

15 November 2016

RE: FEEDBACK ON THE 2016 REVIEW OF THE SOPA 2030 MASTER PLAN

Overall

Overall the 2016 Review is a big improvement on the original 2010 Master Plan but there is very little new thinking.

The site needs more people to make it come alive because it's a very large area. The 2016 Review does provide the opportunity for much more development to take place which will bring people.

What type of development is created under the 2016 Review is a key question because providing the wrong type of development opportunity will have a major influence on why people come to the precinct and what they do. I'm not sure if they've got this right yet.

Good Elements

- The amount of area that can be developed in the precinct has increased from 1,500,000m² of Gross Floor Area to 1,960,000m² of Gross Floor Area – an increase of 460,000m² of Gross Floor Area (GFA). Is this enough though?
- The main areas where additional development have been created include:
 - Re-zoned the land around the Stadium for mixed commercial and entertainment development. This has increased from a potential 40,000m² to 137,000m². This is a good outcome provided the development is done well and has a clear purpose.
 - There is massive increase in the amount of potential development that can be done in the town centre from a potential 890,000m² to 1,212,000m².
- In terms of the type of development that will be provided for, there has been a large increase in the potential residential population for the site. This probably makes sense.

Poor Elements

- The Olympic Boulevard is still a vast open corridor that has no life other than where the Stadium Precinct intersects it.
- There is no information about what is planned for the Showground site which is a little strange given the size of its footprint.
- The area around Qudos Bank Arena has not been re-zoned which is inconsistent with the approach adopted around ANZ Stadium.

- There has been a reduction in the amount of overall potential commercial office space for the precinct which means that the potential workforce for the precinct is reduced compared to the original Master Plan. This is a missed opportunity on a whole range of fronts.
- It's not entirely clear what Sydney Olympic Park is trying to be.
- The issue of transport and how to access the site is still a major issue that needs to be resolved.
- Preserving the Olympic legacy without holding the precinct back is still an issue.



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