops. The Master Plan (Interim Metro Review) was focused on enabling the integration of a new SMW station within the Central Precinct (Urban Centre Neighbourhood) and did not unlock the full potential afforded by SMW. Master Plan 2050 provides a comprehensive review of existing Master Plan by leveraging the transformative opportunities afforded by SMW to reimagine Sydney Olympic Park as a place that provides more housing and jobs within a well-connected and liveable suburb that is adaptive and resilient to climate change.

### 3.1.6 *Future Transport Strategy 2056*

The Future Transport Strategy 2056 (Future Transport Strategy) acknowledges the vital role of transport in land use, tourism and economic development. The Future Transport Strategy sets a 40-year vision that focuses on the role of transport in delivering movement outcomes that support the community for the future. This includes supporting the delivery of 15-minute neighbourhoods and 30-minute cities. The 30-minute city concept aims to connect people living in metropolitan cities to as many strategic centres as possible in addition to their nearest centre.

The strategy highlights city shaping transport infrastructure projects within and around Sydney Olympic Park, including:

- SMW Station at Sydney Olympic Park
- PLR2 which are expected to transport Sydney Olympic Park
- A rapid bus network connecting Sydney Olympic Park to Rhodes, Hurstville and outlying areas.

Overall, Master Plan 2050 aligns with the approach to transport outlined in the Future Transport Strategy.

This investment in public transport infrastructure will improve accessibility to and from Sydney Olympic Park other strategic centres and significantly increase its 30-minute catchment.

Master Plan 2050 promotes 15-minute neighbourhoods by integrating land uses, both existing and future, with enhanced active transport connections. This will ensure residents have access to daily living needs, including shopping, community and medical services, education and recreation within a 15-minute walk or cycling trip. The active transport connections will also increase accessibility to public transport and further support the 30-minute city. This will be reinforced with the reduced reliance on private vehicle travel through the reduced maximum parking rates and reduction in the existing public parking, proposed in Master Plan 2050.

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### 30 minute city

A planning concept for a city in which people can easily access the places they need to visit on a daily basis within 30 minutes travel from where they live. In the Greater Sydney context, the focus is on access to the nearest centre within 30 minutes by public transport, walking or cycling.

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Figure 6: The 30 minute city (Source: WSP)

#### 3.1.7 State Infrastructure Strategy 2018-2038

The State Infrastructure Strategy 2018-2038 (SIS) sets out the NSW Government's infrastructure needs and priorities over the next 20 years to support a growing population and a growing economy. The Strategy is framed around nine objectives. Master Plan 2050 aligns with following objectives:

**Boost economy-wide and productivity and competitiveness:** Master Plan 2050 leverages the significant public transport project, by promoting a range of business and industries, including commercial uses, light industry, creative industries, cultural uses, while maintaining its status as Australia's premier sporting and major events precinct.

**Service growing communities:** Master Plan 2050 provides for new housing, including affordable housing, within vibrant, liveable communities, that are proximate to services and facilities required to meet the needs on the community.

**Embed reliability and resilience:** Master Plan 2050 requires the need to plan for sea level rise and flooding and minimise impacts on the natural systems and habitats of Sydney Olympic Park. It also promotes green infrastructure within new development and public domain to reduce the urban heat island effect.

**Achieve an orderly and efficient transition to Net Zero:** Master Plan 2050 establishes a sustainability framework for future development within Sydney Olympic Park to ensure the suburb is carbon zero by 2050.

**Enhance long-term water security:** Master Plan 2050 promotes the sustainable use of water across Sydney Olympic Park through water harvesting and reuse, WSUD and the connection to available recycled water networks.

**Protect our natural endowments:** Master Plan 2050 promotes land use and development which protects and enhance ecological communities and avoid habitat loss, degradation or fragmentation. The requirement for sustainable building materials in development, along with the provision for on-site waste and recycling infrastructure, will further mitigate impacts on the natural environment.

**Harness the power of data and digital technology:** Master Plan 2050 promotes business and development that experiments and test ideas in a living lab setting supported by access to smart city technologies and data.

**Integrate infrastructure, land use and service planning:** Master Plan 2050 identifies new housing, jobs amenities and services for Sydney Olympic Park in direct response to the significant catalytic opportunity afforded by SMW and the enhanced levels of accessibility and amenity that it will provide.

#### 3.1.8 City of Parramatta Local Strategic Planning Statement City Plan 2036

The City of Parramatta's Local Strategic Planning Statement (LSPS) sets out the 20-year vision for land use planning in the City of Parramatta.

The LSPS identifies Sydney Olympic Park as a lifestyle precinct, which will continue to offer a mix of living, recreation and entertainment options with activation supported by businesses and educational institutions that specialise in providing services to these sectors. In particular, the LSPS establishes a housing target of 8,190 additional dwellings and 16,500 additional jobs by 2036 for Sydney Olympic Park.

Master Plan 2050 facilities up to 13,000 dwellings and 32,000 jobs for Sydney Olympic Park by 2050, which is far in excess of dwellings and jobs envisioned in the LSPS.

### 3.1.9 *City of Parramatta Community Strategic Plan (2018-2038)*

The City of Parramatta's Community Strategic plan is a 25 year plan for the Parramatta LGA. The plan outlines the community shared vision and aspirations for the future and sets out strategies to achieve said visions.

The strategic plan outlines the future of Sydney Olympic Park to be transformed into a thriving urban centre providing employment opportunities, housing, and retail.

Master Plan 2050 supports these goals through the appropriate provision of residential, commercial, and retail uses within Sydney Olympic Park, supported by:

- Transport infrastructure, including major public infrastructure as well as enhancements to active transport
- Social infrastructure, including education, community and cultural facilities
- Recreation and open space facilities.

### 3.1.10 *Cumberland City Council, Cumberland 2030 - Local Strategic Planning Statement, 2020*

It is noted the Cumberland Local Strategic Planning Statement (LSPS) outlines access to Sydney Olympic Park as one of the ways that makes Cumberland unique. Sydney Olympic Park is connected via heavy rail to Lidcombe, which provides a direct connection to the Cumberland LGA and connection to the entire Sydney Trains network. In addition, is noted the LSPS outlines Council will advocate for an extension of the Parramatta Light Rail to include a link from Sydney Olympic Park to Parramatta CBD via Parramatta Road, connecting the North Auburn and Granville precincts in the Parramatta Road Corridor.

### 3.1.11 *Government Architect NSW's Better Placed*

Better Placed is an integrated design policy for the built environment of NSW. It seeks to capture our collective aspiration and expectations for the places where we work, live and play. A well-designed built environment is healthy, responsive, integrated, equitable and resilient.

### *Objective 1: Better Fit*

The purpose of Master Plan 2050 is to inform and direct the future development across Sydney Olympic Park. It ensures that future development responds to its context and setting.

### *Objective 2: Better Performance*

Master Plan 2050 will ensure that development of the built environment, public spaces and infrastructure within Sydney Olympic Park exemplify leadership in sustainability to create a place that is healthy, resilient and adaptable.

### *Objective 3: Better for Community*

The creation of a liveable suburb that is inclusive, accessible and diverse underpins Master Plan 2050. Master Plan 2050 facilitates a range of housing types across Sydney Olympic Park, including student housing, seniors housing and affordable housing. Master Plan 2050 seeks to promote diverse employment opportunities across sectors including events, sports and health, tourism, education, retail and entertainment and arts and culture, light industries in particular circular economy functions, as well as commercial office uses. Residents, workers and visitors will have access to range of open spaces and facilities including recreational, education, cultural and other community needs.

### *Objective 4: Better for People*

Master Plan 2050 establishes a framework to ensure the design of streets, public spaces and buildings maximises safety, comfort and liveability for occupants and users.

### *Objective 5: Better Working*

The Master Plan 2050 outlines objectives and controls for future development to address to ensure buildings and spaces are functional, efficient, and fit for purpose.

### *Objective 6: Better Value*

The Master Plan 2050 provides a coordinated, long-term framework for the development of Sydney Olympic Park which builds on its existing attributes, including the significant ecological, recreation and entertainment values, as well as the investment in public transport, to create a sustainable and liveable community for residents, worker and visitors.

### *Objective 7: Better Look and Feel*

The Master Plan 2050 provides development objectives and controls to ensure the aesthetic quality and visual setting of future development is attractive, engaging and inviting. The objectives and controls relate to built form, land uses, ecology and sustainability, heritage, public open spaces and buildings and other considerations, which are supplemented by additional provisions for specific character areas. The inclusion of design excellence provision, including the identification of a significant number of design competition sites, will further contribute to high standard of aesthetic quality and visual setting within development across Sydney Olympic Park.

#### *3.1.12 Greener Places*

Greener Places is a design framework for urban green infrastructure. It seeks to capture our collective aspiration and expectations in planning, designing and delivering green infrastructure in urban areas across NSW. Well-designed green infrastructure responds to 4 key principles: integration, connectivity, multifunctionality, and participation.

##### *Principle 1: Integration*

Greener Places considers green infrastructure as being integrated with other urban infrastructure such as built form, transport infrastructure, and water management systems to create high-quality urban environments.

Master Plan 2050 identifies spatial outcomes, along with objectives and controls, to maximise opportunities for green infrastructure with the future development.

### *Principle 2: Connectivity*

Connectivity is a key principle to ensure accessibility, permeability and legibility within the Sydney Olympic Park and wider area. SMW will connect Sydney Olympic Park to the wider Sydney Region. Master Plan 2050 enhances the connectivity through the provision of new active transport connections, new streets and through site links and changes to existing street that prioritise pedestrian movements.

### *Principle 3: Multifunctionality*

Master Plan 2050 identifies the need for a network of green spaces throughout Sydney Olympic Park that support a range of play, active and passive recreational opportunities to support diverse communities. The multifunction spaces will be inclusive, accessible and welcoming to facilitate social interaction and wellbeing.

### *Principle 4: Participation*

Participation involves stakeholders in the development and implementation of the green infrastructure plans and actions. The green infrastructure embedded in Master Plan 2050 is the outcome of collaboration with community and other key stakeholders. The future design and development of green infrastructure spaces will be subject to further engagement with a broad range of stakeholders including the community, First Nations groups, local council, and State government agencies.

Master Plan 2050 is the result of a collaboration of community involvement, as well as participation from several government agencies and private organisations. The combined participation, resources and shared knowledge from the abovementioned groups maximises the benefits of proposed green spaces.

#### *3.1.13 Practitioner's Guide to Movement and Place*

The role of the guide is to provide a common structure for place-based transport and city and town planning across NSW. Master Plan 2050 has informed by the Movement and Place framework as it has considered both the movement and place functions of streets and roads throughout Sydney Olympic Park.

#### *3.1.14 Government Architect NSW's Connecting to Country Framework 2023*

The Connecting with Country Framework is a guiding document for developing connections with Country that can inform the planning, design, and delivery of built environment. The Framework aims to identify and create opportunities to value Aboriginal wisdom and knowledge in the design, planning and management of open spaces and the built environment.

In line with the place pillars of the Vision, Master Plan 2050 adopts a Country-centred approach. It recognises the Traditional Custodians of Sydney Olympic Park, the Wangal, and seeks to reconnect the place with its Wangal roots.

Wangal Country, across Sydney Olympic Park, is at the meeting of garugalo (saltwater) and nattaigalo (freshwater). It comprises of the land along the southern shore of the Burramatta (Parramatta River) and harbour to Tumbalong (Darling Harbour). It is the home of the Wangal People who occupied this land utilising the abundant resources with reciprocity - only taking what they needed to sustain their people and the environment.

Despite the changes in access to Country and to the landscape of the Sydney region, the cultural and spiritual connection of Aboriginal people to Wangal Country remains. There is a continuing culture, spirituality, community and connection to Country. This connection to Country encompasses tangible places and things such as the harbour, shorelines, creeks, plants and animals and built landscapes, as well as intangible aspects such as language, stories, belief, songs and memories.

Through the design process, engagement was undertaken with First Nations peoples who have a strong bond with this land and waterways. The process started with a deep respect for Country and was guided by the Connecting with Country Framework.

The approach to connecting and embedding Country in Master Plan 2050 is grounded in three key themes: the movement of water, a green heart and cultural connections. For each of the three themes, Master Pan 2050 identifies

Connecting with County potential design interventions within the development of built form and spaces. This is supported by the following overarching objectives for embedding Country throughout the project life cycle for Sydney Olympic Park:

- (a) *Ensuring development acknowledges Country and the interconnected nature of all elements of Country at the site and in the surrounding cultural landscape.*
- (b) *Ensuring meaningful engagement with Aboriginal groups during the development, planning and design process.*
- (c) *Creating opportunities for capacity building and economic development for Aboriginal people and organisations across planning, design, construction and operation.*
- (d) *Ensuring development is designed to proactively allow for opportunities to connect to Country and for Aboriginal people to continue to care for Country.*
- (e) *Recognise and reflecting Aboriginal Connection to Country by protecting and enhancing significant natural features in and around the site.*
- (f) *Protecting and enhancing the history and culture of the Aboriginal custodians of the land within the development of buildings and public spaces which facilitate cultural practices and Connection to Country.*
- (g) *Celebrating Aboriginal culture and language through public art and place making across the site.*

### 3.2 Sydney Olympic Park Statutory Planning Framework

The relevant Acts, environmental planning instruments and policies applying to Sydney Olympic Park are outlined below.

#### 3.2.1 *Environmental Planning and Assessment Act 1979*

*Environmental Planning and Assessment Act 1979* (EP&A Act 1979) establishes the framework for statutory planning and assessment in NSW. The EP&A Act 1979 seeks to promote the social and economic welfare of the community, facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making, and promote the orderly and economic use and development of land.

The carrying out of any development within NSW, including at Sydney Olympic Park, is subject to the objects and provisions of the EP&A Act 1979. The applicable approval process and the key planning considerations relating to development at Sydney Olympic Park are detailed in environmental planning instruments which were prepared under the Act.

#### 3.2.2 *Sydney Olympic Park Authority Act 2001*

Master Plan 2050 has been prepared to guide the planning, management, protection and development of Sydney Olympic Park, in accordance with the requirements of the SOPA Act 2001.

The SOPA Act 2001 establishes the status of SOPA as a statutory body representing the Crown and identifies its principal functions and the land on which those functions may be exercised.

The objectives of the SOPA Act 2001 are set at out Clause 3. The objects require that SOPA make all reasonable attempts to ensure that:

- (a) *Sydney Olympic Park becomes an active and vibrant centre within metropolitan Sydney;*
- (b) *Sydney Olympic Park becomes a premium destination for cultural, entertainment, recreation and sporting events;*
- (c) *any new development carried out under or in accordance with this Act accords with best practice accessibility standards and environmental and town planning standards, and*
- (d) *the protection and enhancement of the natural heritage of the Millennium Parklands.*

Master Plan 2050 has been prepared in accordance with Section 18 of the SOPA Act 2001 which requires SOPA prepare and maintain a Master Plan for Sydney Olympic Park with respect to the development and use of land and buildings, the provision of public transport services, the management of roads, the protection and use of waterfront areas, parklands, and natural vegetation, and the use and management of the public domain.

Section 18 also that requires that:

- The master plan is to be approved by the Minister for Planning

- The master plan is to be consistent with the Sydney Olympic Park Environmental Guidelines and Sydney Olympic Park and Parklands Plan of Management
- An environmental planning instrument must provide additional detail in relation to the application of the master plan and public exhibition requirements.

### Environmental Guidelines

The Sydney Olympic Park Environmental Guidelines 2008 (Environmental Guidelines) as referred to in the SOPA Act 2001, identify core areas for environmental performance and management at Sydney Olympic Park. In accordance with section 18 of the SOPA Act 2001, the master plan is to be consistent with the Environmental Guidelines.

Master Plan 2050 supports the environmental management initiatives contained within the Environmental Guidelines. An assessment of the Master Plan 2050 against the Environmental Guidelines is provided in Attachment 2.

### Parklands Plan of Management

Section 34 of the SOPA Act 2001 requires the preparation of a plan of management for the Millennium Parklands (the Parklands) to protect, maintain and improve the Parklands as a means of promoting their recreational, historical, scientific, educational and cultural value. SOPA have fulfilled this obligation, with the preparation of the Parklands Plan of Management 2010. The Sydney Olympic Park Parklands Plan of Management 2010 (Parklands Plan of Management) is the key policy which guides and controls development within the Parklands. In accordance with section 18 of the SOPA Act 2001, the master plan is to be consistent with the Parklands Plan of Management.

Master Plan 2050 provides design guidance for the Parklands to supplement the Parklands Plan of Management. In this regard, Master Plan 2050 is consistent with the Parklands Plan of Management as outlined below.

- The broad recreation and conservation land uses nominated for the Parklands in the Master Plan 2050 align with the land use classifications and regime applying in the Parklands Plan of Management as outlined in Table 3 below.

Master Plan 2050	Parklands Plan of Management 2010
Recreation space; events and sports	Leisure and play; sport and recreation
Conservation area	Conservation, nature reserve, wetland and water course

*Table 3: Parklands land uses - Master Plan 2050 Key and Parklands Plan of Management*

Given the land uses are consistent with the Parklands Plan of Management, the land use zones applying to the Parklands under the Central River City Precincts SEPP remain unchanged.

- Section 3.5 Environmental conservation and protected area of Master Plan 2050 identifies ecological buffers adjacent to Newington Nature Reserve and the Brickpit. These comprise a combination of ecological buffer, ecological enhancement and conservation areas.
- Master Plan 2050 includes provisions relating to remediated lands management and heritage.
- The Master Plan 2050 Character Areas for the Parklands design principles, require development to be consistent with the Parklands Plan of Management.

### 3.2.3 *National Parks and Wildlife Act 1974*

*The National Park and Wildlife Act 1974* (NPW Act) seeks to regulate the establishment, preservation, and management of national parks, historic sites, certain flora and fauna, and Aboriginal objects.

Newington Nature Reserve is a gazetted nature reserve under the NPW Act and is vested in the National Parks and Wildlife Service (NPWS) and managed on their behalf by SOPA. In accordance with the NPW Act, the Reserve is required to be managed in accordance with a Plan of Management. The Newington Nature Reserve Plan of Management 2003 (NNR Plan of Management) has been incorporated into the Parklands Plan of Management. While

the Master Plan 2050 land application map incorporates Newington Nature Reserve, it does not contain any provisions that apply to the reserve or propose any design or spatial interventions into the reserve.

The provisions of the NPW Act relating to the protection of Aboriginal cultural heritage also applies to Sydney Olympic Park. An Aboriginal Cultural Heritage Study (ACHS) has been prepared to inform Master Plan 2050 which is discussed in Section 5.17 of this report.

#### 3.2.4 Contaminated Lands Management Act 1997

The *Contaminated Lands Management Act 1997* (CLM Act) establishes a process for investigating and, where appropriate, remediating land that the NSW Environment Protection Authority (EPA) deems to be significantly contaminated.

Several sites within Sydney Olympic Park are listed on the EPA's contaminated land record. Under the CLM Act, these sites are subject to Ongoing Maintenance Orders.

Further details of the statutory obligations applying to Sydney Olympic Park under the CLM Act is provided in the Remediated Lands Technical Paper and Addendum and discussed in Section 5.8.

#### 3.2.5 State Environmental Planning Policy (Precincts - Central River City) 2021 (Central River City Precincts SEPP)

The Central River City Precincts SEPP aims to facilitate the development or protection of key urban sites of economic, environmental or social significance to the State. It is the principal environmental planning instrument regulating development at Sydney Olympic Park.

Sydney Olympic Park is identified as a State significant precinct (SSP) under the Central River City Precincts SEPP and the relevant provisions are contained in Appendix 4 of the Central River City Precincts SEPP. The key provisions of Appendix 4 are summarised in Table 4 below. Master Plan 2050 will be implemented through supporting amendments to the Central River City Precincts SEPP, which are detailed in the Explanation of Intended Effects (EIE) and outlined in Section 6.2. The amendments relate to the land use zone and the height and floor space ratio development standards, as summarised below:

— Land Use zone:

- The MU1 Mixed Use zone is proposed to replace the current B4 Mixed Use zone. This change is in line with the employment zones reform developed in response to the NSW Productivity Commission's White Paper on Rebooting the Economy where, amongst other things, the B4 Mixed Use zone was changed to the MU1 Mixed Use zone.
- Land within the Urban Centre, adjacent to the existing railway station and proposed Sydney Metro West (SMW) station is proposed to be rezoned from B4 Mixed Use to E2 Commercial Centre Sydney Olympic Park's major public open spaces are zoned RE1 Public Recreation. The RE1 Public Recreation zone is proposed to be extended so that existing local green spaces, parks, and community open spaces are also zoned RE1 Public Recreation

— Development standards:

- The existing building height and floor space ratio development standards as shown on the Height of Building Map, Reduced Level Map and Floor Space Ratio Map will be amended to align with Master Plan 2050.
- Inclusion of a new subclause within *Clause 19 Floor Space Ratio* allowing the gross floor area (GFA) of certain enclosed wind and/or noise affected balconies to be excluded from the calculation of the total floor space when applying a FSR.
- Removal of definition of building height and rely on the Standard Instrument Order definition of 'building height (or height of building).

— Amend Clause 30 Design Excellence to replace the reference to Sydney Olympic Park Master Plan 2030 (2018 Review)' with Master Plan 2050

Clause	Description
Land Use zones (Clauses 7-15)	The following land use zones apply to Sydney Olympic Park: B4 Mixed Use REI Public Recreation C1 National Parks and Wildlife C2 Environmental Conservation C3 Environmental Management SP2 Instructure  The urban area is largely zoned B4 mixed use. The remaining zones applies to the Parklands.
Height of Buildings (Clause 18)	Establishes the maximum building height on any land within the Sydney Olympic Park site in accordance with the Height of Buildings Map or the Reduced Level Map, whichever is applicable.
Floor Space Ratio (Clause 19)	Establishes the maximum FSR for a building on any land within the Sydney Olympic Park in accordance with the Floor Space Ratio Map.
Exceptions to development standards (Clause 21 and 22)	Requires the consent authority to consider a written request justifying the contravention of the development standard which demonstrating among other matters that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.
Public utility infrastructure (Clause 23)	Requires consent authority to be satisfied that any public utility infrastructure that is essential for a proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.
Major events capability (Clause 24)	Requires the consent authority to be satisfied that traffic generated by a proposed development will not impact on the operation of major events in terms of the effective management of crowd movements, saturation of the local and regional road network, effective functioning of major event infrastructure and will not conflict with emergency management plans.
Transport (Clause 25)	Requires the consent authority to be satisfied that a proposed development includes measures to promote public transport, cycling and walking.
Master Plan (Clause 26)	Consent must not be granted for development (other than minor development or temporary uses) unless the consent authority has considered the master plan. In addition, for development on sites within 400m of the railway station the consent authority is to consider whether the car parking requirements specified in the master plan should be reduced.
Preparation and approval of a Master Plan (Clause 27)	Requires that a master plan, including any amendment, is prepared by SOPA and placed on public exhibition for minimum 30 days.
Review of Master Plan (Clause 28)	Requires SOPA to review the master plan as soon as possible 5 years from the date the master plan has effect and report the outcome of the review to the Minister.
Design Excellence (Clause 30)	Requires the consent authority to consider whether development involving the erection of a new building or external alterations to an existing building exhibits design excellence and requires a design competition for development over 42m in height or where required by a master plan. The consent authority may also grant consent to development that exceeds the FSR by up to 10% exceedance, where a design competition has been held.
Heritage Conservation (Clause 31)	Identifies requirements for the development of identified heritage items and heritage conservation areas.
Additional permitted uses - Newington Armory (CI 33)	Identifies additional uses that are permitted at Newington Armory to enable its adaptive reuse, while conserving the heritage and cultural values and features.

Table 4: Key provisions of Central River City Precincts SEPP – Appendix 4 Sydney Olympic Park

Master Plan 2050 fulfils SOPA's obligations under Clause 28 of Appendix 4, to review the current master plan (Master Plan 2030 (2018)) 5 years or as soon as possible after it came into effect in 2018.

### 3.2.6 Miscellaneous legislation

Other legislation that is applicable to Sydney Olympic Park, comprises various acts, regulations and environmental planning instruments, includes but is not limited to:

- *Sydney Olympic Park Authority Regulation 2018*
- *Biodiversity Conservation Act 2016*
- *Fisheries Management Act 1994*
- *Environment Protection and Biodiversity Conservation Act 1999*
- *Standard Instrument - Principal Local Environmental Plan (2006 EPI 155a)*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021.*

Master Plan 2050 is to be read in conjunction with the applicable legislation. The provisions of the applicable legislation will prevail over Master Plan 2050 to the extent of any inconsistency.

# 4. Why Master Plan 2050?

The Vision sets out an over-arching vision for what Sydney Olympic Park will be in 2050 - a place that is energised every day, that is Country-first and nature positive and where Sydney comes to play. A highly connected series of diverse neighbourhoods and experiences. Many will live and work in this multi-faceted suburb, others will visit for events, its diverse attractions or for everyday retail and neighbourhood needs.

The Vision serves as a roadmap that will inform decision-making for the next three decades, guiding SOPA and its partners to deliver on the vision to transform Sydney Olympic Park into a place that is a home, workplace and playground for thousands of Sydneysiders. The Vision is grounded in three place pillars:

1. Wangal – respect and care for country
2. Dynamic – a place that adapts to changing needs
3. Thriving – a regenerative exemplar

The release of the Vision in June 2022 was followed by the release of Sydney Olympic Park Strategic Place Framework (SPF) in December 2022. The SPF was prepared to further conversations with community and stakeholders around the “big moves” proposed for Master Plan 2050 that have the greatest potential for social, environmental and economic implications.

Building on the Vision and feedback to the SPF, Master Plan 2050 is the next stage of the of strategic planning for Sydney Olympic Park. Master Plan 2050 realises the Vision place pillars, with a strong focus on embedding country. It also responds to key strategic drivers, namely:

- major regional infrastructure investments, including SMW and PLR2.
- the need to address housing shortages.
- the continued evolution of Sydney Olympic Park, transitioning from a sports precinct to a thriving and viable urban community.
- fulfilling Sydney Olympic Park’s role as a Strategic Centre.

Master Plan 2050 will ensure a coordinated, long term development plan is prepared for the whole precinct, in line with the Vision.

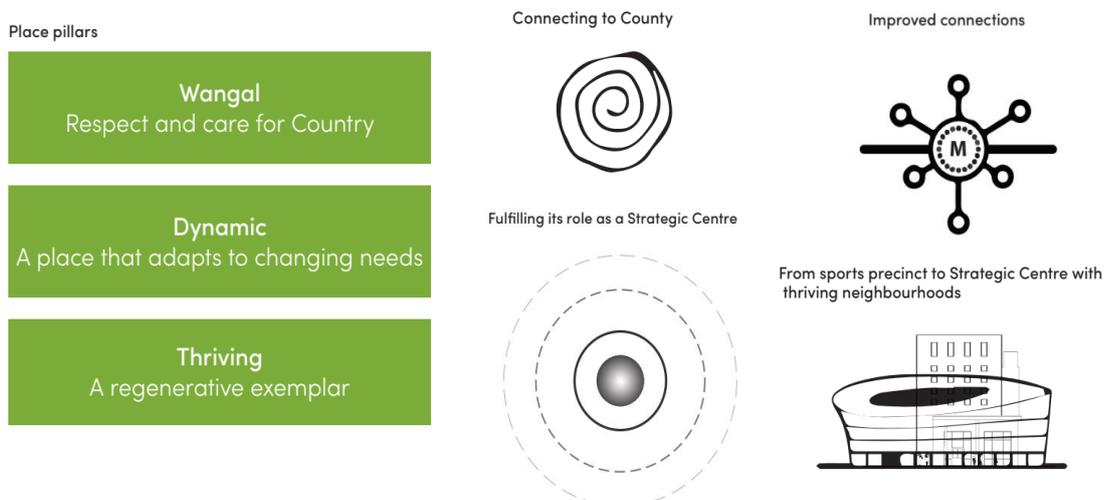


Figure 7: The Vision place pillars and strategic drivers (Source: SJB Architects)

## 4.2 Consultation Context - Community and Stakeholder Engagement

In the past 5 years, there has been significant planning for the future of Sydney Olympic Park and subsequent engagement with stakeholders and the community, particularly in relation to the Master Plan 2030 (Interim Metro Review), SMW, PLR2 and other projects undertaken by SOPA. The insights and feedback gathered from stakeholders and the community from these projects laid the foundation for the engagement process for the Vision, SPF and Master Plan 2050.

A Community Engagement Outcomes Report and Community Engagement Strategy (Engagement Strategy) has been prepared to in accordance with the DPHI Community Participation Plan. The Engagement Strategy also follows the guidance of DPHI's 'Undertaking Engagement Guidelines for State Significant Developments' and Social Impacts Assessment Guidelines.

SOPA is committed to best-practice community engagement and has developed a Community Engagement Framework to guide its engagement activities. The Vision, SPF and this Master Plan were underpinned by extensive engagement.

The Engagement Strategy identifies:

- The engagement objectives and approach;
- The stakeholder and community groups;
- The engagement activities that were undertaken in the preparation of the Vision, SPF and Master Plan 2050. This included a 'Design Jam' through the designing with Country lens with First Nation representatives;
- The feedback and outcomes from the engagement; and
- The next steps for engaging with community and stakeholders as Master Plan 2050 is finalised.

The stakeholder and community groups comprise:

- First Nation community members
- NSW State Government:
  - DPHI
  - GANSW
  - Transport for NSW
  - Greater Cities Commission
  - Greater Sydney Parklands
  - Sydney Metro
  - Office of Sport
  - Environment Protection Authority
  - Heritage NSW
  - National Parks and Wildlife
  - Department of Education and School Infrastructure NSW
- Local council:
  - City of Parramatta
  - City of Canada Bay
  - Cumberland Council
  - Strathfield Municipal Council
- Local residents
- Local businesses
- Visitors – daily/event

— Major landowners, leaseholders, and investors.

Key themes that emerged during the engagement are outlined in Table 5. As detailed in Section 5 of this report, the majority of these key themes were key considerations in the preparation of Master Plan 2050 and the various supporting technical studies.

Key theme	Discussion
Connecting to Wangal Country	<ul style="list-style-type: none"> <li>- There was a strong emphasis on cultural connections and physical connectivity to link different parts of Sydney Olympic Park and Wangal Country, as well as reconnecting people to the river and local waterways.</li> <li>- Master Plan should explore what creation of a welcoming space for the whole community should be, with local stories and narratives incorporated into designs and the use of Indigenous language in naming and wayfinding. The expansions of the First Nations community-led space in Newington Armory as well as expanded outdoor education spaces for continued learning and connection with Wangal Country was encouraged.</li> </ul>
Housing	<ul style="list-style-type: none"> <li>- Strong support for the affordable and diverse housing targets. With land in public ownership, Sydney Olympic Park presents an opportunity to deliver a variety of housing solutions in the future.</li> </ul>
Community infrastructure	<ul style="list-style-type: none"> <li>- Community facilities need to be enhanced and more accessible.</li> <li>- Some concerns about access to open space, community facilities and schools for those communities where there is currently an open space deficit, such as Wentworth Point and the Carter Street Precinct.</li> <li>- Need for increased community facilities that are flexible, multi-purpose and multi-functional.</li> <li>- Need for services that are found in established communities, such as places of worship, scout groups, shelters, early childhood and women’s health centres.</li> <li>- Need for free and equitable access to open space was identified.</li> </ul>
Activation	<ul style="list-style-type: none"> <li>- The public domain was recognised as high quality, but of large scale that was suited to the Olympics. It needs to be broken down to a human scale to encourage more intimate experiences, discovery and lingering every day and on event days.</li> <li>- Strong desire for more things to do and see after normal working hours and outside of event times. Need for more retail, shopping, businesses and food activities outside of standard office hours and event times.</li> <li>- Local neighbourhoods and parks should have places and spaces for communities of different cultural backgrounds and age groups.</li> </ul>
Sport and recreation	<ul style="list-style-type: none"> <li>- Need to prioritise the use of facilities to ensure the long-term needs of sport, from grassroots to elite levels, and the community are met.</li> <li>- Co-location of sporting, cultural and other community facilities is supported.</li> <li>- The high quality of sporting facilities was acknowledged – first class. Support for additional playfields and outdoor recreation area but concerned as to whether it would be adequate to meet forecast population.</li> <li>- Need to protect investment in sports infrastructure at Sydney Olympic Park and consider the value of sport to communities in future planning.</li> </ul>
Parklands	<ul style="list-style-type: none"> <li>- The green spaces at Sydney Olympic Park were highly valued and regularly used by the community.</li> <li>- Focus on safe and age-appropriate facilities, diversity of activities available and getting a good balance between all uses.</li> <li>- Support for unlocking existing green spaces for greater use and appreciation. The community were supportive of greater activations of the Armory, particularly after dark with ideas like movie nights and concerts or by introducing camping opportunities and were interested in the supporting facilities that would be needed for a full experience (amenities, food and beverage).</li> <li>- Strong desire for green spaces to be maintained. No increased development in the parklands given open space needs of the neighbouring higher density communities. There were repeated suggestions for more shade and water refill stations.</li> </ul>
Transport	<ul style="list-style-type: none"> <li>- Access and transport connectivity at Sydney Olympic Park is challenging, unless you are coming for a major event. Local residents expressed that public transport was currently difficult and resulted in more people driving.</li> </ul>

Key theme	Discussion
	<ul style="list-style-type: none"> <li>- Public transport services were poor and disconnected. Frustration with the train going via Lidcombe, rather than directly to Strathfield and the city (like on event days). Concern about poor and infrequent public transport, especially after dark, and shared that this limits their options for where certain stakeholders (e.g teenagers) could go and what they could do at night.</li> <li>- A car-lite approach that encouraged public transport (existing and planned) was supported by local residents.</li> <li>- Need for better links and more regular public transport services to adjoining areas (Carter Street, Wentworth Point and Newington).</li> <li>- Traffic congestion within Sydney Olympic Park and on surrounding roads during events and from surrounding development (DFO) was raised.</li> <li>- Interest in the future of the heavy rail station and the need for this to continue providing public transport options for the community into the future, together with the metro and light rail.</li> <li>- Opportunity to push active transport. Support for improvements in active transport links across Sydney Olympic Park.</li> </ul>
<ul style="list-style-type: none"> <li>- Parking</li> </ul>	<ul style="list-style-type: none"> <li>- Parking raised by local residents, workers, businesses, visitors and stakeholders as an area requiring improvement. The cost and availability of parking for visitors, customers and residents with multiple cars.</li> <li>- Support for making certain areas at Sydney Olympic Park 'car-lite', however were keen to see public transport improvements sooner to enable this to happen.</li> <li>- Parking needed to service event visitors, as not everyone will or can catch public transport, however, moves to reduce the number of formal car parks across the suburb were encouraged to help address traffic congestion. The current integrated ticketing model for major events should continue into the future to achieve the high take-up of public transport by event patrons.</li> <li>- Removal of certain parking could impact on the Royal Easter Show and should be worked through with the Royal Agricultural Society (RAS).</li> <li>- Support for opportunities to replace 'at grade' car parks with multi-level parking that could be eventually re-purposed into markets and/or active recreation (multi-purpose courts). All of the facilities should be multi-use, flexible and be able to be re-purposed without re-building at any stage.</li> </ul>

Table 5: Key themes from community and stakeholder engagement (Source: SOPA)

## 5. Study Outcomes

Master Plan 2050 is the outcome of a highly collaborative process, involving a multi-disciplined team, working closely with SOPA and key stakeholders. A summary of the outcomes of the various studies and technical report that informed Master Plan 2050 is provided below. Further details of each of the studies is provided in Attachment 3.

### 5.1 Urban Design

An Urban Design Report has been prepared by SJB Architects, which combines the inputs and outcomes of the studies and technical reports of the project team. The Urban Design Report:

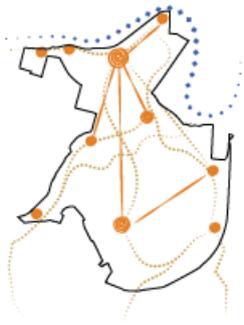
- presents the site and context analysis, opportunities and constraints that was considered in formulating Master Plan 2050.
- presents a case for change based on an understanding of the roles and functions Sydney Olympic Park needs to fulfill.
- establishes a structure plan to provide a framework for Master Plan 2050 to guide the approach and outcomes for land use, movement and built form across Sydney Olympic Park.
- outlines urban design strategies and principles to guide development and land use distribution across Sydney Olympic Park.
- describes the reference scheme which forms the basis for the proposed amendments to the zoning, height and floor space ratio applying under Central River City Precincts SEPP and provisions within Master Plan 2050.
- presents case studies which support Master Plan 2050.

#### 5.1.1 Structure Plan

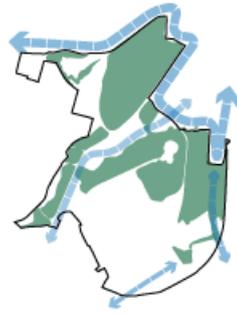
Building on the urban design analysis and outcomes technical studies, SJB Architects prepared a Structure Plan. The Structure Plan is the visual representation of the strategic and spatial direction for Sydney Olympic Park leading to 2050. It outlines the key structural elements including unique place characteristics, destination and ecological attributes and future revitalisation opportunities across the 640 hectares

The Structure Plan is underpinned by 12 key elements which align with the strategic directions of the Vision. These elements are illustrated in Figure 8 below.

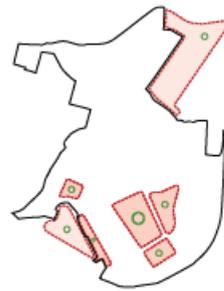
The Structure Plan (Figure 9) identifies a series of residential neighbourhoods anchored by an urban centre with jobs, retail uses, vibrant streets and regional public transport connections. The residential neighbourhoods are supported by shops, services and open spaces within a 15-minute walking catchment.



**Embedding Country**  
(Respect and care for Country)



**Protect ecology and waterways**  
(The green lungs of Sydney)



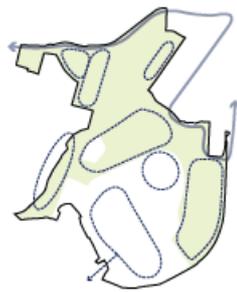
**Create neighbourhoods**  
(A liveable and complete community)



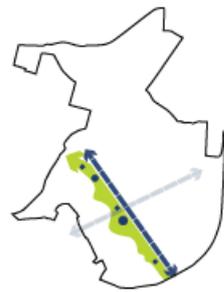
**Improve connections with surrounding areas**  
(A place to call home)



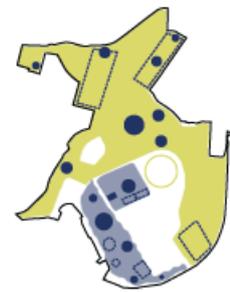
**Connecting green corridors**  
(Carbon positive and circular)



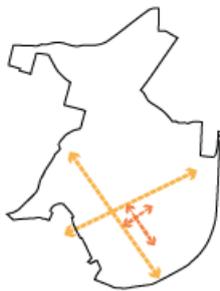
**Recreation loops and links**  
(A liveable and complete community)



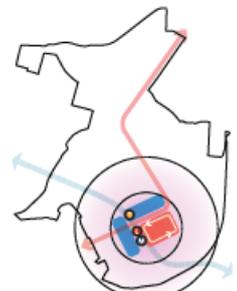
**Transform the boulevard**  
(A living laboratory for urban innovation)



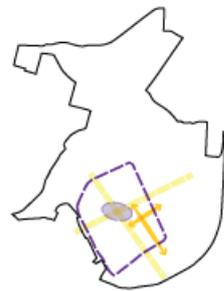
**Strengthen sports, destinations and events**  
(Immersive, rich and unique experiences)



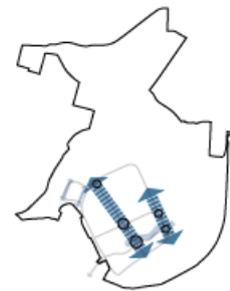
**Create civic spines**  
(An economically productive and distinctive place)



**Jobs and retail around transport nodes**  
(A thriving public domain day and night)



**Pedestrian-focused, car-lite urban centre**  
(Connected, pedestrianised and intuitive)



**Aligning height along avenues**  
(A delivery model for the future)

Figure 8: Structure Plan - Strategic and spatial elements linking to the Vision (Source: SJB Architects)

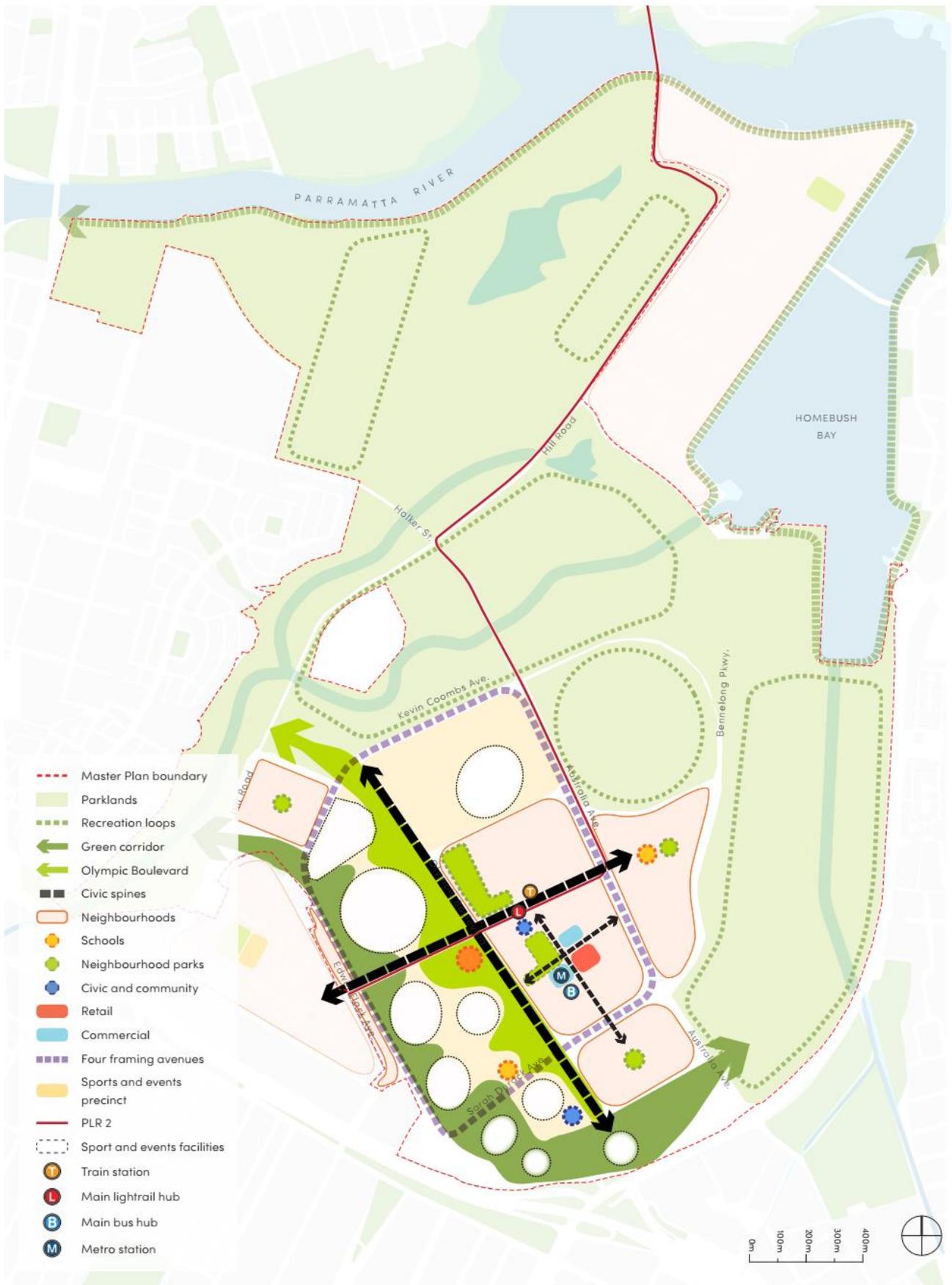


Figure 9: Structure Plan Master Plan 2050 (Source: SJB Architects)

The Structure Plan established a framework for Master Plan 2050 by guiding the approach and outcomes for those key elements that make up the Master Plan 2050, including:

- Embedding Country
- Ecology and environmental sustainability
- Land use
- Movement
- Public open space and facilities
- Built form.

Further discussion of the outcomes of the Urban Design Report and how they have informed the Master Plan 2050 is provided in Section 6.1 Master Plan 2050 – Amendments to current Master Plan.

## 5.2 Connecting with Country

Alignment with the Vision and the GANSW's Connecting with Country Framework, required a Country-centred approach to the preparation of Master Plan 2050. A Country-centred approach, that recognises the Traditional Custodians of Sydney Olympic Park, the Wangal and seeks to reconnect the place with its Wangal roots was developed. The importance of Country was reinforced in the feedback from the stakeholder engagement undertaken by SOPA, as well as the engagement undertaken by Yerrabingin.

The Connecting with Country Technical Report (CwC Report) prepared by Yerrabingin identifies opportunities and actions for embedding a regenerative design framework, led by Country positive principles, in the master plan design framework.

Following engagement activities with members of the First Nations community, including a 'Design Jam' (workshop), the approach to connecting and embedding Country in Master Plan 2050 was grounded in three key themes: the movement of water, a green heart and cultural connections (Figure 10)

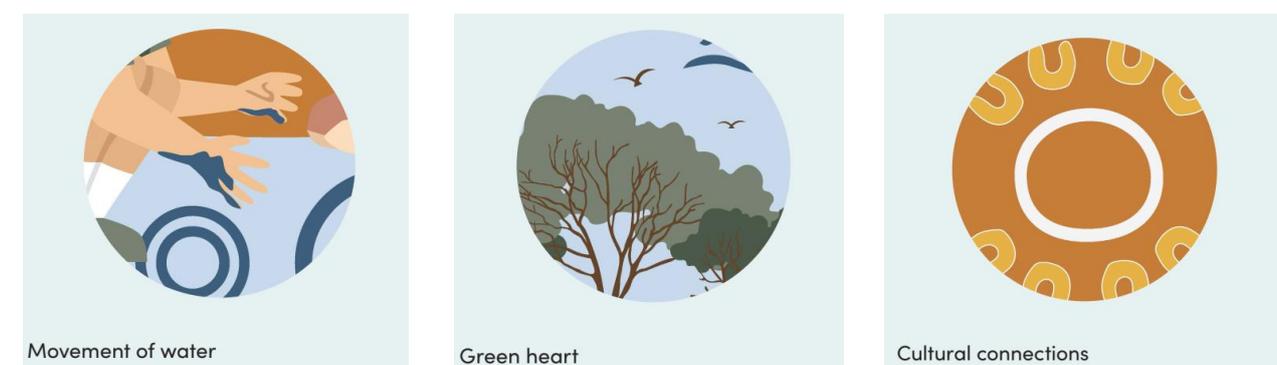


Figure 10: Connecting with Country themes (Source: Yerrabingin)

For each of the three themes, aspirational potential design interventions within the development of built form and spaces were identified in the CwC Report which are reproduced in Figure 11.

## MOVEMENT OF WATER



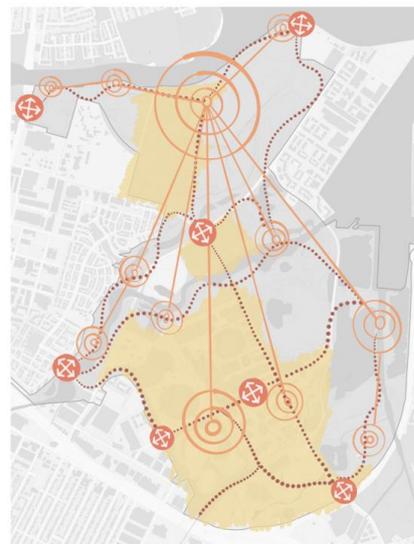
- Improving and increasing connected natural water systems throughout the site
- Naturalise waterway edges and where possible reverse land reclamation
- Integrating Sustainable Urban Drainage Systems to capture and clean storm water before feeding into the water system
- Create pathways, access points and educational interpretation for people to connect to waterways

## GREEN HEART



- Connect urban and natural spaces across the site by integrating planting and ecological function across spaces
- Allowing the natural vegetation to permeate through and soften the urban spaces with greenery
- Increasing tree canopy cover particularly along major pedestrian and cycling routes through the site
- Creating a diverse set of areas within green spaces that allow for a range of use experiences

## CULTURAL CONNECTIONS



- Creating welcoming spaces at key gateways into the site with information and way finding to the connected cultural sites
- Opportunities to connect cultural sites through narratives and stories along the movement routes.
- Providing opportunities for healing and gathering spaces close to the water and natural spaces
- Integration of storytelling in the Badu Mangroves

Figure 11: Connecting with Country design interventions (Source: Yerrabingin)

These potential design interventions have been reflected in Master Plan 2050 and are supported by the following overarching objectives for embedding Country throughout the project life cycle for Sydney Olympic Park:

- Ensuring development acknowledges Country and the interconnected nature of all elements of Country at the site and in the surrounding cultural landscape.*
- Ensuring meaningful engagement with Aboriginal groups during the development, planning and design process.*
- Creating opportunities for capacity building and economic development for Aboriginal people and organisations across planning, design, construction and operation.*
- Ensuring development is designed to proactively allow for opportunities to connect to Country and for Aboriginal people to continue to care for Country.*
- Recognising and reflecting Aboriginal Connection to Country by protecting and enhancing significant natural features in and around the site.*
- Protecting and enhancing the history and culture of the Aboriginal custodians of the land within the development of buildings and public spaces which facilitate cultural practices and Connection to Country.*
- Celebrating Aboriginal culture and language through public art and place making across the site.*

Master Plan 2050 also identifies requirements for new public spaces and facilities which will provide further opportunities to acknowledge and celebrate Connection to Country in the design of these spaces and buildings.

### 5.3 Transport and Access

Transport and access are key considerations for future development at Sydney Olympic Park. Significant public transport investment, including SMW and PLR2, coupled with a connected and safe active transport network will change the way people move within, to, from and through Sydney Olympic Park.

A Transport Strategy was prepared by WSP to inform the transport outcomes of Master Plan 2050. The Transport Strategy builds on the extensive traffic and transport studies that have been undertaken for Sydney Olympic Park in recent years, including for Master Plan 2030.

The Transport Strategy defines transport objective for the Master Plan 2050 and sets a future travel mode share target to reduce private travel and increase active and sustainable modes, as illustrated in Figure 12.

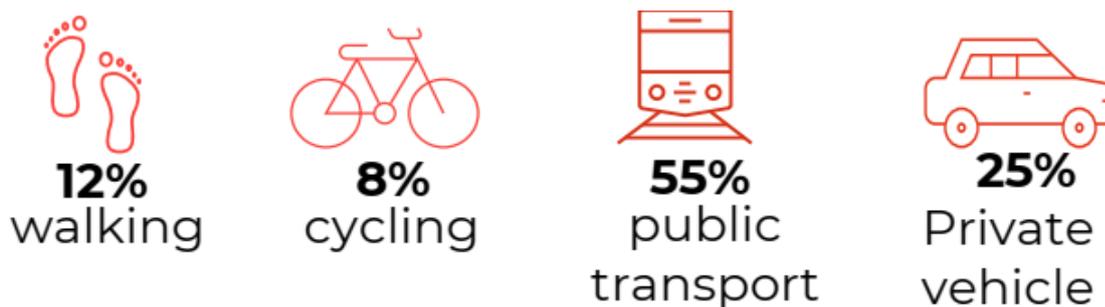


Figure 12: Mode share target Sydney Olympic Park 2050 (Source: WSP).

Key findings of the Transport Strategy are outlined below:

- There is currently a high car dependency for moving to, from and within Sydney Olympic Park.
- High parking demand during weekends within the Parklands (particularly within Bicentennial and Blaxland Riverside Parks) and during regular events when dedicated event services aren't operating.
- Typical peak off-street car parking occupancy for major events is ~6,500 cars, significantly below the existing 10,000 space requirement.
- Public transport mode share to major events has steadily declined over the past 20 years but remains the preferred form of transport at ~65%.
- Lack of direct public transport access to Sydney Olympic Park leading to a limited 30-minute city catchment.
- The traffic performance of gateway intersections onto the Sydney arterial road network in the suburb remains congested at Homebush Bay Drive, Parramatta Road and Silverwater Road.
- Sydney Olympic Park has a well-established cycling and shared path network however there are several missing links and a lack of legibility leading to poor cycling uptake outside of cycling for recreation both locally and regionally.
- Limited wayfinding, permeability and connections across major movement corridors for walking and cycling journeys.
- The increase in volumes of walkers and cyclists in the Parklands is leading to congestion, loss of amenity and increases in safety risks at some locations on the shared path network.
- The attraction of quiet walking experiences within the natural environments of the Parklands is growing with the increase in traffic on the shared pathway network, increases in population of adjacent developments and demands for more open space.

## **Recommendations**

To achieve the Vision for Sydney Olympic Park and the associated movement objectives, the Strategy makes the following recommendations which the Master Plan 2050 incorporates and responds to:

- Leverage significant government public transport investment including SMW and the proposed PLR2 to provide accessibility to the six cities and beyond.
- Significantly reduce public car parking for major events from 10,000 spaces to 5,000 spaces in line with the opening of SMW and PLR2 to achieve the car-lite vision, unlock development opportunities on valuable land and support decarbonisation of the transport network. Car parks to remain in 2050 for major events include P1 (3,300 spaces) and 1,700 spaces located across three car parks including P3, P4 and P6 (potential new car park) and parking provision for 150 coaches.
- Consolidate the existing two event bus terminals on Olympic Boulevard into the Plaza Bus Terminal. Pondage Link would operate as a temporary bus hub for the Royal Easter Show (RES) (six weeks per annum) only to facilitate the relocation of the Carnival from P6.
- Reduce maximum car parking supply rates for development across all neighbourhoods in line with that approved under Sydney Olympic Park Master Plan 2030 (Interim Metro Review). Rates will be reduced as SMW and PLR2 come online. Incorporate stretch targets for future parking supply rates that align with the City of Sydney and City of Parramatta into the future.
- Optimise valuable land including parking for higher order uses such as micro-mobility freight hub, vehicle charging facilities, waste infrastructure and active recreation.
- Provide a best practice multi-modal mobility hub in the Urban Centre to seamlessly provide and connect all modes.
- Enhance and designate the active transport network based upon the likely speed of travel to support cycling journeys for all trip purposes by people of all ages, abilities and emerging technologies.
- Connect the Urban Area and the Parklands for pedestrians and cyclists through additional pathways, signalised crossings, refuges and bridges to better integrate Sydney Olympic Park.
- Utilise the four internal movement corridors (Australia Avenue, Kevin Coombs Avenue, Edwin Flack Avenue, Sarah Durack Avenue) to maintain access to the Urban Area and venues which will facilitate a car-lite approach to development through the creation of active streets.
- Prioritise people through creating pedestrianised precincts and neighbourhoods supported by public transport which creates interesting spaces and places for people to move around and spend time.
- Improve freight delivery through the development of micro-mobility distribution hubs on the edges of the urban centre to reduce vehicular movements and emissions beyond the four avenues frame.

### **5.3.1 Event Operations**

Master Plan 2050 seeks to maintain Sydney Olympic Park's status as a premier destination for events. The Transport Strategy assesses existing event transport operations at Sydney Olympic Park and future event transport operations.

With introduction of the SMW station, mode shift to public transport will play a vital role in the safety and efficiency of traffic and transport during major events. Event public transport capacity increases five-fold with SMW station. The SMW station will complement the existing Sydney Trains T7 services between Sydney Olympic Park, Lidcombe and Central. This is in addition to other public transport services including Rapid Bus and future PLR2 service.

Master Plan 2050 incorporates event transport requirements into the design of Sydney Olympic Park to reduce community disruption, create pedestrian priority and support public transport access over car parking. The Transport Strategy includes movement plans which contain further details of event transport requirements that been integrated into Master Plan 2050.

## **5.4 Economic development, employment and population growth**

An Economic Inputs in Master Plan 2050 report (Economic Inputs) has been prepared SGS Economics. The Economic Inputs inform and support the employment (jobs) and population targets for Master Plan 2050.

### ***Employment population***

SGS analysed existing job numbers at Sydney Olympic Park and various forecasts previously undertaken to identify future job targets for Master Plan 2050.

Employment forecasts that were considered included:

- Master Plan 2030 (2018 Review) Aspirational Growth forecasts
- Master Plan 2030 (Interim Metro Review) forecasts
- Travel Zone projections (TZP) by Transport for NSW (TfNSW). TZP are provided for both 2019 (pre-COVID-19) and 2022 (post COVID-19)
- District Plan forecasts.

For the purposes of considering the future employment quantum and profile of Sydney Olympic Park, SGS have estimates that around 30,760 jobs are assumed to be accommodated in the Master Plan 2050 across a range of land uses. For this level of employment, a minimum of 850,480 square metres of GFA are required in the master plan. This employment level responds to land use requirements identified during the master planning process and reflects a potential desire to increase population at the expense of jobs as envisaged in the Vision.

Considering the estimated 30,760 jobs, Master Plan 2050, adopts a lower and upper job target of 30,000 and 32,000 respectively. While the upper target of 32,000 is lower than other projections, it is considered reasonable given:

- The Master Plan 2030 (2018 review) Aspirational Growth job numbers of 46,400 is considered overly ambitious and is well in excess of any 2051 TZP for jobs. While it aligns with the District Plan, it is not considered likely to be realised by 2050. As previously noted, the District Plan 'baseline' target of 45,000 jobs and 'higher' target of 46,500 jobs, combined the Carter Street Precinct with Sydney Olympic Park. The Carter Street Precinct was expected to provide 8,790 jobs in 2036, which means the District Plan job targets for Sydney Olympic Park alone, was anticipated to be between 36,210 and 37,710 jobs. Further, the TZP for Sydney Olympic Park in 2036 is 25,434 jobs, which is also substantially below the District Plan target.
- It is better aligned with the Vision which has a strong focus on housing and transforming Sydney Olympic Park into a thriving suburb. The Master Plan 2030 Aspirational Growth case has a strong bias towards jobs over population, which Master Plan 2050 seeks to redress in conjunction with a higher residential population. The balance of residents to workers would be too worker-heavy if the status quo of previous strategies, and that of the current TZP forecasts were maintained.
- It reflects a perspective that there will be a proportion of people working from home.
- The analysis has sought to identify specific job types likely to grow at Sydney Olympic Park. 'Knowledge Intensive' jobs are considered as the residual from those jobs. It is anticipated that some jobs will be captured in a range of specialised facilities (stadia, venues, schools, etc). Other jobs will be located within relatively generic or adaptable floor space which provides for flexibility.
- A significant proportion of employment will be able to be housed within flexible floor space, including commercial, arts, and medical uses. As such, the jobs which are provided within that floor space are subject to changing market demand profiles for floor space and are highly likely to change over time as the precinct grows and matures.

It is noted that the employment number will ultimately vary based on market demand for floor space across Sydney Olympic Park from different employment generators. The upper job target of 32,000 is intended to reflect the balance of objectives sought at Sydney Olympic Park over the coming decades, as identified in the Vision and the process undertaken for the Master Plan 2050.

### ***Residential population***

Determining a future potential population at Sydney Olympic Park to be targeted in Master Plan 2050 required consideration of various population forecasts scenarios in the same way as the employment targets.

The Master Plan 2030 identified both an anticipated population scenario and an Aspirational Growth scenario: these were 23,500 and 25,000 residents respectively. These population scenarios were considered in relation to the TZP forecasts for 2019 and 2022.

Master Plan 2050 adopts a minimum population target of 25,000 and a maximum, or aspirational population target of 28,650. This range has been identified for the following reasons:

- It is highly unlikely that the Master Plan 2030 full build out will be delivered by 2030 given:
  - The 2021 population was only around 3,800.
  - Growth to 25,000 in only 7 years would require significant development to occur in a short timeframe.
  - Most of the residential development that will occur will be driven by the delivery of the SMW station, which is not anticipated to be complete until after 2030. As such, it is anticipated that the majority of residential development will be delivered from 2030 onwards.
- Master Plan 2030 assumes 23,500 people by final build out (notionally 2030 but likely to be later). The ‘aspirational growth’ case only increases this by 1,500 to 25,000 people. This number is a mid-point between the 2046 and 2051 TZ19 projections of 22,284 and 28,650.
- As outlined previously, the Vision has a strong focus on housing. This suggests that the baseline population number should be as reasonably high as possible. A minimum (lower bound) of 25,000 people reflects this ambition, and factors in the anticipated delays to population growth as a result of COVID.
- The more aspirational population number is derived from TZP19 forecasts (28,650 by 2050) which reflects more ambitious growth and the aspirations for a thriving suburb in the Vision.
- Notwithstanding any supply-side challenges, a sustained level of growth towards full build-out of Sydney Olympic Park by 2050 (up to 13,000 dwellings) is not unrealistic when compared with similar centres, being Green Square and North Ryde.
- A target of 2.25 people per dwelling has been adopted, based on the bedroom mix outlined in Master Plan 2050. While this is more ambitious in its household size and diversity than the current Sydney Olympic Park community profile, it is not dissimilar to the wider Parramatta LGA unit household size profile and within the bounds of the LGA’s overall household profile. It therefore seems to be an appropriate repositioning of Sydney Olympic Park towards a place of greater housing diversity.
- Master Plan 2050 has identified a capacity of up to 13,000 dwellings. Applying the potential household size of 2.25 people per dwelling across these dwellings would create a population of approximately 29,250 people by 2050 – well in excess of the lower target applying under Master Plan 2030 and slightly higher than that TZP19 projection for Sydney Olympic Park.

Having regard to the above, and the marginal ‘shift in the dial’ towards residential away from commercial, the upper residential population target of 28,650 and target of 13,000 dwellings adopted for Master Plan 2050, are considered appropriate.

## 5.5 Housing

The current housing shortages and need to ensure new homes are located close to transport, jobs and services, has been a key driver of Master Plan 2050. As outlined in Section 5.3, Master Plan 2050 establishes a target of up to 13,000 dwellings and up to 30,000 residents for Sydney Olympic Park by 2050.

To facilitate the realisation of the Vision and transform Sydney Olympic Park into a thriving suburb Master Plan 2050 seeks to deliver the following:

- A range of housing types to meet the diverse needs of the future population
- Quality housing
- Affordable housing
- Different tenures, including build to rent
- Short term and visitor accommodation (although not defined as residential development).

### ***A range of housing types to meet the diverse needs of the future population***

Master Plan 2050 seeks to facilitate the provision of a range of housing types to meet the diverse needs of the future population, including housing for single-person and multi-generational and families, seniors and student.

The land use concepts for specific neighbourhoods identify preferred locations for student housing and seniors. For example, residential development within the Edwin Flack Neighbourhood is identified as suitable for student housing. These are in locations within proximity to services and public transport.

In addition, dwelling mix controls have been maintained in Master Plan 2050 to ensure a minimum provision of 15% of dwellings are three bedrooms, ensuring a proportion of larger apartments are provided for families.

The aspirational dwelling mix will assist Sydney Olympic Park to better align with the demographic profile of the City of Parramatta, thereby broadly meeting local needs.

### ***Quality housing***

Master Plan 2050 contains controls to ensure a high quality of housing design that is responsive to resident needs. This includes requirements for:

- Indoor communal spaces for residents to work from home, as well as recreational spaces such as media and music rooms.
- Multi-purpose communal open spaces to accommodate a range of facilities and spaces for residents.
- The quantum of three-bedroom apartments located at ground level, with direct access to open space, to be maximised for developments less than nine storeys.
- Quality and usable communal green roof space.

### ***Affordable housing***

The Economic Inputs report identifies that affordable housing is an important part of the housing mix in Sydney Olympic Park's future and explores the potential ways of meeting affordable housing expectations for Master Plan 2050. This work assisted in the preparation of the Sydney Olympic Park Affordable Housing Policy. The provision of affordable housing under the Master Plan 2050 will be in accordance with the Affordable Housing Policy. Key provisions of this policy are outlined below:

- Affordable housing is required for developments involving a new building with a residential gross floor area (GFA), in excess of 200m<sup>2</sup> or alterations to an existing building that results in the creation of more than 200m<sup>2</sup> of residential GFA.
- Affordable housing will be provided at the following rates:
  - 5% to 10% of dwellings (delivery of units or a monetary contribution) on land subject to an existing long-term ground lease or freehold land, or
  - a site-by-site basis on land that is owned by the NSW Government and not subject to a long-term ground lease to a party outside of Government.
- Affordable housing delivered in accordance with the Affordable Housing Policy is to be provided and managed within Sydney Olympic Park or City of Parramatta LGA, where possible, and if not, within Greater Sydney.
- Affordable housing is to be delivered in perpetuity.
- Affordable housing that is provided within Sydney Olympic Park (or Greater Sydney) is to be made available to a mix of households on very low, low, or moderate incomes.
- Affordable housing is to be constructed to a standard which is consistent with market stock and relevant environmental planning instruments as they apply.

Consistent with the current approach, affordable housing contributions will be levied through a Property Development Agreement, planning agreement (in accordance with Section 7.4 of the EP&A Act) or condition in lease agreements.

## 5.6 Public Domain and Landscaping

A Landscape and Public Domain Report has been prepared by Turf. This report outlines a comprehensive public domain and landscape strategy for the urban and parkland areas of Sydney Olympic Park, which integrates urban design, transport/movement, ecological and social infrastructure priorities.

The key findings of Landscape and Public Domain Report analysis are summarised below focussing on three core areas:

### 1. Ecology and environmental sustainability

- Low canopy in the urban areas of approximately 17.4% which is below best practice.
- Large areas of threatened native flora and fauna. There are fragmented habitats.
- Significant conservation areas occupy up to around 13% of Sydney Olympic Park. Within the Parklands these areas are enclosed and fenced.
- Critically endangered ecologies can exist adjacent to highly desirable human destinations and requires ongoing protection and management.
- Low biodiversity offerings in the urban core areas.

### 2. Public open space and public facilities

- Sydney Olympic Park accommodates a range of district and regional active recreation facilities, including high performance sports facilities.
- Limited local active recreation facilities. Current facilities are insufficient to support local active recreation for both the current and growing future populations of Sydney Olympic Park.
- There is a need for more local recreational opportunities in the urban areas as it is scaled for major events and does not sufficiently cater for the local recreation.
- There is a need to balance the ecological qualities with the recreation needs.

### 3. Movement

- There is poor internal connectivity within Sydney Olympic Park due to the railway line and wide streets with fast moving traffic.
- Vehicle movements are prioritised over pedestrian movements within the urban area.
- Generous road reservations with roads scaled for major events, future proof vehicle and public transport corridors, but do not cater to pedestrian needs.
- A non-cohesive active transport network, which is both fragmented and poorly defined.
- Large areas of car parks.
- Access to and around sensitive habitats is restricted. Low levels of street canopy coverage create hot and unfriendly environment for pedestrians.

## **Recommendations**

Building on the findings of the analysis, Turf identified public domain, landscape and open space opportunities and recommendations. These have been translated into spatial outcomes and supporting objectives and controls in Master Plan 2050, relating to:

- Ecology and environmental sustainability, encompassing:

- Water systems
- Conservation and protected areas
- An enhanced landscape and urban canopy
- Public open space and public facilities, encompassing:
  - An open space network, comprising existing and new public open spaces of varying scales and function
  - A network of recreation and play areas that support a broad range uses, activities and experiences
  - A variety of public facilities throughout Sydney Olympic Park that support a range of artistic, cultural and creative activities and educational pursuits
- Movement network, that encompasses:
  - A defined street role and character that improves permeability and wayfinding, supports social spaces and improved pedestrian safety and amenity.
  - An active transport network that prioritises walking and cycling and enhances connectivity throughout Sydney Olympic Park, including through the Parklands while protecting ecological values.
  - Public transport network which is prioritised over private vehicle use and supported by active transport
  - Event transport movements
  - Vehicle access and parking, while prioritising sustainable transport options.

The spatial outcomes, objectives and controls applying across Sydney Olympic Park informed the public open space and movement network for each of the character areas. This includes identifying the location and size of new of open space and providing design guidance on the layout of these spaces. Indicative street sections illustrate the desired configuration of the public domain along existing and new streets, including enhancements in active transport, footpaths and potential outdoor dining, flexible events and recreation spaces and landscaping and street planting.

## 5.7 Contamination

A Remediated Lands Technical Paper and Addendum (the Technical Paper) was prepared by SOPA to inform Master Plan 2050. The Addendum was prepared to assess updates to the proposed land uses that were made in response to the initial findings and recommendations of the Technical Paper. Further refinements to the land uses have been captured in Master Plan 2050 in response to the Addendum.

SOPA has responsibility for the day-to-day and long-term management of 10 engineered remediated landfills, constructed between 1983 and 2001, and covering 105 ha of land within Sydney Olympic Park. The Technical Paper assesses the land uses proposed under Master Plan for the landfill. Where relevant, consideration of land uses proposed adjacent to landfill sites is also considered.

All proposed land uses are considered suitable subject to satisfaction of the identified requirements. In response to the Technical Paper, the proposed ecological focus for the in the north-east portion of the site within Wilson Park has been removed from Master Plan 2050. Master Plan 2050 includes objectives, control and provisions relating to the management of contaminated land, in line with SOPA's current obligations and practices and informed by the Technical Paper.

## 5.8 Sustainability

A Sustainability Report has been prepared by Atelier 10 which seeks to extend the commitment to sustainability and establish Sydney Olympic Park as a hub of sustainability and natural beauty. The Sustainability Report has been crucial in shaping Master Plan 2050 by integrating and enhancing existing sustainability practices.

### **Recommendations**

The Sustainability Report outlines recommendations for the Master Plan 2050 which cover four key areas, which are summarised below.

## 1. Performance targets

Incorporating performance targets into Master Plan 2050 for a range of development types including the public domain, residential development and various non-residential developments. The performance targets are based on the outcome of the assessment of global peer precincts, all of which seek to attract world-class developers and tenants, and the ambition for world's best practice. All of these performance targets will result in significantly better sustainability outcomes in comparison to statutory requirements, like BASIX.

## 2. Spatial design

Incorporating sustainability initiatives into the physical layout and infrastructure envisaged under Master Plan 2050. This includes but is not limited to integrated water cycle management system, canopy cover and solar access planes for urban parks.

## 3. Objectives and development controls relating to ecology and environmental sustainability

Sustainability goals are translated into clear development provisions, including objectives and controls that address:

- Water systems: This includes water management, use and quality.
- Environmental conservation and protected areas
- Landscape and urban canopy: This includes urban canopy and green cover of buildings.
- Environmental performance and sustainability: This includes the establishment of performance targets, requirements for on site waste and recycling facilities and waste minimisation generally, provisions for sustainable building materials and roof-tops, among others.

## 4. Strategic Initiatives

The incorporation of strategic initiatives into Master Plan 2050, including a Sharing Economy Hub and Circular Repair Hub. Their integration into future development of Sydney Olympic Park will reinforce the commitment to sustainability and enhance its overall sustainability profile.

## 5.9 Flooding

The Flooding Assessment Report prepared by Mott MacDonald assesses flood risk and impact at Sydney Olympic Park to inform Master Plan 2050. The report provides detailed representation of the flooding regime at Sydney Olympic Park under existing and future developed conditions under Master 2050.

Given that Master Plan 2050 facilitates future development that will alter the urban environment this will affect the flooding regime. The potential future development was integrated into the modelling assessment to understand future flooding conditions and allow for development coordination and planning for flood emergency response. Key findings of the modelling assessment are summarised below:

- Flood hazard in the post development scenario remains largely the same as under existing conditions. The exception being Olympic Boulevard near Sarah Durack Avenue has improved flood hazard relative to existing conditions as new road reserves allow a wider spread of overland flow, relieving some of the high hazard areas.
- With a probable maximum flood (PMF) storm event, all viable access routes to surrounding trunk roads become cut off by hazardous areas of flooding. Therefore, the safest strategy would be to evacuate to areas within Sydney Olympic Park where the risk of inundation is low. There are a range of existing facilities appropriate for the support of large populations during the event of major and extreme flood events, including Stadium Australia and Sydney Showground Stadium. These locations comprise entertainment facilities with services that provide for shelter and sanitation/sustenance during and after major flood events.
- Where evacuation to a safe place is not achievable, the majority of development within the Sydney Olympic Park is likely to be appropriate for shelter-in-place given the reasonably low hazard flooding affectation of the development parcels and the short duration of worst-case flooding conditions (less than 6 hours through urbanised area).

## **Recommendations**

To ensure a consistent approach to flood risk management, planning controls are recommended to guide future proponents in the development of proposals to facilitate the sharing of flood management principles through the development application process. In line with the recommendations, Master Plan 2050 includes a control requiring development applications for new buildings be accompanied by a site-specific flood study.

### 5.10 Water Management

A Water Management Technical Report (Water Report) has been prepared by Civille to inform management Master Plan 2050 in relation to surface water management.

## **Recommendations**

The recommendations contained in the Water Report seek to guide integrated water priorities, objectives, actions and indicators for Master Plan 2050 based on the current policy framework, the site conditions and context and goals of Sydney Olympic Park. The key recommendations are summarised below:

- On site stormwater harvesting: Development is to incorporate provision of a dual reticulation with an alternative water supply to enable connection to a recycled water system, where available. Additional demand for water arising from future development under Master Plan 2050 could be partially met by stormwater harvesting.
- Update SOPA's Water Sensitive Urban Design (WSUD) Policy and associated guidelines to reflect the objectives and outcomes sought under MP 2050.
- Ensure ongoing asset health of water bodies: through the implementation of suburb wide stormwater management systems, upgrade and rectification works of downstream receiving waters and incorporation of WSUD elements in the design of new streets and upgrade to existing streets.

### 5.11 Community Facilities and Social Infrastructure

A Community Facilities and Social Infrastructure Needs Study (CFSIN Study) has been prepared to inform and support Master Plan 2050. The CFSIN Study considered the likely needs and demands for community facilities and social infrastructure at Sydney Olympic Park, based on the forecast residential and workforce populations and the likely demographic characteristics of these populations. This has included a review of existing community facilities and social infrastructure within the Sydney Olympic Park and surrounding areas to identify potential gaps in their provision.

The key findings from the CFSIN Study are summarised below.

- Community facilities and social infrastructure will need to play multiple roles across diverse spectra. From national to local catchments; high performance sport to community uses; formal to informal uses; active to passive uses; everyday to destination roles; and to cater to a diversity of age, ability and user groups.
- Significant population growth, both locally and regionally means Sydney Olympic Park will continue to be a regional and district recreational hub, as well as provide local social infrastructure to support its local residents and workers.
- There will be a need for a variety of social and recreation opportunities to cater for a diverse population including:
  - People living in higher-density dwellings, means there will be a need to access social and recreational spaces outside of the home and provide 'a backyard' for those without one.
  - Families with younger children.
  - Culturally diverse people.
  - A high proportion of working age residents.

## **Recommendations**

The CFSIN identifies the required community facilities and social infrastructure needed to accommodate the projected population growth in Sydney Olympic Park. Key facilities and infrastructure are summarised in Table 6 below.

Type of social infrastructure	Hierarchy	Size/number of facilities
Library	District	Approximately 2,000m <sup>2</sup>
Multipurpose community hub	District	Approximately 2,865m <sup>2</sup> cater to Sydney Olympic Park, or 6,361m <sup>2</sup> to cater to Catchment 6.
Cultural facilities	State/ District/ Regional	Provide a variety of small spaces and large spaces distributed across Sydney Olympic Park.
Early childhood education and care centre (ECEC)	Local	By 2051, there will be a demand for an additional 890 LDC places, and 640 OOSH places for Sydney Olympic Park. Advocate for ECEC centres across Sydney Olympic Park.
Primary school(s)	Local	Refer to advice from Schools Infrastructure NSW. By 2051, there will be a likely demand for primary school(s) for an additional 1,175 children aged 5 to 11 years old living within Sydney Olympic Park.
Secondary school(s)	District	Refer to advice from Schools Infrastructure NSW. By 2051, there will be a likely demand for secondary school(s) for an additional 888 people aged 12 to 17 years old living within Sydney Olympic Park.
Indoor recreation centre	District	One new indoor recreation centre.
Multipurpose outdoor courts	Local	Two to four courts
Playspaces	Local	Four play spaces
Local parks	Local	Provide local parks in Town Centre within 200m walking distance of all high density housing
Sportsfields	Local	Four sports fields. These will be formal sport fields that can also be used for informal sport

Table 6: Master Plan 2050 - new and additional community facilities and social infrastructure

Master Plan 2050 makes provision for community facilities and social infrastructure in line with the recommendations of the CFSIN through the following:

- Identifying the general location of recreational space, community/civic uses, or education/school uses on a land use concept plan for Sydney Olympic Park
- Including a dedicated section which identifies community facilities and social infrastructure to be provided within Sydney Olympic Park (*Section 3.7 Public open space and facilities*). This provides a more detailed breakdown of the types and hierarchy of the facilities identified in the land use concept. Objectives and controls are provided to identify design, location and other requirements to be incorporated into the facilities.
- Identifying community facilities and social infrastructure to be provided within each character area. This includes nominating specific sites where the infrastructure should be provided or preferred locations. For new open spaces, controls on the minimum area of open space are included, along with design guidelines identifying the general layout and functions of the space.

## 5.12 Wind Impacts

A Wind Comfort Study has been prepared by CCP to assess the wind comfort levels across Sydney Olympic Park. The study considers the wind impacts of the built form envisaged under Master Plan 2050 for each of the neighbourhoods

and precincts. The assessment is based on the Lawson Criteria which establishes wind thresholds for outdoor dining and a range of pedestrian activities (sitting, standing and walking), as well as for spaces that are uncomfortable and will be avoided by people. The key findings of the Wind Comfort Study are summarised in Table 7 below:

Character Area	Key Changes
Urban Centre	Wind comfort at street level locations in Urban Centre Neighbourhood varies from Outdoor Dining in the sheltered regions to Pedestrian Standing along the major streets. Comfort conditions on Sarah Durack Avenue could be improved by installing localised measures such as sheltered seating to create areas of enhanced wind comfort by up to one level.
Eastern Neighbourhood	Wind comfort along the Eastern Neighbourhood is primarily rated Pedestrian Sitting with small regions of Pedestrian Standing due to localised flow accelerations such as downwash. These ratings remain suitable for short-term standing activities.
Southern Neighbourhood	Wind comfort at street level locations of the Southern Neighbourhood is rated Pedestrian Standing or better. These ratings are generally suitable for outdoor activities.
Haslams Neighbourhood	Wind comfort conditions for the Haslams Neighbourhood are rated Pedestrian Standing or better. As such, pedestrian activity in these areas is anticipated to be comfortably accommodated.
Edwin Flack Neighbourhood	Wind comfort conditions for the Edwin Flack Neighbourhood are rated Pedestrian Standing or better. As such, pedestrian activity in these areas is anticipated to be comfortably accommodated.
Sports and Civic Precinct	Wind comfort in Sports and Civic Precinct is rated Pedestrian Standing or better. Dense natural planting is expected to reduce speeds of winds channelling along Birnie Avenue and Carter Street to improve comfort conditions by up to one level.
Stadia Precinct	Wind comfort at street level locations in Stadia Precinct varies predominantly from Pedestrian Sitting to Pedestrian Standing. On Cathy Freeman Park, localised measures such as targeted landscaping is expected to improve comfort criteria by about one level. It is recommended that stationary activities are programmed away from the intersection between Grand Parade and Orana Parade.

Table 7: Key findings Wind Comfort Study (Source: CPP)

### Recommendations

Master Plan 2050 incorporates recommended built form controls relating to podium and tower heights and setbacks to ensure the achievement of the wind comfort criteria identified in the Wind Comfort Study. The following additional controls are included in Master Plan 2050 to regulate the wind effects of new development:

- Requirement for development applications for buildings over 25m to be accompanied by a Wind Impact Assessment
- Establishment of ground environment wind speeds based on the Lawson Criteria
- Requirements for balconies to be designed to minimise wind impacts.

Potential wind impacts arising from new development will be further mitigated through other built form and design interventions identified in Master Plan 2050 including awnings, colonnades and landscaping.

Having regard to the above, Master Plan 2050 is considered to satisfy requirements relating to potential wind impacts associated with new development.

### 5.13 Noise Management

Parts of Sydney Olympic Park are subject to high levels of noise, primarily from sporting and entertainment

activities undertaken in the Stadia and Sports and Civic Precincts as well as within the Southern and Central Neighbourhoods. SOPA utilises 'public positive covenants' on land titles to ensure landowners and lessees acknowledge the environmental and operational conditions that arise from events.

Master Plan 2050 - Acoustic Report was prepared by RWDI to assess the acoustic impacts arising from the land use and built form outcomes envisaged under Master Plan 2050 and recommends noise management provisions for inclusion in the Master Plan. The primary focus of these guidelines is to minimise potential acoustic impacts of sporting and entertainment venues on other land uses within and around the park.

### ***Findings and recommendations***

Key findings and recommendations of the Acoustic Report are summarised below:

- Future noise impacts from the Royal Easter Show at surrounding residences are expected to remain below the respective noise limits for residential locations of 60 dBA LAeq / 65 dBA LMax for Special Events and 55dBA LAeq / 65 dBA LMax for Standard Events and are not expected to cause significant noise disturbances to residential receivers located to the north.
- Noise levels of up to 70dBA are expected to be experienced on future apartment buildings directly facing the temporary Event Bus Hub on Pondage Link during events generating bus traffic. Façades will require a level of mitigation to reduce noise impacts to acceptable levels inside habitable areas. A noise and vibration assessment should be conducted at development application stage to confirm the specific levels of treatments.
- It is expected that control measures such as upgraded glazing, wintergardens and floor plan design to limit noise to habitable rooms, will be required to meet the internal noise criteria for residences along Edwin Flack Avenue and the marshalling corridor moving crowds to the SMW station. A noise and vibration assessment should be conducted at development application stage to confirm the specific levels of treatments.
- No additional noise mitigation treatments will be required for any type of buildings located above the SMW corridor.
- Where residences are located on the floor directly above food and drink premises, the use of solid awnings to shield noise or combination of solid and operable awning can be utilised based on based on a combination of time of day, patron numbers and behaviour. Consideration of greater slab thicknesses (300mm) and resiliently mounted ceiling treatment for mixed use buildings where residential is located directly above a food and drink premises. There should limits on outdoor noise, ideally no outdoor speakers for the food and drink premises and only minor noise spill from internal systems.

In line with the recommendations, Master Plan 2050 retains noise controls from the existing Master Plan 2030, namely:

- New development acknowledges through the use of public positive covenants that it is located within a major sport and entertainment event precinct that may be subject to high noise events from time to time.
- Development applications are to be accompanied by a noise impact assessment report prepared by a qualified acoustic consultant.
- Residential, hotels and serviced apartments, commercial and education developments are to comply with set maximum noise criteria.

#### 5.14 Heritage and Archaeology

The Heritage and Archaeological Services – Heritage Report was prepared by GML to inform the preparation of Master Plan 2050. Sydney Olympic Park has a rich history that encompasses natural, First Nations, colonial, military, industrial and the Sydney 2000 Games legacy heritage values.

### ***Findings and recommendations***

The findings and recommendations of the Heritage Report informed the following elements of Master Plan 2050:

- Built form, land use and other spatial outcomes.

- Heritage objectives and controls relating to the protection and conservation of heritage items, conservation areas and archaeological sites.
- The identification of important views and vistas.
- The identification of opportunities for adaptive reuse of items and conservation area.
- Objectives and controls to protect sensitive ecological areas, including the incorporation of buffer zones to the Brickpit.
- The design principles and guidelines for parts of the Parklands, including Riverfront Park which incorporates the Newington Armory (Armory Park).

The Heritage Report includes additional recommendations that are beyond the scope of Master Plan 2050. These recommendations will be considered by SOPA in the short, medium and long-term as part of their ongoing management of Sydney Olympic Park.

### ***Heritage Interpretation Strategy***

The Heritage Interpretation Strategy (HIS) has been prepared to satisfy the Study Requirements. The HIS identifies interpretive strategies and initiatives the implementation of which, are beyond the scope of Master Plan 2050. The HIS will assist SOPA in guiding future heritage interpretation to effectively communicate and celebrate the history of Sydney Olympic Park.

#### **5.15 Aboriginal Cultural Heritage**

An Aboriginal Cultural Heritage Study (ACHS) was prepared by GML to inform the preparation and implementation of Master Plan 2050.

A desktop study and study area inspection, in collaboration with the Metropolitan Local Aboriginal Land Council (Metro LALC), were undertaken. These considered the Aboriginal cultural landscape, the local environment, historical material, relevant archaeological contexts and opportunities for interpretation, community engagement and education strategies. The ACHS includes a review of previous archaeological and heritage studies.

The key findings of the ACHS are summarised below.

#### ***Findings***

- There are five registered AHIMS sites within the study area. These are all located within the Wangal Woodland within the Newington Nature Reserve.
- An additional silcrete artefact was identified along the eastern edge of the woodland during an archaeological survey in 1995, however, it has not been located since.
- The Aboriginal archaeological sensitivity of Sydney Olympic Park has been assessed by many archaeologists over the past 40 years. This research has identified that much of Sydney Olympic Park has nil-to-low archaeological sensitivity. The only exception to this is the Newington Nature Reserve Forest, which retains the only known expressions of natural soils within Sydney Olympic Park and is ascribed Aboriginal archaeological sensitivity. The presence of known, and potential, Aboriginal objects/sites in Wangal Woodland within the reserve (as outlined above) reflects their relatively undisturbed nature.
- There are important cultural values and connections between Aboriginal people and Sydney Olympic Park.
- A combination of a lack of historical documentation and archaeological evidence means the understanding of the pre-1788 cultural landscape of Sydney Olympic Park is fragmented and incomplete. No assessment into contemporary Aboriginal connections has been undertaken within the last 20 years. The views and values of Aboriginal people on their more recent history and heritage are important. This provides a key avenue for future research.

#### ***Recommendations***

- Further research is needed to understand the Aboriginal cultural landscape of Sydney Olympic Park before and after 1788. Focused investigation into past and contemporary connections may reveal other important aspects of Aboriginal history and experience related to Sydney Olympic Park, noting that Aboriginal community consultation is fundamental to assessment. Consideration should be given to understanding contemporary Aboriginal connections to Sydney Olympic Park over the last 20 years.
- The Newington Nature Reserve Forest is archaeologically sensitive for Aboriginal objects. Management practices should reflect this sensitivity
- An updated Aboriginal community consultation and engagement document plan/policy should be developed to outline how SOPA will implement and manage the involvement of Aboriginal people as part of SOPA's ongoing activities.

Master Plan 2050 aligns with the recommendations of the ACHS as outlined below:

- It does not propose any amendments to Newington Nature Reserve, including spatial changes or interventions. In this regard, it will not pose additional potential impacts or risks to Aboriginal archaeological sensitivity of Newington Nature Reserve, including the registered AHIMS sites.
- It incorporates a Country-centred approach, that recognises the Traditional Custodians of Sydney Olympic Park, the Wangal and seeks to reconnect the place with its Wangal roots. Elements of Country are embedded in potential design interventions within the future building form and public spaces.
- It incorporates heritage objectives and controls that seek to:
  - Ensure the identification, management and protection and of Aboriginal cultural heritage values in partnership with the Aboriginal community.
  - Strengthen Aboriginal cultural connections to Sydney Olympic Park, including opportunities to access, knowledge and repair Country.

#### 5.16 Design Excellence

SOPA actively promotes a high quality of design for the future development of Sydney Olympic Park. Consistent with Master Plan 2030, Master Plan 2050 maintains design excellence provisions including the identification of key sites that require a design competition where a building is proposed.

A draft Sydney Olympic Park Design Excellence Policy has been prepared to replace the current policy and align with Master Plan 2050. The draft Design Excellence Policy identifies:

- When a design excellence competition is required under the Central River City Precincts SEPP and Master Plan 2050.
- What constitutes a design competition and design excellence.
- The requirements and administration of the competition, including but not limited to the preparation of a competition brief, the process for selecting participants, the jury composition and assessment and deliberation of competition submission.
- The role of SOPA's Design Review Panel in ensuring design excellence is achieved for development throughout Sydney Olympic Park as well as their role in design competitions.

GANSW have confirmed their support for the draft Design Excellence Policy to satisfy the Study Requirements.

#### 5.17 Infrastructure Capacity

An Infrastructure Services Strategy (Services Strategy) has been prepared to understand the infrastructure requirements for Master Plan 2050.

The Services Strategy assesses the existing services within Sydney Olympic Park, including potable water, sewer, stormwater, gas, electricity and telecommunications and their capacity to meet the needs of future development anticipated under Master Plan 2050.

The Services Strategy identifies services that will need to be augmented or upgraded to meet the future demand. The Strategy also indicated who will be responsible for the upgrades, the service provider, the developer or a combination of both.

#### 5.18 Infrastructure Funding and Delivery

The Infrastructure Contributions Framework (ICF) requires developers of land in Sydney Olympic Park to be responsible for the provision, extension or augmentation of public infrastructure within Sydney Olympic Park that is required to support new development. The infrastructure requirements include modified, upgraded, and new: streets and walkways; open space, recreation, and public domain; community facilities; public transport; traffic management; and utility services.

Future development under Master Plan 2050 will require new and upgraded infrastructure. An updated ICF has been prepared to reflect the additional infrastructure requirements that are necessitated by future development under Master Plan 2050, including:

- New/upgrade open spaces and public domain
- Delivery of community facilities
- Construction of new streets
- Intersection upgrades.

Developers will be required to provide works in kind or an infrastructure contribution, per square metre of floor space for new development, in accordance with the ICF.

#### 5.19 Safety and Security

Potential safety and security risks and impacts will continue to be managed via a consistent and cohesive approach to safety and security, in accordance with the Sydney Olympic Park Policy – Safety and Security Management Plan. This is supplemented by the Safety and Security Strategy Master Plan 2030 (Interim Metro Review) which applies to the Urban Centre neighbourhood.

Key elements of the approach to safety and security include:

- Adopting a risk-based approach to the design of the public domain and future development. The design of the public domain and development needs to be flexible and responsive to the varying needs and operating modes of the Sydney Olympic Park, as well as changes in the safety and security risk environment.
- Adopting Crime Prevention Through Environmental Design (CPTED) measures that will contribute to a minimisation of all forms of crime.
- Implementing security systems and infrastructure for sites that is discrete but effective and integrated with the site surrounds. Closed Circuit Television (CCTV) systems are used extensively throughout Sydney Olympic in accordance with the SOPA CCTV Protocol Policy.
- Enabling SOPA rangers (for the public domain) and site personnel to actively monitor, respond and manage issues promptly.
- Deploying hostile vehicle mitigation devices in accordance with the updated Design Manual to support the safe movement of people.

Provisions have been incorporated into Master Plan 2050 to mitigate safety and security risks within Sydney Olympic Park, through:

- Requiring that development, including public open spaces and buildings, is designed in accordance with the CPTED principles.
- Aligning active and residential frontages to key streets and spaces to maximise opportunities for pedestrian activity and interaction and surveillance of the public domain.

- Requiring that the design of all buildings maximises entries and visibility of uses at ground level to promote passive surveillance of the public domain.

# 6. Proposed Amendments

## 6.1 Master Plan 2050 – Amendments to current Master Plan

This section outlines the proposed amendments to Master Plan 2030 to develop Master Plan 2050.

### 6.1.1 Overview

Master Plan 2050 proposes a number of key amendments to Master Plan 2030 which are summarised in Table 8.

Proposed Amendment	Comment
1. Reinstate a single Master Plan	Master Plan 2030 (2018 Review) and Master Plan 2030 (Interim Metro Review) have been combined to reinstate a single fully integrated Master Plan document, Master Plan 2050
2. Country-first approach	Connection to Country is a founding principle of Master Plan 2050. Opportunities for connection to, and celebration of, Country in Sydney Olympic Park are clearly outlined in Master Plan 2050.
3. Integration of the Parklands	The Parklands have been integrated into Master Plan 2050 to ensure a holistic and coordinated approach to the development of Sydney Olympic Park. Master Plan 2050 includes design guidelines for the Parklands to guide sustainable development and support the Parklands Plan of Management 2010.
4. Delivery timeframe to 2050	The current Master Plan assumed a ‘full build out’ of Sydney Olympic Park by 2030, however, SMW is not forecast to be complete until 2032. It is unlikely that full growth will be completed by 2030 with this key infrastructure incomplete. As such, the more realistic timeframe of 2050 has been adopted.
5. New Character Areas	With the introduction of the Parklands, and a larger emphasis on housing, Master Plan 2050 has rethought the Character Areas. Changes to the existing demarcation of the precincts and new terminology are proposed. The Character Areas are now categorised as residential ‘Neighbourhoods’, activity ‘Precincts’ and the ‘Parklands’.
6. Rebalancing employment and housing	Master Plan 2050 rebalances employment and housing expectations under Master Plan 2030 to create a greater focus on housing and creation of a thriving, liveable suburb.
7. Simplified structure	The structure of Master Plan 2050 has been simplified to provide a clear alignment with the Vision, the new Character Areas, remove duplication with other applicable policies and provide concise provisions against which development proposals can be assessed.

Table 8: Overview of Master Plan 2050 amendments to Master Plan 2030

### 6.1.2 Description of key amendments

A summary of how Master Plan 2050 has amended the structure and general content of the Master Plan 2030 is provided below. Further details of the amendments are provided in Attachment 4.

#### **Planning Principles**

Chapter 3 Planning Principles of Master Plan 2030 has amended, rationalised or removed as outlined below:

- Section 3.1 Existing Site Elements has amended and located in Chapter 2 Place and Vision of Master Plan 2050.
- The Planning Principles in Sections 3.2 – 3.9 (Master Plan 2030) have been amended, updated and translated into objectives and controls within the Chapter 3 General Controls and Chapter 4 Character Areas.
- The Planning Principles chapter included a combination of objectives and controls, some of which were duplicated in Chapter 4 General Controls. Master Plan 2050 has simplified these chapters and removed duplication.

#### **General Controls**

Chapter 3 General Controls of Master Plan 2050 rationalises and simplifies Chapter 4 General Controls and Guidelines of Master Plan 2030. Key changes include:

- New Section 3.5 ecology and environmental sustainability
- New Section 3.8 movement with;
  - Holistic approach to active, public, private and event transport;
  - Street role and character;
  - Car-lite approach; and
  - New car parking rates.

#### **Character Areas**

With the introduction of the Parklands into the Master Plan, the Character Areas have been re-assessed. There are now 10 Character Areas, split in to 'Neighbourhoods', 'Precincts' and the 'Parklands'. Figure 13 illustrates the existing precincts and proposed Character Areas.

## Master Plan 2030 (2018 Review)

## Master Plan 2050

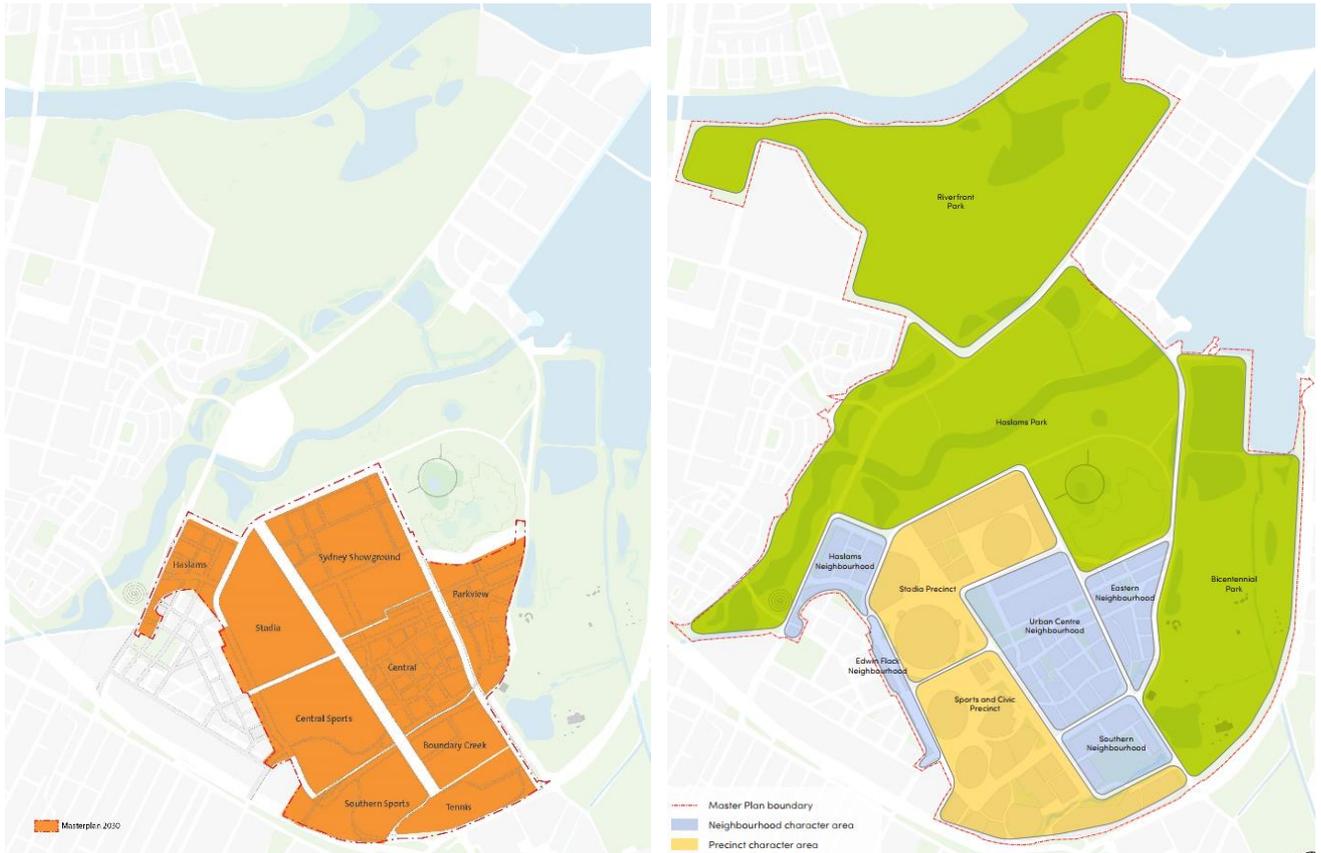


Figure 13 : Master Plan 2030 Precincts and Proposed Master Plan 2050 Character Areas

### Land Uses

Key changes to land use in Sydney Olympic Park include a rebalancing of employment and residential areas, with an increased focus on housing implemented through the new Neighbourhoods. The Neighbourhoods will be walkable, liveable areas supported by local centres and green open space. Master Plan 2050 will accommodate an additional 3,000 dwellings than previously, providing a total of up to 13,000 dwellings.

Master Plan 2050 places a greater emphasis on commercial uses surrounding the new SMW and existing heavy rail station. To ensure Sydney Olympic Park is a thriving suburb, a greater variety of non-residential uses, including creative industries, light industries, community and civic uses and various others to support the growing employment hub and new residential neighbourhoods. At the same time, Sydney Olympic Park will continue to be a high performance sports destination and centre for excellence.

The Master Plan 2050 land use concept for Sydney Olympic Park is depicted in Figure 14. This is supplemented by the character statements, land use plans and schedules for each of the neighbourhoods and precincts. The schedules identify the minimum quantum of non-residential development on certain development sites to align with the job targets and ensure the provision of necessary services for workers, residents and visitors. The schedule also identifies other land uses or infrastructure that is required to be provided as part of the redevelopment of sites, such as public open space, new streets or community uses.

The key land use changes are summarised by Character Area at Table 9, and further detailed in the Urban Design Report.



Figure 14: Land use concept Master Plan 2050 (Source: SJB Architects)

Character Area	Key Changes
Urban Centre	<ul style="list-style-type: none"> <li>- This neighbourhood has been extended north to Grand Parade to incorporate Cathy Freeman Park and part of the RAS precinct.</li> <li>- A defined commercial centre around the SMW station, existing heavy rail station and light rail stops, between Herb Elliott Drive and Murray Rose Avenue and along the southern edge of RAS precinct.</li> <li>- Adaptive reuse of the State Abattoir Precinct to provide a range of community and commercial uses while responding sympathetically to its heritage significance.</li> <li>- Focus of mixed uses between Herb Elliott Avenue and Figtree Drive, including large scale retail, dining and entertainment uses with pedestrian movement networks and open space.</li> <li>- Predominant residential uses south of Figtree Drive, and along Australia Avenue south of Herb Elliott Avenue.</li> </ul>
Eastern Neighbourhood	<ul style="list-style-type: none"> <li>- Increased residential focus.</li> <li>- Provision of primary school with shared public open space.</li> <li>- New neighbourhood centre, adjacent to the school, to accommodate essential retail.</li> <li>- Provision of indoor recreation centre on the corner of Australia Avenue and Murray Rose Avenue.</li> <li>- Increased public open space. This includes a continuous park fronting the southern edge of the Brick Pit, incorporating an ecological buffer.</li> </ul>
Southern Neighbourhood	<ul style="list-style-type: none"> <li>- New residential to the corner of Sarah Durack Avenue and Australia Avenue.</li> <li>- Landscaped setback along Sarah Durack Avenue.</li> <li>- New neighbourhood centre for day-to-day access to essential retail within an 800m catchment.</li> <li>- Provision of events and sports along Olympic Boulevard, adjoining a publicly accessible sports ovals.</li> </ul>
Haslams Neighbourhood	<ul style="list-style-type: none"> <li>- Increased residential focus and density</li> <li>- New neighbourhood centre for day-to-day access to essential retail within an 800m walking catchment of residential development.</li> <li>- New public open spaces including a centralised park adjoining the neighbourhood centre.</li> </ul>
Edwin Flack Neighbourhood	<ul style="list-style-type: none"> <li>- A new character area, which previously traversed the Central Sport Precinct (south of Dawn Fraser Avenue) and Stadia Precinct (north of Dawn Fraser Avenue).</li> <li>- Introduction of residential uses, in addition to tourist and visitor accommodation to provide the opportunity for student housing to support the educational function of Sydney Olympic Park.</li> <li>- New public open spaces.</li> </ul>
Sports and Civic Precinct	<ul style="list-style-type: none"> <li>- A landmark State or regional cultural facility is to be provided at the corner of Dawn Fraser Avenue and Olympic Boulevard.</li> <li>- Provision of a services area within the south-western edge of the precinct to accommodate a range of uses including emergency services, light industrial, maintenance/storage depot, creative industries as well as a uses to support a circular economy hub.</li> <li>- Education uses previously identified on Sarah Durack Avenue have been designated for a school.</li> <li>- A new civic and community hub along the western side of Olympic Boulevard, south of Sarah Durack Avenue to accommodate a range of multi-purpose public facilities.</li> <li>- Provision of a multi-level carpark (also allowing coaches) with rooftop/indoor recreation facility in place of the existing P4 car park.</li> </ul>
Stadia Precinct	<ul style="list-style-type: none"> <li>- New mixed use and creative industry provided within the RAS precinct along Australia Avenue including opportunity for film and creative sectors.</li> <li>- Opportunity for a produce market within Sydney Showgrounds that promotes national, regional, and indigenous agricultural goods and practices.</li> </ul>

Character Area	Key Changes
	<ul style="list-style-type: none"> <li>- Utilise Sydney Showground for exhibitions and conferences to enhance the commercial core in the Urban Centre.</li> <li>- Ensure that the RAS showground can continue to host the Royal Easter Show in the medium to long term while opening opportunities for increased activation and use of facilities outside of event mode.</li> <li>- Support the sports and entertainment function of Sydney Olympic Park by facilitating mixed use development, incorporating hospitality venues and hotels and short stay accommodation, within the RAS precinct along Olympic Boulevard.</li> </ul>

Table 9: Key changes to land use by character area

Figure 15 provides an indicative visual representation of the key changes between Master Plan 2030 and proposed Master Plan 2050 which is discussed further below.

### Master Plan 2030 (2018 Review)

### Master Plan 2050

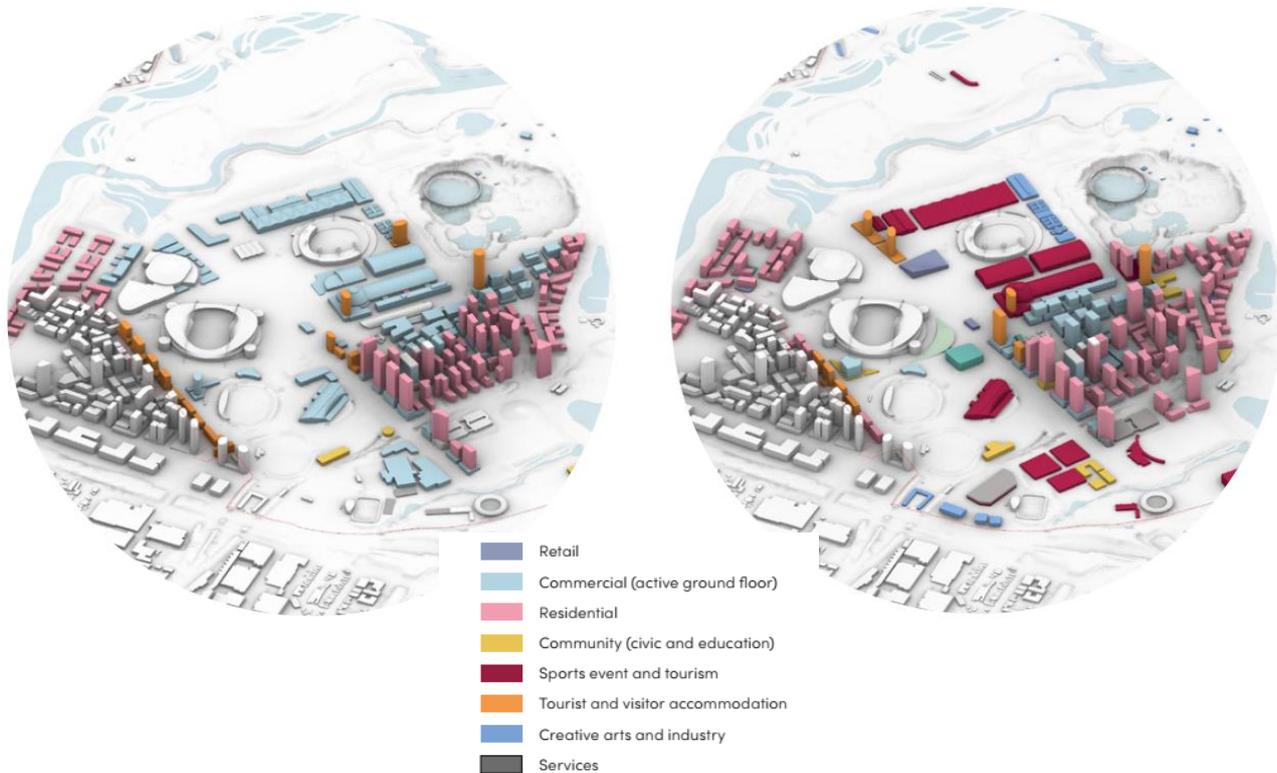


Figure 15 : Overview of changes between Master Plan 2030 and Master Plan 2050 (Source: SJB Urban)

### Floor Space

Master Plan 2050 has redistributed density throughout Sydney Olympic Park and will deliver an additional 300,000m<sup>2</sup> of floor space in comparison to Master Plan 2030. The key changes in the maximum floor space ratio (FSR) controls within each character area are summarised at Table 10. A comparison of the existing and proposed FSR controls is illustrated in the extracts of the Central River City Precincts SEPP Maps in Section 6.2 below.

Character Area	Key Changes
Urban Centre	- Increased variation in FSR, particularly between Herb Elliot Avenue and Figtree Drive.
Eastern Neighbourhood	- Minor changes throughout neighbourhood.

Character Area	Key Changes
Southern Neighbourhood	<ul style="list-style-type: none"> <li>- New FSR control for residential use at the corner of Sarah Durack Avenue and Australia Avenue.</li> <li>- FSR control removed from existing community centre/AFL club house.</li> </ul>
Haslams Neighbourhood	<ul style="list-style-type: none"> <li>- Significant variation of FSR introduced to allow for a new compact residential neighbourhood.</li> </ul>
Edwin Flack Neighbourhood	<ul style="list-style-type: none"> <li>- Increased variation of FSR across the neighbourhood.</li> </ul>
Sports and Civic Precinct	<ul style="list-style-type: none"> <li>- New height control introduced at the corner of Dawn Fraser Avenue and Olympic Boulevard for future cultural facility.</li> </ul>
Stadia Precinct	<ul style="list-style-type: none"> <li>- New FSR controls introduced throughout precinct, surrounding stadia and RAS.</li> </ul>

Table 10: Key changes FSR controls by character area

### Building Height

Building heights are tallest in the Urban Centre, surrounding the new SMW station. With a greater focus on housing, building heights have been increased in the residential neighbourhoods. In particular, the greatest height changes have occurred in Haslams Neighbourhood, leveraging the high amenity of this location along Haslams Creek.

Other elements of the proposed building heights include:

- Taller buildings within the residential neighbourhoods will transition to lower-scale building forms within adjacent areas of ecological significance, including Bicentennial Park and Boundary Creek.
- Maximum building heights, street wall heights and setbacks to tower elements respond to the existing and desired built form of each character area, while mitigating wind impacts and ensuring good sunlight access to public open spaces.

The key changes in the maximum building height controls for each character area are summarised at Table 11. A comparison of the existing and proposed building heights is illustrated in the extracts of the Central River City Precincts SEPP Maps in Section 6.2 below.

Character Area	Key Changes
Urban Centre	<ul style="list-style-type: none"> <li>- Building heights generally increased across Urban Centre to allow for increased density in proximity to the SMW station.</li> <li>- Building heights have been increased for sites along Olympic Boulevard and Australia Avenue and key intersections to reinforce the significance of these streets and provide landmarks for wayfinding.</li> <li>- Increased building height variation throughout Urban Centre.</li> <li>- Building heights south of Figtree Avenue have been increased to a predominant height of 102m, from a variable height of 33m to 74m.</li> <li>- Street wall heights of 4 to 6 storeys.</li> </ul>
Eastern Neighbourhood	<ul style="list-style-type: none"> <li>- Building height more evenly distributed across the neighbourhood.</li> <li>- Increased heights, particularly to the north-western area along Australia Avenue, between the Brickpit and Parkview Drive.</li> </ul>

Character Area	Key Changes
	<ul style="list-style-type: none"> <li>- Building heights have been increased along the eastern edge of the neighbourhood while maintaining a transition to Bennelong Parkway, protecting solar access to Bicentennial Park.</li> <li>- Street wall heights of 6 storeys.</li> </ul>
Southern Neighbourhood	<ul style="list-style-type: none"> <li>- New building height control for future residential at the corner of Sarah Durack Avenue and Australia Avenue.</li> </ul>
Haslams Neighbourhood	<ul style="list-style-type: none"> <li>- Most significant building height increases across Sydney Olympic Park to align with the significant increase in residential dwellings and density proposed for this compact residential neighbourhood, adjoining the Carter Street.</li> <li>- Building heights increased from 21m to variable heights of 49m to 67m.</li> <li>- 6 storey street wall height</li> </ul>
Edwin Flack Neighbourhood	<ul style="list-style-type: none"> <li>- Building heights north of Dawn Fraser Avenue have been significantly lowered from 102m to a variable height of 42m to 61m. South of Dawn Fraser Avenue, heights have been increased from 24m to a variable height of 36m to 49m. The proposed variable heights will provide medium to high-rise towers and a transition in building scale and intensity from the higher density development within the Carter Street Precinct to large scale pavilion buildings in the Stadia and Sports and Civic Precincts to the east.</li> </ul>
Sports and Civic Precinct	<ul style="list-style-type: none"> <li>- New height control introduced at the corner of Dawn Fraser Avenue and Olympic Boulevard for future cultural facility.</li> </ul>
Stadia Precinct	<ul style="list-style-type: none"> <li>- New building height controls introduced throughout, including surrounding stadia and RAS.</li> </ul>

Table 11: Key changes to building height controls by character area

### **Setbacks and siting**

The general approach and amendments to setbacks is summarised below:

- The ground level setbacks and interfaces respond to:
  - The characterisation of the street in terms of levels of activation i.e., primary active frontage, secondary active frontage
  - The provision of landscaped setbacks, including the retention of existing significant mature trees and to support new urban canopy.
  - The provision of colonnades (where previously not provided).
  - Changes in the configuration and alignment of existing streets in response to transport and public domain recommendation.
- The proposed upper level setbacks to tower/higher building elements are proposed to:
  - Mitigate wind impacts
  - Maximise solar access to public open spaces and to residential flat buildings
  - Maximise views of parks, elements of Country and iconic landmarks.
  - Respond to the desired built form at street level.

### **Heritage**

Heritage buildings and structures throughout the Newington Armory will be adaptively reused to host a range of uses which are sympathetic to the heritage values and setting.

The State Abattoir Precinct within the Urban Centre will be adaptively reused to provide a range of community and commercial uses while responding sympathetically to its heritage significance.

### **Solar Access**

New green open spaces are key to delivering liveable neighbourhoods and supporting a thriving economic centre. Master Plan 2050 proposes a 'Sun Protection Area' control for green open spaces (refer Figure 16). This control sets the minimum amount of sunlight which must be retained for that space at midwinter (21 June). This maximises the amenity of these spaces for workers, visitors and residents.



Figure 16: Example of a Sun Protection Area (Source: Master Plan 2050)

Master Plan 2050 seeks to ensure solar access to future residential development aligns with the ADG with a minimum of two hours of solar access provided to living areas and private open space between 9am and 3pm during mid-winter.

Solar insolation analysis was undertaken for the neighbourhoods within the reference scheme that accommodate residential buildings. The insolation analysis demonstrates the number of hours the building facades receive direct sunlight between 9am and 3pm at mid-winter taking into consideration the cumulative shadow impact of surrounding development. Overall, the isolation analysis indicates that the reference scheme is generally capable of achieving solar access to residential buildings in line with the ADG.

### **Public infrastructure and public open space**

#### Public open space

New open spaces will be provided to cater for the demands of the new residential neighbourhoods. Existing open spaces will be enhanced to maximise their amenity and usability. The open space offering will consist of regional, neighbourhood and local open spaces, along with civic spaces, parks and open spaces. Importantly, all residential neighbourhoods will be within walking distance of a local park.

The location, size and other design requirements for new open spaces are identified in each of the Character Areas.

#### Public facilities

Master Plan 2050 identifies the requirements and locations for a range of public facilities that will be required to meet the demands of residents, workers and visitors, in line with the recommendations of the CFSNS. This includes:

- Provide settings suitable for community education of the local ecologies and conservation areas of the Parklands.
- New indoor multi-purpose recreation/ community facilities for use by the wider community.
- A regional or State-significant cultural venue at the corner of Olympic Boulevard and Dawn Fraser Avenue.
- A district-level multipurpose community hub and library through the adaptive reuse of the Abattoir heritage precinct.
- Strategically position two to three schools (government and non-government), with each school site spanning at least 1.5 ha. Schools will double as extended community learning facilities outside of school hours and share recreation facilities.
- Providing the capacity for a tertiary institution within 400m of the SMW and train stations.
- Enhancing the community and cultural facilities within the Armory.
- Clustering schools, childcare centres, and local open spaces to create community anchor points.
- Providing community facilities that are multi-functional and flexible catering to diverse needs of users.

### ***Movement***

Master Plan 2050 adopts the movement plan, and associated recommendations of Transport Strategy outlined in 5.3 above, which is translated into the following:

- A framework for street role and character. This includes amendments to the configuration and alignment of existing and new streets, as detailed in the amended street sections contained in each of the Character Areas.
- A defined active transport network to enhance connectivity through and to Sydney Olympic Park. This includes connecting the urban and Parklands through additional pathways, signalised crossings, refuges and bridges to better integrate Sydney Olympic Park. Requirements for supporting infrastructure, including bicycle parking and end of trip facilities are also identified.
- A multi-modal mobility hub in the Urban Centre to seamlessly provide and connect all transport modes.
- Consolidate the existing two event bus terminals on Olympic Boulevard into the Plaza Bus Terminal. Pondage Link would operate as a temporary bus hub for the Royal Easter Show (RES) only to facilitate the relocation of the Royal Easter Show Carnival from the existing P6 car park.
- Event transport requirements, including reducing demand for event car parking in favour of public transport.
- Reduced public car parking for major events from 10,000 spaces to 5,000 car parking spaces in line with the opening of SMW and PLR2.
- Reduced maximum car parking supply rates for development across all neighbourhoods in line with rates approved under Sydney Olympic Park Master Plan 2030 (Interim Metro Review) for the Urban Centre Neighbourhood. Rates will be reduced as SMW and PLR2 come online. The reduced parking rates are identified in Table 12.
- Preferred locations for vehicle access
- Improved freight delivery through the development of micro-mobility distribution hubs on the edges of the urban centre to reduce vehicular movements and emissions

Land Use	Existing parking rates	Proposed parking rates
<b>Residential</b>		
- Studio	- 1 space/dwelling	- 0 spaces/dwelling
- 1 bedroom	- 1.2 spaces/dwelling	- 0.6 spaces/dwelling
- 2 bedroom	- 1.5 spaces/dwelling	- 0.9 spaces/dwelling
- 3 bedroom	- 2 spaces/dwelling	- 1.2 spaces/dwelling
- 4 bedroom	- 0.25 spaces/dwelling	- 1.4 spaces/dwelling
- Visitor		- 0.2 spaces/dwelling
<hr/>		
Office	- 1 space/80m <sup>2</sup>	1 space/110m <sup>2</sup> GFA
<hr/>		
Retail	- 4 spaces/100 m <sup>2</sup> - 1 space/50 m <sup>2</sup> - 1 space/50 m <sup>2</sup>	1 space/70m <sup>2</sup> GFA
<hr/>		
<b>Hotel</b>		
- Accommodation	- 1 space/ room	- 1 space/room
- Staff	- 1 space/2 staff	- 1 space/2 staff
<hr/>		
Place of Worship	1 space/25 m <sup>2</sup>	1 space/10 seats
<hr/>		
<b>Education</b>		
- School	- 1 space/2 staff	- 1 space/2 staff
- Tertiary	1 space/2 staff	1 space/2 staff
<hr/>		
Childcare	- 1 space/4 children 1 space/2 staff	- 1 space/4 children - 1 space/2 staff

Table 12: Existing and proposed carparking rates

## 6.2 Recommend Amendments to Central River City Precincts SEPP

Master Plan 2050 will require consequential amendments to Appendix 4 Sydney Olympic Park of the Central River City Precincts SEPP. The purpose of this is to align the proposed land uses, building heights and FSR controls with Master Plan 2050.

The proposed changes to Appendix 4 of the Central River City Precincts SEPP are detailed in the Explanation of Intended Effects (EIE). The amendments relate to the land use zone, and the height and floor space ratio development standards, and are summarised below. The proposed amendments to the Central River City Precincts SEPP maps are provided in full in Attachment 5.

### Land Use zone:

Key changes to the land use zoning are summarised below:

- The MU1 Mixed Use zone is proposed to replace the current B4 Mixed Use zone. This change is in line with the employment zones introduced with DPHI's employment zones reform.
- Selected sites within the Urban Centre, adjacent to the existing railway station and SMW will be rezoned be E2 Commercial Centre.
- Existing parks, local green spaces, parks and community open spaces that are currently zoned B4 will be rezoned to RE1 Public Recreation to reflect their current use.

The existing and proposed land use zones are illustrated in Figure 17 and 18.

**State Environmental Planning Policy (Precincts—Central River City) 2021  
Sydney Olympic Park Land Zoning Map**

Sheet LZN\_001

- Subject Land
- Zone**
- B1 Neighbourhood Centre
- B4 Mixed Use
- C1 National Parks and Nature Reserves
- C2 Environmental Conservation
- C3 Environmental Management
- RE1 Public Recreation
- SP2 Infrastructure
- Additional Permitted Use**
- Newington Armament Depot and Nature Reserve

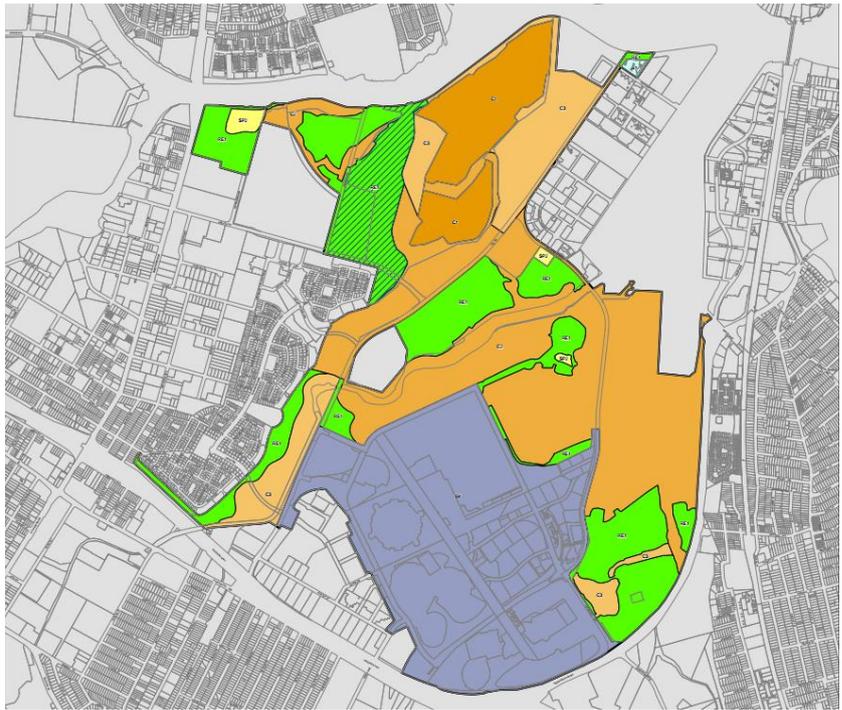


Figure 17 Existing land use zones (Source: Central River City SEPP)

**Sydney Olympic Park Land Zoning Map**

Scale  
1:4500 @ A0

- Zone**
- E2 - Commercial Centre
- MU1 - Mixed Use
- C1 - National Park and Nature Reserves
- C2 - Environmental Conservation
- C3 - Environmental Management
- RE1 - Public Recreation
- SP2 - Infrastructure
- Additional Permitted Use**
- Newington Armament Depot and Nature Reserve

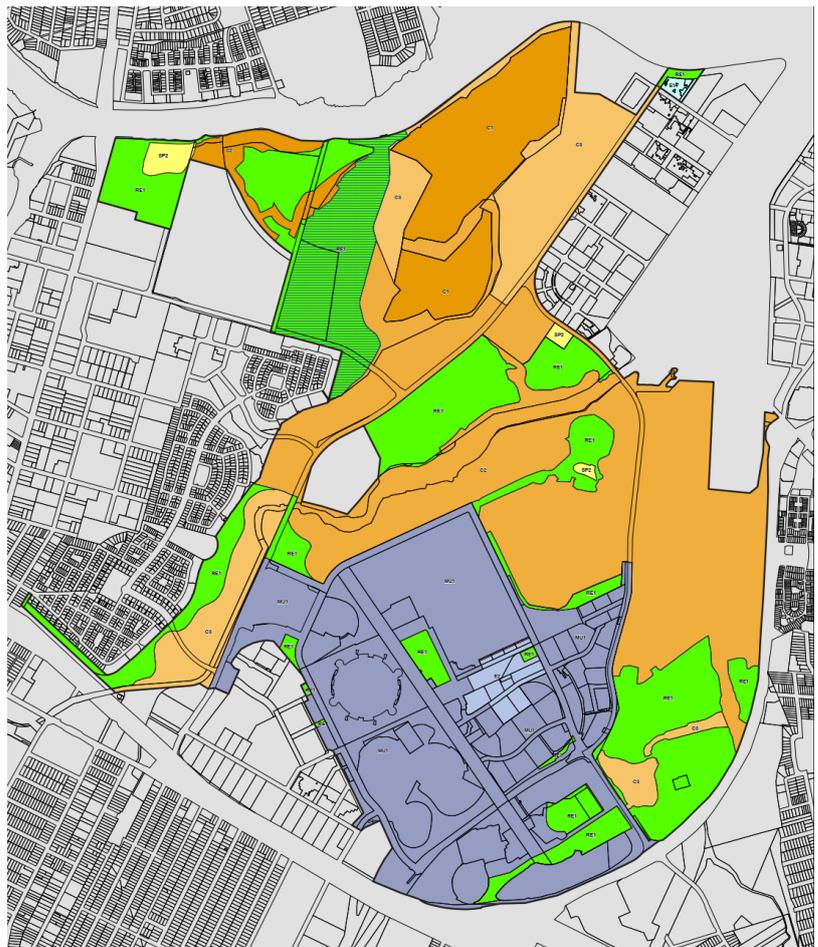


Figure 18 Proposed land use zones (Source: SJB Architects)

Height of Buildings:

The existing Height of Buildings Map and Reduced Level Map will be amended to align with Master Plan 2050.

The existing and proposed building heights are illustrated in Figure 19, 20, 21 and 22.

The definition of building height applying to Sydney Olympic Park currently excludes lift overruns and plant. This is to be amended to align with the definition of building height contained in the Standard Instrument—Principal Local Environmental Plan.

 **Planning and Environment**  
**State Environmental Planning Policy (Precincts—Central River City) 2021**  
**Sydney Olympic Park**  
**Height of Buildings Map**

Sheet HOB\_001

Maximum Building Height (m)	
[White Box]	Subject Land
[Green Box]	J 9
[Light Green Box]	O1 15
[Light Yellow Box]	O2 16
[Yellow Box]	R1 21
[Orange Box]	R2 22
[Light Orange Box]	B 24
[Red-Orange Box]	T1 26
[Red Box]	T2 29
[Dark Red Box]	U1 30
[Purple-Red Box]	U2 33
[Purple Box]	W 41
[Dark Purple Box]	X 46
[Magenta Box]	Y 50
[Pink Box]	AA 74
[Light Purple Box]	AB1 84
[Purple Box]	AB2 90
[Dark Purple Box]	AC1 102
[Very Dark Purple Box]	AC2 122
[Black Box]	AD 149

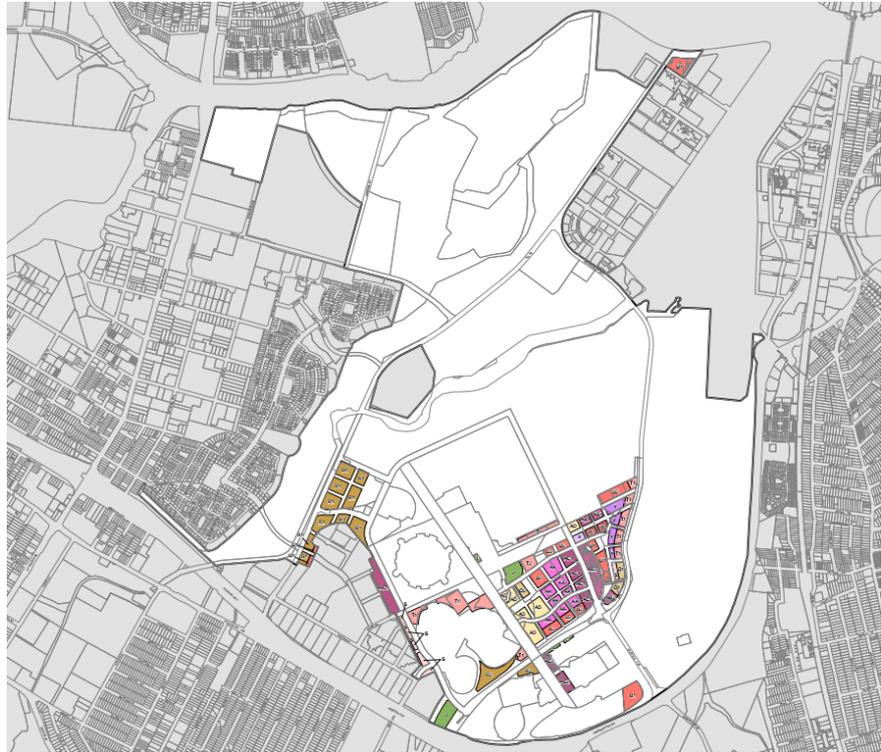


Figure 19 Existing building heights (Source: Central River City SEPP)



State Environmental Planning Policy (Precincts—Central River City) 2021  
Sydney Olympic Park  
Reduced Level Map

Sheet RDL\_001

- Subject Land
- Reduced Level (Australian Height Datum)
- 16
- 23
- 27
- 28
- 30
- 32.5
- 35
- 42
- 42.5

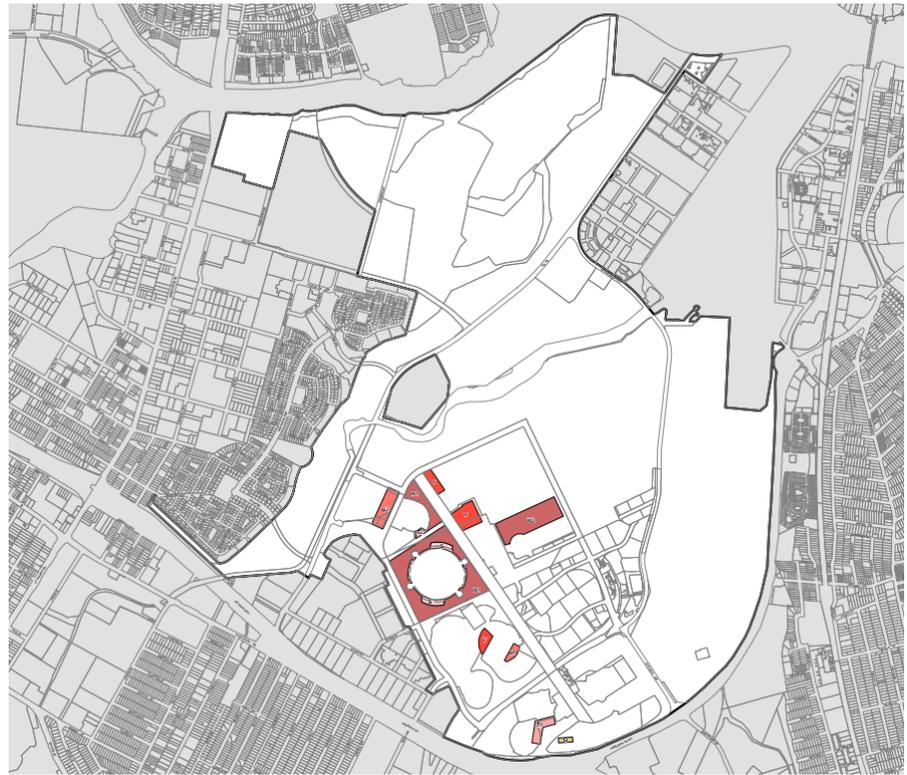


Figure 20 Existing building heights - Reduced Level (AHD) (Source: Central River City SEPP)

Sydney Olympic Park  
Height of Buildings Map

Scale  
1:4500 @ A0

- |     |     |
|-----|-----|
| 9   | 24  |
| 15  | 26  |
| 16  | 30  |
| 20  | 31  |
| 22  | 33  |
| 34  | 46  |
| 36  | 49  |
| 40  | 50  |
| 41  | 52  |
| 42  | 55  |
| 56  | 76  |
| 58  | 78  |
| 61  | 86  |
| 67  | 90  |
| 74  | 93  |
| 96  | 122 |
| 100 | 131 |
| 102 | 137 |
| 107 | 140 |
| 118 | 146 |
| 149 |     |
| 185 |     |

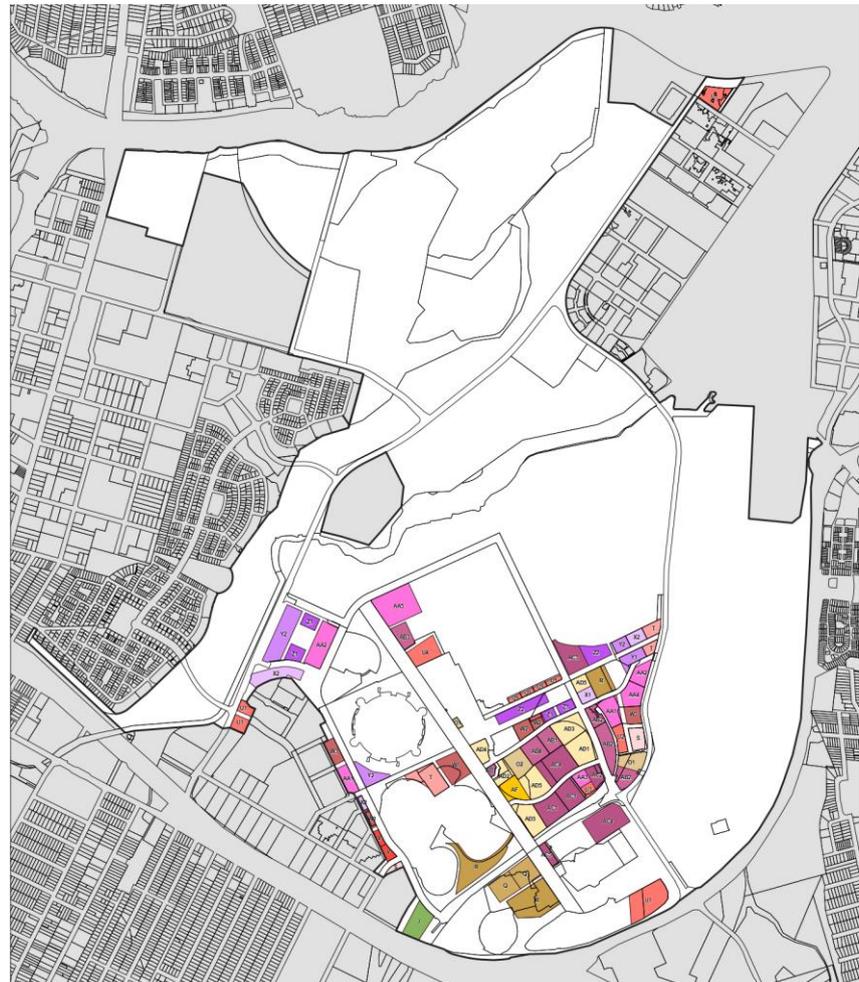


Figure 21 Proposed building heights (Source: SJB Architects)

## Sydney Olympic Park Reduced Level Map

Scale  
1:4500 @ A0

S	23
T	28
W	42

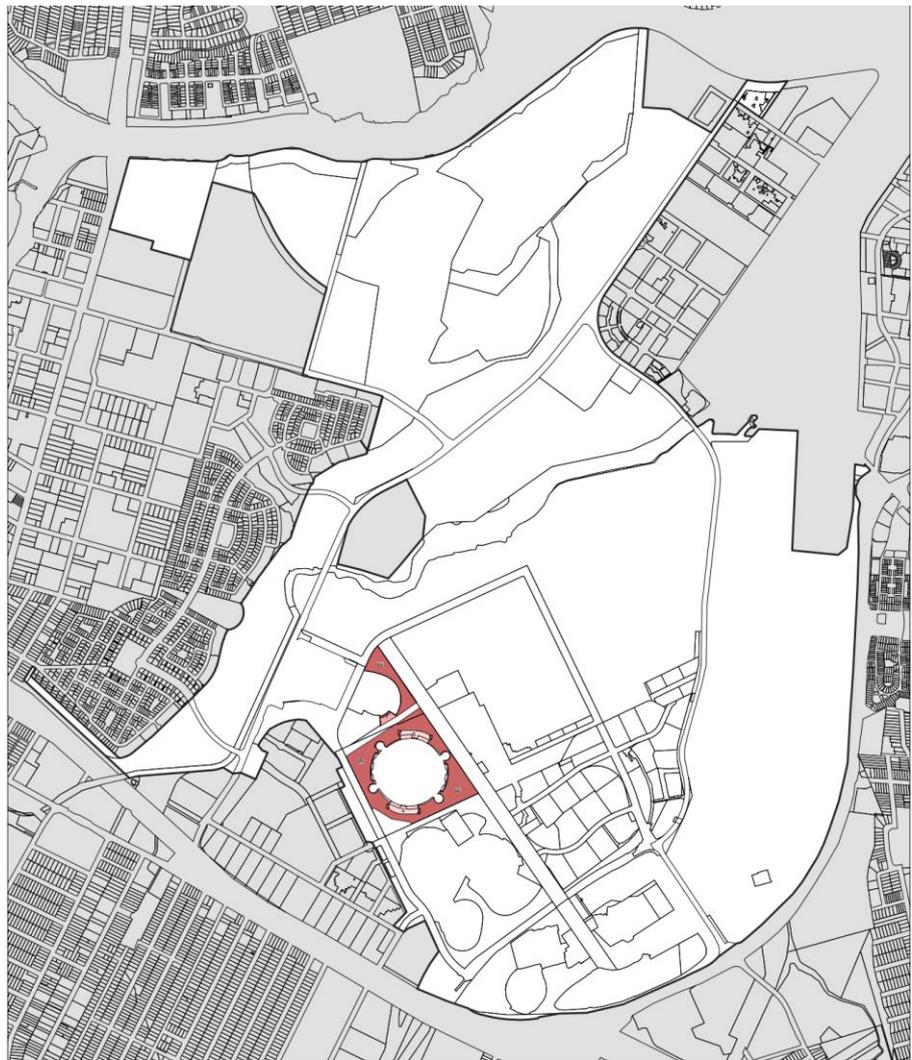


Figure 22 Proposed building heights - Reduced Level (AHD) (Source: SJB Architects)

### Floor Space Ratio

The existing Floor Space Ratio Map will be amended to align with MP 2050.

The existing and proposed FSR are illustrated in Figure 23 and 24.

### Additional provisions

It is proposed to include a new subclause within section 19 Floor Space Ratio to permit the exclusion of wintergardens from the calculation of gross floor area (GFA) and FSR for development, in response to wind and/or noise conditions.

Section 30 Design Excellence will be amended to refer to Master Plan 2050 as opposed to Master Plan 2030 (2018 Review).



State Environmental Planning Policy (Precincts—Central River City) 2021  
Sydney Olympic Park  
Floor Space Ratio Map

Sheet FSR\_001

Subject Land

Maximum Floor Space Ratio (n:1)	
B	0.3
D	0.5
N	1
S	1.5
T1	2
T2	2.2
T3	2.25
U	2.5
V1	3
V2	3.2
W1	3.5
W2	3.6
X	4
Y	4.5
Z1	5
Z2	5.25
Z3	5.5
AA1	6
AA2	6.5
AA3	6.6
AB	7
AD	8
AG	12

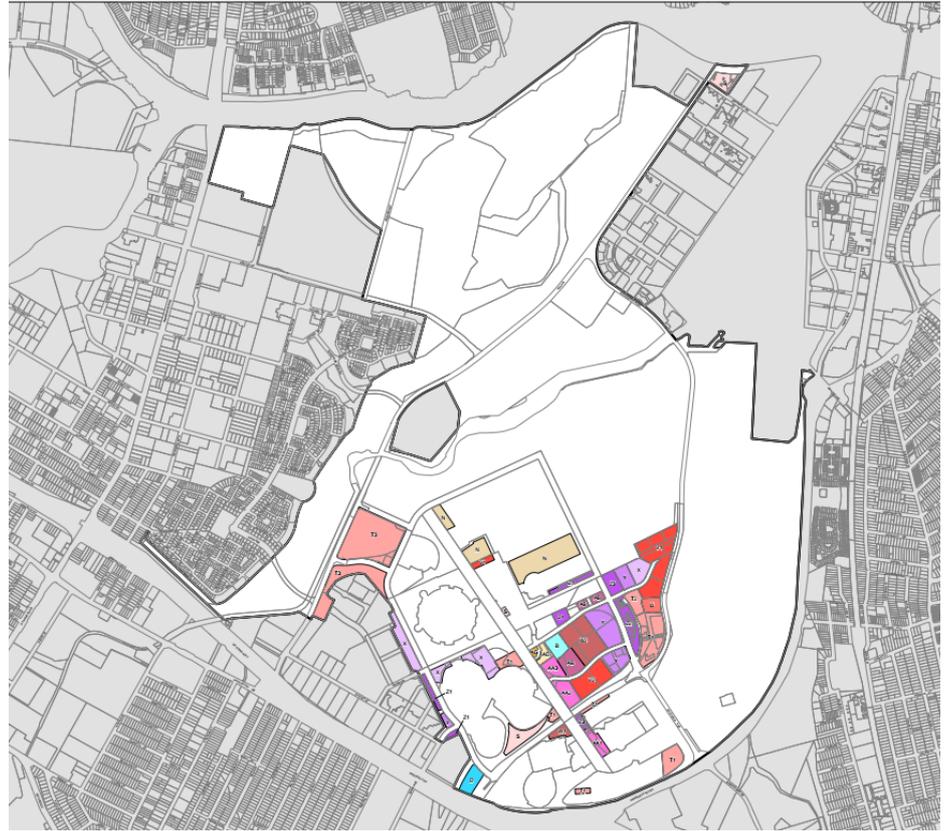


Figure 23 Existing FSR (Source: Central River City SEPP)

# Sydney Olympic Park Floor Space Ratio Map

Scale  
1:4500 @ A0

A	0.3	S	1.5
D	0.5	T1	2
J	0.8	T2	2.3
P	1.2	U1	2.7
Q	1.3	U2	2.9
V1	3	W1	3.5
V2	3.1	W2	3.6
V3	3.2	W3	3.8
V4	3.3	X1	4
V5	3.4	X2	4.1
X3	4.2	Y4	4.9
X4	4.4	Z1	5
Y1	4.5	Z2	5.25
Y2	4.6	Z3	5.5
Y3	4.8	AA1	6
AA2	6.6	AF	11
AA3	6.7		
AB1	7		
AB2	7.3		
AC	8.1		

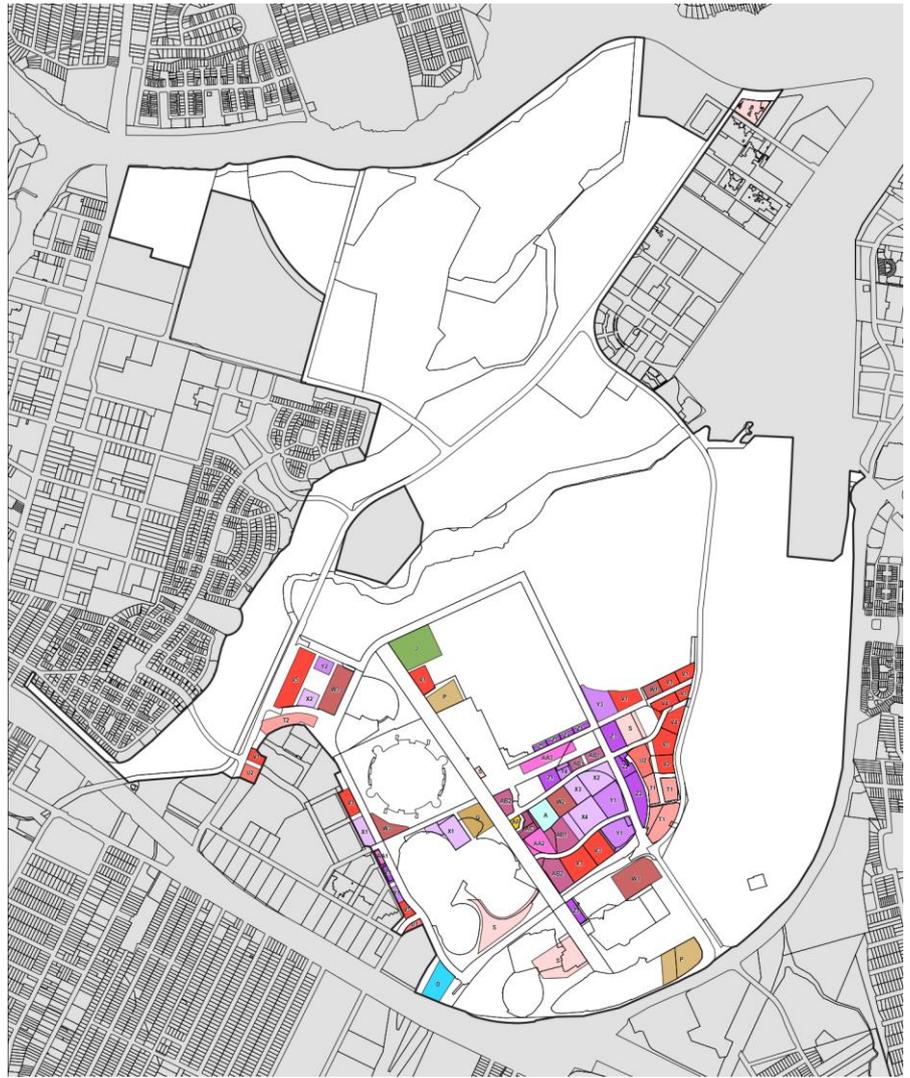


Figure 24 Proposed FSR (Source: SJB Architects)

## 7. Next Steps

Master Plan 2050 and associated amendments to the Central River City Precincts SEPP will be lodged with DPPI for public exhibition and consideration.

During the exhibition period, formal public submissions are invited. Separately, SOPA will be endeavouring to reach a wide audience to share and seek feedback on the Master Plan 2050 and associated technical reports. This includes, but is not limited to, the following:

- First Nations Elders and communities
- Local residents
- Local workers
- Local students
- Major landowners, leaseholders, and investors
- Businesses who operate in Sydney Olympic Park
- NSW Government
- Local Government
- Visitors – daily, parklands, events, sport
- Culturally and Linguistically Diverse communities
- Youth.

The engagement will be undertaken via a range of potential platforms, including:

- Letters and postcards
- Posters
- #mySOP hub, a centralised online engagement portal.
- Social media
- Community drop-ins
- Pop-up information session
- Walk on Country and yarn with First Nations community partners
- Briefing sessions for local councils and NSW Government stakeholders.

DPPI will prepare a Submissions Report outlining matters raised in the submissions. SOPA will be required to prepare a Response to Submissions (RtS) report addressing the items raised in the submissions and may include changes to Master Plan 2050 and additional technical information, as required.

Where required or appropriate, further stakeholder consultation will be undertaken. DPPI will subsequently prepare an Assessment Report, detailing the outcomes of the exhibition, the submissions and how these have been addressed in the RtS.

Once finalised, the revised Master Plan 2050, together with the proposed amendments to the Central River City Precincts SEPP will be forwarded to the Minister for Planning and Public Spaces for approval.

Upon gazettal of the Central River City Precincts SEPP amendments and approval of the Master Plan 2050, future development at Sydney Olympic Park will be assessed against the objectives and controls of Master Plan 2050 and the revised statutory provisions of the SEPP.

## 8. Attachments

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# Attachment 1: Study Requirements

Attachment 2: Master Plan 2050 - Assessment of  
Sydney Olympic Park Environmental  
Guidelines 2008

# Attachment 3: Outcomes of Technical Studies

## 1. Transport and Access

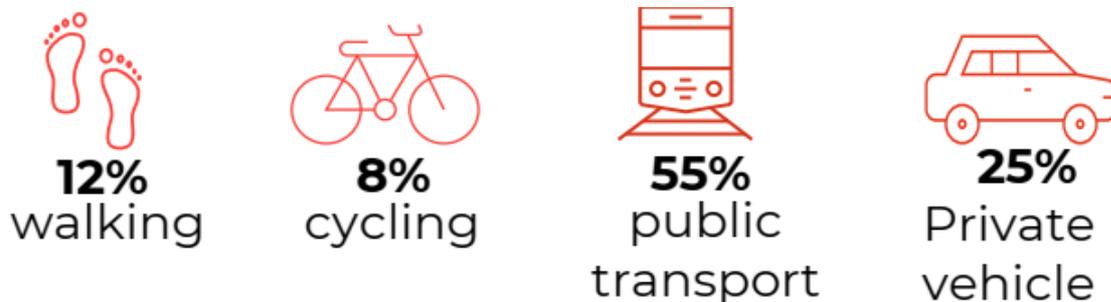
Transport and access are key considerations for future development at Sydney Olympic Park. Significant public transport investment, including SMW and PLR2, coupled with a connected and safe active transport network will change the way people move within, to, from and through Sydney Olympic Park.

A Transport Strategy was prepared by WSP to inform the transport outcomes of Master Plan 2050. The Transport Strategy builds on the extensive traffic and transport studies that have been undertaken for Sydney Olympic Park in recent years, including for Master Plan 2030.

The Transport Strategy defines transport objective for the Master Plan 2050, guided by the following seven spatial moves which build on the Vision:

1. Micro movement – breaking down monumental spaces
2. Blurring the Parklands edges – to create a unified identity
3. Healthy Movement – access by walking and cycling
4. The biggest backyard – gateways to unlock Parklands access
5. To six cities and beyond – local, metropolitan and regional access
6. Four movement corridors – achieving a car-lite suburb
7. More park, less parking – better using our places and spaces

A future travel mode share target has been set which defines the 2050 transport objective. The target seeks a significant reduction in private vehicle use and an increase in use of active and sustainable modes as illustrated in Figure 10.



*Mode share target Sydney Olympic Park 2050 (Source: WSP)*

The Transport Strategy:

- Reviews the existing context of Sydney Olympic Park including:
  - The existing residential and working population, visitation associated with the sporting, events and entertainment functions and the physical characteristics
  - The strategic and regional context within Greater Sydney and the Central River City, include its role an identified strategic centre, including targeted future residential and worker populations
  - Future transport projects identified in the Future Transport Strategy 2022.
- Assesses the existing transport conditions of the site and identifies the future desirable transport conditions to achieve the transport objectives for Master Plan 2050. This includes consideration of:
  - Active transport
  - Public transport
  - Traffic performance, including event traffic performance
  - Public parking, off-street and on-street
  - Parking rates within Master Plan 2030 (Interim Metro Review)

- Travel behaviour
  - The freight network
  - Event transport operations and mode splits.
- Identifies future transport opportunities within Sydney Olympic Park. This includes:
- Opportunities relating to potential future transport infrastructure, repurposing or enhancing existing infrastructure and emerging technology
  - Future infrastructure and policy, including changes event access and workplace travel
  - Implementation of travel demand measures to reduce the number of private vehicles.

## 1.1 Transport findings

Key findings of the Transport Strategy are outlined below:

- There is currently a high car dependency for moving to, from and within Sydney Olympic Park.
- High parking demand during weekends within the Parklands (particularly within Bicentennial and Blaxland Riverside Parks) and during regular events when dedicated event services aren't operating.
- Typical peak off-street car parking occupancy for major events is ~6,500 cars, significantly below the existing 10,000 space requirement.
- Public transport mode share to major events has steadily declined over the past 20 years but remains the preferred form of transport at ~65%.
- Lack of direct public transport access to Sydney Olympic Park leading to a limited 30-minute city catchment.
- The traffic performance of gateway intersections onto the Sydney arterial road network in the suburb remains congested at Homebush Bay Drive, Parramatta Road and Silverwater Road.
- Sydney Olympic Park has a well-established cycling and shared path network however there are several missing links and a lack of legibility leading to poor cycling uptake outside of cycling for recreation both locally and regionally.
- Limited wayfinding, permeability and connections across major movement corridors for walking and cycling journeys.
- The increase in volumes of walkers and cyclists in the Parklands is leading to congestion, loss of amenity and increases in safety risks at some locations on the shared path network.
- The attraction of quiet walking experiences within the natural environments of the Parklands is growing with the increase in traffic on the shared pathway network, increases in population of adjacent developments and demands for more open space.

## 1.2 Transport recommendations

To achieve the Vision for Sydney Olympic Park and the associated movement objectives, the Strategy makes the following recommendations which the Master Plan 2050 incorporates and responds to:

- Leverage significant government public transport investment including SMW and the proposed PLR2 to provide accessibility to the six cities and beyond.
- Significantly reduce public car parking for major events from 10,000 spaces to 5,000 spaces in line with the opening of SMW and PLR2 to achieve the car-lite vision, unlock development opportunities on valuable land and support decarbonisation of the transport network. Car parks to remain in 2050 for major events include P1 (3,300 spaces) and 1,700 spaces located across three car parks including P3, P4 and P6 (potential new car park) and parking provision for 150 coaches.
- Consolidate the existing two event bus terminals on Olympic Boulevard into the Plaza Bus Terminal. Pondage Link would operate as a temporary bus hub for the Royal Easter Show (RES) only to facilitate the relocation of the Carnival from P6.
- Reduce maximum car parking supply rates for development across all neighbourhoods in line with that approved under Sydney Olympic Park Master Plan 2030 (Interim Metro Review). Rates will be reduced as SMW and PLR2 come online. Incorporate stretch targets for future parking supply rates that align with the City of Sydney and City of Parramatta into the future.
- Optimise valuable land including parking for higher order uses such as micro-mobility freight hub, vehicle charging facilities, waste infrastructure and active recreation.
- Provide a best practice multi-modal mobility hub in the Urban Centre to seamlessly provide and connect all modes.
- Enhance and designate the active transport network based upon the likely speed of travel to support cycling journeys for all trip purposes by people of all ages, abilities and emerging technologies.
- Connect the Urban Area and the Parklands for pedestrians and cyclists through additional pathways, signalised crossings, refuges and bridges to better integrate Sydney Olympic Park.
- Utilise the four internal movement corridors (Australia Avenue, Kevin Coombs Avenue, Edwin Flack Avenue, Sarah Durack Avenue) to maintain access to the Urban Area and venues which will facilitate a car-lite approach to development through the creation of active streets.
- Prioritise people through creating pedestrianised precincts and neighbourhoods supported by public transport which creates interesting spaces and places for people to move around and spend time.
- Improve freight delivery through the development of micro-mobility distribution hubs on the edges of the urban centre to reduce vehicular movements and emissions beyond the four avenues frame.

## 2. Economic development, employment and population growth

An Economic Inputs in Master Plan 2050 report (Economic Inputs) has been prepared SGS Economics. The Economic Inputs includes analysis of the following, to inform and support the employment (jobs) and population targets for Master Plan 2050.

### 2.1 Employment population

The 2021 census data indicates that there were 9,519 people working at Sydney Olympic Park and 13,056 in the combined areas of Sydney Olympic Park, Wentworth Point, and the Carter Street Precinct.

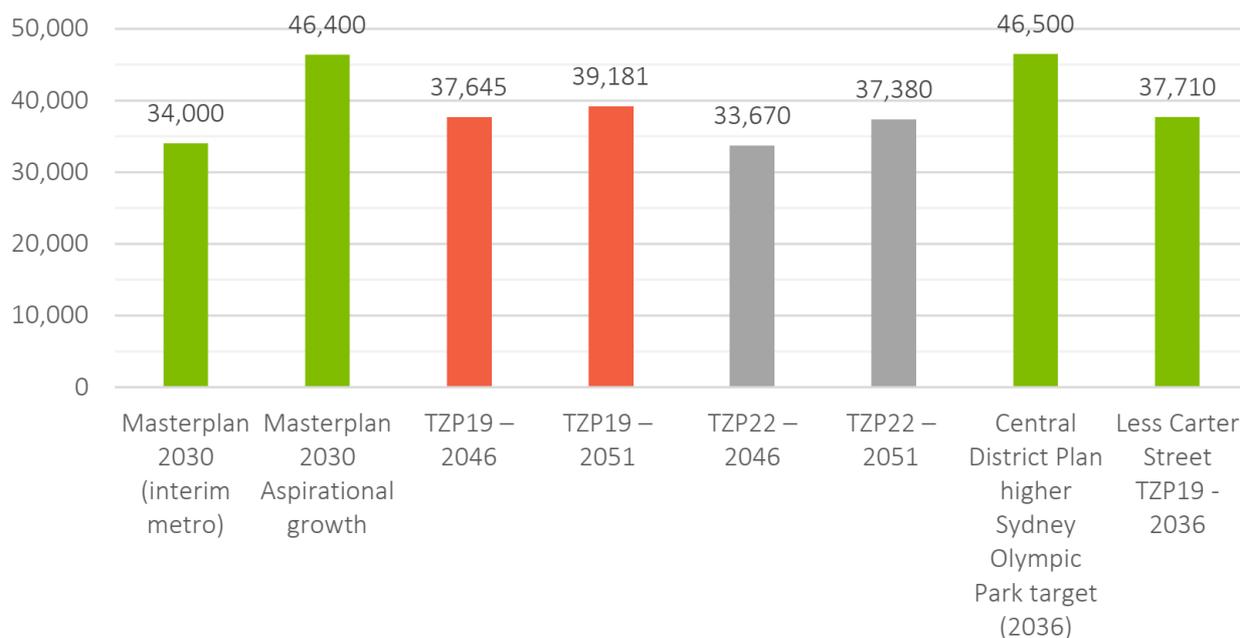
Based on the commercial demand and feasibility assessment for Master Plan 2030 (Interim Metro Review), there was approximately 224,773m<sup>2</sup> of commercial floor space in Sydney Olympic Park in 2021.

Sydney Olympic Park accommodates a range of businesses across several industries. The strong sporting legacy of the Olympics and the critical mass of elite and specialised sporting infrastructure has meant that it is home to a number of sporting organisations. Aligned with this, and the events function, is a number of hospitality venues. Sydney Olympic

Park accommodates the headquarters and the supporting functions of several corporate entities and is increasingly accommodating a range of government departments.

As illustrated in Figure 11 various employment forecasts have been undertaken for Sydney Olympic Park, including:

- Master Plan 2030 (2018 Review) Aspirational Growth forecasts
- Master Plan 2030 (Interim Metro Review) forecasts
- Travel Zone projections (TZP) by Transport for NSW (TfNSW). TZP are provided for both 2019 (pre-COVID-19) and 2022 (post COVID-19)
- District Plan forecasts.



Job forecasts for Sydney Olympic Park (Source: SGS)

All projections, including the TZP land use forecasts (2019 and 2022), and the Master Plan 2030 targets, anticipate a significant growth in jobs at Sydney Olympic Park over the coming decades above current levels (9,519 workers). The Master Plan 2030 (2018 Review) Aspirational Growth scenario is highest. The District Plan has a baseline target of 45,000 jobs and ‘higher’ target of 46,500, both of which included the Carter Street Precinct. Subtracting the Carter Street TZP job number from the District Plan higher targets, equates to a target of 37,710 for Sydney Olympic Park as shown in Figure 11.

In contrast with the residential projections, the TZP consider a smaller growth between 2046 and 2051, indicating that growth is anticipated earlier in the development phase. The TZP22 employment quantum for 2051 is slightly lower than the TZP19 quantum, in line with considerations around the impact of COVID. The TZP22 2051 employment projection is also broadly in line with the Master Plan 2030 (2018 Review) target and the District Plan target (excluding the Carter Street Precinct). This indicates high confidence in Sydney Olympic Park as a future employment generator.

The varying job projections indicate that there is no fixed position on the number of jobs that Sydney Olympic Park should account for over the coming decades. Unlike housing, accounting for and accommodating employment is more challenging for several reasons including:

- The long-term changes to working trends as a result of Covid-19 are not yet fully understood. This may result in changes to commercial office occupation and demand. Knowledge intensive, theoretically office-based jobs represent a significant proportion of anticipated jobs in Sydney Olympic Park in future. Considering that as of March 2023, around 25% of all working hours were being worked from home, there is likely to be a smaller workforce present in Sydney Olympic Park on any given day, with a proportionate increase in employed people who live there working from home. These trends, along with Sydney Olympic Park’s historic strength in commercial demand, reinforce the need for flexible commercial floor space supply. The proposed job quantum and profile, and associated floor space provision are indicative of current understanding of Sydney Olympic Park

and its regional role. Regardless, there is scope for these to shift, with flexibility of floor space a vital component of Sydney Olympic Park's success in future.

- Sydney Olympic Park is not a typical commercial centre. Unlike Parramatta, the Sydney CBD or centres such as Macquarie Park, Sydney Olympic Park is unique. Rather than primarily accommodating commercial buildings, it has a strong focus on sport and continued focus on events and visitation, coupled with the environmental assets that employ a large number of people. Accounting for jobs, therefore, is not as straightforward as calculating how many people and how much commercial floor space is required. Jobs in Sydney Olympic Park will be in stadia, sportsfields within environmental areas, in retail, and in commercial developments. This makes a precise accounting for future job numbers more challenging than in a typical commercial centre.

For the purposes of considering the future employment quantum and profile of Sydney Olympic Park, SGS have estimates that around 30,760 jobs are assumed to be accommodated in the Master Plan 2050 across a range of land uses. For this level of employment, a minimum of 850,480 square metres of GFA are required in the master plan. This employment level responds to land use requirements identified during the master planning process and reflects a potential desire to increase population at the expense of jobs as envisaged in the Vision.

Accordingly, Master Plan 2050, adopts a lower and upper job target of 30,000 and 32,000 respectively. While the upper target of 32,000 is lower than other projections, it is considered reasonable given:

- The Master Plan 2030 (2018 review) Aspirational Growth job numbers of 46,400 is considered overly ambitious and is well in excess of any 2051 TZP for jobs. While it aligns with the District Plan, it is not considered likely to be realised by 2050. As previously noted, the District Plan 'baseline' target of 45,000 jobs and 'higher' target of 46,500 jobs, combined the Carter Street Precinct with Sydney Olympic Park. The Carter Street Precinct was expected to provide 8,790 jobs in 2036, which means the District Plan job targets for Sydney Olympic Park alone, was anticipated to be between 36,210 and 37,710 jobs. Further, the TZP for Sydney Olympic Park in 2036 is 25,434 jobs, which is also substantially below the District Plan target.
- It is better aligned with the Vision which has a strong focus on housing and transforming Sydney Olympic Park into a thriving suburb. The Master Plan 2030 Aspirational Growth case has a strong bias towards jobs over population, which Master Plan 2050 seeks to redress in conjunction with a higher residential population. The balance of residents to workers would be too worker-heavy if the status quo of previous strategies, and that of the current TZP forecasts were maintained.
- It reflects a perspective that there will be a proportion of people working from home.
- The analysis has sought to identify specific job types likely to grow at Sydney Olympic Park. 'Knowledge Intensive' jobs are considered as the residual from those jobs. It is anticipated that some jobs will be captured in a range of specialised facilities (stadia, venues, schools, etc). Other jobs will be located within relatively generic or adaptable floor space which provides for flexibility.
- A significant proportion of employment will be able to be housed within flexible floor space, including commercial, arts, and medical uses. As such, the jobs which are provided within that floor space are subject to changing market demand profiles for floor space and are highly likely to change over time as the precinct grows and matures.

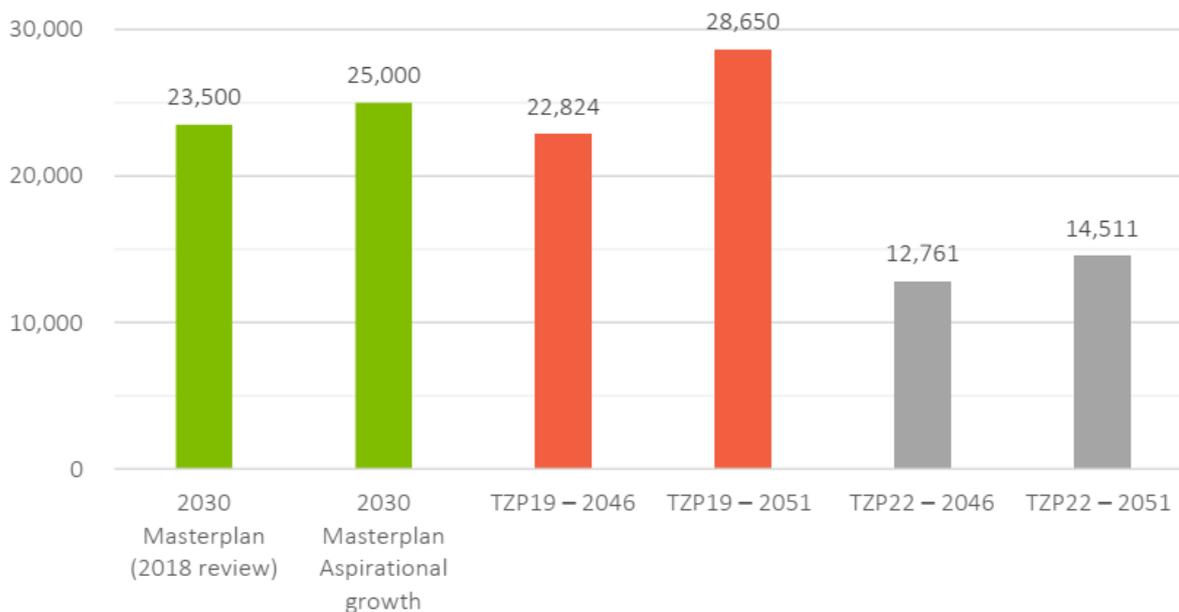
It is noted that the employment number will ultimately vary based on market demand for floor space across Sydney Olympic Park from different employment generators. The upper job target of 32,000 is intended to reflect the balance of objectives sought at Sydney Olympic Park over the coming decades, as identified in the Vision and the process undertaken for the Master Plan 2050.

## **2.2 Residential population**

Determining a future potential population at Sydney Olympic Park to be targeted in Master Plan 2050 required consideration of various population forecasts scenarios in the same way as the employment targets.

The Master Plan 2030 identified both an anticipated population scenario and an Aspirational Growth scenario: these were 23,500 and 25,000 residents respectively. These population scenarios were considered in relation to the TZP forecasts for 2019 and 2022, which are illustrated in Figure 12 below.

**FIGURE 4: SOP POPULATION SCENARIOS**



Population forecasts for Sydney Olympic Park (Source: SGS)

Master Plan 2050 adopts a minimum population target of 25,000 and a maximum, or aspirational population target of 28,650. This range has been identified for the following reasons:

- It is highly unlikely that the Master Plan 2030 full build out will be delivered by 2030 given:
  - The 2021 population was only around 3,800.
  - Growth to 25,000 in only 7 years would require significant development to occur in a short timeframe.
  - Most of the residential development that will occur will be driven by the delivery of the SMW station, which is not anticipated to be complete until after 2030. As such, it is anticipated that the majority of residential development will be delivered from 2030 onwards.
- Master Plan 2030 assumes 23,500 people by final build out (notionally 2030 but likely to be later). The ‘aspirational growth’ case only increases this by 1,500 to 25,000 people. This number is a mid-point between the 2046 and 2051 TZ19 projections.
- As outlined previously, the Vision has a strong focus on housing. This suggests that the baseline population number should be as reasonably high as possible. A minimum (lower bound) of 25,000 people reflects this ambition, and factors in the anticipated delays to population growth as a result of COVID, i.e. it is both ambitious and reflective of circumstances, including the reduced expectations of the TZP22 resident numbers.
- The more aspirational population number is derived from TZP19 forecasts (28,650 by 2050) which reflects more ambitious growth and the aspirations for a thriving suburb in the Vision.
- Notwithstanding any supply-side challenges, a sustained level of growth towards full build-out of Sydney Olympic Park by 2050 (up to 13,000 dwellings) is not unrealistic when compared with similar centres, being Green Square and North Ryde.
- A target of 2.25 people per dwelling has been adopted, based on the bedroom mix outlined in Master Plan 2050. While this is more ambitious in its household size and diversity than the current Sydney Olympic Park community profile, it is not dissimilar to the wider Parramatta LGA unit household size profile and within the bounds of the LGA’s overall household profile. It therefore seems to be an appropriate repositioning of Sydney Olympic Park towards a place of greater housing diversity.
- Master Plan 2050 has identified a capacity of up to 13,000 dwellings. Applying the potential household size of 2.25 people per dwelling across these dwellings would create a population of approximately 29,250 people by 2050 – well in excess of the lower target applying under Master Plan 2030 and slightly higher than that TZP19 projection for Sydney Olympic Park.

Having regard to the above, and the marginal 'shift in the dial' towards residential away from commercial, the upper residential population target of 28,650 and target of 13,000 dwellings adopted for Master Plan 2050, are considered appropriate.

## 4. Urban Design

An Urban Design Report has been prepared by SJB Architects which:

- presents the site and context analysis, opportunities and constraints that was considered in formulating Master Plan 2050;
- presents a case for change, based on an understanding of the roles and functions Sydney Olympic Park needs to fulfill
- outlines urban design strategies and principles that will guide development and land use distribution across Sydney Olympic Park;
- describes the reference scheme, which forms the basis for the proposed amendments to the zoning, height and floor space ratio applying under Central River City Precincts SEPP and provisions within Master Plan 2050; and
- presents case studies which support Master Plan 2050.

Further discussion of the urban design approach, including the outcomes are provided below. Importantly, the Urban Design Report highlights that Master Plan 2050 is the outcome of a highly collaborative process, involving a multi-disciplined team led by SJB Architects, working closely with SOPA and key stakeholders.

### 4.1 Analysis

#### *Site analysis*

In order to gain a thorough understanding of Sydney Olympic Park and establish baseline for design decisions in the formulation of Master Plan 2050, a comprehensive analysis was undertaken of the following:

- Environment: Sydney Olympic Park is characterised by unique environmental qualities including:
  - blue infrastructure – the waterways, stormwater management and existing water recycling systems; and
  - green infrastructure – open space, tree canopy and urban biodiversity.
- Movement network: The existing movement network servicing Sydney Olympic Park was analysed including public transport, active (walking and cycling), freight and private vehicle transport.

Significant investment in transport infrastructure, including SMW, various gateway road upgrades, PLR2 and walking and cycling infrastructure will unlock and transform access to and within Sydney Olympic Park. This will also reduce the reliance on private vehicles and car parking. The importance of building on the existing and planned transport infrastructure was identified key for Master Plan 2050.
- Contaminated landfills and the potential for redevelopment or restoration: Some of the landfill sites had already been repurposed for environmental management functions.
- Views and vistas: Identifying views and vista that contribute to the unique character of Sydney Olympic Park. This included a review of views and vistas identified in Master Plan 2030 (2018 Review). Potential additional views and vistas were also identified in relation to:
  - significant elements of Country;
  - heritage, particularly within the Newington Armory; and
  - wayfinding and the creation of a sense of place.
- Heritage: The heritage across Sydney Olympic Park consists of built and natural elements which reflect the sites complex history and need to be retained and enhanced into the future.

First Nations cultural and spiritual connections to Sydney Olympic Park remains. The sites industrial history is evident in the built heritage including the State Abattoir and Newington Armament Depot. The large stadiums and plazas, wide boulevards and heritage listed cauldron reflect the suburb's Olympic legacy.

- **Built form:** A mix of building typologies, forms and scale was evident which reflects the Sydney Olympic Park’s history and evolution overtime. This includes the large free-standing stadiums and entertainment venues, towers (commercial and residential), buildings surrounded by or interspersed with parklands and landscape areas. Maintaining a variety of building types was identified as desirable.
- **Streetscape:** The street wall heights and setbacks were identified as a defining element of the urban streetscapes within Sydney Olympic Park. Existing street walls heights were found to range from 4 to 8 storeys. Facilitating buildings with podiums was identified as important for strengthening and reinforcing key corridors and streets,

The outcomes of the analysis were translated into spatial constraints and opportunities across the suburb. The constraints and opportunities were mapped to provide a baseline for spatial design considerations in the formulation of Master Plan 2050. Some of key opportunities and constraints are summarised in Table 5 below.

Spatial opportunities	Spatial constraints
<ul style="list-style-type: none"> <li>- Connect meaningfully with Country – respect First Nations knowledge and practices and heal and care for Country.</li> <li>- Provide extensive and integrated active mobility network through the parklands connecting urban and open space area.</li> <li>- Create street connections through the RAS precinct to create additional engagement and activation outside of the peak event periods (i.e. Royal Easter Show).</li> <li>- Intensify development around the SMW Station to take advantage of improved levels of Accessibility.</li> <li>- Create a retail destination that offers residents and visitors a diversity of experiences and improved retail offer, from the everyday grocery shop, to more specialised retailers and services that reflect the areas function (sports &amp; culture).</li> <li>- Improve access to high performance venues for residents, outside of formal events and training, such as the Athletics Track for community sports.</li> <li>- Create new sports facilities for community use in the underutilised areas of the parklands and centre.</li> <li>- Re-imagine Olympic Boulevard as a multifunctional open space with recreation uses, WSUD and landscape areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Protected ecological areas, wetlands and riparian systems.</li> <li>- Contaminated land that is not currently feasible to remediate.</li> <li>- The existing railway cutting and heavy rail station as a physical barrier.</li> <li>- The alignment and depth of Metro Tunnels that limit excavation.</li> <li>- The gas pipeline easement running along the southern boundary of the site through the P4 car park.</li> <li>- Recently constructed buildings that are unlikely to be redeveloped in the next 50 years (located east of Australia Avenue).</li> <li>- Stadia, sports buildings and facilities with an operational lifespan greater than 25 years including, but not limited to Sydney Superdome, Stadium Australia, Sydney Aquatics Centre, Sydney Olympic Athletics Centre.</li> <li>- Events curtilages around major sports facilities requires for crowd management and emergency.</li> <li>- Existing lease boundaries, the most significant being the RAS precinct.</li> <li>- High order mobility routes with limited access.</li> </ul>

*Spatial constraints and opportunities (Source: SJB Architects)*

### **Studies and benchmarking**

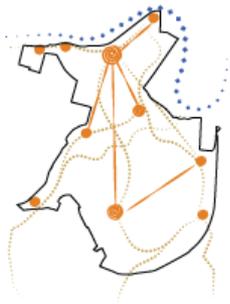
Studies were undertaken at various points in the master planning process to guide design decisions. This included a case study review of the London Olympic Legacy project and detailed case studies of different concepts, including residential and commercial land use land use. This provided benchmarks against which the outcomes and recommendations proposed in Master Plan 2050 could be evaluated.

## **4.2 Approach and outcomes**

### **Structure Plan**

The urban design approach is underpinned by 12 key elements which informed the development of the structure plan. These elements are illustrated in Figure 13 below and align with the strategic directions of the Vision. The Structure Plan (Figure 14) identifies a series of residential neighbourhoods anchored by an urban centre with jobs, retail uses, vibrant streets and regional public transport connections. The residential neighbourhoods are supported by shops, services and open spaces within a 15-minute walking catchment.

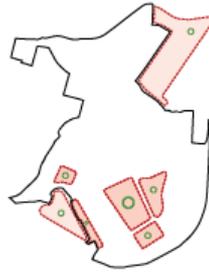
The structure plan established a framework for Master Plan 2050 and guides the approach and outcomes for land use, movement and built form across Sydney Olympic Park.



**Embedding Country**  
(Respect and care for Country)



**Protect ecology and waterways**  
(The green lungs of Sydney)



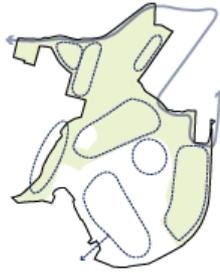
**Create neighbourhoods**  
(A liveable and complete community)



**Improve connections with surrounding areas**  
(A place to call home)



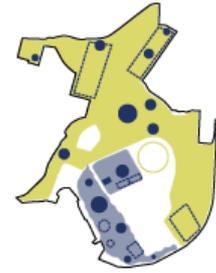
**Connecting green corridors**  
(Carbon positive and circular)



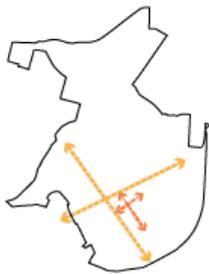
**Recreation loops and links**  
(A liveable and complete community)



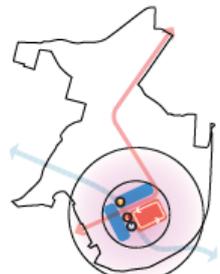
**Transform the boulevard**  
(A living laboratory for urban innovation)



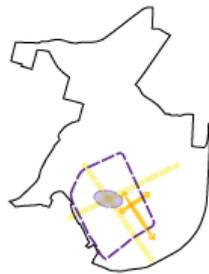
**Strengthen sports, destinations and events**  
(Immersive, rich and unique experiences)



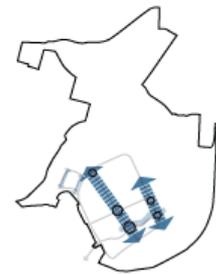
**Create civic spines**  
(An economically productive and distinctive place)



**Jobs and retail around transport nodes**  
(A thriving public domain day and night)

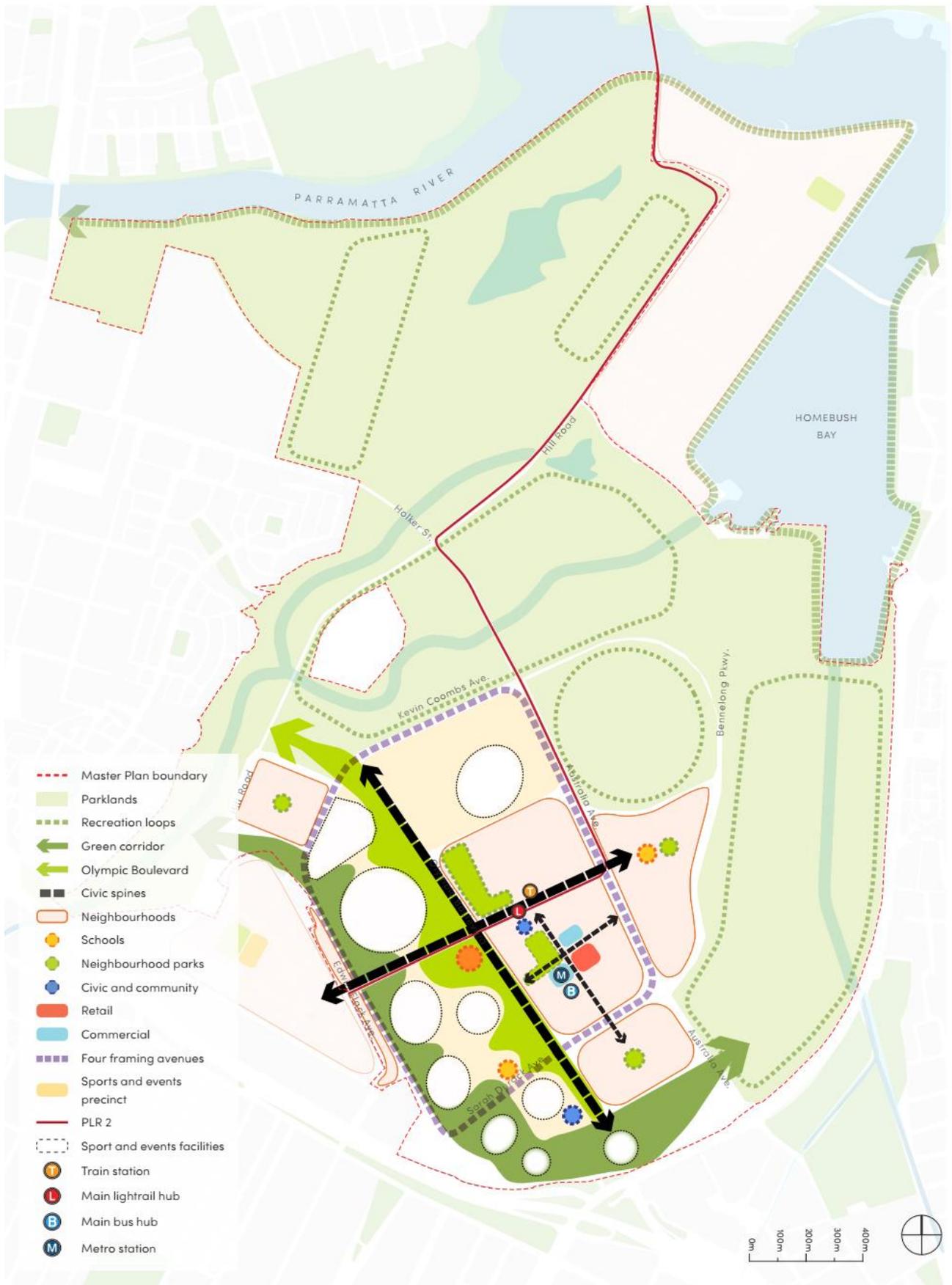


**Pedestrian-focused, car-lite urban centre**  
(Connected, pedestrianised and intuitive)



**Aligning height along avenues**  
(A delivery model for the future)

*Structure Plan - Strategic and spatial elements linking to the Vision (Source: SJB Architects)*



Structure Plan Master Plan 2050 (Source: SJB Architects)

## ***Land use and gross floor area***

The Master Plan 2050 land use concept for Sydney Olympic Park is depicted in Figure 15. The concept is grounded in creating a thriving environment that is anchored by a vibrant urban centre and accommodates a number of unique residential neighbourhoods. The land use concept responds to the strategic role of Sydney Olympic Park and the associated scale, type and variation of services required to support the anticipated residential, worker and visitor populations. The approach and outcomes sought for land uses under Master Plan 2050 are discussed below.

### Retail uses

The Urban Centre of Sydney Olympic Park, will serve the immediate and broader community, becoming a retail destination within GPOP. Local retail will be easily accessible at the heart of each neighbourhood, supporting a walkable environment and reducing the need to use private vehicles. Sydney Olympic Park will also continue to provide a balanced mix of permanent, local, regional, and temporary event retail to support its function as an event centre.

Primary retail destinations, accommodating retail anchors, are located within the Urban Centre and the RAS site within the Stadia Precinct. Local retail destinations are provided within the residential neighbourhoods. A primary retail circuit including a “high street” is provided within the Urban Centre with active retail frontages and pedestrianised high street. Additional active frontages are provided throughout Sydney Olympic Park to create a vibrant environment that provides for enhanced safety of the public domain.

Key principles underpinning the retail land use approach include:

- ensuring the integration of a large-scale retail, dining, and entertainment precinct with pedestrian movement networks and open space at the Urban Centre.
- ensuring residents have access to day-to-day essential retail within an 800m catchment. Neighbourhoods located outside the 800m catchment of the Urban Centre, include the capacity to accommodate in the order of 2,000m<sup>2</sup> of neighbourhood shops and services.
- supporting a mix of night-time retail offerings and activities to meet the diverse social and cultural needs of the community, to support the local economy and creative industries.
- providing an opportunity for a produce market within Sydney Showgrounds that promotes national, regional, and indigenous agricultural goods and practices.



Land use concept Master Plan 2050 (Source: SJB Architects)

### Commercial office

Sydney Olympic Park will accommodate a significant demand for jobs, with the potential to attract knowledge intensive jobs. To respond to demand, a commercial core around the SMW station and railway station is proposed. The commercial core transitions into other uses, including conference and exhibition as well as sports.

A summary of key principles underpinning the commercial office land use approach includes:

- defining a commercial core concentrated around the SMW station, existing train station, light rail stops, and existing commercial offices along Dawn Fraser Avenue.
- utilising the exhibition and conferencing facilities in Sydney Showground to enhance the commercial core's activities.
- exploring the potential for redevelopment of the existing train station with commercial development above and new ground-level connections to link the Sydney Showgrounds site with the urban centre.
- linking businesses to high performance sports, including headquarters for sports news and reporting and corporate sponsor.
- Capitalising on the sports and health sector, particularly sports medicine and research, and allied professionals, including physiotherapists, sports psychologists, and professional trainers.
- Developing relationships between commercial uses and educational institutions such as universities and TAFE.

### Creative and cultural industries

Sydney Olympic Park has the potential to become a significant hub for creative industries and cultural production. The creative offering of Sydney Olympic Park can be enriched through the establishment of new creative facilities.

A summary of key principles for the approach to creative and cultural industries include:

- Transforming the northern half of Newington Armory into an arts and cultural destination, including First Nation led spaces, through the adaptive reuse of heritage structures and landscapes.
- Accommodating film and related creative sectors within the RAS site of the Stadia Precinct. The spaces should allow for shared occupation with RAS and its event programs.
- Reserving dedicated areas for creative industries and cultural production within the Urban Centre such as bespoke manufacturing, crafts, product design,
- Establishing a creative industry and circular economy hub with the southern sector of Sydney Olympic Park within the Sports and Civic Precinct.

This distribution of creative industries forms a north - south spine as illustrated in Figure 16, that spans from Newington Armory in north to the centrally located Stadia Precinct and Urban Centre and further south to the Sports and Civic Precinct.



*Creative and cultural industries plan (Source: SJB Architects)*

### Residential uses

Sydney Olympic Park is set to become a thriving suburb with the potential to house up to 30,000 residents, within up to 13,000 dwellings by 2050. To support this population growth, residents will live in mixed use and residential flat buildings with direct access to public transport, jobs, local retail and services, parks and recreation. A key spatial strategy driving Master Plan 2050 is the formation of new neighbourhoods, which are dispersed within the urban areas of Sydney Olympic Park, to the south of the Parklands.

A summary of key principles for the approach residential land uses include:

- Ensuring essential services, amenities, and useable public open spaces are within a 15-minute pedestrian radius of any resident.

- Providing ample open spaces within each neighbourhood, from pocket parks to playgrounds. A local park has been planned for each neighbourhood. Plant street trees to provide greater canopy coverage.
- Designing streets that promote vibrancy and liveliness, fostering a sense of community and place. Prioritise pedestrian movement to ensure safety, accessibility, and enjoyment.
- Integrating local and regional public and active transport connections between the neighbourhoods, Urban Centre, Parklands and surrounding areas.
- Investing in infrastructure that promotes community, such as community centres and schools and that are designed to be multi-functional, accommodating various community activities and events.
- Maximising the delivery of affordable housing (Refer to Section 5.4 for further discussion).
- Providing student housing to support the educational function of Sydney Olympic Park. Locate for maximum connectivity, safety, and convenience. Edwin Flack Avenue is ideal for student housing or access to future public transport, local retail, and services and proximity to recreation facilities.

### Tourist and visitor accommodation

Sydney Olympic Park will continue to be Sydney and Australia's destination for high-performance sports and events. This simultaneously increases the demand for tourist and visitor accommodation.

Key principles for the approach to tourist and visitor accommodation include:

- Ensure Sydney Olympic Park is not just a place to visit but a vibrant community that resonates with diverse audiences.
- Offer diverse visitor accommodations, ensuring tourists, event attendees, and other guests have suitable lodging options. Potential hotel locations are identified within the urban centre's retail core and along Olympic Boulevard to support activation.

### Sports, entertainment and events

The spatial vision for Sydney Olympic Park builds on the legacy of the Olympics. While sports facilities will cater to community and high-performance levels, multipurpose venues and recreational facilities will cater to a range of other groups day and night, and year-round.

A summary of key principles for the approach sports, entertainment and events uses are summarised below:

- Protect Sydney Olympic Park as a high performance sports destination and centre for excellence by creating a sports corridor bounded by Olympic Boulevard to the east, Edwin Flack to the north and west, Rod Laver Drive to the south.
- Co-locate compatible land uses and activities (such as stadia and music venues) to minimise cumulative impacts on sensitive land uses.
- Ensure that the RAS showground can continue to host the Royal Easter Show in the medium to long term while opening opportunities for increased activation and use of facilities outside of event mode.
- Ensure that parts of the park, including Olympic Boulevard can be closed temporarily and used for events such as the Royal Easter Show, sports and carnivals.
- Support the sports and entertainment function of Sydney Olympic Park by facilitating the delivery of hospitality venues (hotels and short stay accommodation) to maximise visitation and support multiple destinations.

## ***Public infrastructure and public open space***

### Public open space

Sydney Olympic Park has a diverse community of residents, workers, students and visitors. As a thriving suburb, it will perform various functions serving national, regional and local catchments; high performance and community uses; formal and informal uses; active and passive uses; every day and destination activities, while

catering to a diversity of age, ability, and user groups. This will require public open spaces that are flexible and multi-functional.

The open space needs of the community will be met with a combination of new open spaces to cater for the demands triggered by new residential neighbourhoods and enhancements to existing open spaces to maximise their amenity and usability. Collectively, the open space offering will consist of regional, neighbourhood and local open spaces, along with civic spaces, parks and open spaces. Importantly, all residential neighbourhoods will be within walking distance of a local park.

### Public facilities

Public facilities are the foundation of the urban fabric, pivotal in strengthening the community and enabling knowledge sharing. The following principles have underpinned the approach to the provision of public facilities in Master Plan 2050, and are informed by the Community Facilities and Social Infrastructure Needs Study:

- Provide settings suitable for community education of the local ecologies and conservation areas of the Parklands.
- Enhance community and cultural facilities within the Armory.
- Provide an indoor multi-purpose recreation/ community facility.
- Provide a regional or State-significant cultural venue within a prominent location – corner of Olympic Boulevard and Dawn Fraser Avenue.
- Provide a district-level multipurpose community hub and library through the adaptive reuse of the Abattoir heritage precinct.
- Strategically position 2 to 3 schools (government and non-government), with each school site spanning at least 1.5 ha. Ensure schools double as extended community learning facilities during post-school hours and share recreation facilities.
- Provide capacity for a tertiary institution within 400m of the SMW and train stations.
- Cluster schools, childcare centres, and local open spaces to create community anchor points.
- Ensure community facilities are multi-functional, catering to diverse uses like recreation, clubs, and social venues. Maintain flexibility in design, anticipating changing community needs.

### ***Movement***

The movement approach in Master Plan 2050 is focussed on the significant improvement to public transport, investment in active transport and innovative approaches to urban freight and servicing will reduce reliance on private vehicle use in Sydney Olympic Park. This underpins the establishment of the car-lite Urban Centre over time, where reduced car parking provisions will enable streets and public spaces to be re-imagined as people-focused. Diverse street typologies will support these re-imagined spaces and places, providing interesting and safe journeys for residents, workers and visitors.

Master Plan 2050 adopts the movement plan, and associated recommendations of Transport Strategy outlined in 5.2 above, which is translated into the following:

- A framework for street role and character
- A defined active transport network to enhance connectivity through and to Sydney Olympic Park. Requirements for supporting infrastructure, including bicycle parking and end of trip facilities are also identified
- A framework to improve access to public transport and prioritise its use over private vehicle travel
- Event transport requirements, including reducing demand for event parking in favour of public transport
- Vehicle access and parking requirements.

### ***Built Form***

Elements of the approach to the built form in Master Plan 2050 are summarised below.

#### Building height and scale

- Tall buildings will be located on key civic streets and intersections to define the Urban Centre street grid and provide landmarks for wayfinding.
- Taller buildings within the Urban Centre and residential neighbourhoods will transition to lower-scale building forms within adjacent areas of ecological significance, including Bicentennial Park and Boundary Creek.
- Building height and form will be designed to mitigate wind impacts and ensure good sunlight access to public open spaces within each neighbourhood.
- The Urban Centre street grid will be defined by consistent street walls, with any taller elements set back from the street wall edge.

#### Activation

- Buildings addressing public spaces and streets will host a range of uses including shops, cafes, restaurants and lobbies to create engaging, lively and interesting places.
- Building awnings will provide shelter from the sun and rain for pedestrian comfort and maximise outdoor dining and social interaction opportunities on streets.
- Aligning active and residential frontages to key streets and spaces will maximise passive surveillance in accordance with the Crime Prevention Through Environmental Design principles.

#### Setbacks and siting

- Monumental stadia, boulevards and structures will continue to be celebrated and bordered by a canopied green loop.
- Residential buildings will have ground floor setbacks to maintain significant mature trees, allow for new trees and understorey planting to increase the urban canopy, support native pollinators and enable a range of front garden designs for residents.
- Buildings are sited to maximise views of parks, elements of Country and iconic landmarks, such as the Brickpit and Stadium Australia

#### Heritage

- Heritage buildings and structures throughout the Newington Armory will be adaptively reused to host a range of uses which are sympathetic to the heritage values and setting.
- The State Abattoir Precinct within the Urban Centre will be adaptively reused to provide a range of community and commercial uses while responding sympathetically to its heritage significance.

#### Solar Access

New green open spaces are key to delivering liveable neighbourhoods and supporting a thriving economic centre. Master Plan 2050 proposes a 'Sun Protection Area' control for green open spaces. This control sets the minimum amount of sunlight which must be retained for that space at midwinter (21 June). This maximises the amenity of these spaces for workers, visitors and residents.

Master Plan 2050 seeks to ensure solar access to future residential development aligns with the ADG with two hours of solar access provided to living areas and private open space between 9am and 3pm during mid-winter.

Solar insolation analysis was undertaken for the neighbourhoods within the reference scheme that accommodate residential buildings. The insolation analysis demonstrates the number of hours the building facades receive direct sunlight between 9am and 3pm at mid-winter taking into consideration the cumulative shadow impact of surrounding development.

Overall, the isolation analysis indicates that the reference scheme is generally capable of achieving solar access to residential buildings in line with the ADG. Achieving solar access to parts of some of the neighbourhoods is more challenging, this can be resolved in future detailed design stages.

## Views

Preserving Sydney Olympic Park's views and vistas is paramount to maintaining its unique character and heritage.

The views and vistas identified within Master Plan 2030 informed the view analysis for Master Plan 2050. A comprehensive review of existing and potential views and view corridors was undertaken, including views of significant elements of Country. Views identified in the Heritage and Archaeological Services – Heritage Report were also considered.

This resulted in the identification of the following view categories in Master Plan 2050:

- Long views
- Views and vistas
- Markers and vantage points

In accordance with the Master Plan 2050, new development is to minimise adverse impacts on the views.

## 5. Public Domain and Landscaping

A Landscape and Public Domain Report has been prepared by Turf. This report outlines a comprehensive public domain and landscape strategy for Sydney Olympic Park that integrates the urban and parkland areas. This has been informed by a comprehensive analysis which includes consideration of the following:

- The statutory and strategic policies applying to Sydney Olympic Park. This included consideration of key policies applying to the public domain, open space and parkland areas, such as the Parklands Plan of Management, Environmental Guidelines, Parklands Future Directions 2030 various public domain and urban design manuals.
- Key NSW policies guiding public domain, open space and landscape outcomes, including key GANSW policies - Green Places Design Guide, Better Placed, Connecting with Country Framework, Sydney Green Grid – and the NSW Public Spaces Charter.
- The core elements of Sydney Olympic Park that influence and impact on public domain, landscaping and open space.
- The concurrent development of the draft Sydney Olympic Park Urban Greening Policy.

### 5.1 Findings

The key findings of this analysis are summarised in Table 6.

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#### Findings of analysis

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##### Ecology and environmental sustainability

- Low canopy in the urban areas of approximately 17.4% which is below best practice.
- Large areas of threatened native flora and fauna.
- Significant conservation areas occupy up to around 13% of Sydney Olympic Park. Within the Parklands these areas are enclosed and fenced.
- Significant frog habitat – the Green and Golden Bell Frog is a widespread across Sydney Olympic Park and is a key species celebrated in the transformation from wasteland to environmental hotspot. Critically endangered ecologies can exist adjacent to highly desirable human destinations and requires ongoing protection and management.
- Inundation and flooding attributed to likely sea rise and increased rainfall will potentially impact lower lying areas in particular around Newington Armory.
- Fragmented habitats.
- Low biodiversity offerings in the urban core areas.

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##### Public open space and public facilities

- Sydney Olympic Park accommodates a range of district and regional active recreation facilities, including high performance sports facilities. Many of these facilities are not readily accessible to the public as they require paid entry.
- Limited local active recreation facilities. Current facilities are insufficient to support local active recreation for both the current and growing future populations of Sydney Olympic Park. These facilities also service adjacent high density areas of Wentworth Point and the Carter Street Precinct.
- There is a need for more local recreational opportunities in the urban areas as it is scaled for major events and does not sufficiently cater for the local recreation.
- There is a need to balance the ecological qualities with the recreation needs.

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##### Movement

- There is poor internal connectivity within Sydney Olympic Park due to the railway and wide streets with fast moving traffic.
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## Findings of analysis

- Vehicle movements are prioritised over pedestrian movements within the urban area. This is especially evident along boundary roads between the urban centre and parklands, where high speed limits and limited crossings make movement between the two areas undesirable.
- Generous road reservations with roads scaled for major events, future proof vehicle and public transport corridors, but do not cater to pedestrian needs.
- A non-cohesive active transport network, which is both fragmented and poorly defined.
- Large areas of car parks.
- Access to and around sensitive habitats is restricted. Many pedestrian pathways are only accessible during the day due to restricted lighting.
- Low levels of street canopy coverage create hot and unfriendly environment for pedestrians.

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*Landscape and Public Domain Report – Summary of Analysis Findings*

## 5.2 Recommendations

Building on the analysis, Turf identified opportunities for Master Plan 2050 across the same three cores areas: Ecology and environmental sustainability; Public open space and public facilities; and Movement. Opportunities for creating a fully integrated master plan were also identified in relation to bring the urban area and Parklands together, embedding Country, responding to heritage and accommodating the under a social infrastructure required to support Sydney Olympic Park's transition to a thriving suburb.

The public domain, landscape and open space opportunities were distilled and translated into spatial outcomes in Master Plan 2050 and supporting objectives and controls relating to:

- Ecology and environmental sustainability, encompassing:
  - o Water systems
  - o Conservation and protected areas
  - o An enhanced landscape and urban canopy
- Public open space and public facilities, encompassing:
  - o An open space network, comprising existing and new public open spaces of varying scales and function
  - o A network of recreation and play areas that support a broad range uses, activities and experiences
  - o A variety of public facilities throughout Sydney Olympic Park that support a range of artistic, cultural and creative activities and educational pursuits
- Movement network, that encompasses:
  - o A defined street role and character that improves permeability and wayfinding, supports social spaces and improved pedestrian safety and amenity.
  - o An active transport network that prioritises walking and cycling and enhances connectivity throughout Sydney Olympic Park, including through the Parklands while protecting ecological values.
  - o Public transport network which is prioritised over private vehicle use and supported by active transport
  - o Event transport movements
  - o Vehicle access and parking, while prioritising sustainable transport options.

The spatial outcomes, objectives and controls applying across Sydney Olympic Park informed the public open space and movement network for each of the character areas. This includes identifying the location and size of new of open space and providing design guidance on the layout of these spaces. Indicative street sections illustrate the desired configuration of the public domain along existing and new streets, including enhancements in active transport, footpaths and potential outdoor dining, flexible events and recreation spaces and landscaping and street planting.

The Landscape and Public Domain Report informed Master Plan 2050 with a comprehensive public domain and landscape strategy that was integrated with urban design, transport, ecological and social infrastructure priorities. This will ensure that Master Plan 2050 will facilitate the provision of high quality and sustainable public domain and open spaces across Sydney Olympic Park.

## 7. Contamination

A Remediated Lands Technical Paper and Addendum (the Technical Paper) was prepared by SOPA to inform Master Plan 2050. The Addendum was prepared to assess updates to the proposed land uses that were made in response to the initial findings and recommendations of the Technical Paper. Further refinements to the land uses have been captured in Master Plan 2050 in response to the Addendum.

SOPA has responsibility for the day-to-day and long-term management of 10 engineered remediated landfills, constructed between 1983 and 2001, and covering 105 ha of land within Sydney Olympic Park. Materials contained within the landfills can potentially harm human health and the environment by causing acute and chronic effects. Landfill design and management strategies are directed at managing potential exposure pathways to avoid contact of contaminants with humans and the environment. Potential exposure pathways include:

- Exposure to leachate (contaminated groundwater)
- Exposure to landfill gases
- Exposure to landfill solid waste.

The Technical Paper identifies principles for proposed site redevelopment of regulated remediated lands. These principles are outlined below and have been incorporated into general objectives and controls in Master Plan 2050 relating to contamination and rehabilitation:

- Land remediation works should, as far as physically and technologically possible, result in no off-site disposal of any contaminated or treated landfill waste material.
- Land-use options and/or building technologies that would allow existing contaminated material to be contained and consolidated in-situ are always preferred.
- Where on-site retention of contaminated or treated landfill waste material is not practically, technologically, environmentally or economically feasible, site remediation works should be conducted in a manner that minimises off-site disposal of contaminated or treated landfill waste material.
- Where proposed remediation works would involve extensive off-site disposal of contaminated or treated landfill waste material or total site waste material; such works are only permitted after detailed investigations have been undertaken that demonstrate retention in-situ or relocation within Sydney Olympic Park is not practically or technologically feasible and it is contrary to the interests of public health, the environment and/or the viability of Sydney Olympic Park.
- Works and development of activities must comply with all the relevant provisions of the SOPA Remediated Lands Management Plan.

An assessment of the land uses proposed under Master Plan for the landfill site was undertaken. Where relevant, consideration of land uses proposed adjacent to landfill sites is also considered.

As illustrated in the summary of findings in Table 8 below, all proposed land uses are considered suitable subject to satisfaction of the identified requirements. Additional site specific considerations and requirements for any future proposals which are detailed in the Technical Report will need to be addressed with any future development proposals. In addition to the principles referred to above, Master Plan 2050 includes other objectives, control and provisions relating to the management of contaminated land, in line with SOPA's current obligations and practices.

Landfill	Assessment of Proposed Land Use MP 2050
Aquatic Centre Carpark (Sports and Civic Precinct)	The proposed land use of sport and entertainment car parking over the Aquatic Centre Carpark is suitable provided the land use does not include any structures which penetrate into the waste cells or may otherwise compromise containment.

Landfill	Assessment of Proposed Land Use MP 2050
Archery Park (Haslams Park)	The proposed land use of open space, community recreation and ecological uses over the Archery Park Landfill is suitable provided the land use does not impact the ongoing integrity of the waste containment cell or restrict access to remediated landfill infrastructure including the leachate drains and piezometers.
Bicentennial Park (Bicentennial)	The proposed land use of open space passive recreation and ecological space over the two Bicentennial Park Landfills is consistent with current approved land use. Any proposal for works or new structures on Bicentennial Park must not impact the ongoing integrity of the waste containment cell or restrict access to remediated landfill infrastructure including the leachate drains and piezometers.
Blaxland Common (Riverfront Park)	The proposed land use of open space / passive recreation and outdoor recreation is consistent with the existing approved land use. New structures or uses must not impact the ongoing integrity of the waste containment cell or restrict access to remediated landfill infrastructure
Bicentennial Marker on the Former Golf Driving Range (Southern Neighbourhood)	Based on the information currently available, the proposed land use for the Bicentennial Marker as residential area as shown in Master Plan 2050 is possible.
Haslams Reach/P5 Car park (Haslams Park)	The proposed land use of sports, entertainment and outdoor recreation and ecological uses over the Haslams Reach / P5 Car Park is suitable provided the land use does not impact the ongoing integrity of the waste containment cell or restrict access to remediated landfill infrastructure including the leachate drains and piezometers.
Hill Road Cut-Off Wall (Haslams Neighbourhood)	The current land use of the roadway remains unchanged under Master Plan 2050. Any road works to resurface or widen the roadway or provide additional lighting or other services must ensure works do not impact the ongoing integrity of the leachate drains and collection pits.
Kronos Hill (Riverfront Park)	The proposed land use of open space / passive recreation and ecology is consistent with the existing approved land use. New structures or services such as lighting, CCTV or shade structures must not impact the ongoing integrity of the waste containment cell or restrict access to remediated landfill infrastructure.
Wentworth Common (near northern tip of Brickpit)	The proposed land use of open space / passive recreation over the area of Wentworth Common landfill is suitable provided the land use does not impact the ongoing integrity of the waste containment clay pit design or restrict access to remediated landfill infrastructure including the leachate drains and piezometers.
Wilson Park (Riverfront Park)	The proposed land use of ecological focus in the North-East Sector of the site within the Bioremediation Compound is not appropriate. This area is not suitable for any beneficial reuse due to the present of tars wastes and is reserved for environmental management (leachate treatment restricted access area). The Master Plan should be amended to reflect this use.
Woo-la-ra (Riverfront Park)	The proposed land use of open space / passive recreation and ecology is consistent with the existing approved land use. New structures or uses must not impact the ongoing integrity of the waste containment cell or restrict access to remediated landfill infrastructure including the tar drains

*Summary of Master Plan 2050 contamination assessment*

In response to the Technical Paper, the proposed ecological focus for the in the north-east portion of the site within Wilson Park has been removed from Master Plan 2050.

## 8. Sustainability

The Sydney 2000 Games set a benchmark for innovative environmental design and sustainability remains at the forefront of all decision-making affecting building design and construction at Sydney Olympic Park. Since this time, the park has evolved its sustainability principles and objectives culminating in achieving a 6-star Green Star Communities rating in 2019.

A Sustainability Report has been prepared by Atelier 10 which seeks to extend the commitment to sustainability and establish Sydney Olympic Park as a hub of sustainability and natural beauty. The Sustainability Report has been crucial in shaping Master Plan 2050 by integrating and enhancing existing sustainability practices. It outlines a clear sustainability mission for Master Plan 2050 that includes:

- Embedding Sustainability in the Public Realm: This involves integrating sustainable practices into the physical public spaces and urban landscapes of Sydney Olympic Park, ensuring an environmentally conscious design approach.
- Guidance for Building Projects: To provide developers with detailed planning controls and design opportunities. These go beyond the statutory requirements, offering creative ways to implement sustainability in various building projects.
- Operational Sustainability Guidance for SOPA: The report offers comprehensive guidance to the SOPA on sustainable operations. This includes a range of operational strategies, from simple implementation to more complex initiatives, highlighting SOPA's ongoing sustainability efforts and suggesting ways to enhance and expand these practices.
- Satisfaction of DPHI's Study Requirements: The report also addresses the specific study requirements ensuring the sustainability strategies align with state-level planning and environmental goals.

## **8.1 Recommendations**

The Sustainability Report outlines recommendations for the Master Plan 2050 which cover four key areas, which are summarised below.

### *1. Performance targets*

Incorporating performance targets into Master Plan 2050 for a range of development types including the public domain, residential development and various non-residential developments. The performance targets are based on the outcome of the assessment of global peer precincts, all of which seek to attract world-class developers and tenants, and the ambition for world's best practice. All of these performance targets will result in significantly better sustainability outcomes in comparison to statutory requirements, like BASIX.

## 2. Spatial design

Incorporating sustainability initiatives into the physical layout and infrastructure envisaged under Master Plan 2050. This includes, but is not limited to integrated water cycle management system, canopy cover and solar access planes for urban parks.

## 3. Objectives and development controls relating to ecology and environmental sustainability

Sustainability goals are translated into clear development provisions, including objectives and controls that address:

- Water systems: This includes water management, use and quality.
- Environmental conservation and protected areas
- Landscape and urban canopy: This includes urban canopy and green cover of buildings.
- Environmental performance and sustainability: This includes the establishment of performance targets, requirements for on site waste and recycling facilities and waste minimisation generally, provisions for sustainable building materials and roof-tops, among others.

## 4. Strategic Initiatives

The incorporation of strategic initiatives into Master Plan 2050, including a Sharing Economy Hub and Circular Repair Hub. Their integration into future development of Sydney Olympic Park to reinforce the commitment to sustainability and enhancing its overall sustainability profile.

## 9. Flooding

The Flooding Assessment Report prepared by Mott MacDonald assesses flood risk and impact at Sydney Olympic Park to inform Master Plan 2050. The report provides detailed representation of the flooding regime at Sydney Olympic Park under existing and future developed conditions under Master 2050. The flooding mechanisms, behaviour and resulting flood risk have been described across the Sydney Olympic Park including both urban and more natural receiving watercourses.

Given that Master Plan 2050 facilitates future development that will alter the urban environment this will affect the flooding regime. The potential future development was integrated into the modelling assessment to understand future flooding conditions and allow for development coordination and planning for flood emergency response.

The modelling provides a baseline from which to assess development and stormwater management options and understand the wider impact of these works on flood risks across Sydney Olympic Park. Key findings of assessment are summarised below:

- Water Sensitive Urban Design (WSUD) aims to improve the ability of urban environments to capture, treat and re-use stormwater before it has the chance to pollute and degrade creeks and rivers. This involves managing stormwater flows, enhancing soil moisture, promoting green spaces, and creating alternative water sources. Much of the Sydney Olympic Park Town Centre is paved with little or no water sensitive design. Master Plan 2050 provides the opportunity to significantly enhance the local environment and waterways by incorporating water sensitive treatment options.
- Within the urban drainage network there are locations of susceptibility to fairly regular nuisance flooding and, in larger events, pose significant hazards to the community. Typically, these locations coincide with elements of the urban drainage network where the capacity of the infrastructure is low.
- Flood hazard in the post development scenario remains largely the same as under existing conditions. The exception being Olympic Boulevard near Sarah Durack Avenue has improved flood hazard relative to existing conditions as new road reserves allow a wider spread of overland flow, relieving some of the high hazard areas.
- Sydney Olympic Park is bounded by a number of creeks and rivers; namely Haslams Creek, Powells Creek, Boundary Creek, Parramatta River and Homebush Bay. Evacuation is limited to the trunk roads; A6 Silverwater Road to the west, M4 Western Motorway to the south and A3 Homebush Bay Drive to the east. Based on the outputs from the 1% AEP flood modelling, evacuation routes to A6 Silverwater Road and A3 Homebush Bay Drive can be maintained along the local roads within Sydney Olympic Park, avoiding hazardous areas of ponding flood

water. It is unlikely that a safe route to the M4 Western Motorway can be maintained along Hill Road due to excessive ponding at Kronos Hill. Watercourse crossings such as Holker Busway and Bennelong Bridge may provide alternative means of evacuating Sydney Olympic Park to the surrounding suburbs.

- With a probable maximum flood (PMF) storm, all viable access routes to surrounding trunk roads become cut off by hazardous areas of flooding. Therefore, the safest strategy would be to evacuate to areas within Sydney Olympic Park where the risk of inundation is low. There are a range of existing facilities appropriate for the support of large populations during the event of major and extreme flood events, including Stadium Australia and Sydney Showground Stadium. These locations comprise entertainment facilities with services that provide for shelter and sanitation/sustenance during and after major flood events.
- Where evacuation to a safe place is not achievable, the majority of development within the Sydney Olympic Park is likely to be appropriate for shelter-in-place given the reasonably low hazard flooding affectation of the development parcels and the short duration of worst-case flooding conditions (less than 6 hours through urbanised area).

## 9.1 Recommendations

To ensure a consistent approach to flood risk management, planning controls are recommended to guide future proponents in the development of proposals and facilitate the sharing of flood management principles through the development application process. In line with the recommendations, Master Plan 2050 includes a control requiring development applications for new buildings be accompanied by a site-specific flood study.

## 10. Water Management

A Water Management Technical Report (Water Report) has been prepared by Civile to inform management Master Plan 2050 in relation to surface water management. The report:

- Reviews current policy framework that applies to water management at Sydney Olympic Park. The scope and influence of the framework is broad, includes protection of ecosystem values, guidance from Traditional Custodians, water demand management, and community access.
- Identifies the existing site conditions around surface water, including: catchments and receiving waters; waterways, ponds and wetlands; stormwater management, including treatment and water harvesting and reuse; and flooding. The condition and health of the bodies within Sydney Olympic Park was also identified, along with those water assets with high maintenance priorities.
- Assesses the following components of Master Plan 2050:
  - Population and commercial growth proposed and associated changes to water recycling and reuse opportunities, surface runoff and litter generation.
  - Sea level rise which is a key priority for water and site management.
- Identifies challenges and opportunities associated with Master Plan 2050, including:
  - Increased stormwater runoff and pollutant load.
  - Increased water demands and wastewater discharge.
  - Ecology changes.
  - Potential drainage/flooding impacts from higher tailwater levels.
  - Demand management and the existing and future water recycling network.
  - Climate resilience.
  - Effects on each sub catchment and receiving waters.
- Identifies strategic directions and recommendations for water management at Sydney Olympic Park and recommendations, including objectives and controls for inclusion in Master Plan 2050.

### 10.1 Recommendations

The recommendations contained in the Water Report seek to guide integrated water priorities, objectives, actions and indicators for Master Plan 2050 based on the current policy framework, the site conditions and context and goals of Sydney Olympic Park. The key recommendations are summarised below:

- On site stormwater harvesting: Development is to incorporate provision of a dual reticulation with an alternative water supply to enable connection to a recycled water system, where available. Additional demand for water arising from future development under Master Plan 2050 could be partially met by stormwater harvesting.
- Update SOPA's Water Sensitive Urban Design (WSUD) Policy and associated guidelines to reflect the objectives and outcomes sought under MP 2050
- Ensure ongoing asset health of water bodies: through the implementation of suburb wide stormwater management systems, upgrade and rectification works of downstream receiving waters and incorporation of WSUD elements in the design of new streets and upgrade to existing streets.

## 11. Community Facilities and Social Infrastructure

A Community Facilities and Social Infrastructure Needs Study (CFSIN Study) has been prepared to inform and support Master Plan 2050. The CFSIN Study considered the likely needs and demands for community facilities and social infrastructure at Sydney Olympic Park, based on the forecast residential and workforce populations and the likely demographic characteristics of these populations. This has included a review of existing community facilities and social infrastructure within the Sydney Olympic Park and surrounding areas to identify potential gaps in their provision.

### 11.1 Findings

The key findings from the CFSIN Study are detailed below.

#### ***Community facilities and social infrastructure will need to play multiple roles***

Sydney Olympic Park currently provides significant social infrastructure that caters to a both a State and regional audience, including high performance sports and events. It also provides social infrastructure that caters to the local community such as outdoor courts, sportsfields, playgrounds and an aquatic centre.

The social infrastructure to be provided within Sydney Olympic Park in the future will need to play multiple roles across diverse spectra – from national to local catchments; high performance sport to community uses; formal to informal uses; active to passive uses; everyday to destination roles; and to cater to a diversity of age, ability and user groups.

### ***Significant population growth, locally and regionally***

According to the TZP 2019 Sydney Olympic Park is likely to have a population of 28,650 people by 2051, which is an additional +20,838, when compared to the current population of 7,712 people in 2021. The residential population target envisaged under Master Plan 2050 of 25,500 to 28,650, is in line with this forecast.

The wider Catchment 6 (Catchment 6 boundary as defined in City of Parramatta's Community Infrastructure Strategy), which includes Sydney Olympic Park, Wentworth Point, Carter Street, Newington and Silverwater, will have a total population of +78,356 by 2051, which is an additional 47,791 people when compared to 30,565 people in 2021.

In addition, the wider City of Parramatta LGA and its neighbouring LGAs are also forecast to grow significantly over the next 20 years.

This means Sydney Olympic Park will continue to be a regional and district recreational hub, as well as provide local social infrastructure to support its local residents and workers.

### ***Need for a variety of social and recreation opportunities to cater for a diverse population***

Based on the demographic trends of Sydney Olympic Park and surrounds, the future population living within the suburb is likely to:

- Live in higher-density dwellings, with a high proportion of people renting.
- Include a large number of families with younger children.
- Include culturally diverse people, who have recently arrived to Australia.
- Include a high proportion of working age residents.

Given the likely medium and high-density housing growth, there will be a need to access social and recreational spaces outside of the home and provide 'a backyard' for those without one, including library and community spaces, cultural spaces, quality local parks close to dwellings, larger spaces for social gatherings, playspaces for children, and formal and informal sporting areas.

Given the high cultural diversity of the resident, social infrastructure should facilitate opportunities for social connection, as well as celebrate cultural diversity. This includes enabling night-time recreation, catering for increased demand for informal and social sports (such as cricket, soccer and touch football) and facilities that support large gatherings of family and friends. It also includes provisions for growth of existing and new formal sports spaces and sporting clubs.

Given the anticipated high number of families with younger children, there is a need for free, informal and engaging places for children and young people to play, recreate and learn outdoors. There is also a need for inclusive and dynamic recreational cycling and walking links and loops to support a safe, and healthy living environment.

## **11.1 Recommendations**

### ***Social infrastructure requirements to support the future population in Sydney Olympic Park***

Table 9 below provides a summary of the new and additional community facilities and social infrastructure needed to accommodate the projected population growth in Sydney Olympic Park. It also highlights potential opportunities to address existing gaps in the surrounding areas of Wentworth Point, Carter Street, Newington and Silverwater (Catchment 6).

Master Plan 2050 makes provision for community facilities and social infrastructure in line with the recommendations outlined in in Table 9 through the following:

- Identifying the general location of recreational space, community/civic uses, or education/school uses on a land use concept plan for Sydney Olympic Park
- Including a dedicated section which identifies community facilities and social infrastructure to be provided within Sydney Olympic Park (*Section 3.7 Public open space and facilities*). This provides a more detailed breakdown of

the types and hierarchy of the facilities identified in the land use concept. Objectives and controls are provided to identify design, location and other requirements to be incorporated into the facilities.

- Identifying community facilities and social infrastructure to be provided within each character area. This includes nominating specific sites where the infrastructure should be provided or preferred locations. For new open spaces, controls on the minimum area of open space are included, along with design guidelines identifying the general layout and functions of the space.

Type of social infrastructure	Functions	Hierarchy	Size/ number of facilities	Location considerations
Library	Collections, study spaces, digital spaces, messy spaces, hireable rooms, intergenerational living room, cafe, quiet rooms.	District	Approximately 2,000m <sup>2</sup>	<ul style="list-style-type: none"> <li>- Close to Town Centre, well-connected to public transport.</li> <li>- Consider co-location with community hub.</li> <li>- Consider co-location with public open space.</li> </ul>
Multipurpose community hub	Community space, subsidised office space, coworking space, cultural participation space, meeting and event spaces, youth spaces, senior spaces and hireable spaces for worship and religious uses.	District	Approximately 2,865m <sup>2</sup> cater to Sydney Olympic Park, or 6,361m <sup>2</sup> to cater to Catchment 6.	<ul style="list-style-type: none"> <li>- Close to Urban Centre, well-connected to public transport.</li> <li>- Consider co-location with library.</li> <li>- Consider co-location with public open space.</li> </ul>
Cultural facilities	Cultural production and presentation spaces such as maker spaces, artist studios, music studios, performance spaces, and exhibition spaces.	State/ District/ regional.	Provide a variety of small spaces and large spaces distributed across Sydney Olympic Park.	<ul style="list-style-type: none"> <li>- Noting that a cultural facility of State/regional significance has been proposed in Sydney Olympic Park that can cater to many of these uses.</li> <li>- Provide additional smaller spaces as part of future development.</li> </ul>
Early childhood education and care centre (ECEC)	Long day care (LDC) and out of school hours care (OOSH).	Local	By 2051, there will be a demand for an additional 890 LDC places, and 640 OOSH places for Sydney Olympic Park. Advocate for ECEC centres across Sydney Olympic Park.	<ul style="list-style-type: none"> <li>- Close to Urban Centre</li> <li>- Part of future development.</li> <li>- Integrate with future schools.</li> </ul>
Primary school(s)		Local	Refer to advice from Schools Infrastructure NSW. By 2051, there will be a likely demand for primary school(s) for an additional 1,175 children aged 5 to 11 years old living within Sydney Olympic Park.	<ul style="list-style-type: none"> <li>- Close to public transport with two to three road frontage.</li> </ul>
Secondary school(s)		District.	Refer to advice from Schools Infrastructure NSW. By 2051, there will be a likely demand for secondary school(s) for an additional 888 people aged 12 to 17 years old living within Sydney Olympic Park.	<ul style="list-style-type: none"> <li>- Close to public transport with two-three road frontage.</li> </ul>

Type of social infrastructure	Functions	Hierarchy	Size/ number of facilities	Location considerations
Indoor recreation centre	Indoor courts, community gym, flexible spaces.	District	One new indoor recreation centre.	<ul style="list-style-type: none"> <li>- Should be well connected to public transport.</li> <li>- Part of future development in Town Centre.</li> <li>- Expansion of existing facilities.</li> <li>- Repurpose existing spaces, such as car parks.</li> </ul>
Multipurpose outdoor courts	Courts that can be flexibly used for multiple sports	Local	Two to four courts	<ul style="list-style-type: none"> <li>- As part of Town Centre public domain.</li> <li>- As part of large forecourts of venues.</li> <li>- Repurpose existing car park roof tops.</li> <li>- Deliver as part of new development at podium level.</li> </ul>
Playspaces	Skill-based play, natural play, sensory play, imaginative play	Local	Four play spaces	<ul style="list-style-type: none"> <li>- Town Centre.</li> <li>- Integrate with future development.</li> <li>- Along the parkland edges close to public transport (SMW and PLR2 stops) and in proximity to areas of high density activity and away from ecologically sensitive areas.</li> </ul>
Local parks	Places for passive recreation	Local	Provide local parks in Town Centre within 200m walking distance of all high density housing	
Sportsfields	Formal and informal sports	Local	Four sports fields. These will be formal sport fields that can also be used for informal sport	<ul style="list-style-type: none"> <li>- Near existing sportsfields.</li> <li>- Near Town Centre.</li> <li>- Near sporting precincts.</li> </ul>
Community garden	-	Local.	No benchmarks.	<ul style="list-style-type: none"> <li>- As part of future residential development in the Town Centre at podium level.</li> <li>- As part of future community hub in the Town Centre at podium level.</li> <li>- As part of existing open spaces in Sydney Olympic Park, where feasible.</li> </ul>
Adventure recreation	Skateable elements, climbing wall, dance mirror wall.	Local.	No benchmarks.	<ul style="list-style-type: none"> <li>- As part of Town Centre.</li> <li>- Part of future indoor recreation centre.</li> <li>- Integrate with existing venues.</li> <li>- Haslams Park.</li> </ul>
Off-leash dog park	Fenced large dog areas, fenced small dog areas.	Local.	No benchmarks.	<ul style="list-style-type: none"> <li>- Investigate if there are any areas along the parkland edges close to public transport (SMW PLR2 stops) and proximate to areas of high density activity and away from ecologically sensitive areas.</li> <li>- Integrate as part of future Town Centre parks.</li> </ul>
Outdoor fitness stations	Variety of exercises from climbing walls, bodyweight exercise, strength training, cardio to flexibility and balance.	Local	One to two stations	<ul style="list-style-type: none"> <li>- As part of public domain</li> <li>- Along the parkland edges close to public transport (SMW and PLR2) in proximity to areas of high-density activity and away from ecologically sensitive areas.</li> </ul>

Type of social infrastructure	Functions	Hierarchy	Size/ number of facilities	Location considerations
Recreational loops and links	Links that connect key destinations and promote outdoor activities and provide amenities such as seating, lighting, bubblers and toilets along the way.	Local	No benchmarks	<ul style="list-style-type: none"> <li>- Connecting Sydney Olympic Park to Wentworth Point and Carter Street.</li> <li>- Connect Town Centre to Sydney Olympic Park Parklands.</li> </ul>
Public art	Public art and visual elements that represent the cultural diversity of the people who live, work and visit the area.	Local/ district/ regional.	No benchmarks	<ul style="list-style-type: none"> <li>- As part of Town Centre.</li> <li>- Integrate with future development.</li> <li>- Across Parklands.</li> </ul>

*Master Plan 2050 - new and additional community facilities and social infrastructure*

## 12. Wind Impacts

A Wind Comfort Study has been prepared by CCP to assess the wind comfort levels across Sydney Olympic Park. The study considers the wind impacts of the built form envisaged under Master Plan 2050 for each of the neighbourhoods and precincts. The assessment is based on the Lawson Criteria which establishes wind thresholds for outdoor dining and a range of pedestrian activities (sitting, standing and walking), as well as for spaces that are uncomfortable and will be avoided by people.

## 12.1 Findings

The key findings of the Wind Comfort Study are summarised below:

- Wind comfort at street level locations in Urban Centre Neighbourhood varies from Outdoor Dining in the sheltered regions to Pedestrian Standing along the major streets. Comfort conditions on Sarah Durack Avenue could be improved by installing localised measures such as sheltered seating to create areas of enhanced wind comfort by up to one level.
- Wind comfort at street level locations in Stadia Precinct varies predominantly from Pedestrian Sitting to Pedestrian Standing. On Cathy Freeman Park, localised measures such as targeted landscaping is expected to improve comfort criteria by about one level. It is recommended that stationary activities are programmed away from the intersection between Grand Parade and Orana Parade.
- Wind comfort in Sports and Civic Precinct is rated Pedestrian Standing or better. Dense natural planting is expected to reduce speeds of winds channelling along Birnie Avenue and Carter Street to improve comfort conditions by up to one level.
- Wind comfort along the Eastern Neighbourhood is primarily rated Pedestrian Sitting with small regions of Pedestrian Standing due to localised flow accelerations such as downwash. These ratings remain suitable for short-term standing activities.
- Wind comfort at street level locations of the Southern Neighbourhood and Sports and Civic Precinct is rated Pedestrian Standing or better. These ratings are generally suitable for outdoor activities.
- Wind comfort conditions for the Haslams Neighbourhood, Edwin Flack Neighbourhood and Stadia Precinct are rated Pedestrian Standing or better.

## 12.2 Recommendations

Master Plan 2050 incorporates built form controls relating to podium and tower heights to ensure the achievement of the wind comfort criteria identified in the Wind Comfort Study. The following additional controls are included in Master Plan 2050 to regulate the wind effects of new development:

- Requirement for development applications for buildings over 25m to be accompanied by a Wind Impact Assessment
- Establishment of ground environment wind speeds based on the Lawson Criteria
- Requirements for balconies to be designed to minimise wind impacts.

Potential wind impacts arising from new development will be further mitigated through other built form and design interventions identified in Master Plan 2050 including awnings, colonnades and landscaping.

Having regard to the above, Master Plan 2050 is considered to satisfy requirements relating to potential wind impacts associated with new development.

## 14. Noise Management

Parts of Sydney Olympic Park are subject to high levels of noise, primarily from sporting and entertainment activities undertaken in the Stadia and Sports and Civic Precincts as well as within the Southern and Central Neighbourhoods. SOPA utilises 'public positive covenants' on land titles to ensure landowners and lessees acknowledge the environmental and operational conditions that arise from events.

Master Plan 2050 - Noise Management Guidelines was prepared by RWDI to assess the acoustic impacts arising from the land use and built form outcomes envisaged under Master Plan 2050 and recommends noise management provisions for inclusion in the Master Plan. The primary focus of these guidelines is to minimise potential acoustic impacts of sporting and entertainment venues on other land uses within and around the park. The Noise Management Guidelines assesses noise impacts associated with the following:

- Noise produced by Sydney Showground Stadium events
- Noise produced by traffic associated with events and day-to-day operation of the park

- The Royal Easter Show outdoor carnival, including the proposed relocation from the current location at on Australia Avenue to Olympic Boulevard
- Plant noise produced by commercial developments
- Noise produced by the rail link and SMW
- Noise from crowds moving toward the Metro
- Noise from the proposed Event Bus Hub at Pondage Link
- Noise from food and drink premises and public domain events. This is considered at high level
- The introduction of additional high density residential uses along Edwin Flack Avenue in close proximity to Stadium Australia.

Noise modelling was based on the proposed new built form for the Master Plan 2050, events and activities from previous measurements and new contours of 'Acoustic Suitability for Residential Development' have been developed.

#### 14.1 Key findings and recommendations

Key findings and recommendations of the Noise Management Guidelines are summarised below:

- Future noise impacts from the Royal Easter Show at surrounding residences are expected to remain below the respective noise limits for residential locations of 60 dBA LAeq / 65 dBA LAmx for Special Events and 55dBA LAeq / 65 dBA LAmx for Standard Events, and are not expected to cause significant noise disturbances to residential receivers located to the north.
- Noise levels of up to 70dBA are expected to be experienced on future apartment buildings directly facing the temporary Event Bus Hub on Pondage Link during events generating bus traffic. Façades will require a level of mitigation to reduce noise impacts to acceptable levels inside habitable areas. A noise and vibration assessment should be conducted at development application stage to confirm the specific levels of treatments.
- It is expected that control measures such as upgraded glazing, wintergardens and floor plan design to limit noise to habitable rooms will be required to meet the internal noise criteria for residences along Edwin Flack Avenue and the marshalling corridor moving crowds to the SMW station. A noise and vibration assessment should be conducted at development application stage to confirm the specific levels of treatments.
- Based on a review of the ground-borne mitigation treatments detailed in the *Sydney Metro West Environmental Impact Statement (Technical Paper: Operational Noise and Vibration)* prepared by Mott MacDonald Australia Pty Ltd and dated 8 March 2022, no additional noise mitigation treatments will be required for any type of buildings located above the SMW corridor.
- Where residences are located on the floor directly above food and drink premises the use of solid awnings to shield noise or combination of solid and operable awning can be utilised based on based on a combination of time of day, patron numbers and behaviour. Consideration of greater slab thicknesses (300mm) and resiliently mounted ceiling treatment for mixed use buildings where residential is located directly above a food and drink premises. There should limits on outdoor noise, ideally no outdoor speakers for the food and drink premises and only minor noise spill from internal systems.

In line with the recommendations, Master Plan 2050 retains noise controls from the existing Master Plan 2030, namely:

- New development acknowledges through the use of public positive covenants that it is located within a major sport and entertainment event precinct that may be subject to high noise events from time to time.
- Development applications are to be accompanied by a noise impact assessment report prepared by a qualified acoustic consultant.
- Residential, hotels and serviced apartments, commercial and education developments are to comply with set maximum noise criteria.

## 15. Heritage and Archaeology

The Heritage and Archaeological Services – Heritage Report was prepared by GML to inform the preparation Master Plan 2050. Sydney Olympic Park has a rich history that encompasses natural, First Nations, colonial, military, industrial and the Sydney 2000 Olympic and Paralympic Games (Sydney 2000 Games) legacy heritage values.

The Heritage Report provides:

- A synthesis of previous heritage and archaeological reports and other documentation relevant to heritage management for incorporation into Master Plan 2050.
- A status review of existing conservation management policy for identified heritage places and items.
- Recommendations to guide future development focusing on built form controls, settings, interface areas, and connections to heritage items and zoning archaeological potential within Sydney Olympic Park and the broader area, taking account of views.
- Landscape, spatial arrangements, movable heritage items and the like.
- Guidance on the holistic management of existing and potential heritage places and items within Sydney Olympic Park.

### **15.1 Key findings and recommendations**

The findings and recommendations of the Heritage Report informed the following elements of Master Plan 2050:

- Built form, land use and other spatial outcomes.
- Heritage objectives and controls relating to the protection and conservation of heritage items, conservation areas and archaeological sites.
- The identification of important views and vistas.
- The identification of opportunities for adaptive reuse of items and conservation area.
- Objectives and controls to protect sensitive ecological areas, including the incorporation of buffer zones to the Brickpit.
- The design principles and guidelines for parts of the Parklands, including Riverfront Park which incorporates the Newington Armory (Armory Park).

The Heritage Report includes additional recommendations that are beyond the scope of Master Plan 2050. These recommendations will be considered by SOPA in the short, medium and long-term as part of their ongoing management of Sydney Olympic Park.

The Heritage Interpretation Strategy (HIS) has been prepared to satisfy the Study Requirements. The HIS identifies interpretive strategies and initiatives the implementation of which, are beyond the scope of Master Plan 2050. The HIS will assist SOPA in guiding future heritage interpretation to effectively communicate and celebrate the history of Sydney Olympic Park.

## **16. Aboriginal Cultural Heritage**

An Aboriginal Cultural Heritage Study (ACHS) was prepared by GML to inform the preparation and implementation of Master Plan 2050.

A desktop study and study area inspection, in collaboration with the Metropolitan Local Aboriginal Land Council (Metro LALC), were undertaken. These considered the Aboriginal cultural landscape, the local environment, historical material, relevant archaeological contexts and opportunities for interpretation, community engagement and education strategies. The ACHS includes a review of previous archaeological and heritage studies.

The key findings of the ACHS are summarised below.

### **16.1 Findings**

- There are five registered AHIMS sites within the study area. These are all located within the Wangal Woodland within the Newington Nature Reserve. The sites comprise:
  - Two potential archaeological deposits (PADs) and
  - Three isolated stone artefact finds which are also recorded as PADs.
- An additional silcrete artefact was identified along the eastern edge of the woodland during an archaeological survey in 1995, however, it has not been located since. Other isolated finds within Sydney Olympic Park include three silcrete artefacts identified on the Olympic Village site (these were likely destroyed during its construction) and a stone axe found in the backyard of a house adjacent to Powells Creek.
- The Aboriginal archaeological sensitivity of Sydney Olympic Park has been assessed by many archaeologists over the past 40 years. This research has identified that much of Sydney Olympic Park has nil-to-low archaeological sensitivity. Large land areas within Sydney Olympic Park are reclaimed and accordingly are underlain by historical fills and constructed soils, neither of which hold archaeological potential for Aboriginal objects and/or sites. Other areas were subject to intense industrial and commercial uses which have significantly disturbed, if not removed, natural soils with the potential to retain archaeological material across most of Sydney Olympic Park. The only exception to this is the Newington Nature Reserve Forest, which retains the only known expressions of natural soils within Sydney Olympic Park and is ascribed Aboriginal archaeological sensitivity. The presence of known, and potential, Aboriginal objects/sites in Wangal Woodland within the reserve (as outlined above) reflects their relatively undisturbed nature.
- The following cultural values and connections between Aboriginal people and Sydney Olympic Park have been noted:
  - Homebush Bay holds significant value as a traditional resource gathering location, the site of the earliest interactions between Europeans and Aboriginal people in Sydney Olympic Park, and as a key location demonstrating the continuity of cultural practices post-1788.
  - The Newington Estate was an area where Aboriginal people could continue to practice their cultural traditions while forging friendships and collaborating with colonial settlers. Homebush Estate may hold the same values; however, the exact nature of Aboriginal interactions here is unknown.
  - Nearby locations such as Parramatta, One Tree Point, Kissing Point, Concord and Duck River also hold significance in the history of Aboriginal people at Sydney Olympic Park, either as locations where Wangal people continued to live and practice \cultural traditions or as the site of early Wangal and colonial interactions.
  - Buildings such as the State Abattoirs, Newington Asylum and the Silverwater Correctional Centre represent the changing nature of Aboriginal interactions with Sydney Olympic Park through the twentieth century. Aboriginal people from throughout Australia have come to Sydney Olympic Park to live and in some cases work in these institutions, although not always by choice.
  - Bicentennial Park is significant in the history of Aboriginal rights as the location of the earliest Aboriginal rights protest held during Australia’s bicentenary celebrations.
  - The Sydney 2000 Games provided numerous opportunities for Aboriginal engagement and promoted Aboriginal culture on a global scale. The Sydney 2000 Games signified the increasing involvement of local Aboriginal people in cultural heritage in Sydney Olympic Park, evidenced by the Wangal Walk and Murama Dance Ground
- A combination of a lack of historical documentation and archaeological evidence means the understanding of the pre-1788 cultural landscape of Sydney Olympic Park is fragmented and incomplete. No assessment into contemporary Aboriginal connections has been undertaken within the last 20 years. The views and values of Aboriginal people on their more recent history and heritage are important. This provides a key avenue for future research.

## **16.2 Recommendations**

- Further research is needed to understand the Aboriginal cultural landscape of Sydney Olympic Park before and after 1788. Focussed investigation into past and contemporary connections may reveal other important aspects of Aboriginal history and experience related to Sydney Olympic Park, noting that Aboriginal community consultation is fundamental to assessment. Consideration should be given to understanding contemporary

Aboriginal connections to Sydney Olympic Park over the last 20 years given the significant cultural and attitudinal changes within both the Aboriginal community and Australian community more generally.

- The Newington Nature Reserve Forest is archaeologically sensitive for Aboriginal objects. Management practices should reflect this sensitivity. Harm to Aboriginal objects in Sydney Olympic Park, as well as PAD areas, should be avoided. Any proposed or potential harm or impacts would require statutory approval, through an Aboriginal Heritage Impact Permit (AHIP), issued under Section 90 of the NPW Act. This would necessitate the development of an Aboriginal cultural heritage assessment requirement (ACHAR) prepared by suitably qualified people in consultation with Aboriginal parties.
- There is an opportunity to build on SOPA's vision for Aboriginal engagement to further the meaningful and ongoing participation of Aboriginal people in the planning, management and presentation of Aboriginal history, heritage and culture with Sydney Olympic Park. An updated Aboriginal community consultation and engagement document plan/policy should be developed to outline how SOPA will implement and manage the involvement of Aboriginal people as part of SOPA's ongoing activities. Such a document/policy would allow for the development of clear criteria, protocols and procedures regarding how Aboriginal community consultation is managed. This would ensure inclusivity and transparency of the process given there are a range of Aboriginal rights and interests in the Sydney Olympic Park.

Master Plan 2050 aligns with the recommendations of the ACHS as outlined below:

- It does not propose any amendments to Newington Nature Reserve, including spatial changes or interventions. In this regard, it will not pose additional potential impacts or risks to Aboriginal archaeological sensitivity of Newington Nature Reserve, including the registered AHIMS sites.
- It incorporates a Country-centred approach, that recognises the Traditional Custodians of Sydney Olympic Park, the Wangal and seeks to reconnect the place with its Wangal roots. Elements of Country are embedded in potential design interventions within the future building form and public spaces.
- It incorporates heritage objectives and controls that seek to:
  - Ensure the identification, management and protection and of Aboriginal cultural heritage values in partnership with the Aboriginal community.
  - Strengthen Aboriginal cultural connections to Sydney Olympic Park, including opportunities to access, knowledge and repair Country.

# Attachment 4: Amendments to the Structure of Master Plan 2030

Master Plan 2030	Master Plan 2050	Amendments
1. Introduction	1. Introduction	Administrative and explanatory provisions updated.
2. Background 2.1 Overview 2.2 Historical Context 2.3 Regional Context 2.4 Planning Context 2.5 Master Plan 2030 (2018 Review)	2. Place and Vision 2.1 Sydney Olympic Park 2.2 Connecting with Country 2.3 Place vision 2.4 Structure plan	Historical and regional context has been simplified. Planning context outlining historical master plans has been removed. Related strategies have been updated and relocated to the Introduction. New Section 2.2 Connecting with Country has been introduced to provide background on Wangal Country and detail the approach to celebrating Country. New Section 2.3 Place Vision articulates the Vision for Master Plan 2050. New Section 2.4 Structure Plan provides an overview of Master Plan 2050 including the key elements.
3. Planning Principles 3.1 Introduction 3.2 Existing site elements 3.3 Sustainability 3.4 Land uses 3.5 Public domain 3.6 Landscape 3.7 Access and transport 3.8 Building form and height 3.9 Major event capability 3.10 New facilities and infrastructure 3.11 Neighbourhood and community 3.12 Implementation	3. General Controls 3.1 Embedding Country 3.2 Heritage 3.3 Sites 3.3 Design excellence 3.4 Ecology and environmental sustainability 3.5 Land use 3.6 Public open space and public facilities 3.7 Movement 3.8 Built form	Section 3.1 Existing Site Elements (Master Plan 2030) has been moved to the new Section 2.1 Sydney Olympic Park. The Planning Principles in Sections 3.2 – 3.9 (Master Plan 2030) have been amended, updated and translated into the General Controls and Character Areas chapters. The Planning Principles chapter included a combination of objectives and controls and included some duplication in Chapter 4 General Controls. Master Plan 2050 has simplified these chapters and removed any duplication.
4. General Controls 4.1 Introduction 4.2 Sustainability 4.3 Public domain 4.4 Event access and closures 4.5 Land uses and density 4.6 Building form and amenity 4.7 Access and parking 4.8 Transport strategies and infrastructure 4.9 Landscape and site 4.10 Community facilities	4. Character Areas 4.1 Urban Centre 4.2 Eastern Neighbourhood 4.3 Southern Neighbourhood 4.4 Haslams Neighbourhood 4.5 Edwin Flack Neighbourhood 4.6 Sports and Civic Precinct 4.7 Stadia Precinct 4.8 Riverfront Park 4.9 Haslams Park 4.10 Bicentennial	Chapters 3 and 4 of Master Plan 2030 have been rationalised into one Chapter, now known as General Controls.
5. Precinct Control and Guidelines 5.1 Introduction 5.2 Central Precinct 5.3 Central Sports Precinct 5.4 Stadia Precinct 5.5 Sydney Showground Precinct 5.6 Parkview Precinct 5.7 Boundary Creek and Tennis Precincts 5.8 Southern Sports Precinct 5.9 Haslams Precinct		Precinct specific objectives and controls now sit in Chapter 4 Character Areas.
Appendix A – Development Requirements	Appendix A – Glossary	Development Application requirements are detailed on the Sydney Olympic Park Authority's website.

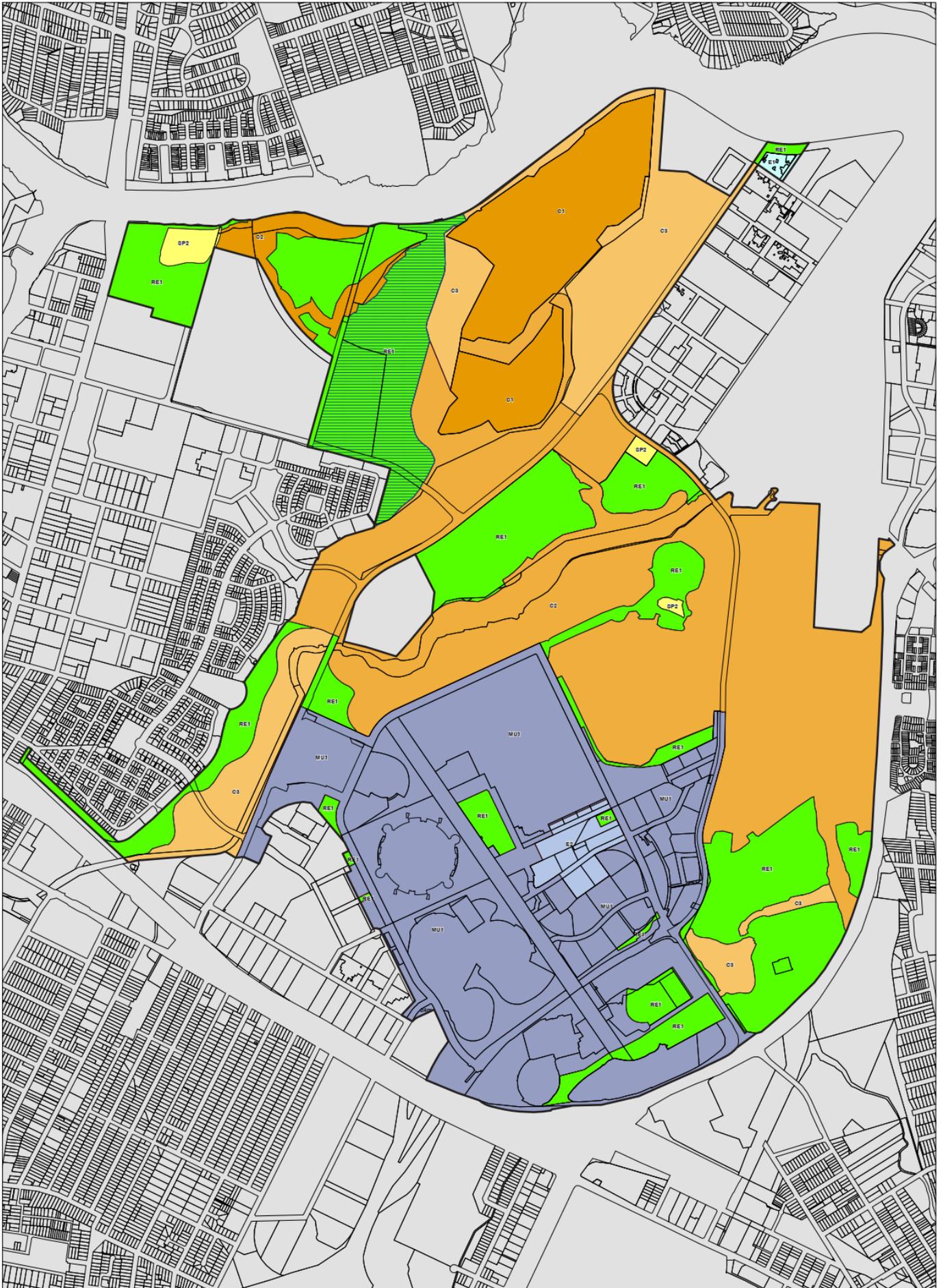
Master Plan 2030	Master Plan 2050	Amendments
Appendix B – New Public Spaces		New public spaces are now captured in Chapter 4 – Character Areas.
Appendix C – Street Plans and Sections		Street plans and sections are now captured in Chapter 4 – Character Areas.
Appendix D - List of Figures and Tables	Removed	
Appendix E – Interim Metro Review		No longer required as Master Plan 2050 provides a single, integrated master plan. Site specific provisions have been amended and incorporated into Chapter 4 Character Areas, 4.2 Urban Centre Neighbourhood.

*Summary of proposed amendments to the structure and content of the Master Plan 2030*

MP2030	MP2050	Comment
Central Precinct	Urban Centre Neighbourhood	Renamed and boundary adjusted to incorporate the southern part of the Sydney Showground precinct (i.e Cathy Freeman Park, exhibition halls and areas south of the showground)
Boundary Creek Precinct	Southern Neighbourhood	Renamed
Tennis Precinct		
Southern Sports Precinct	Sports and Civic Precinct	Amalgamated
Central Sports Precinct		
Stadia Precinct	Stadia Precinct	Amalgamated
Sydney Showground Precinct		Southern portion of Sydney Showground incorporated into Urban Centre Neighbourhood.
Haslams Precinct	Haslams Neighbourhood	Renamed and section along Edwin Flack Avenue removed and included in a new neighbourhood – Edwin Flack
Parkview Precinct	Eastern Neighbourhood	Renamed
	Edwin Flack Neighbourhood	Previously located within Haslams
	Bicentennial Park	New precinct (part of Parklands, not subject to Master Plan 2030)
	Haslams Park	New precinct (part of Parklands, not subject to Master Plan 2030)
	Riverfront Park	New precinct (part of Parklands, not subject to Master Plan 2030)

*Comparison of existing Precincts under Master Plan 2030 and proposed amended Precincts and Neighbourhoods under Master Plan 2050*

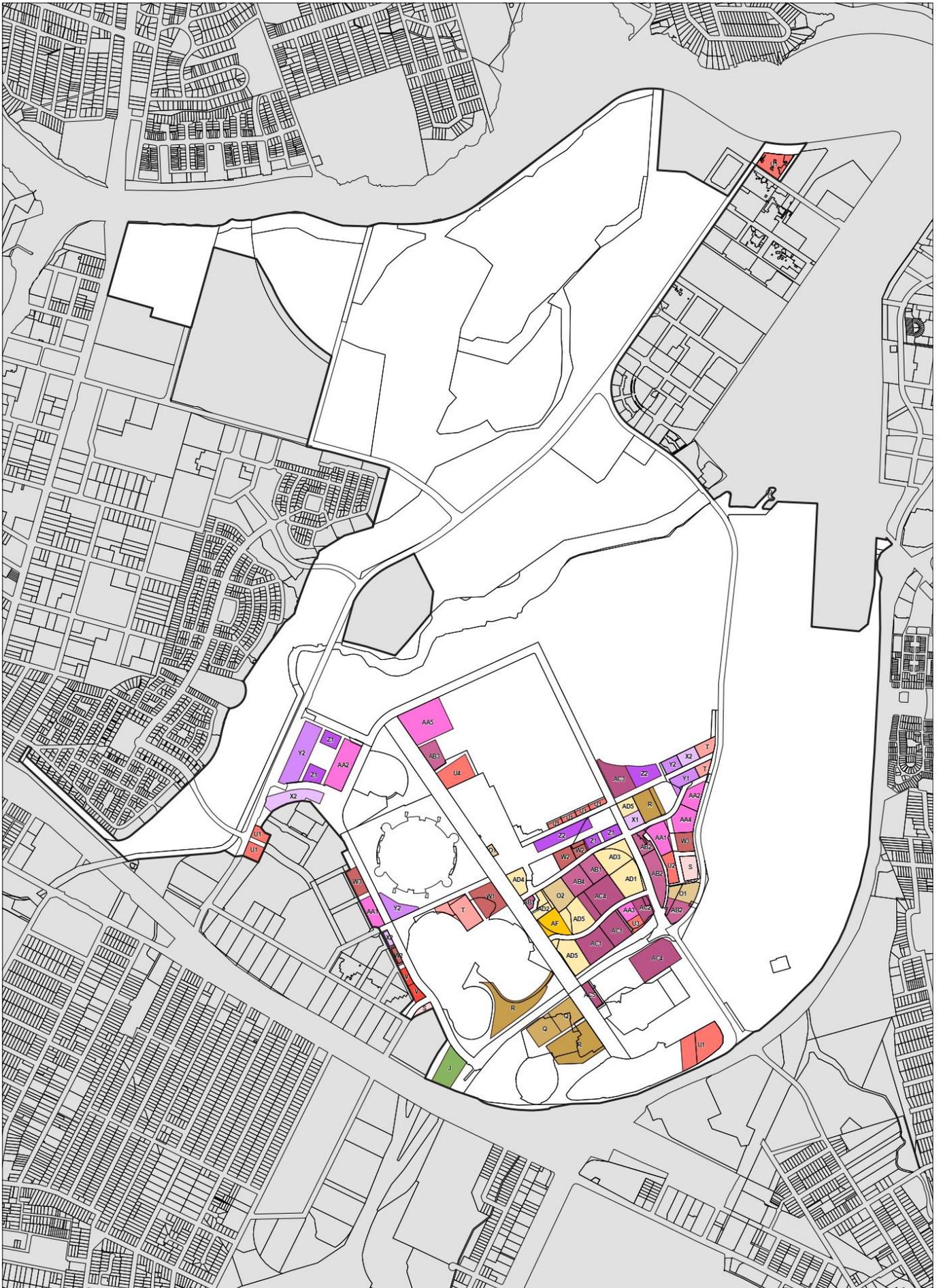
Attachment 5: Central River City Precincts SEPP –  
Proposed map amendments



Sydney Olympic Park  
Land Zoning Map  
Scale  
1:4000 © A0



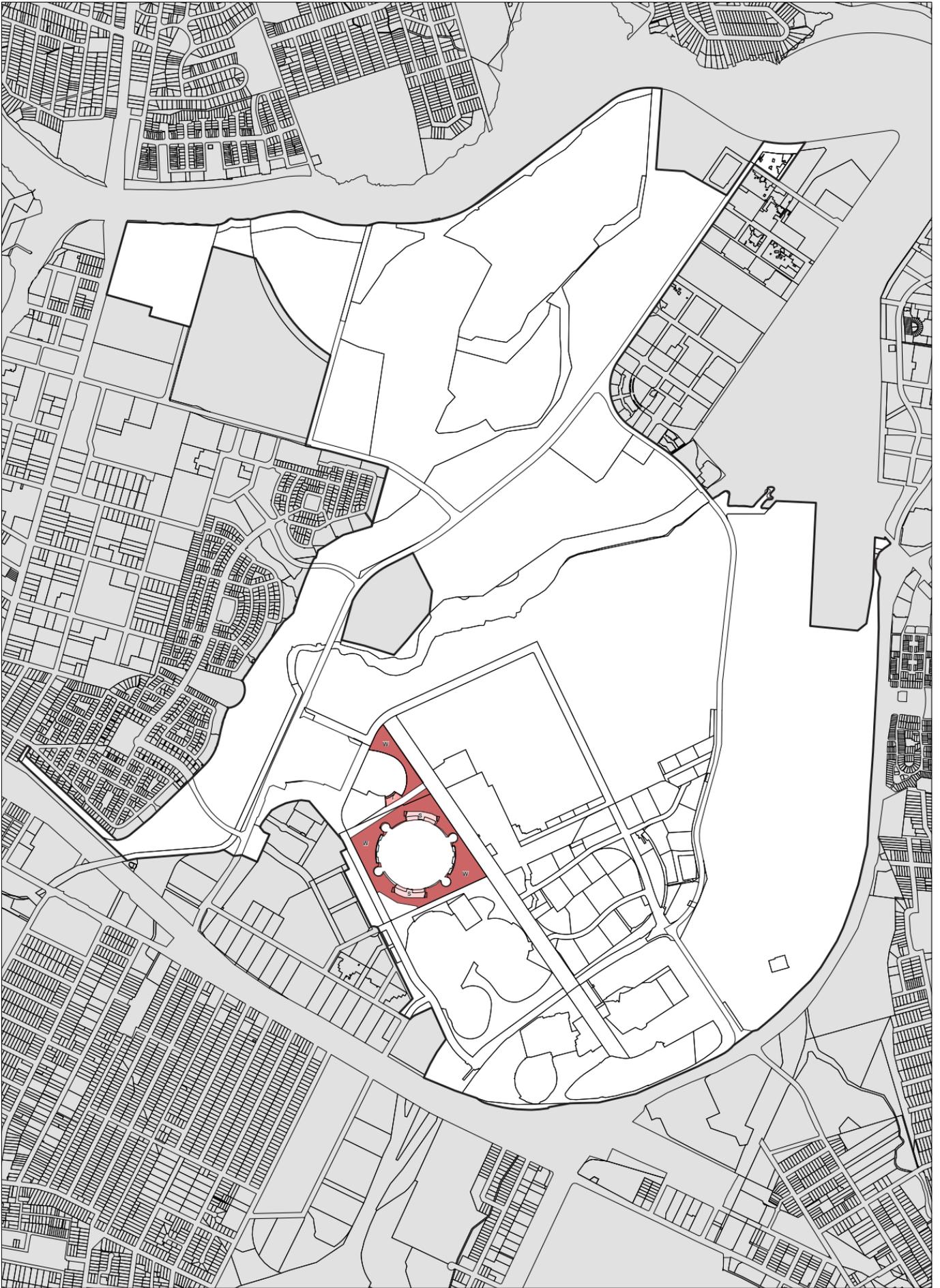
- |  |                                |  |
|--|--------------------------------|--|
| <b>Zone</b>                              | <b>RE1 - Public Recreation</b> | <b>Additional Permitted Use</b>                |
| ■ E1 - Commercial Centre                 | ■ DP2 - Infrastructure         | ■ Newington Amusement Depot and Nature Reserve |
| ■ MU1 - Mixed Use                        |                                |  |
| ■ O1 - National Park and Nature Reserves |                                |  |
| ■ O2 - Environmental Conservation        |                                |  |
| ■ O3 - Environmental Management          |                                |  |



Sydney Olympic Park  
Height of Buildings Map  
Scale 1:4800 @A0



9	24	34	43	56	78	98	122	149
15	28	38	49	58	79	100	131	155
16	30	40	50	61	88	102	137	
20	31	41	52	67	90	107	140	
22	32	42	55	74	93	118	148	

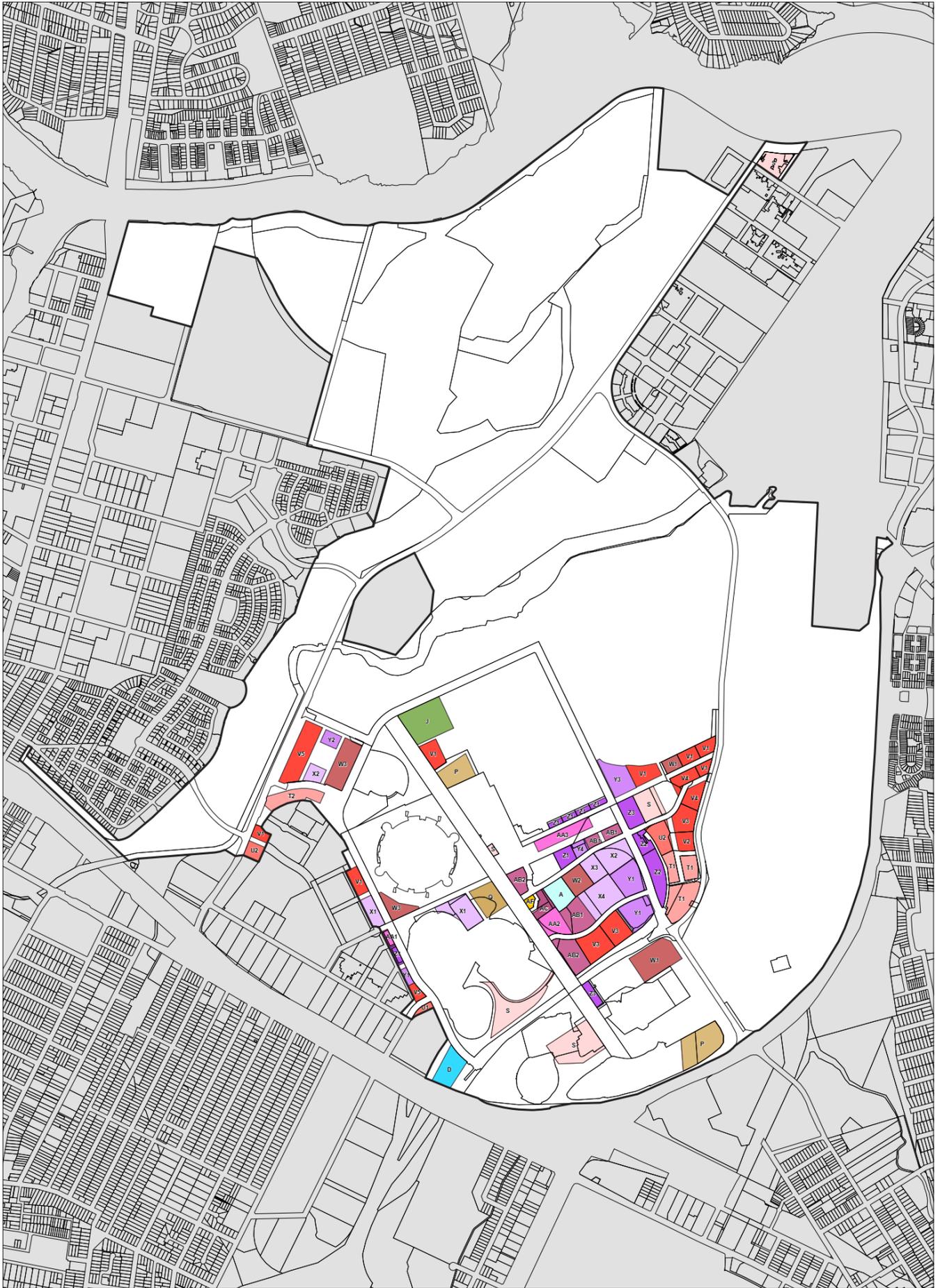


Sydney Olympic Park  
Reduced Level Map

Scale  
1:4000 @ A0



1 1 1



Sydney Olympic Park  
Floor Space Ratio Map

Scale  
1:4000 © AG



0.3	1.5	3	3.5	4.2	4.9	6.6	11
0.5	2	3.1	3.6	4.4	5	6.7	
0.8	2.3	3.2	3.8	4.5	5.2	7	
1.1	2.7	3.3	4	4.6	5.5	7.3	
1.3	2.9	3.4	4.1	4.8	5.8	8.1	