

Annexure Y:

Infrastructure Contributions Framework



SYDNEY OLYMPIC PARK LOCAL INFRASTRUCTURE CONTRIBUTIONS FRAMEWORK 2026

Sydney Olympic Park Authority



Sydney Olympic Park Local Infrastructure Contributions Framework 2026

1 April 2026

Prepared for



By



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Summary

Sydney Olympic Park is transforming into a thriving suburb strategically located in the centre of Greater Sydney. The Sydney Olympic Park 2050 Vision & Strategy (**the Vision**) was released in June 2022 and serves as a roadmap to inform decision-making for the next three decades. Sydney Olympic Park Master Plan 2050 (**Master Plan 2050**) is the next stage of strategic planning for Sydney Olympic Park. Master Plan 2050 will ensure a coordinated, long term development plan is prepared for the whole precinct.

Significant development is expected as a result of the Master Plan. The people that will live and work in the development will use infrastructure and contribute to demand for its use. If the Sydney Olympic Park Authority (**the Authority**) does not provide new and upgraded infrastructure to meet the expected development-generated infrastructure demand, infrastructure service levels for the existing population will decline.

This plan is called the Sydney Olympic Park Local Infrastructure Contributions Framework 2026 (**the plan**) and commenced on 1 April 2026. It's main purpose is to enable the Authority to collect contributions from new development to help fund the cost of infrastructure that will be needed by the development and, more broadly, help realise Master Plan 2050's vision and aims.

The plan sets out land to which it applies, development to which it applies, the contribution rate, how to calculate the contribution, how the contribution will be imposed, how it will be indexed for inflation, and how to pay the contribution. Appendices to the plan outline development expected under Master Plan 2050, a schedule of works to be funded and delivered under this plan (including estimated costs), and maps showing the locations of the works. In summary:

- This plan applies to land to which Master Plan 2050 applies, as shown in **Figure 1**
- This plan applies to any development the subject of a development application (excluding concept development applications) or application for a complying development certificate
- The plan does not apply to certain development identified as excluded development in section 1.4 of this plan
- The contribution rate under this plan is **\$241/m²** (September 2025 dollars), which is calculated as the estimated cost of infrastructure to be provided by the Authority (approximately \$439 million) divided by the net increase in floor space expected from Master Plan 2050 (approximately 1,824,363 m²).
- The contribution required for a development is determined by multiplying the contribution rate (above) by the net increase in floor space resulting from the development. The contribution rate and amount will be indexed for inflation in accordance with quarterly movements to the Producer Price Index – Road and Bridge Construction NSW published by the ABS.
- The contribution will be secured in the context of a planning agreement or through a Project Delivery Agreement.

This summary should be read in conjunction with the remainder of this plan.



1 Background

1.1 Sydney Olympic Park Master Plan 2050

Sydney Olympic Park is transforming into a thriving suburb strategically located in the centre of Greater Sydney. It is a suburb that benefits from a diversity of land uses, proximity to both Sydney and Parramatta central business districts, and is of national significance, all of which have played an important role in its evolution since hosting the Sydney 2000 Olympic and Paralympic Games. As the 640-hectare site continues to evolve into vibrant neighbourhoods, it will reconnect with its Wangal roots and extensive natural assets to provide a meaningful connection to Country.

The Sydney Olympic Park 2050 Vision & Strategy (the Vision) was released in June 2022 and serves as a roadmap to inform decision-making for the next three decades. Sydney Olympic Park Master Plan 2050 (Master Plan 2050) is the next stage of strategic planning for Sydney Olympic Park. Master Plan 2050 will ensure a coordinated, long term development plan is prepared for the whole precinct.

The most recent iterations of a master plan for Sydney Olympic Park were completed in 2018 and 2021, to support the delivery of Sydney Metro West. Building upon the Vision, Master Plan 2050 considers Sydney Olympic Park holistically, seeking opportunities to integrate thinking about the parklands and urban core together, enhancing its role in Greater Sydney.

The Vision articulates an aspiration to position Sydney Olympic Park as Sydney's Green Beating Heart: a place that is energised with everyday life, is Country-first, nature positive and where Sydney comes to play.

In 2050, Sydney Olympic Park will be a complex, layered suburb offering a rich and varied range of experiences. Many will live and work here, others will visit for events, diverse attractions or for everyday retail and entertainment. Master Plan 2050 aims to balance certainty with flexibility enabling Sydney Olympic Park's future to be resilient, dynamic and able to leverage future opportunities and technologies not yet known.





1.2 Purpose of this framework

This document is called the Sydney Olympic Park Local Infrastructure Contributions Framework 2026 (**plan**). It is a policy of the Sydney Olympic Park Authority (**the Authority**).

Its purposes are to:

- Facilitate the future development of Sydney Olympic Park being adequately supported by local infrastructure.
- Define an infrastructure contributions framework that:
 - is equitable and transparent
 - is based on a convenient infrastructure demand measure for the purpose of calculating the contributions amounts (that is, gross floor area)
 - enables the provision of the local infrastructure to appropriate levels that reflect and balance environmental standards, community expectations and funding priorities
 - provides financial certainty to both SOPA and to developers of land in Sydney Olympic Park
 - includes contributions that are set at a level that encourages the orderly and efficient development of land in Sydney Olympic Park.

The plan outlines the land and monetary contributions that the Authority will seek in connection with development within Sydney Olympic Park. Contributions will be obtained through lease negotiations, or a planning agreement between the Authority and a developer negotiated under section 7.4 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**)

Under section 13 of the Sydney Olympic Park Authority Act 2001, the Authority is required to manage the provision of local infrastructure at Sydney Olympic Park. The Authority has adopted this plan (policy) to help it meet this responsibility.

1.3 Land to which this plan applies

This plan applies to land to which Sydney Olympic Park Master Plan 2050 applies, as shown in **Figure 1** overleaf.



Figure 1: Land to which this plan applies



Source: Sydney Olympic Park Master Plan 2050



1.4 Development to which this plan applies

This plan applies to any development the subject of a development application (excluding concept development applications) or application for a complying development certificate that is not excluded by the list below.

1.5 Excluded development

The following development is excluded from the need to provide a contribution under this plan:

- Subdivision of land that does not involve building work
- Public works by or on behalf of SOPA including, but not limited to, works included within this plan's works schedule, shown at **Appendix C** to this plan
- Places of public worship and centre-based childcare facility by or on behalf of a charity or not-for-profit organisation as registered with the Australian Charities and Not-for-profits Commission
- Emergency services facilities, including police stations and fire stations
- Government schools
- Affordable housing provided in perpetuity by or on behalf of a community housing provider or for dedication to SOPA
- Public utilities
- Development that does not need development consent (exempt development and development without consent)

Proponent's may submit a request for an exemption, which will be assessed on a case-by-case basis.



2 How to use this plan

2.1 Contribution rate

Under this plan, development is required to pay a contribution towards the cost of infrastructure calculated as follows:

$$\text{Contribution (\$)} = \text{Net increase in gross floor area (m}^2\text{)} \times \text{contribution rate (\$/m}^2\text{)}$$

Where:

- Net increase in gross floor area (m²) = gross floor space after the development less existing gross floor space before the development
- Contribution rate = **\$241/m²** (September 2025 dollars).

The contribution rate has been calculated using the following formula:

$$\text{Contribution rate (\$/m}^2\text{)} = \text{Infrastructure cost (\$)} \div \text{net increase in GFA (m}^2\text{)}$$

Where:

- Infrastructure cost = \$439,019,600 (September 2025 dollars), per **Appendix C**
- Net increase in GFA = expected yield under Master Plan 2050 – existing floor space = 2,282,662 m² (per **Appendix B**) – 458,300 m² = 1,824,363 m².



2.2 Indexation

The contribution rate above is current as at the time the cost estimates for the works schedule at **Appendix C** were prepared, being September 2025.

The contribution rate will be indexed for inflation at the time of calculation (consent) and again at the time of payment in accordance with quarterly movements to the Producer Price Index – Roads and Bridge Construction NSW (3101) published by the Australian Bureau of Statistics¹.

The indexed contribution rate will be calculated as follows:

$$\text{Indexed contribution rate} = \frac{\text{Current Index}}{\text{Base Date Index}}$$

Where:

- Base Index is 149.1 (September 2025 quarter).

The indexed contribution rate will not be less than the contribution rate at the time of adoption of this plan.

2.3 Worked examples

Worked example 1

A developer makes a development application to redevelop a block of land within the Sydney Olympic Park precinct. The existing development is a non-residential 2 storey building that has been used as commercial offices and has an existing floor area of 3,031 square metres. The new development is proposed to be a 10-storey commercial building with a total floor area of 10,043 square metres.

The contribution payable on this development is the contribution rate per square metre multiplied by the additional floor space:

- Additional floor space = $10,043 \text{ m}^2 - 3,031 \text{ m}^2 = 7,012 \text{ m}^2$
- Contribution rate = \$241 per m^2
- Total contribution = $7,012 \text{ m}^2 \times \$241 \text{ per m}^2 = \$1,689,892$ (unindexed)

¹ To find the index go to www.abs.gov.au and click on Statistics, Inflation Producer Price Index, Downloads, Table 17 and select indices "3101 Road and Bridge Construction, NSW".



Worked example 2

A development application is lodged for the redevelopment of an existing single storey office building with a floor space of 1,350 square metres. The new development is proposed to be a mixed-use ground floor retail (2,012m²) and residential (8,500m²) building.

The contribution payable is the contribution rate per square metre multiplied by the additional floor space.

- Additional floor space = $(2,012 - 1,350) + 8,500 = 9,162 \text{ m}^2$
- Contribution rate = \$241 per m²
- Total contribution = \$2,208,042 (unindexed)

2.4 Requiring the contribution

The Minister for Planning and Public Spaces or his/her delegate (e.g. Independent Planning Commission, the Authority) is the consent authority for development within Sydney Olympic Park under section 22 of the SOPA Act 2001.

Contributions will be sought through lease negotiations and/or a planning agreement between the Authority and a developer negotiated under section 7.4 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**).

Note that contributions will be required in addition to any specific requirements in Master Plan 2050, for example, delivery of streets or open spaces.

SOPA is satisfied that the developments allowed under Master Plan 2050, if carried out, will or are likely to require the modification or provision of, expansion in the capacity of, or increase in the demand for the infrastructure identified in this plan.

In establishing the contributions framework under this plan, the Authority has considered and is satisfied that:

- The infrastructure that is proposed to be funded by a development contribution can be provided within a reasonable time
- The impact of the proposed development contribution on the affordability of the proposed development is reasonable
- The proposed development contribution is based on a reasonable estimate of the cost of proposed infrastructure
- Estimates of demand for each item of public infrastructure to which the proposed development contributions relate are reasonable.



2.5 Paying the contribution

Timing of payments

A monetary contribution required to be paid in accordance with this plan is to be paid at the time specified in the planning agreement or Project Delivery Agreement or lease.

Generally, the timing for payment of the contribution will be as follows:

- For development where no further approvals are required (for example, a change of use where no building works are proposed) – before the development consent operates.
- For development involving subdivision – the contribution must be paid prior to the issue of the subdivision certificate (linen plan).
- For development not involving subdivision, but where a construction certificate is required – the contribution must be paid prior to the release of the construction certificate
- For works authorised under a complying development certificate – the contributions are to be paid before any work authorised by the certificate commences, as required by clause 157(2) of the EP&A Regulation 2021.

2.6 Works in-kind

A person may make an offer to SOPA in lieu of making a monetary contribution under this ICF in the terms described below:

- The acceptance of any offer of works in-kind is entirely at SOPA's discretion
- Offers of works in-kind shall be subject to any works in-kind policy adopted by SOPA
- A works in-kind agreement must be in place prior to commencing the works
- SOPA will only consider offers where the proposed works are contained in the works schedule included in this ICF
- The standard and timing of delivery of, and security arrangements applying to the works the subject of the offer are to SOPA's satisfaction
- The provision of the works in-kind will not unduly prejudice the timing or the manner of the provision of public facilities included in this ICF's works schedule
- The value of works offered as works in-kind is the attributable cost of the works (or a proportion of the attributable cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this ICF
- The attributable cost of works will be used in the calculation of the value of any offset of monetary contributions required under this ICF.



3 Administration

3.1 Relationship to previous framework

This plan repeals and replaces the previous Sydney Olympic Park Infrastructure Contributions Framework document dated October 2018. Uncommitted funds collected under the previous framework will be allocated towards the provision of infrastructure works identified in the infrastructure schedule in **Appendix C** of this plan.

3.2 Commencement and transitional arrangements

This plan applies to development lodged on or after the date of this plan's commencement, being 1 April 2026.

3.3 Housing and Productivity Contributions

This plan relates to local infrastructure to be provided in Sydney Olympic Park to support development within the precinct, in accordance with Sydney Olympic Park Master Plan 2050.

This plan does not affect the operation of any contributions required towards state and regional infrastructure, such as Housing and Productivity Contributions under the EP&A Act 1979.

3.4 Staging

Each item within the ICP/works schedule is allocated to a stage. These stages (in calendar years) are:

- **Stage 1 ('Short'):** 2026-2030
- **Stage 2 ('Medium'):** 2031-2040
- **Stage 3 ('Long'):** 2041-2050

The staging of each infrastructure item has been aligned to the anticipated timing of development of each site. Stage 1 includes enabling works, key streets and initial infrastructure that will be required to be delivered before the Sydney Metro West becomes operational. It is anticipated that development sites within the Urban Centre near the Metro station will be the first sites developed.

It is anticipated that utility infrastructure will be delivered concurrently when sites are developed. Clause 23 of Appendix 4 of the State Environmental Planning Policy (Precincts—Central River City) 2021 outlines development consent must not be granted unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made.

Staging can be found in the works schedule at **Appendix C**. Note that staging is indicative and is informed by the information available at this time. Sites are under leases to private entities and their precise development timing is unknown to the Authority. However, pursuant to consultations undertaken to date, it is understood that sites will leverage the Sydney Metro West becoming



operational. The ICF will be reviewed regularly, and priorities with infrastructure items may change depending on the timing of sites being developed.

3.5 Affordable housing and utility infrastructure

This plan does not levy contributions towards affordable housing or utility infrastructure, other than specific stormwater, water sensitive urban design (WSUD) and recycled water works identified in the infrastructure schedule in **Appendix C** to this plan. Adequate arrangements must be made for this infrastructure in accordance with Clause 23, Appendix 4 of State Environmental Planning Policy (Precincts – Central River City) 2021.

Arrangements for affordable housing and utility works (other than those identified in this plan) will be negotiated separately to this plan.

3.6 Plan administration costs

SOPA is required to manage, monitor and maintain this contributions plan. These activities will be undertaken by both in-house staff and external consultants. Costs associated with the ongoing administration and management of the contributions plan will be levied on all applications that are required to make a financial contribution under this plan.

The costs included in this plan for management and administration are calculated at 1.5 per cent of the cost of works to be delivered under this plan. This is consistent with the IPART benchmark for plan administration costs for local infrastructure contributions under section 7.11 of the Environmental Planning and Assessment Act 1979.



Appendices summary

Appendices to this plan are shown on the following pages and summarised below.

Appendix A: Expected development

Development expected under Master Plan 2050.

Appendix B: Development sites

A map showing the locations of individual development sites under Master Plan 2050 and a table summarising the expected yield (floor space) on each site under Master Plan 2050.

Appendix C: Works schedule

A list of works (and estimated costs of each) that the Authority will provide using contributions under this plan.

Appendix D: Works maps

Maps showing the locations of works from the works schedule.

Appendix E: Glossary

The meanings of key terms used in this plan.



APPENDIX A: EXPECTED DEVELOPMENT



Appendix A: Expected development

A.1: Context

Sydney Olympic Park is a large and unique suburb in Metropolitan Sydney, covering 640 hectares and located just 10 km from the Parramatta CBD to the west and 14 km to Sydney's Harbour CBD to the east. The Park originates from the Sydney 2000 Olympic and Paralympic Games (the Games) and has since evolved into a growing mixed-use suburb.

In its evolution from the host venue for the world's largest event to a thriving economic urban centre and growing residential community, the Sydney Olympic Park continues to build from these considerable strengths. These strengths include the outstanding sports and entertainment venues and the expansive and diverse urban parklands which offer riverside settings, picnic areas and playgrounds, in addition to important heritage areas and protected ecological habitats. The Sydney Olympic Park continues to build on its strong record of environmental sustainability and access for people of all abilities, both important legacies from the Sydney 2000 Olympic Games.

In 2023, over 20,000 residents, workers and students make up the daily community living in, or located at, Sydney Olympic Park precinct. The strong existing residential and business communities continue to attract major investment in commercial, sporting, education and hospitality development. Confidence in the precinct has been demonstrated by the significant number of development projects since 2000, valued at over \$2 billion.

A.2: Planning framework

Sydney Olympic Park is located within the City of Parramatta Council Local Government Area. However, the Park is independently managed by a separate State Government place management authority, the Sydney Olympic Park Authority (the Authority). This arrangement is enforced by the Sydney Olympic Park Act 2001 (**SOPA Act**).

The SOPA Act requires that a Master Plan be prepared to guide the planning, management, protection and development of Sydney Olympic Park. The Central River City Precinct SEPP is the policy which establishes the land use zoning and other key planning controls for Sydney Olympic Park. The Master Plan contains detailed principles and controls to supplement the provisions of the Central River City Precinct SEPP and guide the development of the Park in accordance with Structure Plan.

The Master Plan is implemented through concurrent amendments to the Central River City Precinct SEPP, as well as amendments to other policies and plans as required. Under the SOPA Act, the Minister for Planning must not approve the Master Plan, or any amendment of the Master Plan, unless that Minister has considered whether the Master Plan or the amendment is consistent with the Sydney Olympic Park Environmental Guidelines.

The Central River City Precinct SEPP requires that, except in certain circumstances, the consent authority may only grant consent to development within Sydney Olympic Park if it has considered the Master Plan. The NSW Minister for Planning and Public Spaces is the consent authority for all development within Sydney Olympic Park, with the exception of exempt development, as defined in Central River City Precinct SEPP. Subject to the nature and scale of development, consent may either be granted by the Minister for Planning, or their delegate.



A.3: Master Plan 2050

Master Plan 2050 was approved by the Minister for Planning and Public Spaces on 1 April 2026. It updates and replaces Master Plan 2030.

Master Plan 2050 builds on the directions established under previous master plans and provides a broader and longer-term development vision. Significantly, it proposes a greater scale and intensity of development than previous plans. It provides for:

- maximum development potential of 2.28 million square metres of gross floor area (GFA)
- a mix of land uses comprising commercial, retail, residential, hotel/accommodation, education, venue and entertainment; and
- a projected population of up to 26,000 jobs (workers) and up to 33,000 residents.

A.4: Structure Plan

The Master Plan 2050 Structure Plan identifies a series of residential neighbourhoods, anchored by a mixed-use core with jobs, retail uses, vibrant streets, and regional public transport links.

These high amenity, walkable neighbourhoods will each be supported by local services (e.g. corner shops and cafes), community infrastructure and open space, within a 15-minute walking catchment.

A copy of the Structure Plan is shown overleaf. Key infrastructure elements of the Structure Plan include:

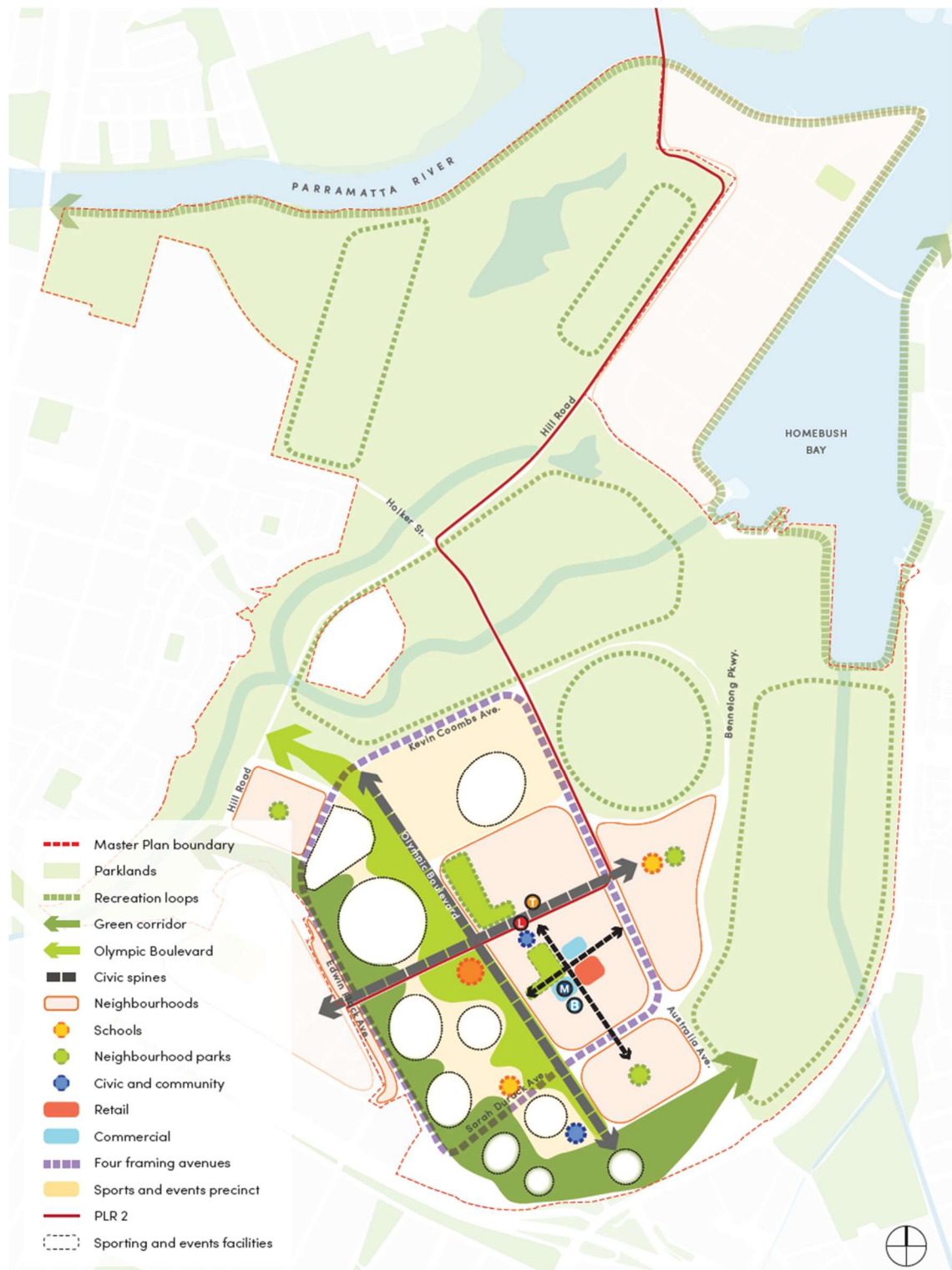
- Major playground at Blaxland Riverside Park with enhanced river experience and connection to promote sense of place and Connection to Country
- Renovated heritage wharf and plaza welcome space with food and beverage pavilions
- Celebrate and conserve the heritage of Newington Armory. Adaptively reuse Armory magazine buildings for arts, culture, music and temporary events
- Recreation loops
- Murama indigenous dance ground and Healing Space, a hub for an enhanced connection to Country, the River and adjacent ecologies
- Introduce eco-play into Woo-la-ra designed sympathetically to conservation of native grassland habitats and site remediation constraints. Maintain access paths and regenerate buffers to Newington Nature Reserve's Saltmarsh/Mudflat, Sydney Turpentine Ironbark Forest and Swamp Oak Floodplain Forest
- Community facilities such as playground and outdoor gyms along the edge of Woo-la-ra
- River Walk
- Future Parramatta Light Rail Stage 2 bridge



- Surf wave park
- Relocated BMX track
- Sports fields
- Potential for community facilities (picnic tables and shade structures), passive recreation and pathways on Kronos Hill and expanded habitats
- Brickpit loop walking and running path with community facilities and pavilions around its edge
- Brickpit retained as conservation area
- River walk - Badu Mangroves link
- Royal Agricultural Society Centre of Excellence with street frontage to Olympic Boulevard, providing agricultural education and food and beverage experiences including integrated native food production
- Event coach parking
- Olympic Boulevard Linear Park
- Edwin Flack recreation spine
- Cathy Freeman Park
- Metro station and plaza
- Agricultural retail destination
- Active pedestrian priority streets
- Bicentennial Park, community facilities and loop
- Sports and publicly accessible recreation space
- Boundary Creek
- Circular economy hub.



Figure 2: Structure Plan



Source: Sydney Olympic Park Master Plan 2050



APPENDIX B: DEVELOPMENT SITES



Appendix B: Development sites

Development sites under Master Plan 2050 are shown over the page.

The total yield (floor space) expected on each development site under Master Plan 2050 is shown in the table overleaf.

Note that floor space for development’s expected to be excluded from the need to pay contributions under section 1.5 of this plan is excluded from the table. Excluded floor space is denoted as ‘Excluded’ in the table.



Figure 3: Master Plan 2050 development sites



Source: Sydney Olympic Park Master Plan 2050



Table 1: Expected yield schedule (sqm floorspace)

Area*	Site	Res	Comm	Retail	Civic	Education / Health	Events / Tourism / Sports	Arts / Industry	Hotel / Student	Parking**	Total, ex parking
A	1	-	16,966	2,830	-	-	-	-	24,203	-	43,999
A	2	-	-	-	Excluded**	-	-	-	-	-	-
A	3	-	23,270	2,426	-	-	-	-	-	-	25,696
A	4	-	14,701	1,585	-	-	-	-	-	-	16,286
A	5	-	16,127	1,332	-	-	-	-	-	-	17,459
A	6	13,761	12,192	1,981	-	-	-	-	-	-	27,934
A	7	-	5,732	931	-	-	-	-	10,454	-	17,117
A	8	30,888	17,184	2,272	-	-	-	-	-	-	50,344
A	9	44,100	17,567	-	-	-	-	-	-	-	61,667
A	10	-	-	0	-	-	-	-	-	-	-
A	11	62,805	7,429	4,570	-	-	-	-	-	-	74,804
A	12	70,458	10,328	22,916	Excluded**	852	-	-	-	-	104,554
A	14	-	30,202	3,117	-	-	-	-	-	-	33,319
A	15	-	27,368	3,051	-	-	-	-	-	-	30,419
A	16	45,151	6,767	1,573	-	-	-	-	-	-	53,491



Area*	Site	Res	Comm	Retail	Civic	Education / Health	Events / Tourism / Sports	Arts / Industry	Hotel / Student	Parking**	Total, ex parking
A	17	65,473	-	649	-	-	-	-	-	-	66,122
A	18	69,614	21,819	3,546	-	-	-	-	-	-	94,979
A	19	45,636	2,388	-	-	-	-	-	-	Excluded**	48,024
A	20	34,435	1,588	0	-	-	-	-	-	Excluded**	36,023
A	21	59,971	-	542	-	-	-	-	-	-	60,513
A	22	-	67,481	6,045	-	-	-	-	-	-	73,526
A	23	-	-	2,070	-	-	-	-	-	-	2,070
A	24	-	-	-	-	-	98,041	-	14,706	-	112,747
A	25	-	5,578	755	-	-	-	-	-	-	6,333
A	26	-	5,593	757	-	-	-	-	-	-	6,350
A	27	-	5,592	757	-	-	-	-	-	-	6,349
A	28	-	6,651	901	-	-	-	-	-	-	7,552
A	OSSC02 (station forecourt west)	-	-	-	-	-	-	-	-	-	-
A	OSUC01 (Cathy Freeman Park)	-	-	-	-	-	-	-	-	-	-



Area*	Site	Res	Comm	Retail	Civic	Education / Health	Events / Tourism / Sports	Arts / Industry	Hotel / Student	Parking**	Total, ex parking
A	OSUC03 (station forecourt east)	-	-	-	-	-	-	-	-	-	-
A	OSUC04 (Jacaranda Square)	-	-	-	-	-	-	-	-	-	-
A	OSUC10 (linear park east)	-	-	-	-	-	-	-	-	-	-
A	OSUC10 (linear park west)	-	-	-	-	-	-	-	-	-	-
B	1	48,376	-	538	Excluded**	-	9,908	-	-	-	58,822
B	2	28,810	-	574	-	-	-	-	-	-	29,384
B	3	14,906	-	600	-	-	-	-	-	-	15,506
B	4	14,432	-	-	-	-	-	-	-	-	14,432
B	5	20,221	-	-	-	-	-	-	-	-	20,221
B	6	14,566	-	-	-	-	-	-	-	-	14,566
B	7	19,064	-	838	-	-	-	-	-	-	19,902
B	8	-	-	-	-	Excluded**	-	-	-	-	-
B	9	29,576	14,812	1,947	-	-	-	-	-	-	46,335

Area*	Site	Res	Comm	Retail	Civic	Education / Health	Events / Tourism / Sports	Arts / Industry	Hotel / Student	Parking**	Total, ex parking
B	10	22,805	-	-	-	1,246	-	-	-	-	24,051
B	11	46,446	1,081	-	-	-	-	-	-	-	47,527
B	12	27,124	-	1,251	-	1,540	-	-	-	-	29,915
B	13	25,109	-	-	-	-	-	-	-	-	25,109
B	14	26,564	-	1,977	-	-	-	-	-	-	28,541
B	15	16,828	-	-	-	-	-	-	-	-	16,828
B	16	15,788	-	-	-	-	-	-	-	-	15,788
B	17	17,017	-	-	-	1,154	-	-	-	-	18,171
B	18	39,468	-	-	-	1,126	-	-	-	-	40,594
B	OSEN01 (brickpit park)	-	-	-	-	-	-	-	-	-	-
B	OSEN02 (eastern neighbourhood local park)	-	-	-	-	-	-	-	-	-	-
B	OSEN03 (pocket park)	-	-	-	-	-	-	-	-	-	-
C	1	-	-	-	-	-	-	-	-	-	-
C	2	21,740	2,349	1,848	-	-	-	-	-	Excluded**	25,937



Area*	Site	Res	Comm	Retail	Civic	Education / Health	Events / Tourism / Sports	Arts / Industry	Hotel / Student	Parking**	Total, ex parking
C	3	-	-	-	-	-	-	-	-	Excluded**	-
C	4	71,996	-	1,888	-	-	-	-	-	-	73,884
C	5	35,684	3,861	1,034	-	-	-	-	-	Excluded**	40,579
C	landscape setback	-	-	-	-	-	-	-	-	-	-
C	landscape setback	-	-	-	-	-	-	-	-	-	-
C	landscape setback	-	-	-	-	-	-	-	-	-	-
C	OSSN 01 Tom Willis	-	-	-	-	-	-	-	-	-	-
C	OSSN02 Open Space	-	-	-	-	-	-	-	-	-	-
D	1	12,761	-	-	-	-	-	-	-	-	12,761
D	2	10,104	-	-	-	-	-	-	-	-	10,104
D	3	25,658	-	657	-	847	-	-	-	-	27,162
D	4	64,330	-	-	-	-	-	-	-	-	64,330
D	5	17,784	-	-	-	-	-	-	-	-	17,784
D	6	58,029	-	863	-	1,141	-	-	-	-	60,033
D	7	16,862	-	1,722	Excluded**	-	-	-	-	-	18,584



Area*	Site	Res	Comm	Retail	Civic	Education / Health	Events / Tourism / Sports	Arts / Industry	Hotel / Student	Parking**	Total, ex parking
D	landscape setback	-	-	-	-	-	-	-	-	-	-
D	landscape setback	-	-	-	-	-	-	-	-	-	-
D	landscape setback	-	-	-	-	-	-	-	-	-	-
D	landscape setback	-	-	-	-	-	-	-	-	-	-
D	landscape setback	-	-	-	-	-	-	-	-	-	-
D	landscape setback	-	-	-	-	-	-	-	-	-	-
D	landscape setback	-	-	-	-	-	-	-	-	-	-
D	OSH01 (haslams neighbourhood local park)	-	-	-	-	-	-	-	-	-	-
D	OSH02 (local park)	-	-	-	-	-	-	-	-	-	-
E	1	-	-	-	-	-	-	-	-	-	-
E	2	-	-	2,164	-	-	-	-	-	-	2,164
E	3	-	19,577	-	-	9,020	-	-	-	-	28,597
E	4	-	-	-	-	-	1,596	-	19,040	-	20,636
E	5	-	-	-	-	-	-	-	22,101	-	22,101



Area*	Site	Res	Comm	Retail	Civic	Education / Health	Events / Tourism / Sports	Arts / Industry	Hotel / Student	Parking**	Total, ex parking
E	6	-	-	13,691	-	-	-	-	-	-	13,691
E	7	-	-	-	-	-	71,816	125	-	-	71,941
E	8	-	-	-	-	-	-	-	-	-	-
E	9	-	-	-	-	-	-	8,584	-	-	8,584
E	OSST03 (RAS forecourt)	-	-	-	-	-	-	-	-	-	-
E	OSST05 (RAS courtyard)	-	-	-	-	-	-	-	-	-	-
F	1	-	-	-	Excluded**	-	-	-	-	-	-
F	2	-	4,469	-	-	-	-	-	-	-	4,469
F	3	-	-	-	-	-	-	-	-	-	-
F	4	-	-	-	-	-	25,429	-	-	-	25,429
F	5	-	-	-	-	-	-	-	-	-	-
F	6	-	-	-	-	Excluded**	-	-	-	-	-
F	7	-	-	-	-	-	-	-	-	-	-
F	8	-	-	-	-	-	-	2,156	-	-	2,156
F	9	-	-	-	-	-	-	2,072	-	-	2,072



Area*	Site	Res	Comm	Retail	Civic	Education / Health	Events / Tourism / Sports	Arts / Industry	Hotel / Student	Parking**	Total, ex parking
F	10	-	-	-	-	-	-	1,960	-	-	1,960
F	11	-	-	-	-	-	9,608	-	-	Excluded**	9,608
F	12	-	-	-	-	-	-	-	-	-	-
F	13	-	-	-	-	-	6,264	-	-	-	6,264
F	14	-	-	-	-	-	6,001	-	-	-	6,001
F	15	-	-	-	-	-	16,642	-	-	-	16,642
F	16	-	-	-	-	-	1,651	-	-	-	1,651
F	17	-	-	-	-	-	25,275	-	-	-	25,275
F	landscape setback	-	-	-	-	-	-	-	-	-	-
F	landscape setback	-	-	-	-	-	-	-	-	-	-
F	landscape setback	-	-	-	-	-	-	-	-	-	-
F	landscape setback	-	-	-	-	-	-	-	-	-	-
F	open space (Boundary Creek)	-	-	-	-	-	-	-	-	-	-
F	open space (Boundary Creek)	-	-	-	-	-	-	-	-	-	-



Area*	Site	Res	Comm	Retail	Civic	Education / Health	Events / Tourism / Sports	Arts / Industry	Hotel / Student	Parking**	Total, ex parking
F	open space (Boundary Creek)	-	-	-	-	-	-	-	-	-	-
F	open space (sporting precinct park)	-	-	-	-	-	-	-	-	-	-
F	OSSC01 (pocket park)	-	-	-	-	-	-	-	-	-	-
F	OSSC02 (pocket park)	-	-	-	-	-	-	-	-	-	-
F	OSSC03 (pocket park)	-	-	-	-	-	-	-	-	-	-
G	1	17,198	-	-	-	-	-	-	-	-	17,198
G	2	-	-	-	-	-	-	-	25,999	-	25,999
G	3	-	-	-	-	-	-	-	11,427	-	11,427
G	4	-	-	-	-	-	-	-	10,667	-	10,667
G	5	9,255	-	-	-	-	-	-	-	-	9,255
G	6	10,961	-	-	-	-	-	-	-	-	10,961
G	7	5,173	-	-	-	-	-	-	-	-	5,173
G	landscape setback	-	-	-	-	-	-	-	-	-	-



Area*	Site	Res	Comm	Retail	Civic	Education / Health	Events / Tourism / Sports	Arts / Industry	Hotel / Student	Parking**	Total, ex parking
G	OSEF01 (pocket park)	-	-	-	-	-	-	-	-	-	-
G	OSEF02 (pocket park)	-	-	-	-	-	-	-	-	-	-
H	1	-	-	150	-	-	-	9,277	-	-	9,427
H	1	-	-	-	-	-	-	3,611	-	-	3,611
H	2	-	-	-	-	-	9,283	-	-	-	9,283
I	1	-	-	-	-	-	2,030	287	-	-	2,317
J	1	-	-	-	-	-	-	-	-	-	-
J	1	-	-	-	-	-	946	1,956	-	-	2,902
J	1	-	-	-	-	-	-	674	-	-	674
	Total	1,346,927	368,672	96,348	-	16,926	284,490	30,702	138,597	Excluded**	2,282,662

*A = Urban Centre; B = Eastern Neighbourhood; C = Southern Neighbourhood; D = Haslams Neighbourhood; E = Stadia; F = Sports and Civic; G = Edwin Flack; H = Riverfront Park; I = Bicentennial Park; J = Haslams Ecopark.

**Floorspace excluded from a contribution under this plan in accordance with section 1.5.



APPENDIX C: WORKS SCHEDULE AND STAGING PLAN



Appendix C: Works schedule and staging plan

C.1: Works schedule

Expected development under Master Plan 2050 will generate demand for a range of infrastructure. Master Plan 2050 sets out the infrastructure that will be provided to address this demand.

Infrastructure that will be provided and funded under this plan is summarised in the infrastructure schedule overleaf.

As shown, the total estimated cost of works to be funded under this plan is **\$439,019,600** (September 2025 dollars). As noted, this includes an allowance for plan administration costs calculated at 1.5 per cent of capital costs.

Works to be delivered and funded by others are identified but costs have been excluded as they will not be funded using contributions under this plan. Some works funded and delivered by others are still included in the staging plan.

Infrastructure maps from Master Plan 2050 showing the location of the works are reproduced at **Appendix D** to this plan.

**MASTER PLAN 2050 - WORKS SCHEDULE
SUMMARY ESTIMATE - IMPLEMENTATION PROGRAM (SEPTEMBER 2025 DOLLARS)**

Description		Page No.	STAGE 1 (Jan 2026 to Dec 2030)			STAGE 2 (Jan 2031 to Dec 2040)			STAGE 3 (Jan 2041 to Dec 2050)			Total Cost (excl. PA)	Total Cost (incl. PA)
			Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget	Base Cost	Project Allowance	Budget		
PROGRAM SUMMARY													
1	URBAN CENTRE	17	\$35,451,000	\$6,056,150	\$41,507,150	\$37,789,000	\$5,668,350	\$43,457,350	\$0	\$0	\$0	\$73,240,000	\$84,964,500
2	EASTERN NEIGHBOURHOOD	53	\$591,500	\$118,300	\$709,800	\$25,772,000	\$3,772,400	\$29,544,400	\$0	\$0	\$0	\$26,363,500	\$30,254,200
3	SOUTHERN NEIGHBOURHOOD	65	\$0	\$0	\$0	\$0	\$0	\$0	\$24,738,000	\$4,152,700	\$28,890,700	\$24,738,000	\$28,890,700
4	HASLAM'S NEIGHBOURHOOD	75	\$0	\$0	\$0	\$0	\$0	\$0	\$10,901,000	\$1,635,150	\$12,536,150	\$10,901,000	\$12,536,150
5	EDWIN FLACK NEIGHBOURHOOD	84	\$0	\$0	\$0	\$5,547,000	\$893,000	\$6,440,000	\$0	\$0	\$0	\$5,547,000	\$6,440,000
6	SPORTS AND CIVIC PRECINCT	90	\$0	\$0	\$0	\$24,732,000	\$4,422,550	\$29,154,550	\$6,325,000	\$1,145,550	\$7,470,550	\$31,057,000	\$36,625,100
7	STADIA PRECINCT	103	\$0	\$0	\$0	\$19,792,000	\$2,968,800	\$22,760,800	\$0	\$0	\$0	\$19,792,000	\$22,760,800
8	RIVERFRONT PARK	109	\$0	\$0	\$0	\$17,362,000	\$2,604,300	\$19,966,300	\$43,240,000	\$6,486,000	\$49,726,000	\$60,602,000	\$69,692,300
9	HASLAM'S PARK	117	\$0	\$0	\$0	\$55,152,000	\$8,272,800	\$63,424,800	\$20,312,000	\$3,046,800	\$23,358,800	\$75,464,000	\$86,783,600
10	BICENTENNIAL	128	\$0	\$0	\$0	\$0	\$0	\$0	\$10,162,000	\$1,524,300	\$11,686,300	\$10,162,000	\$11,686,300
11	GENERAL INFRASTRUCTURE												
11.1	Traffic Management Initiatives	130	\$0	\$0	\$0	\$7,694,000	\$1,154,100	\$8,848,100	\$0	\$0	\$0	\$7,694,000	\$8,848,100
11.2	Public Transport	132	\$0	\$0	\$0	\$4,547,000	\$682,050	\$5,229,050	\$0	\$0	\$0	\$4,547,000	\$5,229,050
11.3	Recycling Water	133	\$0	\$0	\$0	\$9,390,000	\$1,408,500	\$10,798,500	\$0	\$0	\$0	\$9,390,000	\$10,798,500
11.4	Stormwater and WSUD Upgrades	134	\$0	\$0	\$0	\$14,802,000	\$2,220,300	\$17,022,300	\$0	\$0	\$0	\$14,802,000	\$17,022,300
SUB-TOTAL - MASTER PLAN 2050 - WORKS SCHEDULE			\$36,042,500	\$6,174,450	\$42,216,950	\$222,579,000	\$34,067,150	\$256,646,150	\$115,678,000	\$17,990,500	\$133,668,500	\$374,299,500	\$432,531,600
ADD - Plan Administration 1.5%			\$541,000	\$93,000	\$633,000	\$3,339,000	\$511,000	\$3,850,000	\$1,735,000	\$270,000	\$2,005,000	\$5,615,000	\$6,488,000
MASTER PLAN 2050 - WORKS SCHEDULE (Excluding GST)			\$36,583,500	\$6,267,450	\$42,849,950	\$225,918,000	\$34,578,150	\$260,496,150	\$117,413,000	\$18,260,500	\$135,673,500	\$379,914,500	\$439,019,600

NOTES:

- The following cost have been identified as Capital 'CAPEX' costs only and exclude operational 'OPEX' costs
- Costs include allowances for contractor's preliminaries & margin, project management, design consultants fees and authority fees
- Project allowances have been applied to this summary; 20% to New Streets and 15% to other sections.
- Base date costs are September 2025, unless stated otherwise.
- All SOPA and private land acquisition values are excluded from this Master Plan 2050 - Works Schedule.
- The renewal of existing assets such as playgrounds at end of design life are Excluded from the Master Plan 2050 - Works Schedule.
- Infrastructure works delivered and funded by Developers and Parramatta Light Rail are identified with costs excluded from the Master Plan 2050 - Works Schedule.
- The Works Schedule excludes Regional Works costs that are deemed outside the scope of the Master Plan 2050 - Works Schedule.



C.2: Staging plan

Infrastructure Item	Stage 1 2026-2030	Stage 2 2031-2040	Stage 3 2041-2050
1 Urban Centre			
New Streets			
Street UC01		●	
Street UC02		●	
Street UC03		●	
Street UC04	●		
Street UC05	●		
Street UC06	●		
Street UC07		●	
Street UC08	●		
Street UC09	●		
Street UC10		●	
Street UC11		●	
Street UC12		●	
Street UC13		●	
Street UC14		●	
Central Park Edge Street	●		
Existing Streets Upgrades			
Olympic Boulevard		●	
Dawn Fraser Avenue		●	
Murray Rose Avenue		●	
Herb Elliott Avenue		●	
Figtree Drive	●		
Australia Avenue		●	
Showground Road		●	



Infrastructure Item	Stage 1 2026-2030	Stage 2 2031-2040	Stage 3 2041-2050
Traffic Management - Intersection Upgrades			
Australia Avenue/Murray Rose Avenue		●	
Australia Avenue/Herb Elliott Avenue		●	
Australia Avenue/Figtree Drive	●		
Olympic Boulevard/Dawn Fraser Avenue		●	
Olympic Boulevard/Figtree Drive	●		
Olympic Boulevard/Herb Elliott Avenue		●	
Figtree Drive Pedestrian Crossing	●		
Existing Open Space Upgrades			
OSUC1 – Cathy Freeman Park		●	
OSUC10 – Linear Park		●	
OSUC11 – Pocket Park		●	
Abattoir Heritage Park Upgrades		●	
New Open Spaces			
OSUC05	●		
OSUC06	●		
OSUC07	●		
OSUC08	●		
OSUC09		●	
PPUC01		●	
PPUC02		●	
Community Facilities			
Abattoir Heritage Precinct Community Facilities		●	



Infrastructure Item	Stage 1 2026-2030	Stage 2 2031-2040	Stage 3 2041-2050
2 Eastern Neighbourhood			
New Streets			
Street EN01		●	
Street EN02		●	
Street EN03		●	
Street EN04		●	
Street EN05		●	
Street EN06	●		
Street EN07		●	
Existing Street Upgrades			
Murray Rose Avenue		●	
Parkview Drive		●	
Betty Cuthbert Avenue		●	
Australia Avenue		●	
Traffic Management – Intersection Upgrades			
Parkview Drive/Bennelong Parkway Signalisation		●	
New Open Space			
OSEN01		●	
OSEN02		●	
Existing Open Space Upgrades			
OSEN03		●	
Community Civic Space			
Community Civic Space		●	



Infrastructure Item	Stage 1 2026-2030	Stage 2 2031-2040	Stage 3 2041-2050
3 Southern Neighbourhood			
Existing Street Upgrades			
Street SN01			●
Street SN02			●
Street SN03			●
Olympic Boulevard South			●
New Bridges			
North-South over Sarah Durack Avenue			●
East-West over Australia Avenue			●
Traffic Management – Intersection Upgrades			
Australia Avenue/Sarah Durack Avenue/Bennelong Parkway		●	
Existing Open Space Upgrades			
OSSN02			●
Boundary Creek			●
4 Haslams Neighbourhood			
New Streets			
Street HN01			●
Street HN02			●
Street HN03			●
Existing Street Upgrades			
Pondage Link			●
Old Hill Link			●
Traffic Management – Intersection Upgrades			
Pondage Link/Edwin Flack Avenue			●
New Open Space			
OSHN01			●



Infrastructure Item	Stage 1 2026-2030	Stage 2 2031-2040	Stage 3 2041-2050
Existing Open Space Upgrades			
OSHN02			●
5 Edwin Flack Neighbourhood			
New Streets			
Street EF02		●	
Street EF03		●	
Street EF04		●	
New Open Space			
OSEF02		●	
Existing Open Space Upgrades			
OSEF01		●	
6 Sports and Civic Precinct			
New Streets			
Street SC01		●	
Street SC02		●	
Shane Gould Avenue East			●
Street SC04		●	
Rod Laver Drive New Section		●	
Shirley Strickland Avenue New Section		●	
Existing Street Upgrades			
Shane Gould Avenue West			●
Olympic Boulevard (including pedestrian crossing)		●	
Traffic Management – Intersection Upgrades			
Uhrig Road/Edwin Flack Avenue/Dawn Fraser Avenue		●	
Birnie Avenue/Edwin Flack Avenue/Shane Gould Avenue			●



Infrastructure Item	Stage 1 2026-2030	Stage 2 2031-2040	Stage 3 2041-2050
Edwin Flack Avenue/Sarah Durack Avenue		●	
New Open Space			
OSSC04		●	
Existing Open Space Upgrades			
Parks 1, 2 and 3 by Aquatic Centre		●	
Community Facilities			
Childcare centre fitout – 15SC		●	
7 Stadia Precinct			
Existing Street Upgrades			
Olympic Boulevard Pedestrianisation		●	
Australia Avenue		●	
Dawn Fraser Avenue		●	
Orana Parade		●	
Barrier Street		●	
New Open Space			
OSST05		●	
8 Riverfront Park			
Existing Street Upgrades			
Holker Street			●
Jamieson Street			●
Traffic Management – Intersection Upgrades			
Holker Street/Jamieson Street			●
Existing Open Space Upgrades			
Woo-la-ra Park and playground		●	
Blaxland Park (and car park)			●
Armory Park			●



Infrastructure Item	Stage 1 2026-2030	Stage 2 2031-2040	Stage 3 2041-2050
Wangal Walk Edge - sharepath		●	
9 Haslams Park			
Existing Street Upgrades			
Hill Road		●	
Holker Busway		●	
Bennelong Parkway			●
Majorie Jackson Parkway			●
Parklands			
New Brickpit Look Out		●	
Fitness Station and Active Recreation Areas			●
Conversion of Pump House			●
Brickpit Walkway Enhancements			●
Wentworth Common Playground Upgrade			●
River Walk Extension and Loop			●
New Amenities for BMX Tracks			●
New Northern Water Feature Park			●
Playing Fields			
P5C Car Park Playing Fields		●	
Archery Park		●	
10 Bicentennial Park			
Playground Improvements			●
11 General Infrastructure			
Traffic Management Initiatives		●	
Bus Related Infrastructure		●	
Recycled Water, Stormwater and WSUD Upgrades		●	





APPENDIX D: WORKS MAPS



Appendix D: Works maps

This appendix contains maps from Master Plan 2050 showing existing and planned infrastructure to be provided in the Master Plan 2050 area to support expected development.

It contains the following maps:

- Figure 4: Public open spaces plan
- Figure 5: Recreation and play plan
- Figure 6: Public facilities plan
- Figure 7: Streets hierarchy plan
- Figure 8: Active movement plan
- Figure 9: Access routes and intersection upgrades.



Figure 4: Public open spaces plan (refer works numbering overleaf)



Source: Sydney Olympic Park Master Plan 2050



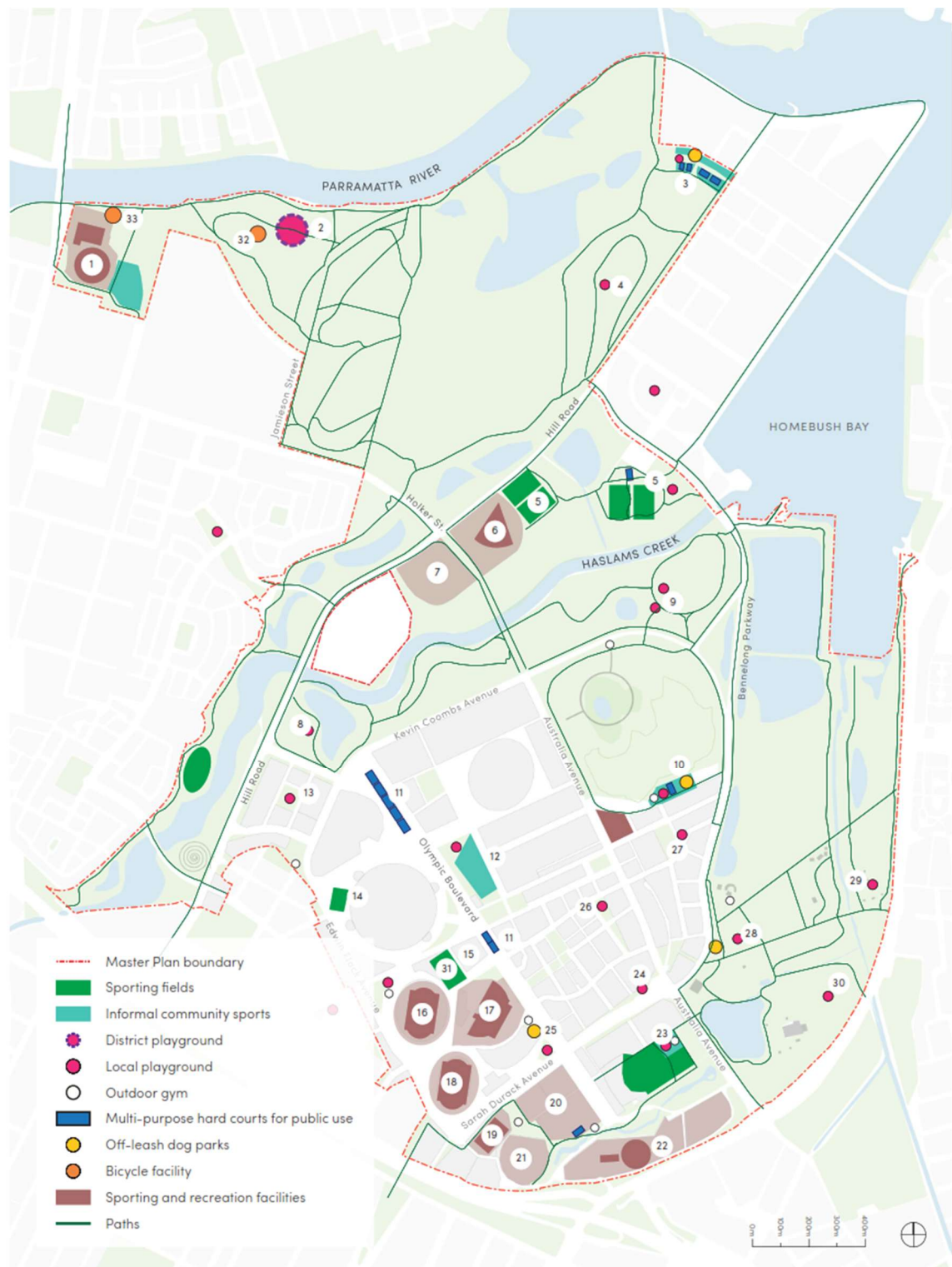


Numbers shown on the map on the previous page refer to the following:

- | | |
|--|---|
| 1. Wilson Park Community Oval | 17. Brickpit park & edge |
| 2. Blaxland Riverside Park | 18. Bluebell Way |
| 3. Newington Armory | 19. State Abattoir heritage gardens |
| 4. Woo-la-ra | 20. New park |
| 5. New park and Archery Park | 21. Central Urban Park |
| 6. Wentworth Common | 22. New park |
| 7. Kronos Hill | 23. New park |
| 8. The Pyramid & Northern Water Feature | 24. New park |
| 9. Haslams Field and surrounds | 25. Linear park |
| 10. Haslams Marker | 26. AFL training oval & Tom Wills community field |
| 11. New Park (Haslams Neighbourhood Park) | 27. New Park |
| 12. Neighbourhood park (existing expanded) | 28. Boundary creek |
| 13. New park | 29. Bicentennial Park |
| 14. New park | 30. Cathy Freeman Park |
| 15. Olympic Boulevard | 31. Miluni Plaza |
| 16. Jacaranda Square | 32. New park |



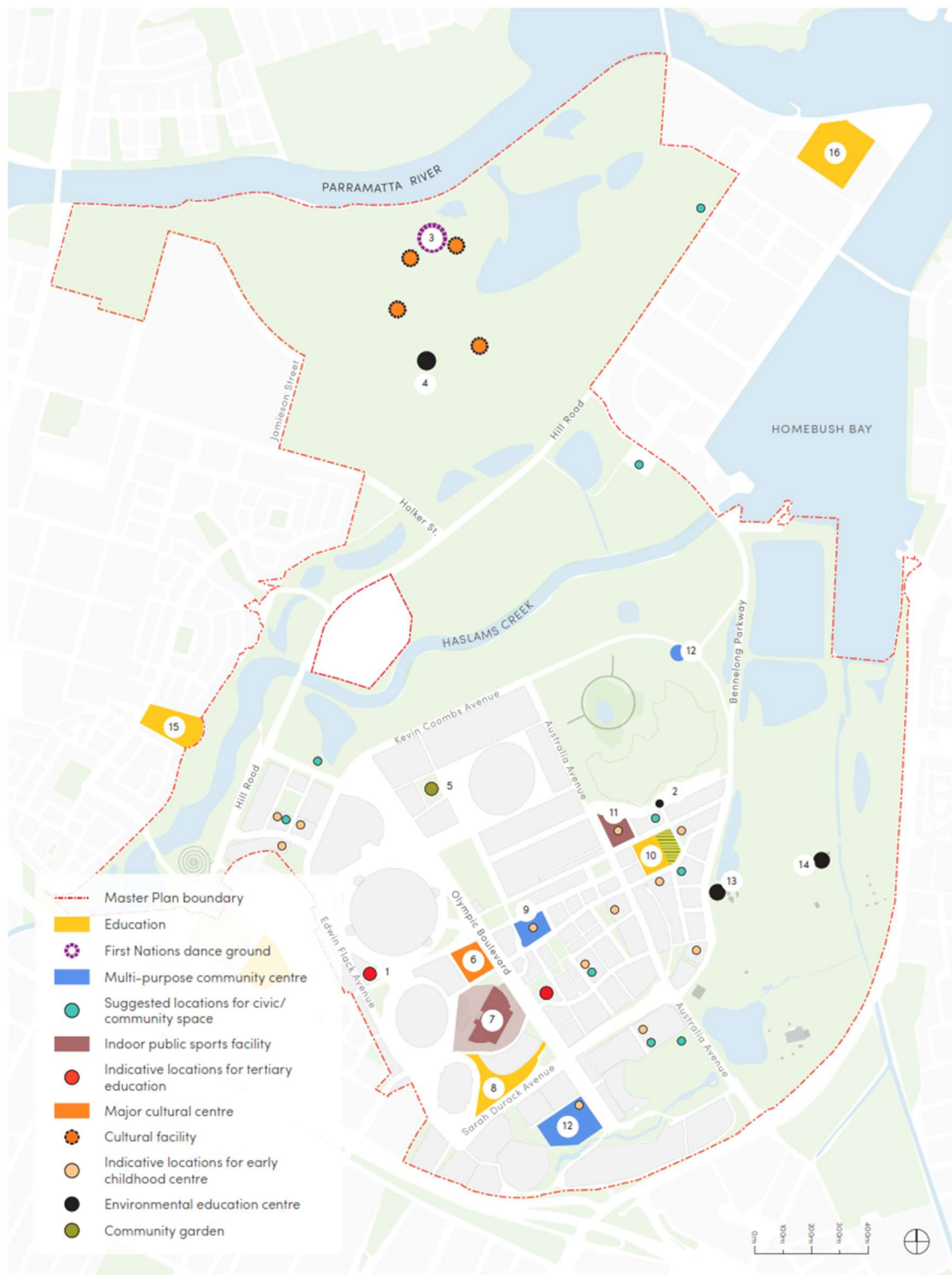
Figure 5: Recreation and play plan



Source: Sydney Olympic Park Master Plan 2050



Figure 6: Public facilities plan



Source: Sydney Olympic Park Master Plan 2050



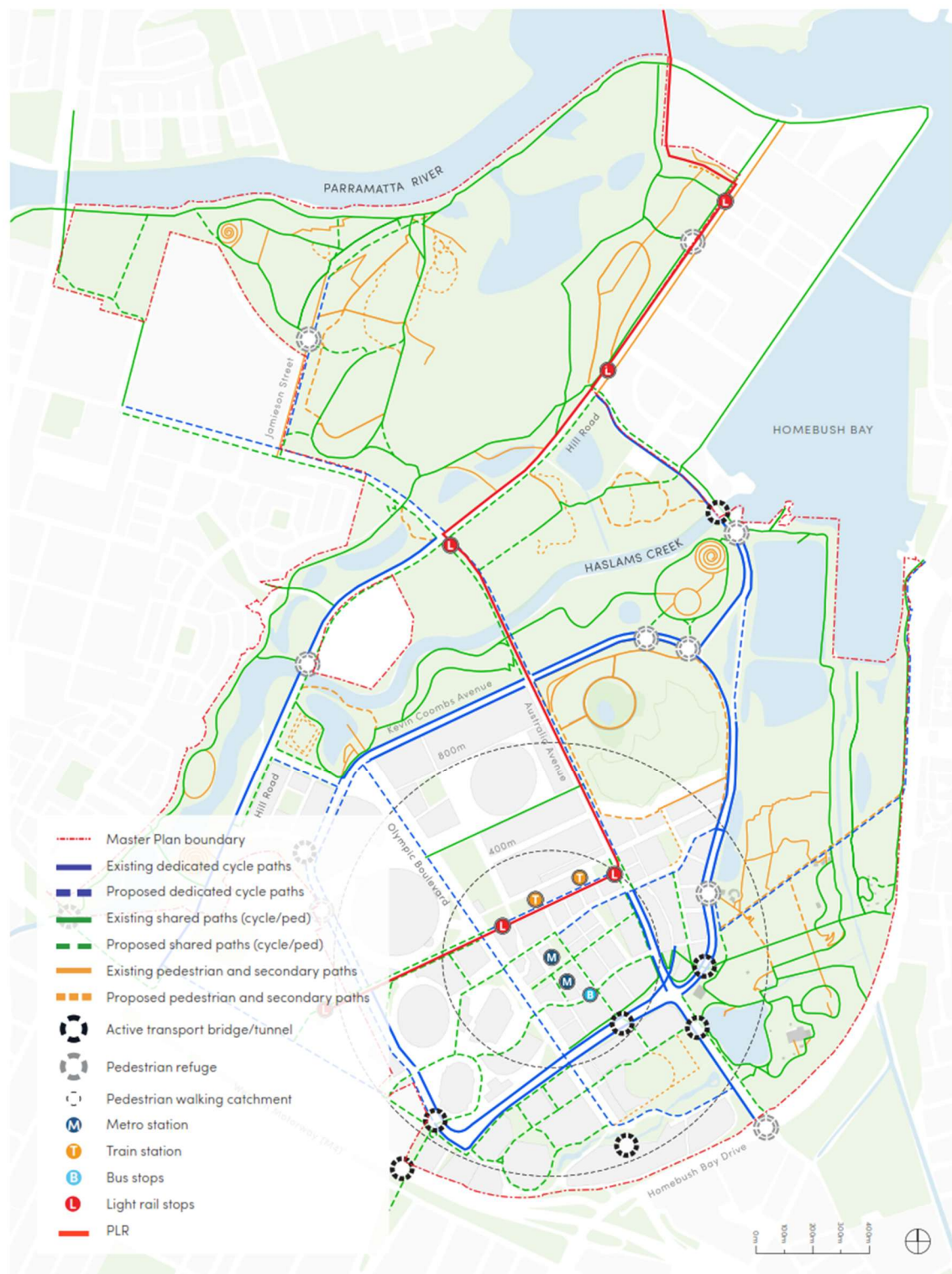
Figure 7: Streets hierarchy plan



Source: Sydney Olympic Park Master Plan 2050



Figure 8: Active movement plan



Source: Sydney Olympic Park Master Plan 2050



Figure 9: Access routes and intersection upgrades



Source: Sydney Olympic Park Master Plan 2050



APPENDIX E: GLOSSARY



Appendix E: Glossary

The meaning of key terms used in this document are summarised below.

Term	Meaning
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Floor space ratio	The ratio of the gross floor area of all buildings within the site to the site area
FSR	Floor space ratio
GFA	Gross floor area
Gross floor area	The sum of the floor area of each floor or a building measured from the internal face of the external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor. For inclusions and exclusions refer to the Standard Instrument (Local Environmental Plans)
Local infrastructure	Local streets and traffic management devices, parklands and urban spaces, recreation facilities, major event infrastructure, multi-purpose community centres, utility reticulation, and transport services required to be built or modified to serve the local community while preserving major event precinct capability.
Master Plan 2050	Sydney Olympic Park Master Plan 2050, which is a master plan prepared under section 18 of the Sydney Olympic Park Authority Act 2001, and which is deposited in the office of the Sydney Olympic Park Authority.
Regional infrastructure	Regional road networks (including arterial corridors), public transport networks, and regional open space serving broad subregional communities.
SOPA	Sydney Olympic Park Authority
Utility infrastructure	Water, sewerage, gas, electricity and communications or similar infrastructure, services and facilities, including infrastructure, services and facilities located outside the Sydney Olympic Park site that relate to development within the Sydney Olympic Park site.



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