



# Sydney Olympic Park

## SUMMARY OF PROPOSED PLANNING CHANGES

Sydney Olympic Park Master Plan 2030

State Environmental Planning Policy (State Significant Precincts) 2005

AUGUST 2016



Planning &  
Environment





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The *Sydney Olympic Park Authority Act 2001* requires Sydney Olympic Park Authority to prepare and maintain a Master Plan for Sydney Olympic Park. The Authority developed its Master Plan 2030 in 2010.

Both the *State Environmental Planning Policy (State Significant Precincts) 2005* and the Master Plan 2030 require Sydney Olympic Park Authority to review the Master Plan every five years.

This document summarises the findings of this review.

The review, undertaken by Sydney Olympic Park Authority in partnership with the Department of Planning and Environment, was informed by:

- *A Plan for Growing Sydney*, which identifies the Olympic Peninsula as a major new development area within the Greater Parramatta to Olympic Peninsula Priority Growth Area
- a desire to broaden the types of activity within Sydney Olympic Park, and respond to market interest for residential development in the precinct
- new priority precincts at Wentworth Point and Carter Street
- improved access from Hill Road off ramp and the proposed Light Rail service from Parramatta to Strathfield
- consultation with local councils, State agencies, key stakeholders and the local community.

The review focused on the Sydney Olympic Park 'Town Centre' – the 210 hectare area that includes the rail station, bound by Hill Road to the west, parkland to the north and east and the M4 Western Motorway and Homebush Bay Drive to the south.

## Creating an active Town Centre

Sydney Olympic Park Authority's vision is for the Sydney Olympic Park Town Centre to be **an active and energised town centre** with a range of facilities and services to support residents and workers in the peninsula, while creating a great experience for visitors to this world-class sports and major events destination.

To continue the work towards this vision, the review:

- encourages mixed use development along Australia Avenue, Olympic Boulevard, Dawn Fraser Avenue, Murray Rose Avenue, Sarah Durack Avenue and Edwin Flack Avenue
- creates opportunities for a varied day and night economy
- consolidates sites to create opportunities for a mix of retail and commercial uses and introduce additional residential dwellings in appropriate locations
- integrates educational uses with existing sporting facilities
- integrates civic and community uses with other uses
- amends venue expansion sites to provide complementary uses for visitors, while protecting the Olympic legacy
- improves walking and cycling connections and increases overall access through new streets, laneways, service streets and footpaths; intersection upgrades; separated crossings; and additional walking/cycling bridges
- creates a new central urban park and improves and expands other local parks.



Artist's impression of Olympic Park 2030

These proposals are managed through changes to planning controls relating to building heights, setbacks and floor space ratios.

- create a number of tower building zones and increase maximum building heights to reinforce the Town Centre's urban structure
- complement and enhance the distinct skyline by using building design and consistent setbacks to better define major north-south streets
- limit the proposed floor plate of tower buildings to maintain a skyline of slender buildings
- change building zones and setbacks to create a block edge town centre form and encourage active frontages
- increase floor space ratio controls on currently underdeveloped sites.

The review is supported by several regional and local infrastructure improvements:

- new streets and existing streets and intersection upgrades and crossings
- upgrades to bus and rail stations, shuttle bus services and bus stops/laybys, and travel demand management
- the proposed Light Rail service from Parramatta to Strathfield
- improvements to parks and recreation facilities
- a new high school site
- community facilities such as a library and community centre
- environmental infrastructure such a stormwater control and drainage and expansion of the waste water recycling system.

These proposals are provided for public comment, making direct public and industry feedback an essential element of the review process.



# Planning for the future...



Olympic Boulevard

**Vibrant public spaces** with more shops, places to eat and attractions during the day and in the evening

**New shared paths** and local roads connecting homes to transport, parks and events



Linear park – Central Precinct



Local park – Parkview Precinct

**More open space** and neighbourhood parks for people to enjoy



# ...the new Master Plan for Sydney Olympic Park

Future assessments and planning simplified, using state-of-the-art 3D modelling for **better planning and design outcomes**



Future Central Precinct 3D view

ANZ Stadium

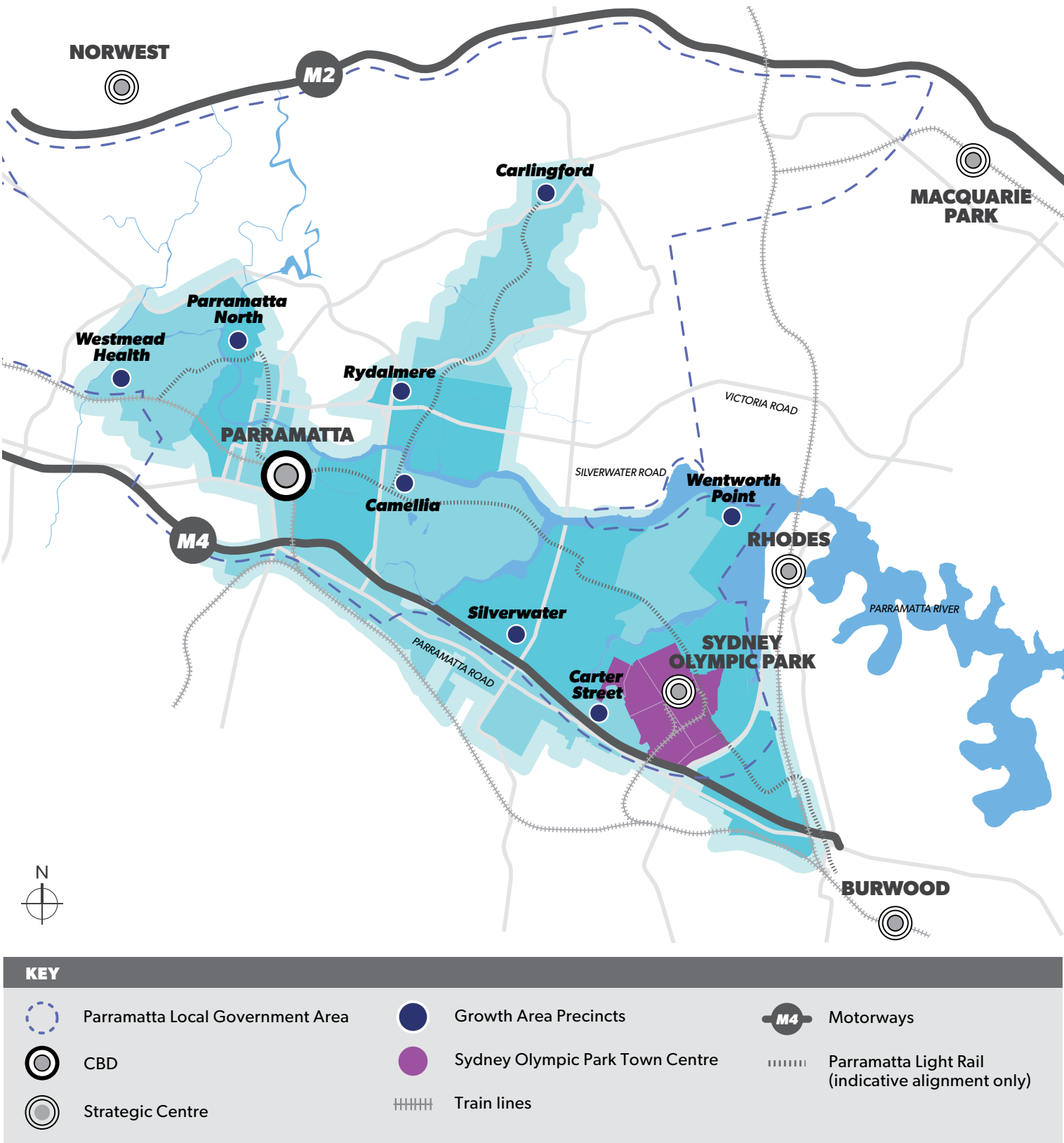
Australia Avenue

**More street life, centred around great events** continuing the Olympic legacy

**More housing close to jobs, services and transport**



# Context



**Figure 1** Sydney Olympic Park within the context of the Greater Parramatta Priority Growth Area

Sydney Olympic Park is a strategic centre located within the Greater Parramatta Priority Growth Area, one of the main actions in *A Plan for Growing Sydney*. This priority growth area stretches from Westmead, through Parramatta CBD, Silverwater and Sydney Olympic Park, and includes a number of precincts that will experience significant change into the future. Sydney Olympic Park will be an important part of this change, with proposed growth in housing and jobs.

Sydney Olympic Park is currently linked with the rest of the priority growth area by the Parramatta River, rail, cycleway connections and major roads. Significant proposed public and private investment in infrastructure such as Parramatta Light Rail will create improved connections between Sydney Olympic Park and other precincts in the priority growth area, as well as other strategic centres and Parramatta CBD.

Close to Sydney’s geographic centre, 14 kilometres west of Sydney CBD, Sydney Olympic Park is located within the newly created City of Parramatta Local Government Area.

The 640 hectare site includes a 210 hectare Town Centre (in the south) and 430 hectares of parklands. The Town Centre is the key focus of the 2016 Review of Master Plan 2030 and where the majority of proposed changes will take place.



## Surrounding Development

Development around Sydney Olympic Park includes the following areas.

### Carter Street

To the southwest of the Park, this area was rezoned in November 2015. It includes:

- more than 5,500 dwellings in buildings of 4-20 storeys
- employment uses along the M4 Motorway
- a mixed use village centre
- a primary school
- a multi-purpose community facility
- new parks including a 1.8 ha village park and a new foreshore reserve along Haslams Creek.

### Wentworth Point

To the north of the Park, this suburb is currently being developed for medium and high rise residential apartments. The land at the end of the peninsula was rezoned in June 2014 as the Wentworth Point Priority Precinct and will provide:

- up to 2,300 dwellings
- maritime uses
- foreshore open space.
- the Bennelong Bridge, linking public transport to the Rhodes Peninsular

At its completion, the entire Wentworth Point peninsula could accommodate up to 9,500 dwellings. This also includes a new local centre on Sydney Olympic Park Authority land (at the ferry wharf).

### Newington

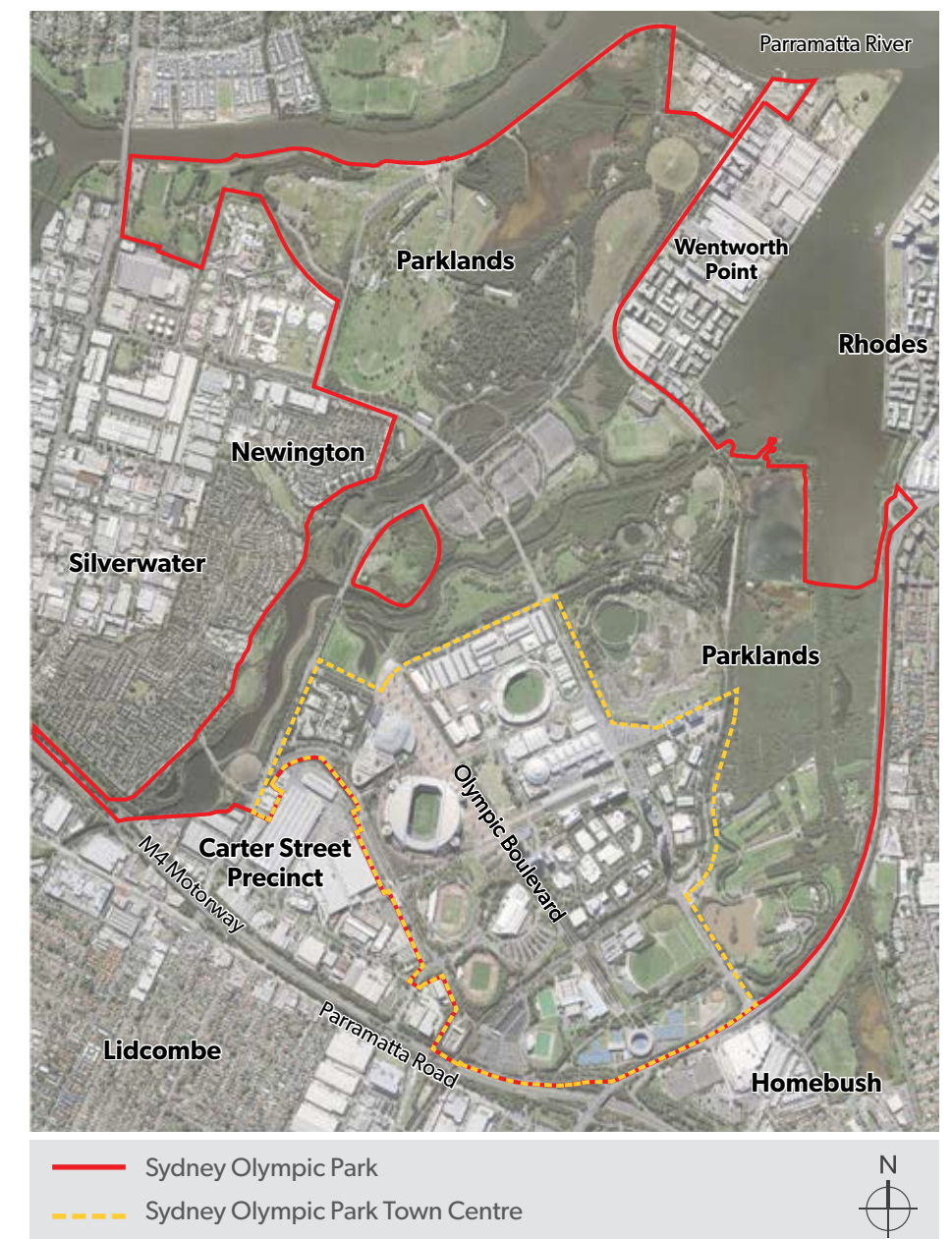
To the west of the Park, across Haslams Creek, the former Athletes Village comprises medium density housing.

### Homebush

To the south east of the Park, Homebush was considered as part of the draft New Parramatta Road Urban Transformation Strategy. This work identified a potential increase of up to 17,354 dwellings in the precinct by 2050, from the existing 1,721 dwellings.

### Rhodes

The Rhodes East area that lies to the east of the Park was nominated as a potential Priority Precinct by the City of Canada Bay Council. It includes land on the Rhodes Peninsula, on the eastern side of the Northern Rail Line and within walking distance of Rhodes Train Station. The Department is working with council and Sydney University to investigate opportunities to revitalise Rhodes East.



**Figure 2** Sydney Olympic Park and context in 2016



# Planning Framework

## Sydney Olympic Park Authority Act 2001

The *Sydney Olympic Park Authority Act 2001* requires Sydney Olympic Park Authority to prepare and maintain a Master Plan. The Master plan requires approval from the Minister for Planning before it has effect.

## State Environmental Planning Policy (State Significant Precincts) 2005

Sydney Olympic Park’s listing under *State Environmental Planning Policy (State Significant Precincts) 2005* includes statutory planning controls for land zoning, height of buildings and floor space ratios (FSRs). The Town Centre is zoned B4 Mixed Use under the listing. This permits commercial and residential uses to meet the day-to-day needs of workers and residents. A range of building heights and floor space ratios apply to land in the Town Centre under the listing.

## Sydney Olympic Park Master Plan 2030 (2016 Review)

Sydney Olympic Park Authority’s Sydney Olympic Park Master Plan 2030 was approved by the Minister for Planning in 2010. Master Plan 2030:

- provides a comprehensive approach to the long-term development of Sydney Olympic Park
- ensures Sydney Olympic Park continues to evolve into an active, vibrant town within metropolitan Sydney
- protects Sydney Olympic Park’s role as Sydney’s premier destination for cultural, entertainment, recreation and sporting events
- protects and enhances the public domain and the Parklands
- provides detailed planning/design principles for future development.

Master Plan 2030 provides controls to encourage development that responds to the Park’s context. Any development must also contribute to the quality of the Park’s built environment, future character and cultural significance, consistent with the statutory planning controls under the Park’s State Significant Precinct listing. Master Plan 2030 divides the Sydney Olympic Park Town Centre into nine precincts. Those subject to proposed changes are detailed later in this document.

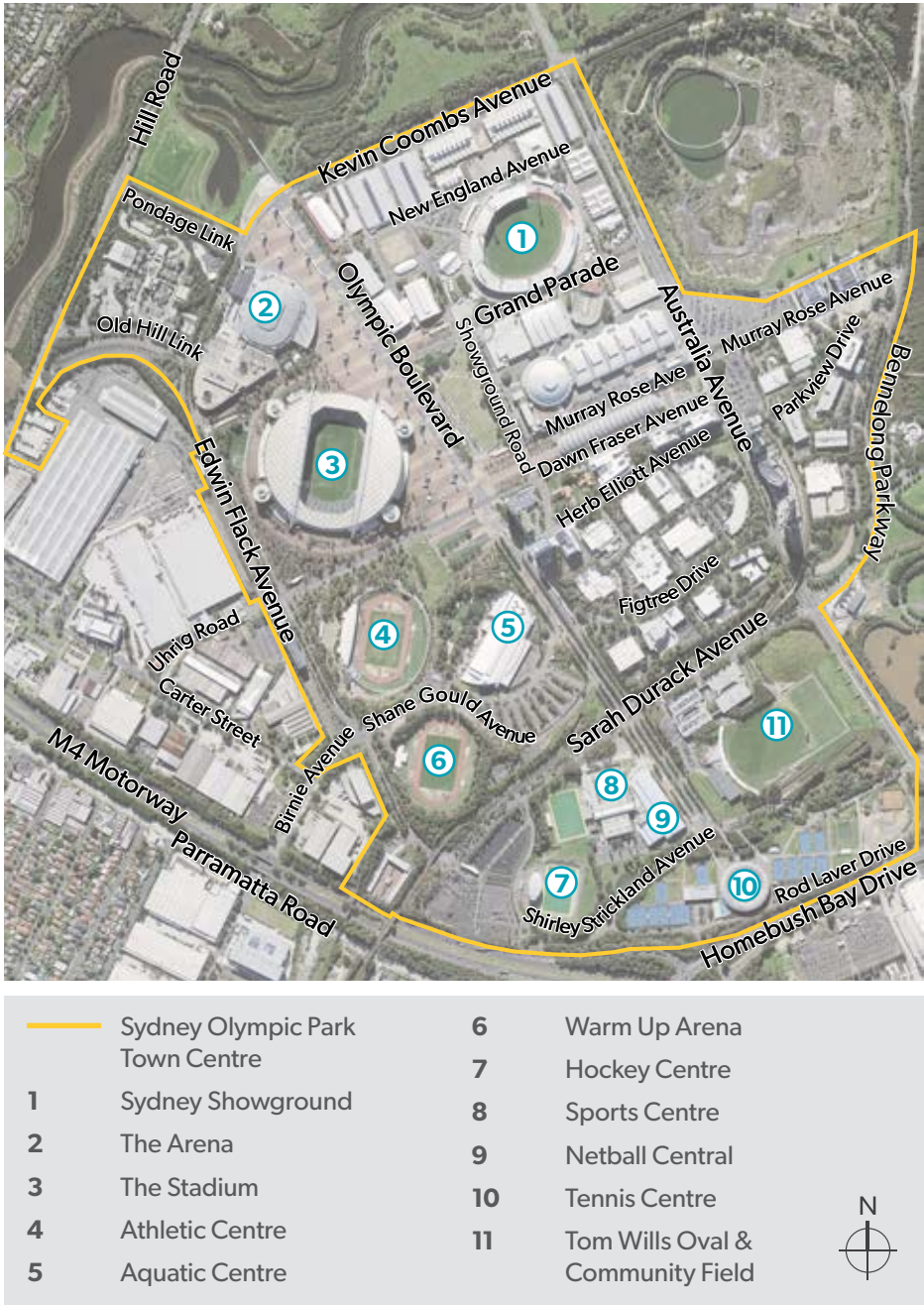


Figure 3 Sydney Olympic Park Town Centre in 2016



# Master Plan 2016 Review

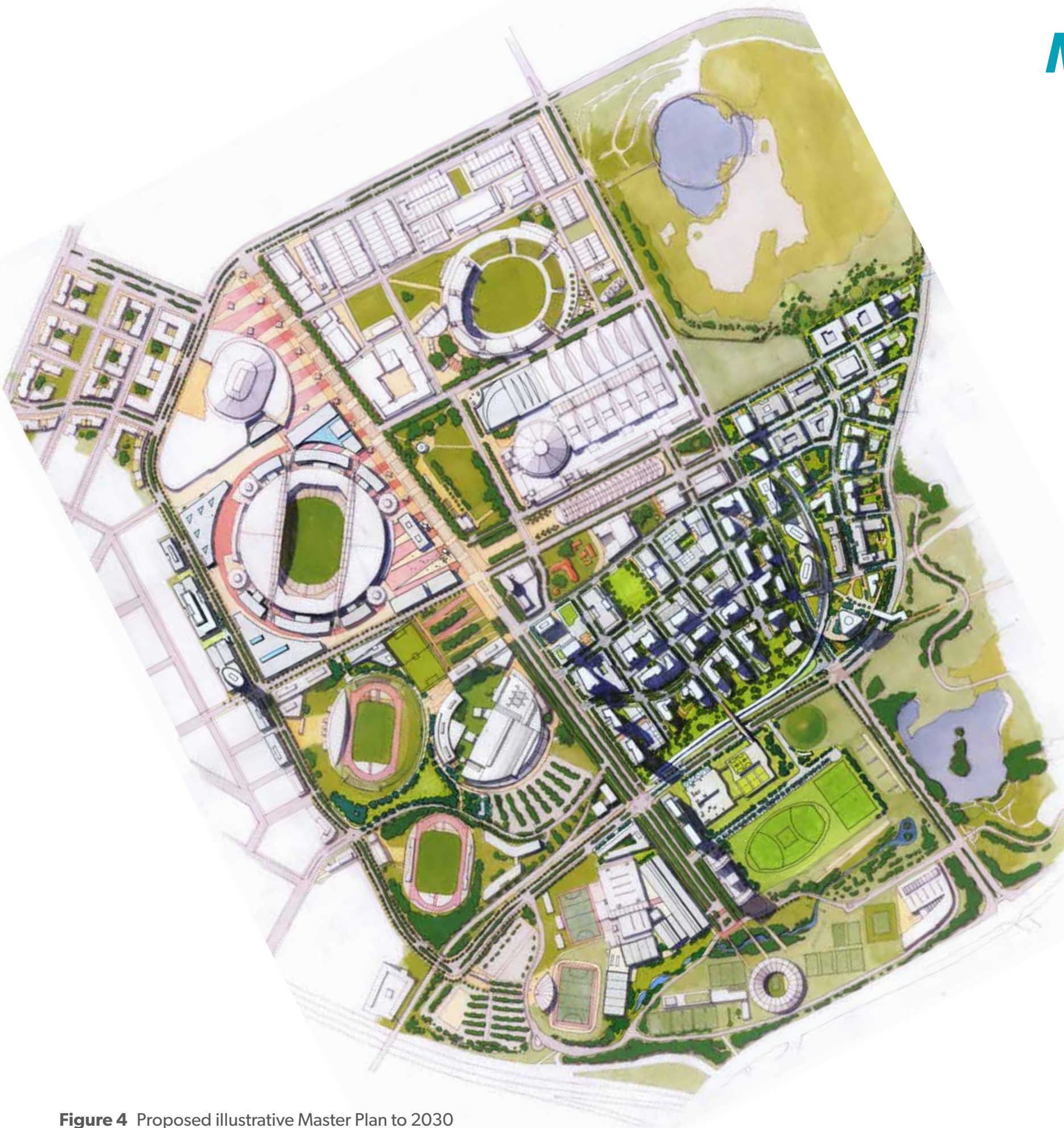
Master Plan 2030 and the related planning controls are reviewed every five years to ensure the Park's planning framework remains current and relevant as Sydney grows and changes.

The Sydney Olympic Park Authority and many major landowners have specific aspirations for the Town Centre to develop further into an active and vibrant mixed use hub.

Over the last five years, a significant amount of development has occurred at Sydney Olympic Park, with 32% of the total planned capacity identified in Master Plan 2030 either complete or committed for development.

This review provides the opportunity to revisit and update the strategies set out in the existing planning documents to ensure Sydney Olympic Park's continued growth and prosperity.

The review is based on extensive planning and design work. The outcomes of this work are available on the Department of Planning and Environment's website



**Figure 4** Proposed illustrative Master Plan to 2030



# Community Consultation

## Consultation activities

In line with the vision for the Town Centre to become a more active place, Sydney Olympic Park Authority's Consultation Strategy has guided engagement with stakeholders. These include relevant government agencies and Sydney Olympic Park landowners and leaseholders, who will have a major role in supporting and implementing this vision. The exhibition will provide an opportunity for their formal input into the Master Plan review.

Consultation activity has included:

- presentations and regular updates to the Sydney Olympic Park Authority Board
- introductory workshop and targeted meetings with Department of Planning and Environment, Transport for NSW, Roads and Maritime Services, the Department of Premier and Cabinet, the Department of Education, the Office of Sport, the Department of Health, the Environment Protection Agency and the Office of Environment and Heritage to consider matters such as traffic and transport, school requirements, noise, odour and contaminated lands management
- briefings for staff of the City of Parramatta (the new local government authority for the area)
- liaison with the Greater Sydney Commission in the development of a strategic vision for the Greater Parramatta to Olympic Peninsula
- ongoing engagement with key community stakeholders that represent the Park community including local councils,

business groups, education institutions, sports and events representatives

- introductory workshop and one-on-one meetings to discuss issues and aspirations with the major venues, landholders and leaseholders.

## Key issues

Consultation found that stakeholders want the review to:

- enhance the Sydney Olympic Park's unique qualities
- provide more flexibility for mixed use development and street life
- provide community facilities and services locally so the Olympic peninsula community does not need to travel elsewhere for basic needs
- sensitively handle the interface between commercial and residential development
- ensure major events are not jeopardised by increased residential uses
- integrate residential and retail uses with commercial offerings
- where possible, provide parking for commercial vehicles on site to minimise parking issues
- improve local intersections
- ensure retail and community facilities serve both employees and future residents and complement events at Sydney Olympic Park
- mitigate noise through siting, orientation and design of residential buildings
- improve bus and train frequencies to support sustainable travel
- improve access throughout the Town Centre through better pedestrian amenity and a local shuttle

- provide an increased range of transport options, in particular a light rail corridor
- address local and subregional road network access and congestion issues
- continue to focus on environmental sustainability as a priority.
- A 3D fly through video of the proposed changes is available to be viewed on both the Department of Planning and Environment and Sydney Olympic Park Authority websites.  
[www.planning.nsw.gov.au/olympicpark](http://www.planning.nsw.gov.au/olympicpark)  
[www.sydneyolympicpark.com.au/future](http://www.sydneyolympicpark.com.au/future)

The review is based on extensive planning and design work. The outcomes of this work are available on the Department of Planning and Environment's website.

## Next steps

The proposed changes that have resulted from the review are now open for public feedback.

The Sydney Olympic Park Authority will also be holding stakeholder and community briefings during which there will be further opportunities for submissions to be made.

To find out how you can attend a briefing or make a submission, visit

[www.planning.nsw.gov.au/olympicpark](http://www.planning.nsw.gov.au/olympicpark)  
[www.sydneyolympicpark.com.au/future](http://www.sydneyolympicpark.com.au/future)

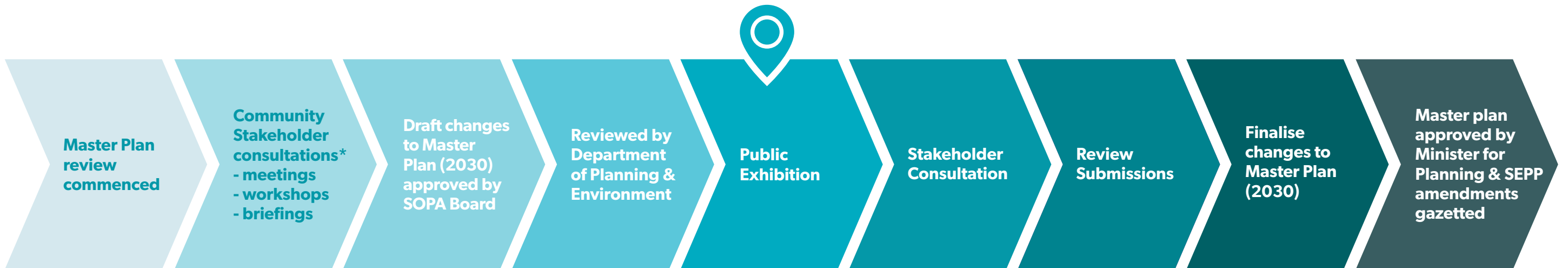
The Authority will then consider public feedback as the review is finalised, which may include additional investigations.

The Department of Planning and Environment will then consider the proposed amendments to Master Plan 2030 and the Sydney Olympic Park State Significant Precincts listing before making recommendations to the Minister for Planning.



# Next Steps

We are here



\*Consultation undertaken by Sydney Olympic Park Authority



Briefing presentations by Department of Planning and Environment and Sydney Olympic Park Authority



World Café session



Feedback and ideas for Master Plan review



# Existing Transport Network

## Road and rail network

The key road connections into the Town Centre are:

- ① Australia Avenue/Homebush Bay Drive
- ② Hill Road/Parramatta Road
- ③ Holker Street/Hill Road
- ④ Bennelong Parkway/Marjorie Jackson Parkway
- ⑤ Birnie Avenue/Parramatta Road.

Olympic Park Train Station, served by the T7 Olympic Sprint Line off the T1 Western Line from Lidcombe, is in the heart of the Town Centre, making it easy for people to travel to and from the Park by train. Direct services travel to and from Central Station via Strathfield on major event days.

Currently, 28% of trips to and from Sydney Olympic Park are made without a car, including trips by train, bus, by bike and on foot.

## Bus, cycle and walking network

Several bus routes link Sydney Olympic Park to Lidcombe, the Sydney Olympic Park Ferry Wharf, Hurstville, Parramatta, Strathfield, Burwood and Chatswood. Major bus stops are located on Australia Avenue, Dawn Fraser Avenue and Edwin Flack Avenue and are accessible for people with mobility impairments.

Sydney Olympic Park features 35 kilometres of walking and cycling paths and cycleways. The bicycle network combines on-road lanes and off-road shared pathways.

The pattern of interconnected streets in the Town Centre makes it easy and convenient to walk or cycle.

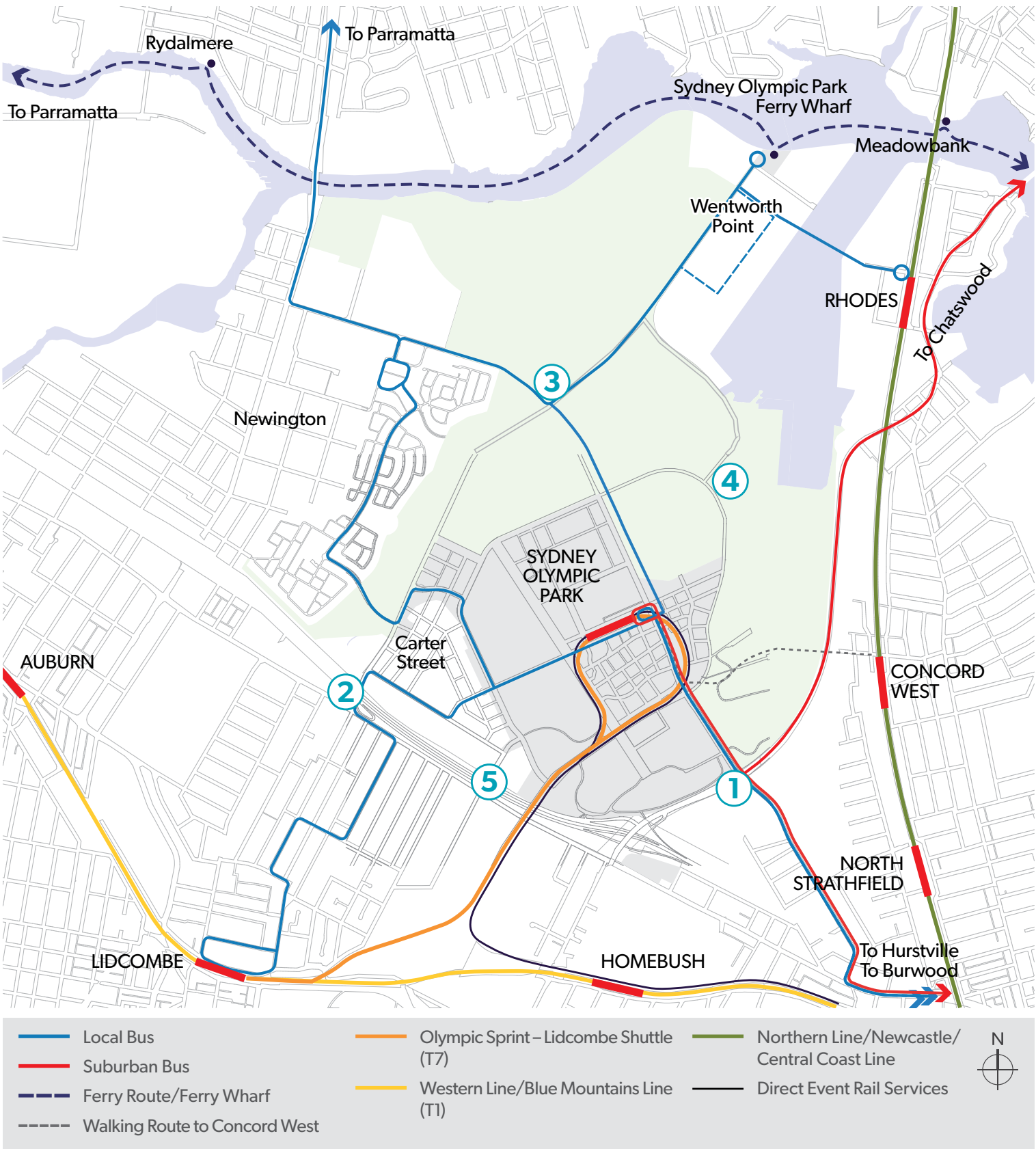


Figure 5 Public transport network



## Urban structure

The Sydney Olympic Park Town Centre is home to a mix of predominately commercial uses, alongside increasing residential dwellings, entertainment and retail options, as well as many parks and major event infrastructure.

The Town Centre's unique character comes from its Olympic legacy, nestled within extensive parklands. People connect to the large public spaces and key venues through urban parks and tree lined boulevards and avenues.

The Town Centre's heart is a mixed use medium to high density hub of both office and residential apartment buildings, ranging from six storey office buildings to 28 storey residential towers interspersed with single storey office / warehouse buildings. Sydney Showground sits to the north, Qudos Bank Arena and ANZ Stadium to the north east, and a variety of other sports facilities to the south.



Mixed use high density hub

## Economy

The Park accommodates 13,500 permanent jobs and 4,000 casual and part time jobs and hosts 1,500 students and athletes and more than 10 million visitors every year.

A large number of existing jobs at Sydney Olympic Park are in health and education, including many sporting associations and physical science related roles. Services employment is also well represented, with many casual entertainment and retail employment options. Some knowledge intensive research jobs and high technology industrial functions are also present. In January 2015, the Town Centre included nearly 124,000m<sup>2</sup> of commercial office space, with a further 48,400m<sup>2</sup> of commercial office space approved or under construction.

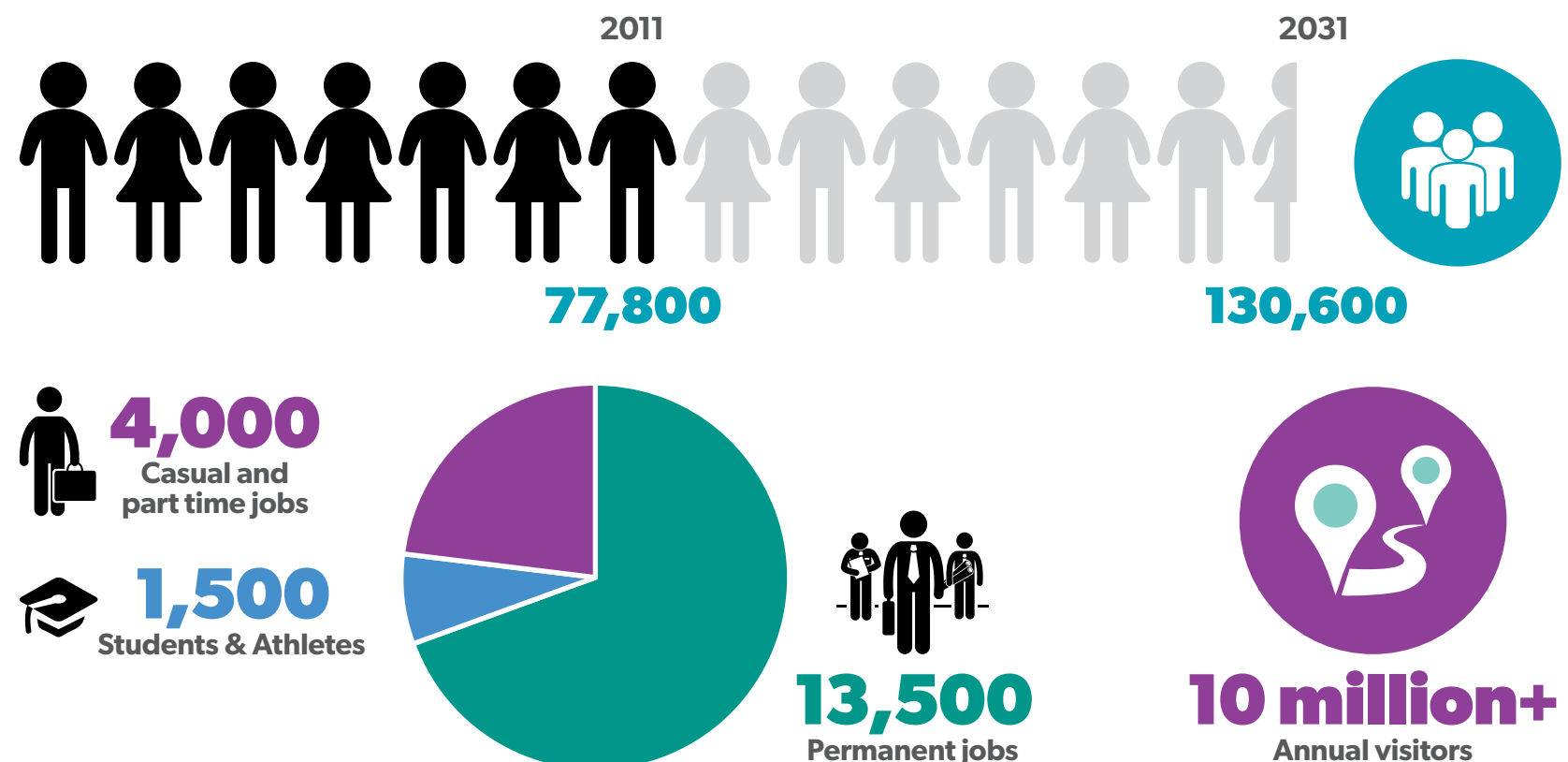
Sporting and recreation venues make an ongoing and significant contribution to the Park's economy.

Limited retail uses in the Town Centre include cafes, take away food places, restaurants and small shops such as newsagency, pharmacy, florist and bike shop. The Town Centre is also home to the Ibis, Quest, Novotel and Pullman hotels, providing budget to 5-star accommodation.

## Demographics

Sydney Olympic Park is home to 1,600 residents who live in just over 800 homes.

While located in the City of Parramatta LGA, it was previously within Auburn LGA, which in 2014 was projected to grow from 77,800 people in 2011 to 130,600 people in 2031, a 2.6% annual increase and higher than the Sydney-wide average.





# Site Constraints and Considerations

## Noise and odour

Parts of Sydney Olympic Park can be noisy, mainly during sporting and entertainment events. Sydney Olympic Park Authority uses public positive covenants to ensure landowners and tenants acknowledge the environmental and operational conditions that arise from sporting and entertainment activities.

Homebush Bay Liquid Waste Treatment Plant and the Auburn Resource Recovery Centre in the west of the Town Centre have the potential to create odour. The Environment Protection Agency (EPA) currently regulates the Treatment Plant under an Environmental Protection Licence and has been working with the facility operator to deliver substantial improvements in relation to odour controls at the plant over the last 12 years.

The current lease for the liquid waste treatment plant expires in 2025.

## Views

Sydney Olympic Park contains important views to:

- the northern water feature and Newington Village along Olympic Boulevard
- the Tennis Centre along Olympic Boulevard
- the surrounding parklands
- Sydney CBD and Chatswood
- ANZ Stadium, the former Olympic Stadium.

## Open space, ecology and watercourses

Sydney Olympic Park Town centre is surrounded by 430 hectares of Parklands. The Parklands include four kilometres of water frontage to Parramatta River and Homebush Bay and include:

- leisure and play areas at Millennium Parklands, Bicentennial Park, Wentworth Common and Blaxland Riverside Park
- sportsgrounds at Wilson Park and Archery Park
- Monster skatepark and Mountain X facilities
- the State heritage-listed Newington Armory
- Newington Nature Reserve and Badu Mangroves
- the Brickpit and 100 hectares of wetlands and waterways.

Cathy Freeman Park east of Olympic Boulevard includes playgrounds, fitness areas and picnic areas as well as the State heritage-listed Olympic Cauldron. It is also occasionally used for events. A number of smaller open spaces are scattered around the Town Centre providing areas for relaxation and recreation.

## Heritage

Sydney Olympic Park sits on the traditional lands of the Wann clan, known as the Wann-gal. These lands stretched along the southern shore of the Parramatta River between what is known today as Cockle Bay and Rosehill.

The land has a long history of early colonisation, pastoralism, naval and industrial activities including the State Abattoir. The land was subsequently regenerated and hosted the Olympic Games in 2000.

The Olympic Cauldron in Cathy Freeman Park was listed on the State Heritage Register in September 2010. The listing notes its significance as physical evidence of the Games opening ceremony and as a reminder of Sydney's success and honour in having hosted the Millennium Games.

Parts of the Millennium Parklands and the State Abattoir are protected as local heritage conservation areas.



Parklands surrounding the Town Centre



# Site Constraints and Considerations

The majority of land at Sydney Olympic Park is owned by the NSW Government. Three allotments in at the eastern edge of the Town Centre have been sold to private ownership and are occupied (or in the process of being occupied) by residential apartment buildings.

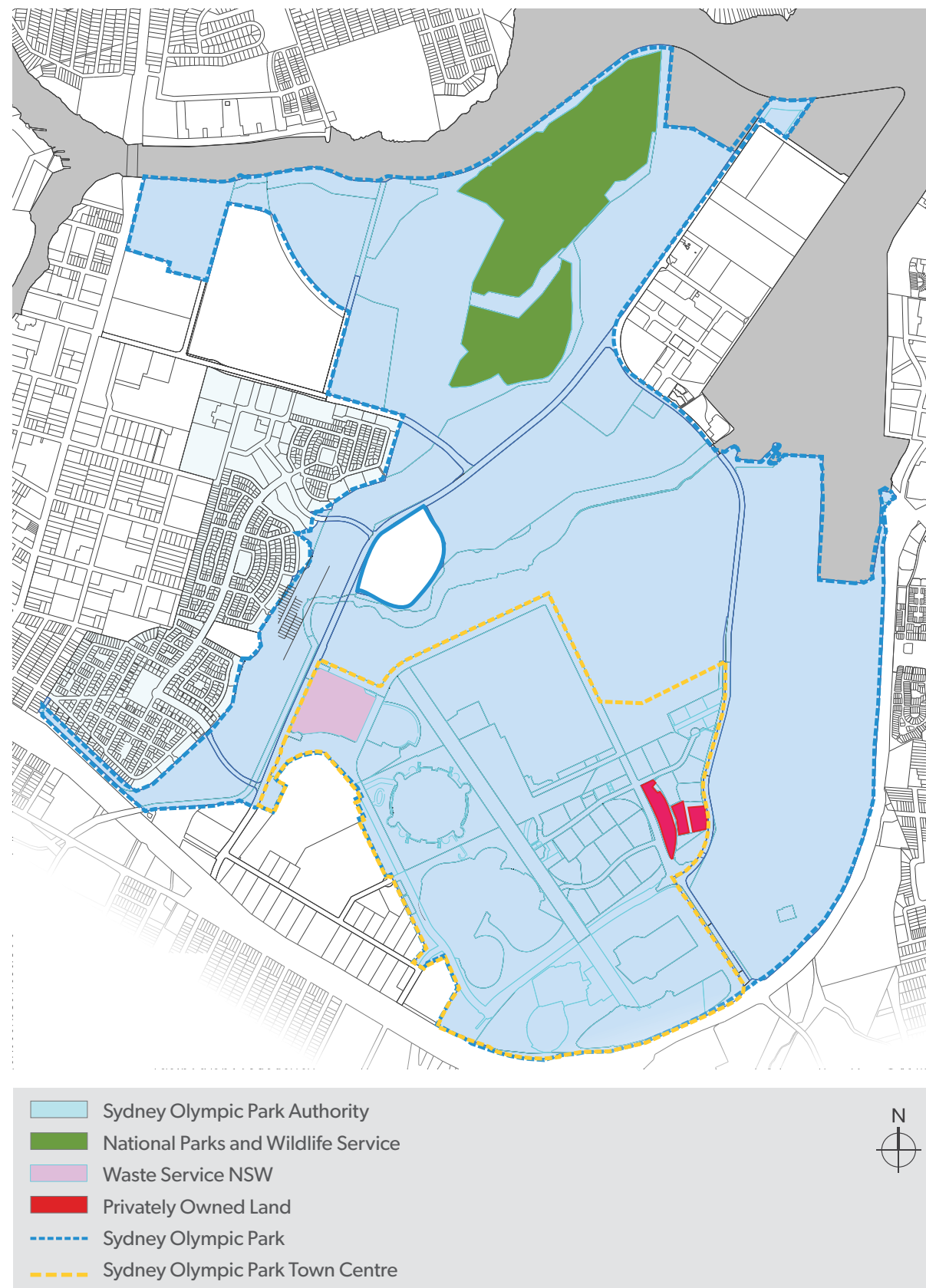
Some of the NSW Government-owned land is subject to individual leases negotiated by Sydney Olympic Park Authority with third parties.

## Recent development

Since 2000 \$2.7 billion of development has been completed at Sydney Olympic Park. 32% of commercial and residential development allowed under the Master Plan 2030 is now complete or committed to.

Developments or expansions completed in the last five years include:

- commercial sites along Dawn Fraser Avenue, Murray Rose Avenue, Herb Elliott Avenue and Olympic Boulevard
- residential towers along Australia Avenue
- minor expansion to ANZ Stadium and Qudos Bank Arena
- an upgrade to Sydney Showground Stadium, now called Spotless Stadium
- an expansion to Sydney Showground exhibition halls along Showground Road
- redevelopment of the golf centre into the Tom Wills Oval and construction of the Greater Western Sydney Giants AFL Centre
- Netball Central, with associated parking
- new streets and street upgrades
- new parks and open space
- a sustainable wetland leachate treatment system adjacent to Boundary Creek.



**Figure 6** Land ownership plan



Commercial buildings along Dawn Fraser Avenue



Residential towers along Australia Avenue



Tom Wills Oval



Netball Central







# Future Desired Character

## “An active and energised Town Centre”

This review has been guided by the clear objective of creating an active and energised Town Centre.

*Sydney Olympic Park will be the urban hub of the Olympic Peninsula, providing a comprehensive range of facilities and services that support residents and workers and enables business to prosper.*

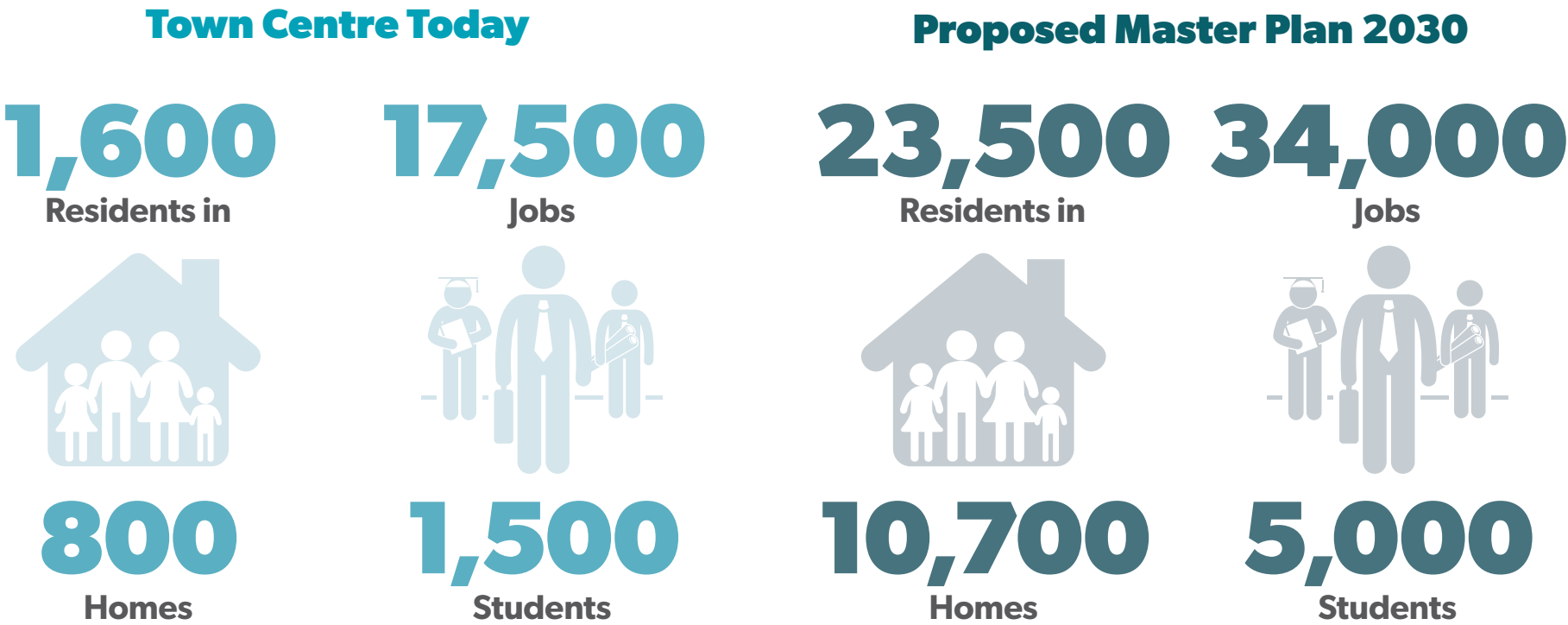
*Visitors will enjoy a unique array of activities and services that support and complement all events and create a vibrant day and night economy.*

*The Town Centre will be accessible to residents, visitors and workers and will seamlessly integrate with its surrounding communities and the rest of Sydney through a network of public transport, streets, pedestrian and cycleways.*

*Building on the Park’s attributes the Town Centre will embody the Olympic values and principles of Master Plan 2030, to create a distinctive, sustainable and exemplary urban centre.*

This character will be supported by the Sydney Olympic Park Authority’s principles that guide future development (from the draft Master Plan - 2016 review):

Employment	• regenerate land to create commercial office space
Urban Hub	• increase residential, retail and educational land uses • employ a mixed land use development strategy to provide both significant housing and employment opportunities
World Class Events	• maintain and expand event venues and major event coordination • recognise that events continue to be a fundamental feature of regular operations
Built Form	• ensure a diverse and innovative built form provides a high quality living environment
Open Space	• enhance the network of publicly accessible open spaces
Sustainability	• apply best practice to environmental sustainability in development and operations





# The Proposal

The 2016 review of Master plan 2030 proposes a number of changes to land use and development controls to achieve the outcomes set out below.

## Urban structure and land use

The review aims to provide a compatible and diverse range of land uses in the Town Centre to accommodate future growth. This will strengthen the Town Centre’s urban structure by:

- reinforcing activity on major streets such as Olympic Boulevard, Dawn Fraser Avenue and Murray Rose Avenue
- continuing to separate major land uses in the Town Centre, with major events and sporting activities to the west and south of Olympic Boulevard, the Showground to the north, commercial/mixed uses close to the civic core and residential uses generally in the east and south east overlooking the parklands
- integrating educational uses with existing sports facilities and commercial and retail uses to promote day and night activity
- integrating civic and community uses through the Town Centre to complement retail and commercial uses
- creating opportunities for day and night time economy that supports a range of activities before and after events.

The review proposes additional gross floor area (GFA) for most land uses, which equates to an extra 460,000m² GFA.

The potential for new residential dwellings has increased significantly in line with the NSW Government policy to focus residential development around transport hubs. This has led to a proposed reduction in commercial GFA.

Land Use Development	Master Plan 2030 (m²)	2016 Review (m²)
Residential	575,000	855,000
Commercial Office	479,000	412,000
Venues (additions to exist)	130,000	110,000
Education	105,000	186,000
Temporary Accommodation	81,000	192,000
Transport Infrastructure	51,000	51,000
Retail	33,000	100,000
Community Facilities	31,000	37,000
Entertainment	15,000	17,000
TOTAL	1,500,000	1,960,000

Existing and proposed land use floorspace areas within the Town Centre

Precinct	Master Plan 2030 (m²)	2016 Review (m²)
Sydney Showground	70,000	70,000
Central Sports	165,000	180,000
Central	570,000	785,000
Parkview	320,000	427,000
Haslams	208,000	208,000
Tennis	27,000	27,000
Stadia	40,000	137,000
Boundary Creek	60,000	76,000
Southern Sports	40,000	50,000
TOTAL	1,500,000	1,960,000

Existing and proposed floorspace areas by precinct

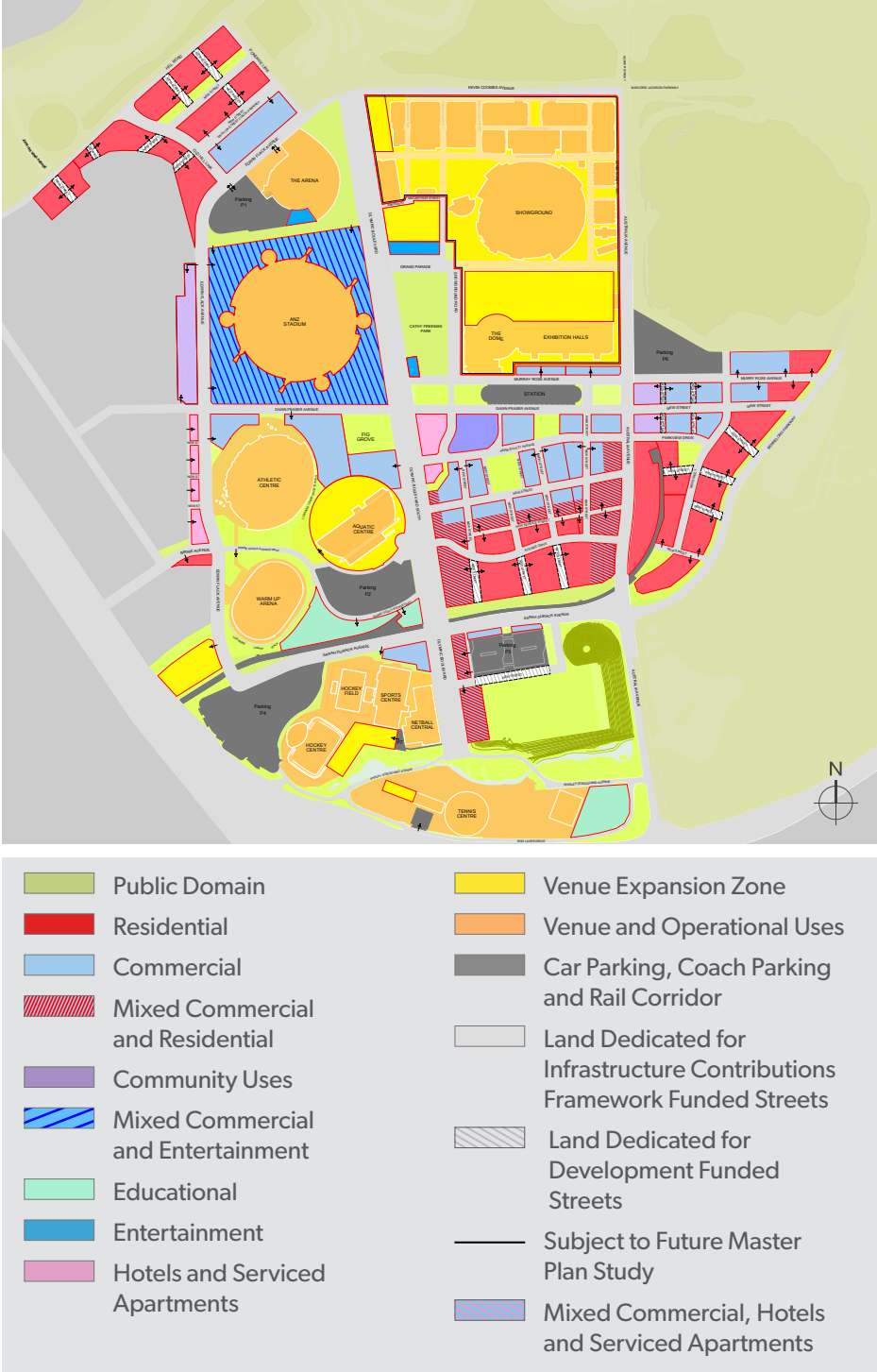


Figure 7 Proposed land uses plan



## Shadow study

A shadow study indicates where overshadowing might occur, following proposed changes to building heights, form and location. Some overshadowing impacts will require mitigation.

The proposed changes minimise overshadowing impacts by:

- requiring buildings over eight storeys, and notably taller tower buildings, to be orientated north-south
- more flexible height controls for perimeter style development to improve solar access to internal courtyards and southern edges of development siting lower scale buildings to the north and west of parks and specific controls to provide solar access to public areas
- using tower separation controls to distribute shadows evenly across the Town Centre.

## Design

Built form can serve both aesthetic and practical objectives and new buildings will contribute to a mixed use, compact and well defined Town Centre that reinforces the Park's strong legacy of design excellence.

The Master Plan review aims to:

- use building design and location to screen residential developments from event noise
- activate street frontages with uses that occur at the footpath level
- reduce the impact of car parking on public areas by locating new car parking facilities underground
- limit floor plate areas for towers over 25 metres high to maintain a skyline of slender buildings
- protect and enhance existing heritage and the Olympic legacy.



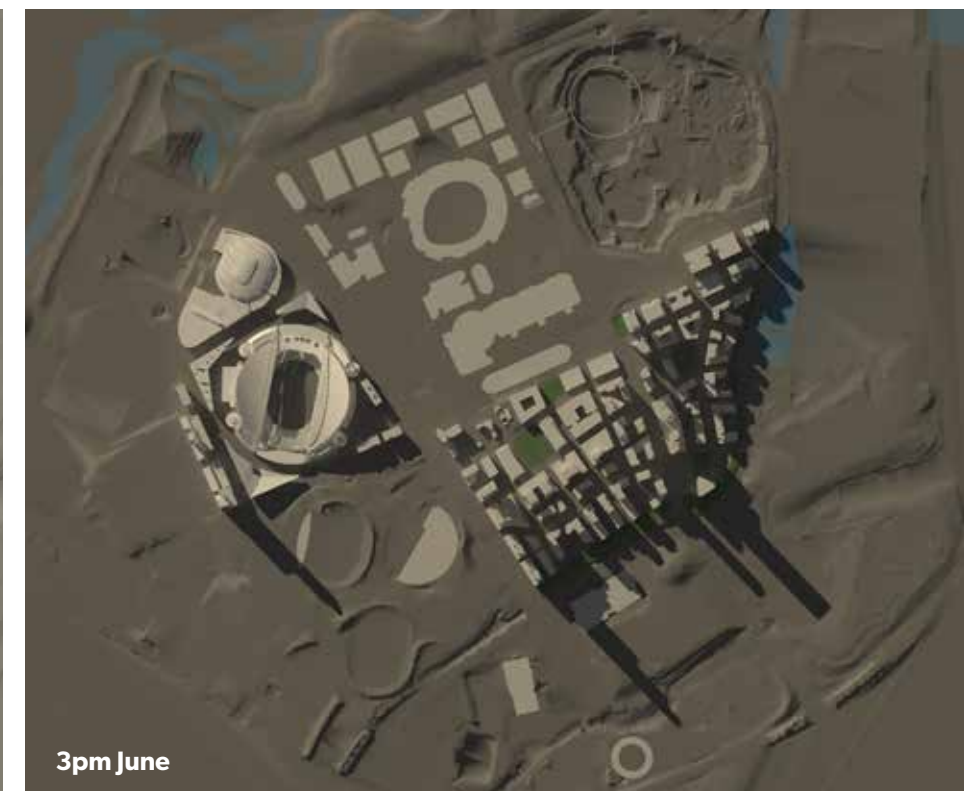
*Desired future built form and design*



9am June



12pm June



3pm June

*Shadow study diagrams during June*



# Access and Transport

The review proposes the following transport and access initiatives:

- expand the street network to make it easier to walk and cycle and increase connections to, from and within Sydney Olympic Park
- provide a dedicated service street to support the mixed use commercial centre within the Town Centre
- use changes in road levels to create connections or crossings over busy streets and railway lines.

The review aims to increase the proportion of non-car trips made by people working in the Park to 40%. This requires major public transport improvements including:

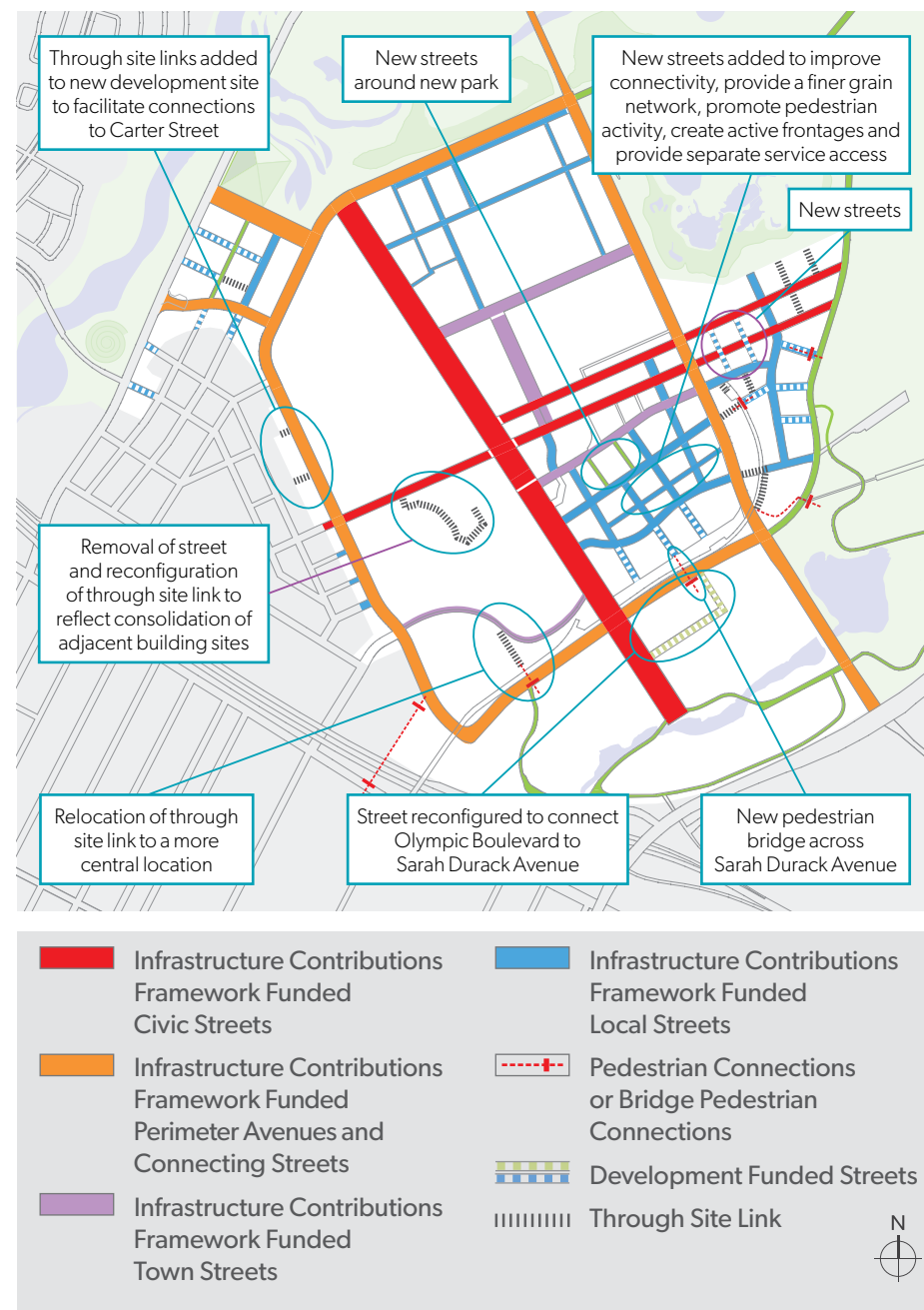
- a Light Rail connection between Parramatta and Strathfield
- street upgrades to create adequate width for future transit opportunities
- a bus service from the Park to Rhodes Station across Bennelong Bridge through Wentworth Point
- upgrades to Lidcombe and Concord West Stations
- using event bus routes for timetabled bus services.

Additional traffic impacts of changes to land uses are anticipated to be managed through the key initiatives already identified within Master Plan 2030. Therefore the proposed upgrades are fundamentally unchanged.

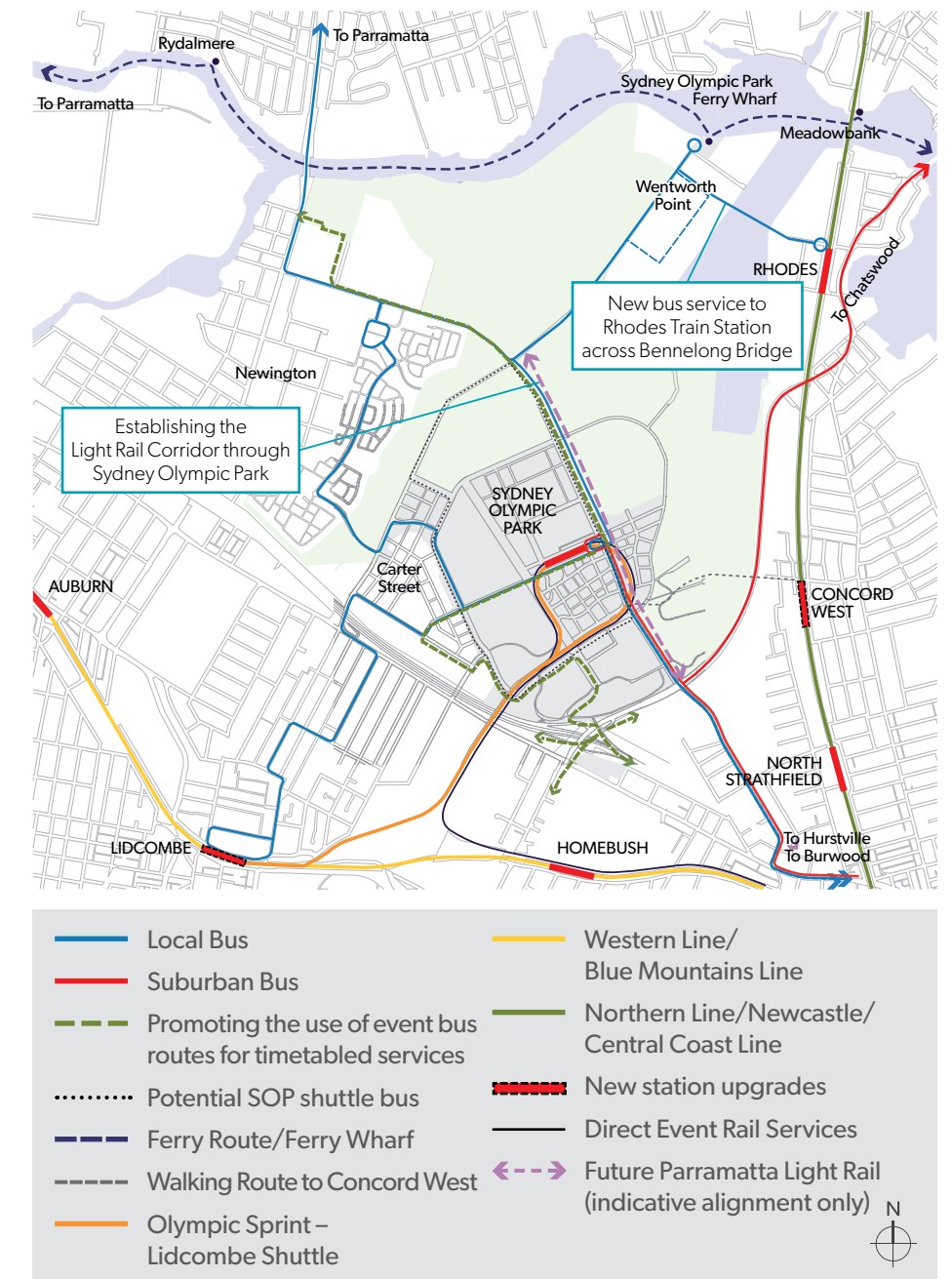
The review's emphasis on residential, retail and venue land uses provides opportunities to control traffic generation and increase the use of the public transport.

Providing additional dwellings in the Town Centre encourages people to live and work there.

The review does not propose amending the existing maximum vehicle parking rates. It is proposed that parking rates will be continually monitored and reviewed.



**Figure 8** Street hierarchy plan



**Figure 9** Public transport plan



# Open Space and Community Uses

## Public open spaces

Public areas within the Town Centre include large public spaces designed for major events. The review proposes new parks to create an attractive, memorable and liveable Town Centre.

The proposed expansions to the open space network can reinforce the legacy of design excellence at the Park by:

- providing for a broader range of recreational uses
- using the street network to guide landscaping in the Town Centre
- promoting security and natural surveillance
- creating more relaxing and shaded areas within the Town Centre
- ensuring high standards of planning, design and detailing in all public domain projects.

## Community uses

The review will make suitable community facilities available in the right locations and within the right timescales to meet the demands of a growing community.

The review proposes a new community hub that includes a library and multi-purpose community centre.

The Department of Education is investigating the need for a high school on the Olympic Peninsula. This review includes two potential locations for a new school site. The NSW Government's preferred location for a new government high school is on the corner of Australia Avenue and Homebush Bay Drive, where best use can be made of existing open space facilities.



Events Places	Local Parks
1 Olympic Boulevard and Plaza	Widened landscape corridor
2 Yulang Square	Public Parklands
3 Fig Grove	Venue or Building Forecourts
Urban Parks and Places	Public Space Shared with Venues
4 Cathy Freeman Park	
Urban Places	
5 Station Square	
6 Jacaranda Square	
7 Stockroute Park	
8 Abattoir Garden	
9 Brickpit Park	

Figure 10 Planned public open space plan



Parks (revised in-line with new planned public open space)
Community Facilities (possible locations)
School (possible locations)
Childcare Centres (possible locations)

Figure 11 Community facilities plan







## Summary of proposed Master Plan changes for each precinct

The following pages summarise the review's proposed changes on a precinct-by-precinct basis. Most changes are proposed for Central, Stadia and Parkview Precincts, with minor changes proposed for Boundary Creek and Tennis, Central Sports and Southern Sports Precincts.

As the review does not propose any changes to the Haslams and Sydney Showground Precincts, these precincts are not addressed in this portion of the document. However, a Master Plan Study will be undertaken for the Showground Precinct in the future.

Where these Master Plan changes require amendments to the planning controls (in the *State Environmental Planning Policy (State Significant Sites) 2005*) these are summarised in the proposed planning controls section of this document.



**Figure 12** Proposed amendments by precinct









For the Central Precinct to grow into a vibrant mixed-use centre, the review proposes a greater mix of uses while also improving connectivity with new streets and public open space. The review proposes non-residential uses and built form to buffer residential uses from event noise.

Proposed changes to the Central Precinct are shown on the land uses plan and include:

- ① improving access and permeability throughout the Precinct with additional streets to support a diversity of land uses, provide more convenient and direct routes to key destinations, enhance the Precinct's character and improve pedestrian amenity
- ② providing a new service street for separate service vehicle, delivery and car park access away from formal street fronts
- ③ including a pedestrian connection to the Boundary Creek Precinct to the south via a bridge across Sarah Durack Avenue
- ④ changing land use controls to encourage more mixed use development and promote after-hours activity, especially along Australia Avenue and Olympic Boulevard (as well as links through the Precinct) and around the new central park
- ⑤ consolidating a commercial core to promote new jobs supported by a retail hub close to the railway station, future light rail and
- ⑥ reconfiguring open spaces to create a large, centrally located public urban park to:
  - a. provide for informal recreation and create a strong identity to the Precinct
  - b. maximise sun access across the Precinct
  - c. allow more people to enjoy substantial views
  - d. create visual and physical connections across the heritage Abattoir Gardens, through to the stadium and showground buildings
- ⑦ significantly widening the linear park south of the Precinct to expand recreational uses and to create a setting for new residential buildings and a continuous green ecological, pedestrian and cycle link from Southern Sports Precinct through to Bicentennial Park
- ⑧ changing building heights to align the tallest towers along north-south streets: Australia Avenue (30 storeys) and the Olympic Boulevard (45 storeys) to reinforce the significance of these streets.

Additional changes comprise:

- providing additional continuous retail uses along streets in the commercial and mixed use areas to create an active and pedestrian-friendly shopping area, particularly around the new central park
- identifying possible locations for new community facilities and child care facilities
- changing building heights to:
  - provide block edge podium development of six to eight storeys, with two storey retail along primary retail streets and within the commercial core generally
  - maintain a skyline of slender towers from 20 to 45 storeys, set back above the podium bases
- changing building zones and setbacks to ensure well defined street edges, encourage continuous active frontages throughout the precinct and appropriate placement of tower development above a podium base
- changing the FSR on currently underdeveloped sites to encourage high quality development and activity
- making all developments subject to mandatory design excellence processes

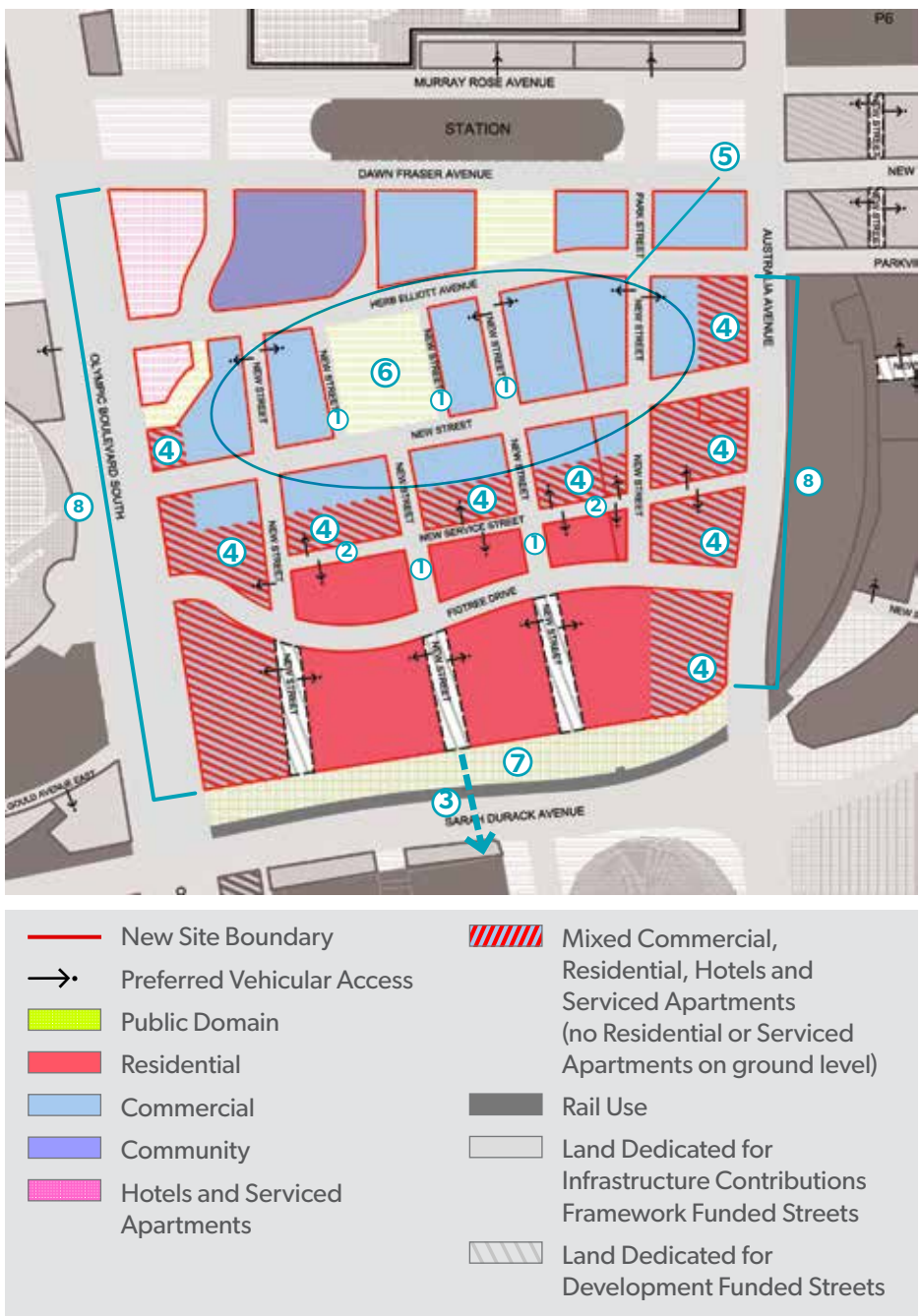


Figure 13 Central Precinct land uses plan







# Stadia Precinct



The review seeks to further enhance Sydney Olympic Park’s role as a world-class sports and major events venue while creating opportunities for a broader range of complementary activity outside major events.

The Stadia Precinct is dominated by ANZ Stadium and Qudos Bank Arena. These are surrounded by expansive forecourt areas that host large crowds and temporary activities and structures for major events.

The proposed changes will provide opportunities to activate the areas around the venues both during and outside of major events while retaining easy access for the high volume of pedestrians to and from the venues.

Dawn Fraser and Edwin Flack Avenues and Olympic Boulevard will be the focus for new retail and commercial uses to make these streets more active and interesting, and to better link into the wider pedestrian networks of surrounding precincts and the future street network of the Carter Street precinct.

Proposed changes to the Stadia Precinct include:

- 1

expanding the ANZ Stadium site to allow infill development up to Olympic Boulevard, Dawn Fraser and Edwin Flack Avenue frontages with a 20 metre through-site link connecting the Boulevard with Edwin Flack Avenue at the north creating a buffer to Qudos Bank Arena
- 2

creating new uses within the ANZ Stadium site to address and define street edges including Edwin Flack, Dawn Fraser Avenues and Olympic Boulevard
- 3

changing uses from a Venue Expansion Zone to Mixed Commercial and Entertainment to encourage greater diversity
- 4

setting a maximum height of buildings (8-10 storeys) to retain the visual dominance of the Boulevard light structures and the profile of ANZ Stadium
- 5

slightly enlarging the Venue Expansion Zone adjacent to Qudos Bank Arena and changing its land use category to Entertainment to create greater diversity of activity
- 6

modifying the western boundary to the coach parking site on the western side of Edwin Flack Avenue to provide for a future street as part of the works on the adjacent Carter Street Precinct
- 7

changing the Coach Parking site from parking uses to Mixed Commercial/Hotels/ Serviced Apartment uses to complement events and future development around the ANZ Stadium and adding through site links to the Carter Street Precinct
- 8

increasing maximum building heights and development densities for the Coach Parking site to form an acoustic buffer for the Carter Street Precinct

In addition, mandating that all developments are subject to design excellence processes.

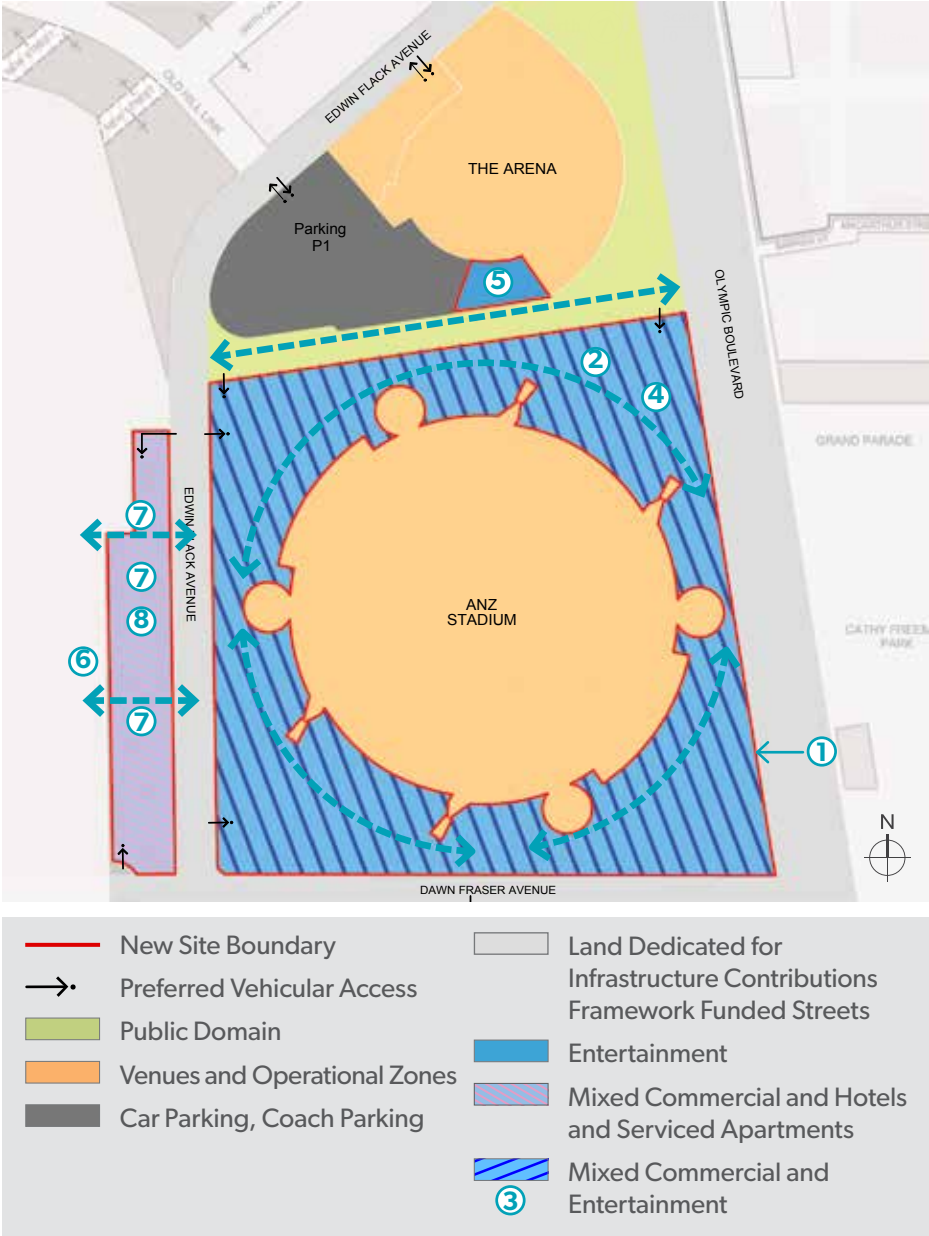


Figure 14 Stadia Precinct land uses plan



Proposed built form and relationship to Carter Street







# Parkview Precinct



The Parkview Precinct is establishing itself as a parkside residential neighbourhood with residents now moving in alongside commercial and retail uses. The review will strengthen the character of this precinct as a high quality and walkable neighbourhood.

Proposed changes to the Parkview Precinct are shown on the land uses plan and include:

- 1

increasing connectivity and walkability through new service streets to separate service traffic and car park entries from commercial streets
- 2

strengthening commercial uses along Dawn Fraser Avenue and Murray Rose Avenue East to secure commercial space and jobs growth within Sydney Olympic Park
- 3

increasing residential densities to ensure the highest and best use of high amenity sites
- 4

increasing building heights towards the northern and western edges of the precinct and maintaining a lower scale development profile for areas immediately adjacent to the Parklands to retain and maximise views across the Parklands, protect sun access and minimise impact on Parkland habitats
- 5

expanding and reconfiguring the central local park to create a more attractive and key hub for the community.
- Additional changes comprise:

  - identifying possible locations for community facilities and child care centres with the relocation of the school site to the Tennis Precinct
  - increasing FSR to allow towers at some sites and more block-edge development (up to eight storeys) while protecting commercial uses and facilitating jobs growth
  - amending setback and buildings zones to reflect changes in block edge and tower development and to reinforce the street hierarchy
  - Introducing mandatory design excellence processes for high profile sites where density has increased.



Artists impression of the Parkview Precinct



Figure 15 Parkview Precinct land uses plan



# Boundary Creek and Tennis Precincts



The Boundary Creek and Tennis Precincts will remain a place for sporting activities and sports venues. The proposed changes include improvements in connectivity and increased sustainability of the sporting facilities with additional complementary uses:

- ① new mixed use infill sites between P3 Car Park and Sarah Durack Avenue with maximum building height of two storeys will define the Sarah Durack Avenue frontage and integrate with future corner development at Olympic Boulevard
- ② uses to sites fronting onto Olympic Boulevard will change from single uses (commercial, mixed use or residential) to a broader land use category (mixed commercial, residential, hotels and serviced apartments)
- ③ the review identifies a possible location for community facilities and a school site
- ④ the end of the new street off Olympic Boulevard, south of P3 Car Park, shortened and realigned to connect directly with Sarah Durack Avenue
- ⑤ a new pedestrian bridge across Sarah Durack Avenue will connect to the Central Precinct to the north
- ⑥ a new 10 metre Vegetated Riparian Zone setback to both sides of Boundary Creek.

In addition, amendments to the building heights, FSR and setbacks reflect the proposed land uses changes.



Artists impression of the Boundary Creek and Tennis Precincts

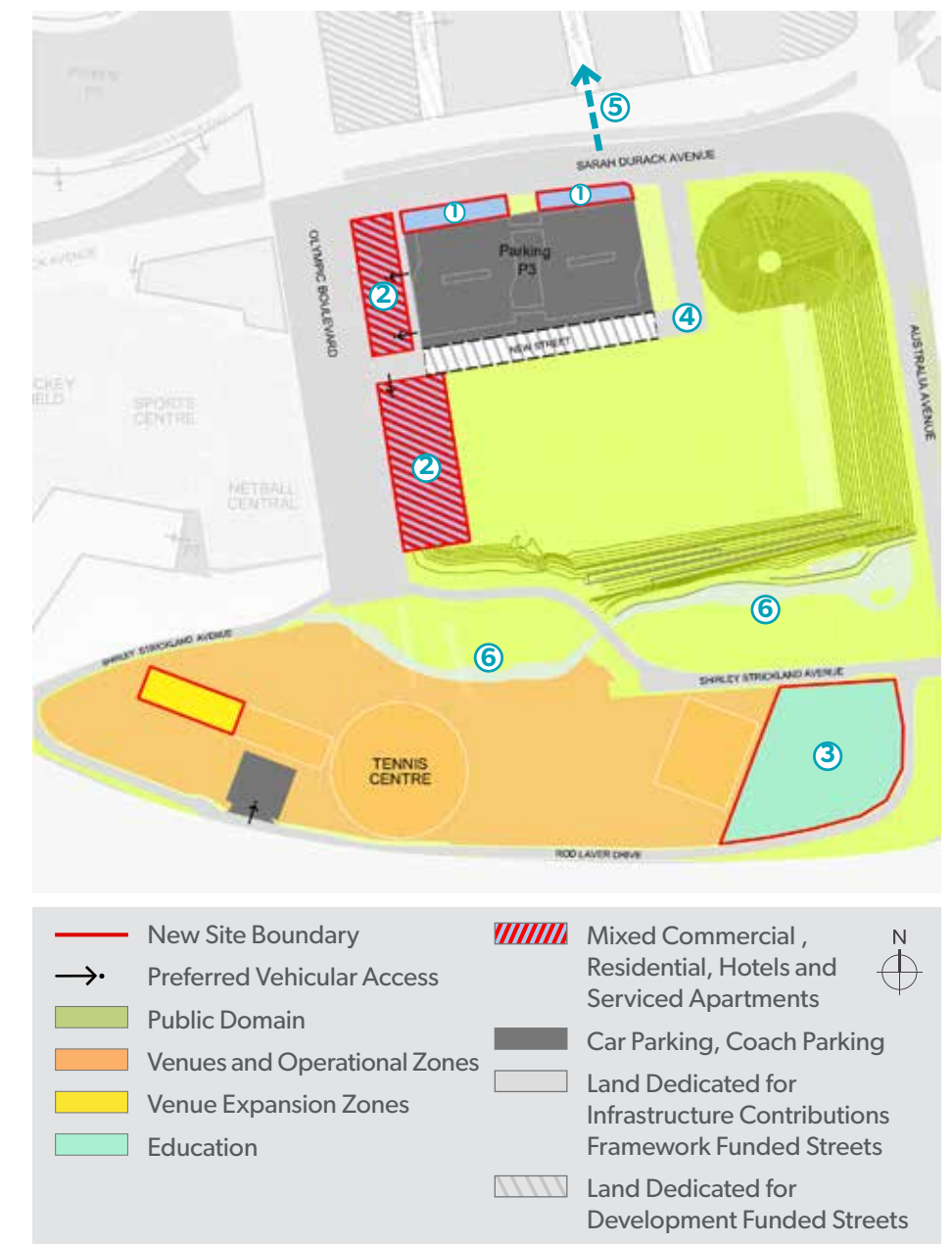


Figure 16 Boundary Creek and Tennis Precincts land uses plan



# Central Sports Precinct



The review proposes changes to the Central Sports Precinct that will develop the Precinct into a world-class education, health and arts hub, strengthened by best practice environmental sustainability.

The proposed changes to the Central Sports Precinct include:

- 1 consolidating two sites on Dawn Fraser Avenue (adjacent to Fig Grove) to create a more viable development parcel by redesigning the road layout, amending and consolidating development controls and creating a new pedestrian link access to the southern part of the Precinct
- 2 relocating the proposed nine metre-wide pedestrian link through sites adjacent to the warm up arena to better connect with existing street and pedestrian networks
- 3 amending and consolidating proposed education sites to better reflect the needs of schools and create potential complementary use of sports fields, including finalising a preferred high school site (within the Tennis Precinct)
- 4 reducing the development boundary to the Aquatic Centre to maximise the public areas at the heart of the precinct.



Artists impression of the Central Sports Precinct

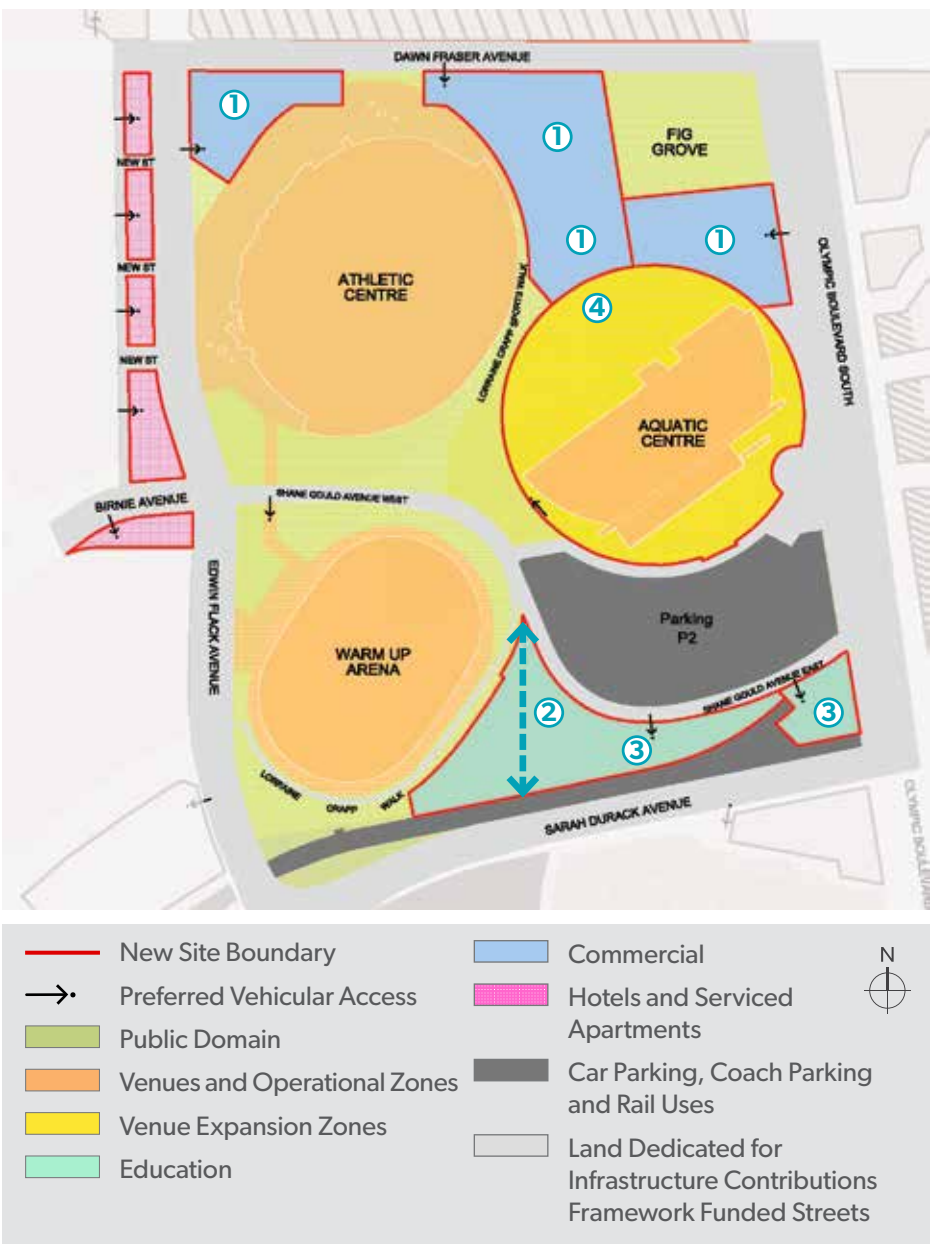


Figure 17 Central Sports Precinct land uses plan



# Southern Sports Precinct



The review proposes minor changes to the Southern Sports Precinct to retain its role as a key sporting destination in the Park. These changes include:

- ① designating a new site as a Venue Expansion Zone over P7 Car Park to the south of the Sports Centre and amending building heights to accommodate the future Sports Halls that will be relocated from the Showground Precinct and located over the car park
- ② introducing a 10 metre Vegetated Riparian Zone setback to both sides of Boundary Creek.



Artists impression of the Southern Sports Precinct

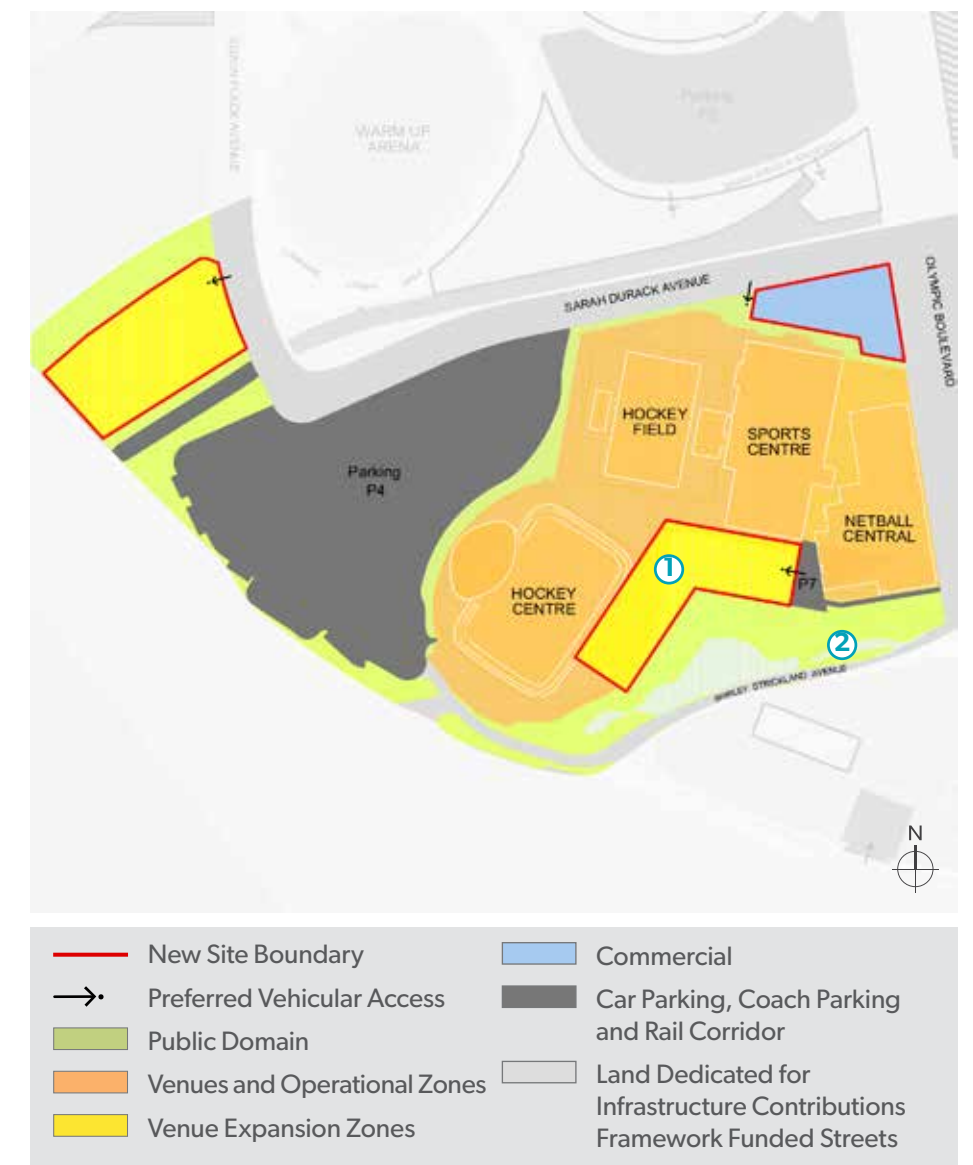


Figure 18 Southern Sports Precinct land uses plan



# Explanation of Intended Effect

## Background

Schedule 3 of *State Environmental Planning Policy (Major Development) 2005* (Major Development SEPP) was amended in 2009 to include provisions for the development of Sydney Olympic Park in Part 23. The changes proposed to Master Plan 2030 by the review require changes to the development controls in Part 23 of Schedule 3.

In March 2016, the Major Development SEPP was amended to the State Significant Precincts SEPP. The proposed SEPP seeks to amend Part 23 of Schedule 3 of the State Significant Precincts SEPP in relation to Sydney Olympic Park.

## Proposed SEPP Clause Amendments

The following clauses will be amended by the proposed SEPP:

### Clause 2 Interpretation

- Map definitions will be amended where the names of maps change as a result of the proposed SEPP;
- The definition of 'heritage conservation area' will be amended to change 'Millennium Parklands' to 'Newington Armament Depot and Nature Reserve'
- The definition of 'heritage item' will be amended to:
  - Update references to the most recent 2013 conservation management plans for both (a) and (b); and
  - Add Olympic Cauldron
- The definition of 'major event venue' will be amended as follows:
  - (e) the Golf Centre will be changed to 'Greater Western Sydney Training Centres and Tom Wills Oval';
  - (h) The Overflow will be changed to 'Cathy Freeman Park';
  - (o) Blackland Riverside Park will be changed to 'Blaxland Riverside Park';
  - (p) Newington Armory will be changed to 'Newington Armament Depot and Nature Reserve'; and
  - Addition of a new site (q) Netball Central.
- The definition of 'Millennium Parklands Plan of Management' will be amended to 'Parklands Plan of Management' and defined as the updated document that was adopted by the Minister on 8 November 2010.

## Clause 14 Zone E3 Environmental Management

- Existing reference to 'Millennium Parklands Plan of Management' will be amended to 'Parklands Plan of Management'.

### Clauses 21 and 22 Exceptions to development standards – transitional Part 3A projects and other development

- Existing references to Director-General will be amended to Secretary.

### Clause 30 Design Excellence

- Insert a new subclause that allows up to 10% additional floor space than the maximum shown on the floor space ratio map for buildings demonstrating design excellence.
- Existing reference to Director-General will be amended to Secretary.

### Clause 32 Additional Permitted Uses – Site 62

- This clause will be repealed. The additional permitted use (high technology industry) is no longer required as it has already been developed on the site and can now be managed as an existing use.
- Clause 33 Additional Permitted Uses – Newington Armory site
- Existing reference to 'Newington Armory' will be changed to 'Newington Armament Depot and Nature Reserve'.
- New Clause 35 Satisfactory Arrangements for the provision of regional infrastructure
- Insert a new clause that requires a consent authority to be satisfied that satisfactory arrangements have been made to contribute to the provision of regional infrastructure prior to consenting to development in the Sydney Olympic Park site.



# Explanation of Intended Effect

## Proposed SEPP Map Amendments

The proposed SEPP will amend the following maps:

- Height of Buildings Maps
- Reduced Level Map
- Floor Space Ratio Map
- Heritage Map
- Land Zoning Map

For all maps to be amended, the base cadastre and site plan will be amended to align with the proposed Master Plan 2030 (2016 Review).

### Height of Buildings Map

- Addition of new height categories to reflect Master Plan 2030 (2016 review): 50m, 74m, 102m and 149m.
- Application of new height categories to sites in Stadia, Central and Parkview Precinct as identified in Master Plan 2030 (2016 review).
- Removal of maximum building height controls from the Master Plan for sites 24 and 28 in the Central Sports Precinct, as these parcels are no longer proposed development sites (due primarily to site constraints)
- Consolidation of sites 18 and 26 in Central Sports Precinct to reflect the consolidation of these sites in Master Plan 2030 (2016 review). No change is proposed to the existing 26m maximum building height on these sites.

### Reduced Level Map

- Removal of two categories, S2 (24m AHD) and Q (19m AHD) from the map. These values currently apply to Netball Central (site 107) the development of which is now complete so controls are no longer required.
- Apply category W (42m AHD) to site 114 around the stadium. This is a new development site identified in Master Plan 2030 (2016 review) and has not previously needed a control.
- Add a new category T1 (27m AHD) and apply to site 107A which is a new development site identified in Master Plan 2030 (2016 review) in Tennis precinct.

### Floor Space Ratio Map

- Addition of new maximum floor space ratio categories to reflect Master Plan 2030 (2016 review): 2.2:1, 3.2:1, 3.6:1, 5.5:1 and 8:1
- Application of new floor space ratio categories to sites in Stadia, Central, Parkview, Central Sports and Boundary Creek and Tennis Precincts as identified in Master Plan 2030 (2016 review).
- Removal of floor space ratio controls from the Master Plan for sites 24 and 28 in the Central Sports Precinct, as these parcels are no longer proposed development sites (due primarily to site constraints).
- Consolidation of sites 18 and 26 in Central Sports Precinct to reflect the consolidation of these sites in Master Plan 2030 (2016 review). The consolidated site will have a floor space ratio of 2:1 (the western portion of the site (site 18) currently has an FSR of 4:1).

### Heritage Map

- Conservation Area A State Abattoirs will be amended to remove Showground Road from its boundary. This is consistent with the findings of Abattoir Heritage Precinct Conservation Management Plan 2013.
- Conservation Area B Millennium Parklands will be renamed to 'Newington Armament Depot and Nature Reserve'.
- A new heritage item, Olympic Cauldron, will be included reflecting this area's State Heritage Register listing.

### Land Zoning Map

- Removal of hatching that applies to site 62 as this site is no longer proposed to have an additional permitted use.
- Change 'Newington Armory' to 'Newington Armament Depot and Nature Reserve'.



# Proposed Building Height Amendments

Building form and scale contribute to the physical definition of the street network and how people use public spaces. The review includes amendments to a range of building heights across the Town Centre to:

- reinforce the urban structure of Sydney Olympic Park
- enhance the distinctive Olympic skyline by reinforcing the major north south streets that define the Town Centre
- encourage variety, diversity and different architectural styles
- screen residential uses from event noise.

Key changes to building heights are within the Central, Parkview and Stadia Precincts.



**Figure 19** Sydney Olympic Park proposed height of buildings map



# Proposed Floor Space Ratio Amendments

The proposed range of FSRs encourages activity and investment. These controls have been reviewed to:

- reflect the desired future character of Sydney Olympic Park as an active and energised town centre
- achieve proposed changes to built form within the Town Centre.

Generally, an increase in FSR is proposed on underdeveloped sites, mainly within the Central, Parkview and Stadia Precincts.

Urban design and feasibility testing has been undertaken to ensure that the proposed FSR amendments balance a high quality built form and financially viable development.

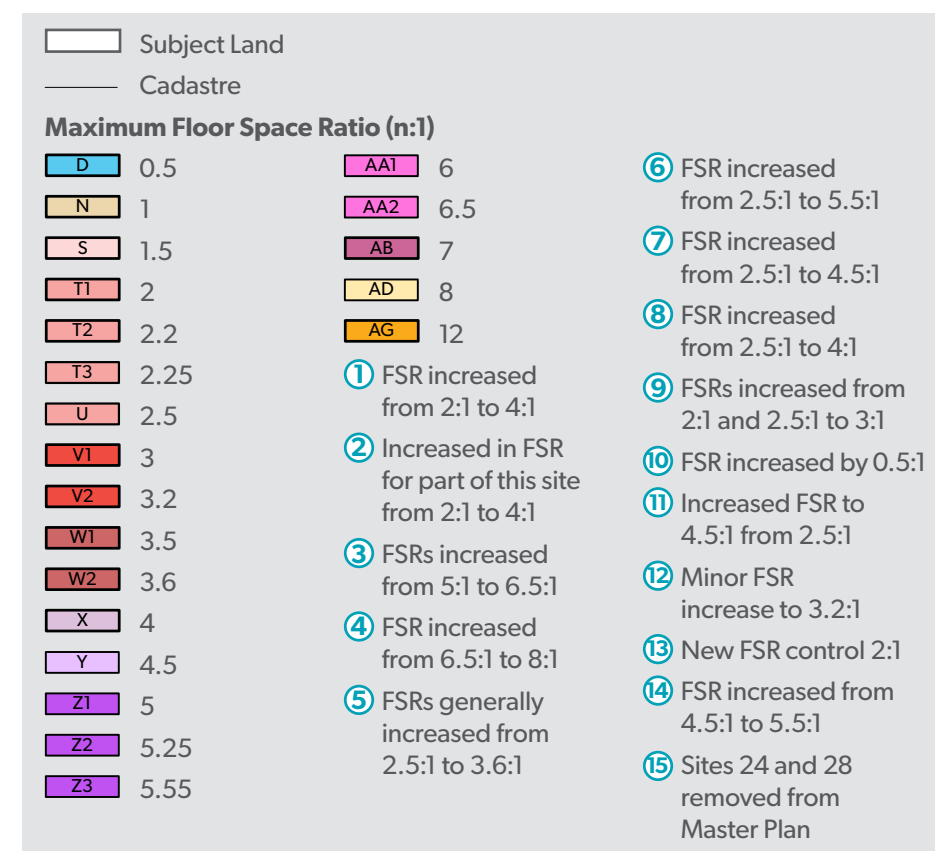


Figure 20 Sydney Olympic Park proposed floor space ratio map



# Proposed Reduced Level Amendments

The reduced level map identifies a maximum height limit for buildings in a few particularly important areas within the Town Centre.

Reduced level (RL) is a very accurate measure of height (in metres) used by surveyors based on a model of the earth's surface called a datum.

Within the Town Centre, the reduced level map is used in areas where it is critical to ensure that a certain height is not exceeded irrespective of local changes in ground level.

For example, around the Stadium a strict height limit is being imposed to ensure that Olympic icons such as the roof line of the stadium and the surrounding light towers remain visible. In this location, while the proposed RL map will show a maximum building height of 42 metres, the existing ground level in this area is RL 12 metres - resulting in a maximum *actual* building height of approximately 30m (or 8-10 storeys).

The proposed amendments to the Reduced Level Map include:

- ① expansion of the development site around the Stadium and increase in height to RL 42
- ② new development site established over P7 Car Park with a RL 27 height limit.

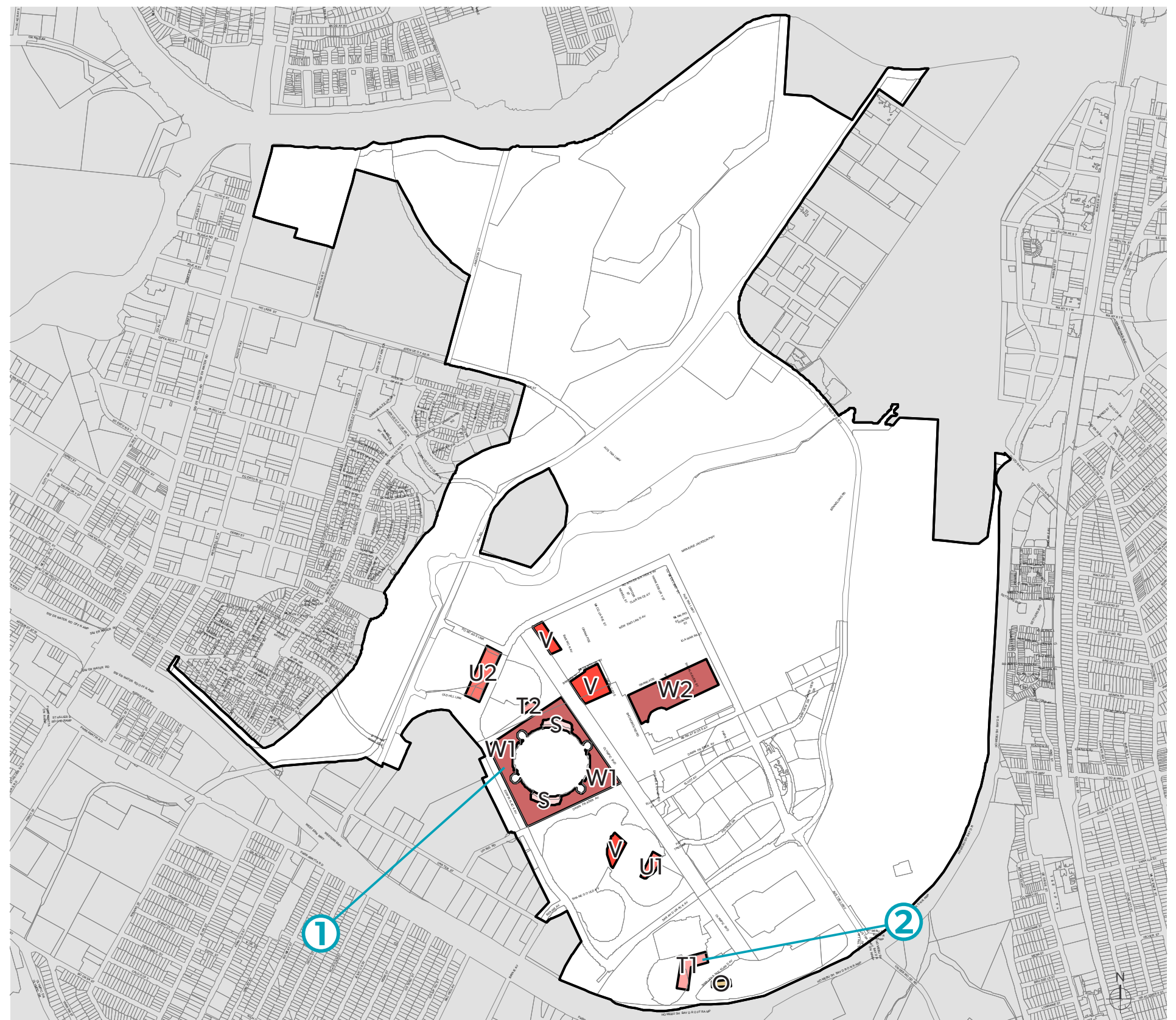
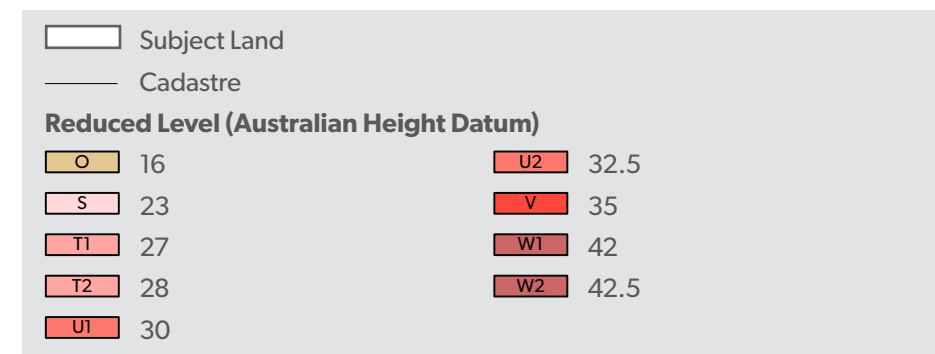






Figure 21 Sydney Olympic Park proposed reduced level map



# Proposed Heritage Amendments

The proposed amendments to the Heritage Map:

- ① identifies the Olympic Cauldron as a heritage item
- ② removes Showground Road from the boundary of the State Abattoir Conservation Map
- ③ changes the name of Millennium Parklands to Newington Armament Depot and Nature Reserve.

	Subject Land	<b>Name of Conservation Areas</b>	
	Cadastre	A	State Abbatoirs
<b>Heritage</b>		B	Newington Armament Depot and Nature Reserve
	Conservation Area – General	<b>Name of Heritage Items</b>	
	Item – General	C	Olympic Cauldron

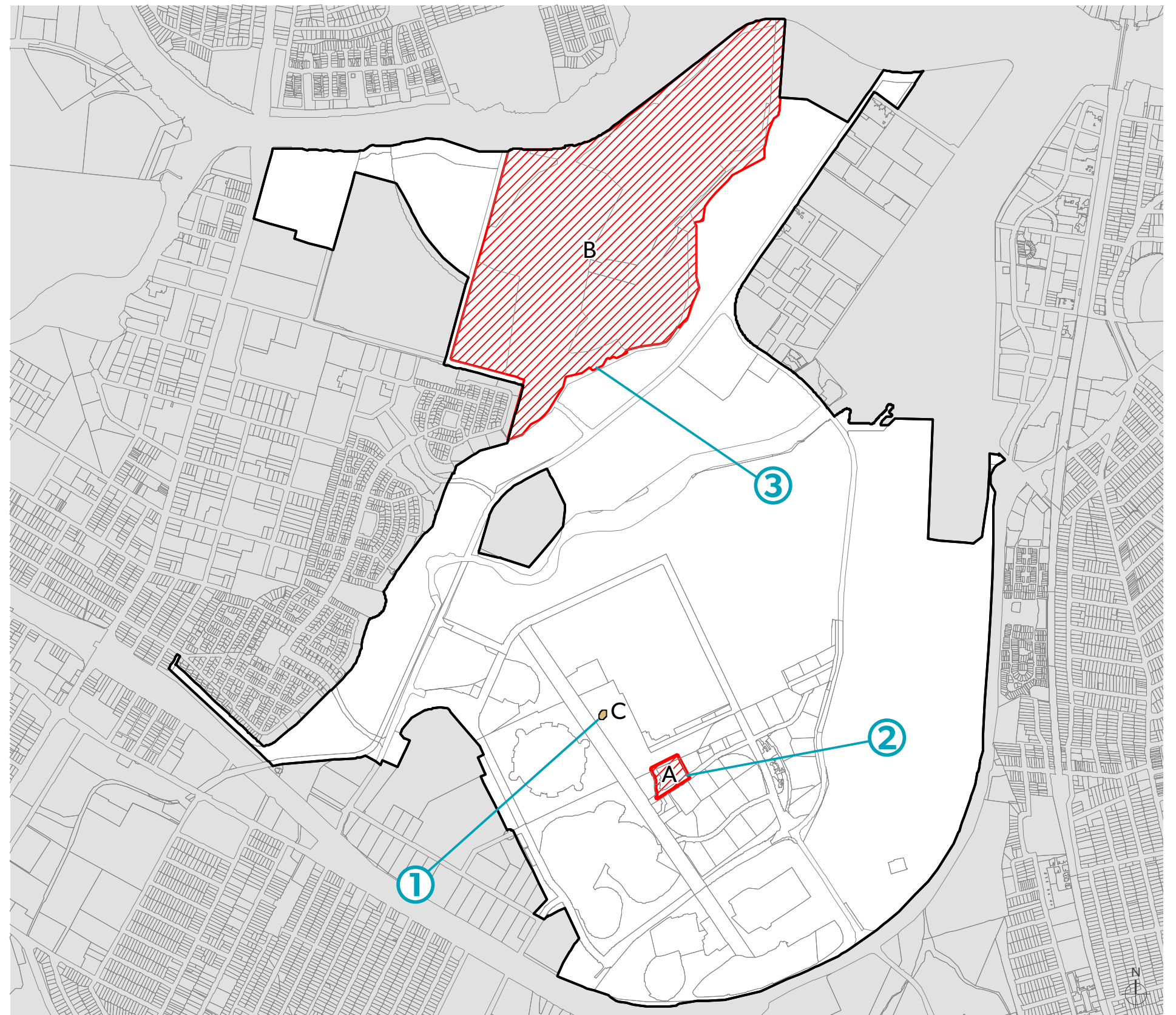


Figure 22 Sydney Olympic Park proposed heritage map



# Infrastructure Analysis

The current Infrastructure Contributions Framework (ICF) requires contributions of money or land from developers to provide infrastructure to support development under Master Plan 2030. The review proposes managing State and local contributions separately depending on the type of infrastructure.

## State contributions

The Department of Planning and Environment is preparing a Special Infrastructure Contribution (SIC) for the Greater Parramatta to Olympic Peninsula. A SIC is a financial contribution paid during the development process to help fund State and regional infrastructure.

The Department is investigating and modelling the capacity of future development to pay the contribution. While the SIC is being prepared, a clause will be included in the State Significant Precinct listing that requires a consent authority to be satisfied that satisfactory arrangements have been made for State and regional infrastructure prior to giving development consent.

A draft SIC framework is due for public exhibition within the next year.

State infrastructure the NSW Government has already committed to build in the region includes the Hill Road off ramp (\$140m) and the Light Rail (\$1bn).

Additional State and regional infrastructure could include:

- further regional road and intersection upgrades
- upgrades to local and regional bus networks
- upgrades to existing rail service
- upgrade to Woo-la-ra Park
- new high school.

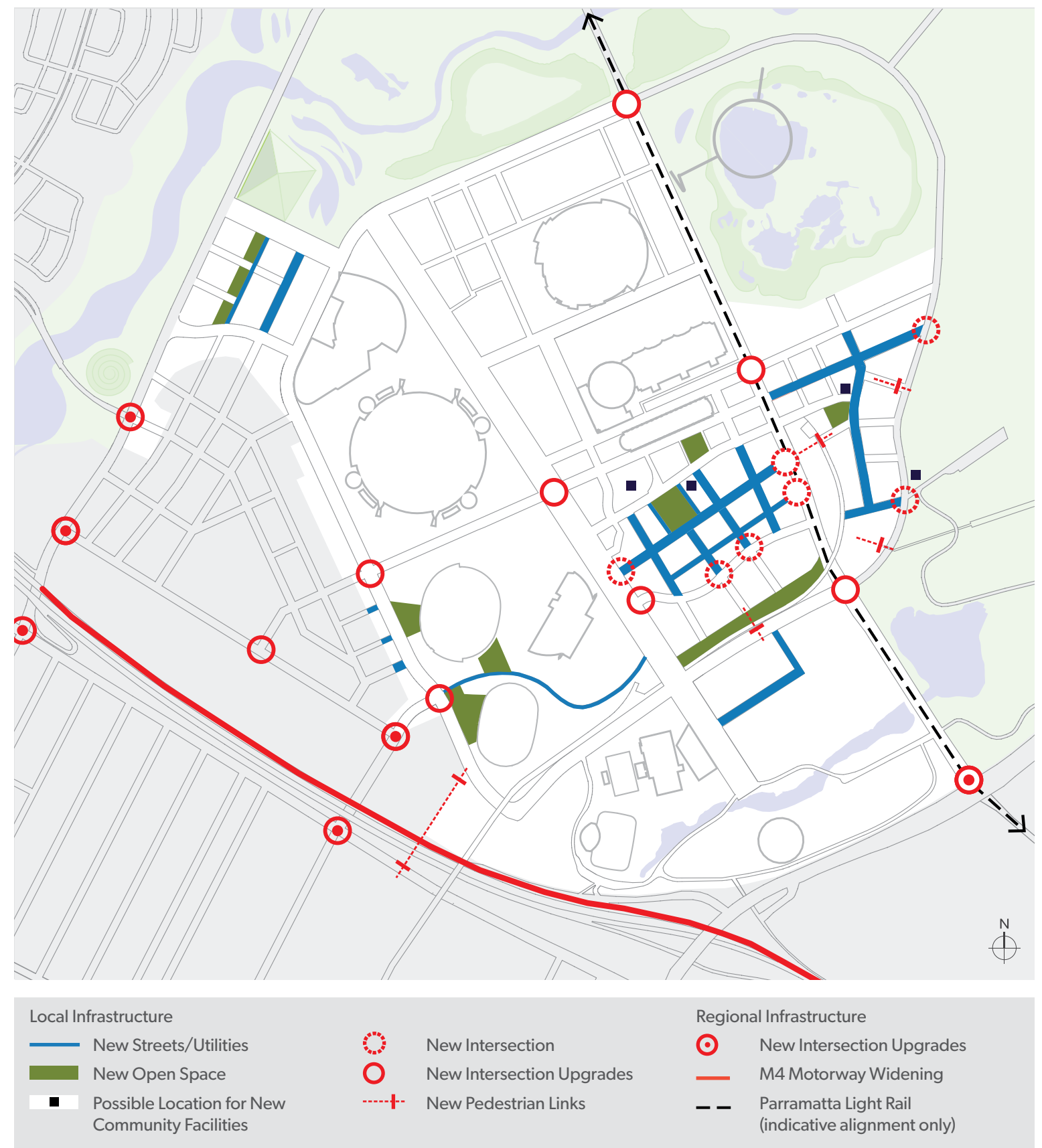


Figure 23 Proposed new infrastructure



# Infrastructure Analysis



Existing Sydney Light Rail

## Local contributions

Since 2010, new infrastructure has been funded through Sydney Olympic Park Authority’s Infrastructure Contributions Framework (ICF). This includes new roads (Murray Rose Avenue and Parkview Drive extensions), road and intersection upgrades (Australia Avenue, Bennelong Parkway, Olympic Boulevard) and utility upgrades (expansion of the recycled water scheme) and new parks such as Brickpit Park.

Sydney Olympic Park Authority has updated the existing ICF to account for the local infrastructure required for the proposed changes.

The ICF also describes the:

- administrative arrangements for local infrastructure contributions
- expected future development in the Park
- infrastructure required to meet that development and its capital cost
- how to equitably share the cost of infrastructure among land developers
- contributions that will be included in planning agreements that are negotiated with developers and that are used to fund infrastructure.

The Authority will seek both land and monetary contributions from developers to which the ICF applies. The total contribution will depend on:

- the area of the site the subject of the proposed development
- development potential (measured in gross floor area) available for the site
- total proposed GFA in the development.

As regional infrastructure will now be funded through the SIC for Sydney Olympic Park, the monetary contribution base rate in the ICF has been reduced from \$298/m<sup>2</sup> to \$205/m<sup>2</sup> of GFA. It is important to note that both payments combined are likely to result in a net increase in infrastructure levies.

Item	Description	Total (\$m)
Roads and footpaths	Streets and laneways	\$75
Parks, recreation and public domain	Town Centre public domain	\$54
Community facilities	Branch library	\$18
Public transport	Travel demand management	\$20
Traffic management	Road intersections – road closures	\$25
Environmental infrastructure	Recycled water headworks	\$26
Total		\$218

Summary of local infrastructure costs



# Supporting Documents

The review has been based on extensive planning and design work. The outcomes of the key supporting documents are described below.

## Feasibility and Market Testing

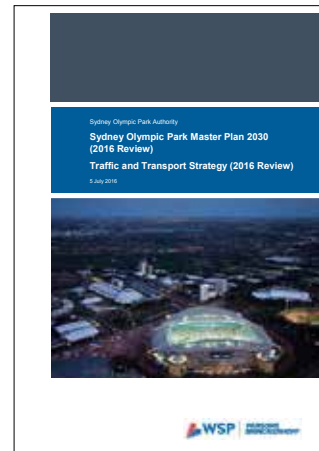


HillPDA undertook development feasibility testing and land use demand forecasting for the Town Centre. The study considered some of the recommendations of precinct activation research prepared for Sydney Olympic Park, which focussed on increasing the uses and activation of the town centre. Key market findings indicate (at this point in time), a growing demand for residential development and a corresponding decline in demand for new commercial office space. Retail expenditure modelling also indicated a significant growth in demand for retail in the Town Centre.

One key concern in the research is the market potential for residential development to “crowd-out” commercial uses. The review addresses this by nominating a commercial core in the Town Centre that is exclusively for commercial uses. An expanded shopping/entertainment centre is expected to improve the prospect of attracting more office space, as the Town Centre becomes more active.

The revised master plan provides increased capacity for residential and retail and recognises a reduced take up of commercial floor space. The commercial capacity remains well above current forecast demand, but it is suggested that even with increases relating to Parramatta Light Rail, the expanding educational demand and retail growth, the Park would retain adequate commercial land in the long term.

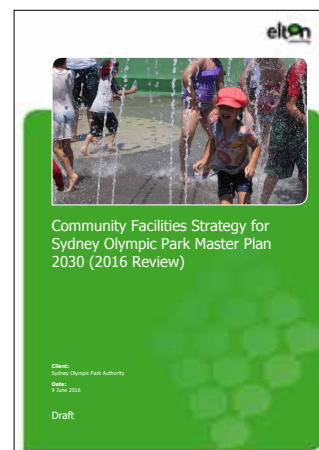
## Traffic and Transport Strategy



As part of the review, a high level traffic and transport assessment was undertaken by WSP Parsons Brinckerhoff. The assessment considered the impact of the additional floor space proposed by the review in terms of traffic generation, performance of roads and intersections, parking, public transport usage and travel demand management within and outside of the Town Centre.

Based on the analysis undertaken, the additional traffic impacts of the proposed changes are anticipated to be manageable, subject to the implementation of a number of initiatives and recommendations including road and intersection upgrades, reducing car usage and increasing the use of public transport. The master plan provides mechanisms to help achieve these changes.

## Community Facilities Strategy



Elton Consulting prepared a Community Facilities Strategy to support the review. The strategy considered the likely needs and demands for community infrastructure based on revised population forecasts for the Town Centre and the likely demographic characteristics of the future residential and workforce populations.

The Strategy identified the need for new community infrastructure such as new and improved open space, a library, multi-purpose community centre, child care centres and a high school. The updated master plan makes provision for these facilities.

## Noise Management Guidelines



Wilkinson Murray reviewed and updated existing acoustic provisions to account for the proposed changes made by the review. The primary focus of the noise guidelines is to minimise potential acoustic impacts of sporting and entertainment venues on other land uses within and around the park.

The report found that while the Central and Parkview Precincts are affected by noise and that residential development in these areas will require varying levels of noise mitigation (such as acoustic facades), there are no areas within either of these precincts where residential development would be unsuitable due to noise. The Stadia Precinct is dominated by ANZ Stadium activities. Given that such events will normally occur outside standard business hours, it is anticipated that there will be no substantive effect on commercial land uses, which are far less sensitive to event generated noise than other land uses.



# Source of Images

Page	Image caption	Source
Front cover	Sydney Olympic Park 2030 3D model	Sydney Olympic Park Authority - Buildmedia
Contents	Parkview visualisation	Cox Richardson
1	Artist’s impression of Olympic Park 2030	Tim Throsby
2	Olympic Boulevard	Cox Richardson
2	Linear park - Central Precinct	Cox Richardson
2	Local park - Parkview Precinct	Cox Richardson
3	ANZ Stadium	Cox Richardson
3	Australia Avenue	Cox Richardson
3	Future Central Precinct 3D view	Sydney Olympic Park Authority - Buildmedia
7	Proposed illustrative Master Plan to 2030	Tim Throsby
9	Briefing presentations...	Sydney Olympic Park Authority
9	World Café session	Sydney Olympic Park Authority
9	Feedback and ideas...	Sydney Olympic Park Authority
11	Mixed use high density hub	Sydney Olympic Park Authority – Paolo Busato
12	Parklands surrounding the Town Centre	Sydney Olympic Park Authority – Ethan Rohloff
13	Commercial buildings along Dawn Fraser Avenue	Sydney Olympic Park Authority – Paul K Robbins
13	Residential towers along Australia Avenue	Sydney Olympic Park Authority – Paolo Busato
13	Tom Wills Oval	GWS Giants
13	Netball Central	Sydney Olympic Park Authority
14	Olympic Boulevard visualisation	Cox Richardson
17	Shadow study diagrams during June	Cox Richardson
17	Desired future built form and design	Sydney Olympic Park Authority – Buildmedia
20	Australia Avenue visualisation	Cox Richardson
22	Central park visualisation	Cox Richardson
24	ANZ Stadium visualisation	Cox Richardson
25	Proposed built form and relationship to Carter Street	Sydney Olympic Park Authority - Buildmedia
26	Parkview visualisation	Cox Richardson
27	Artist’s impression of the Parkview Precinct	Tim Throsby
28	Artist’s impression of the Boundary Creek and Tennis Precincts	Tim Throsby
29	Artist’s impression of the Central Sports Precinct	Tim Throsby
30	Artist’s impression of the Southern Sports Precinct	Tim Throsby
38	Existing Sydney Light Rail	iStock Images
39	Linear park Visualisation	Cox Richardson
Back Cover	Parkview visualisation	Cox Richardson









