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26 February 2015

Michael File  
Director  
Urban Renewal  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mike

**LETTER OF SUPPORT  
PROPOSED AMENDMENT TO STATE ENVIRONMENTAL PLANNING POLICY [MAJOR DEVELOPMENT]  
2005 - SYDNEY OLYMPIC PARK STATE SIGNIFICANT SITE**

This submission has been prepared by Michael Woodland Consulting Pty Ltd on behalf of the Billbergia Group in response to the proposed amendment to *State Environmental Planning Policy [Major Development] 2005* for the Sydney Olympic Park State Significant Site [MD SEPP 2005].

**The proposal**

We understand that Sydney Olympic Park Authority [SOPA] seeks the following amendments to the MD SEPP 2005:

- modify permissible land uses for the RE1 Public Recreation zone at Sydney Olympic Park [including Bicentennial Park, Wentworth Common, Newington Armament Depot [the Armory], Blaxland Riverside Park and Wilson Park] to promote a greater range of active uses in public recreation areas consistent with Auburn and Canada Bay Council planning controls
- expand land use options for the Armory consistent with the *Newington Armament Depot and Nature Reserve Conservation Management Plan 2013*

Specifically, we note the amendments seek to make the following uses permissible with consent across the RE1 Public Recreation zone at Sydney Olympic Park:

- *Child care centres*
- *Function centres*
- *Information and education facilities*
- *Markets*
- *Places of public worship*
- *Public administration buildings*
- *Respite day care centres*
- *Restaurants or cafes*

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We also note it is proposed to allow *tourist and visitor accommodation* as permissible uses with consent within the Armory site.

### **Strategic Context**

The proposed amendment is consistent with the Government's mandate for urban revitalisation around centres in Western Sydney. We believe that encouraging more active uses in recreational areas and heritage precincts will create future opportunities for investment in Sydney Olympic Park and also benefit the wider community.

The Government's recently released *A Plan for Growing Sydney* recognises the strong relationship and opportunities for future investment and activation of Sydney Olympic Park. The Park plays an important role to promoting economic growth and housing opportunities to support wider Parramatta and Western Sydney.

The Park is identified as one of Sydney's Strategic Centres - fundamental to achieving a number of goals, directions and actions in the Plan, including:

- *Directions 1.3: Establish a new Priority Growth Area – Greater Parramatta to the Olympic Peninsula*
- *Direction 1.6: Expand the Global Economic Corridor*
- *Direction 1.7: Grow strategic centres – providing more jobs closer to home*

Direction 1.3 also identifies *Camellia* as a priority revitalisation precinct for future urban renewal. It recognises the importance of providing housing and employment as well as opportunities to link major urban renewal areas to Sydney Olympic Park including the potential for Parramatta Light Rail.

Further, Direction 1.6 proposes the extension of the *Global Economic Corridor* from Macquarie Park to Sydney Olympic Park as a key area for future employment and residential growth. Direction 1.7 seeks to invest in future housing and employment opportunities in identified strategic centres.

As a Strategic Centre, the Plan identifies the following priorities for Sydney Olympic Park:

- *Work with council to provide capacity for additional mixed-use development in Sydney Olympic Park including offices, retail, services and housing.*
- *Facilitate delivery of Carter Street Priority Precinct, Lidcombe Priority Precinct and Wentworth Point Priority Precinct.*
- *Work with council to improve walking and cycling connections from Sydney Olympic Park train station: west towards Newington, north towards Wentworth Point, east towards Concord West train station and south towards Lidcombe train station.*
- *Investigate a potential light rail corridor from Parramatta CBD to Sydney Olympic Park.*

### **Comment**

The Billbergia Group supports the creation of sustainable, accessible communities that promote a healthy lifestyle and vibrant areas for the community. In this regard, we support SOPA's current initiatives expand permissible uses in community areas of Sydney Olympic Park to promote activation and increased public use of these important recreation spaces.

We believe that the activation of recreational spaces is essential to the future growth of the Park and other priority precincts as well as providing a major destination point for surrounding communities.

This amendment is considered an important step to encourage future investment in housing, employment and transport links to and from the Park.

#### *Western Sydney Light Rail Network*

The NSW Government is currently considering options for a more connected and accessible transport system to support Western Sydney, Greater Parramatta and indeed Greater Metropolitan Sydney. The Sydney Olympic Park plays a central role in this corridor.

Options to extend the Parramatta light rail network through the Sydney Olympic Corridor is promoted as a key missing link in Sydney's transport system. These proposals support the new priority growth area from Parramatta to Sydney Olympic Peninsula as well as the significant urban renewal in the locality at Rhodes, Wentworth Point, Carter Street and Camellia Precincts.

The Billbergia Group is part of the Westline Partnership, which recently issued its vision for light rail for Sydney's Olympic Corridor – *Restarting Sydney's Heart Light Rail, examination of a proposed light rail through the Olympic Corridor*.

This report identifies opportunities and public benefits of delivering a light rail network in this corridor that will connect Sydney Olympic Park to surrounding urban renewal precincts, Greater Parramatta and its CBD. We believe that the proposals in this report are consistent with planning objectives and current MD SEPP amendment to further activate the Park.

#### *Sustainable use of existing infrastructure within recreation zones for the future*

We believe that expansion of permissible uses in recreation areas and sustainable use of heritage precincts within Sydney Olympic Park support the above planning objectives and transport initiatives for urban renewal in this locality.

In the context of the above light rail proposals, any amendments to planning controls in the Park should carefully consider and facilitate the transition of this area. This includes a planning framework to enable the transition, rebuilding and re-use of existing infrastructure to meet the future demands, opportunities and benefits of a more accessible and connected place.

Opportunities resulting from light rail proposals will lead to significant increased activation of the Park as it fulfills its central role in a major urban renewal precinct for Greater Metropolitan Sydney. This could include investigation of existing car parking structures and other assets currently located within these recreation areas to meet the future expanded urban uses for the Park and surrounding communities.

#### *Commitment to sustainable urban renewal outcomes*

The Billbergia Group is currently working in collaboration with Government, Parramatta City Council and other major stakeholders on a major urban renewal project at Camellia to support the growth of Parramatta as Sydney's Second CBD. The Camellia Precinct is located within the *Parramatta to Olympic Peninsula Priority*



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*Growth Area* and plays a critical role in supporting greater Parramatta through new residential and employment opportunities connected by the light rail network currently under investigation.

Over the past 25 years, the Billbergia Group has demonstrated its commitment to urban renewal by creating new communities in Sydney Olympic Park, Rhodes, Shepherds Bay and more recently Wentworth Point. This commitment to delivering quality living environments is demonstrated through the delivery of over 3,900 new residential apartments and over 4,200m<sup>2</sup> of retail developments in the locality.

The major development projects undertaken by the Billbergia Group in these priority precincts and now Camellia have strong synergies with the future of Sydney Olympic Park. In combination with light rail proposals and initiatives in the above amendment, these projects provide unique opportunity to deliver well-connected urban renewal outcomes that are well connected to Parramatta and broader Sydney.

The Billbergia Group supports the proposed amendment to the MD SEPP 2005 as exhibited. We seek to continue to work in collaboration with the Government and Parramatta City Council on the urban renewal of this locality including Sydney Olympic Park to create sustainable and connected communities to support Western Sydney.

Please do not hesitate to contact us on the details below if you wish to discuss any aspect of this submission.

Yours sincerely

**Billbergia Group**

**John Kinsella – Managing Director**