

The Secretary
 Department of Planning and Environment
 GPO Box 39
 SYDNEY NSW 2001

Dear Secretary,

RE: Greater Parramatta – Interim Land Use and Infrastructure Implementation Plan

Sydney Olympic Park Authority (the Authority) supports the development of the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan and the importance it places on Sydney Olympic Park (the Park) as the eastern anchor for the Greater Parramatta and Olympic Peninsula (GPOP).

The Authority acknowledges the Park’s importance as the ‘Lifestyle Super Precinct’ within the GPOP as nominated in the West Central District Plan prepared by the Greater Sydney Commission (GSC). The Authority also looks forward to working with both the GSC and the Department of Planning and Environment (DPE) to identify the infrastructure needs and growth potential while balancing the conservation constraints experienced by the Park.

The following submission highlights the growth potential as envisaged and planned for under the revised Sydney Olympic Park Master Plan 2030 (Master Plan 2030) acknowledges the need to invest and prioritise public transport infrastructure to support growth in the Park and the importance of coordinated planning for the Carter Street precinct given its interface with the Park.

Master Plan 2030 (2017 Review)

As the Park is becoming an even more desirable place to live, work and play, the precinct is continuing to grow and develop, under the guidance of the Master Plan 2030 as an internationally admired example of sustainable urban renewal and development. In 2016, the Authority commenced a review of the Master Plan 2030 to provide a comprehensive approach to the long-term development of the Park. The Master Plan 2030 (Review 2017) proposes a mixed land use development strategy for the site, providing the precinct with both significant housing and employment opportunities whilst at the same time securing the Park as an international location for major sports, entertainment and educational events.

The Master Plan 2030 (Review 2017) will see a substantial increase in dwelling provision, commercial office space and retail as summarised below:

	Today	Current MP 2030	Reviewed MP 2030
Residents	2,100	14,000	23,500
Dwellings	820	6,000	10,700
Jobs	18,000	31,500	34,000
Students	1,300	5,000	5,000
Retail		33,000m ²	100,000m ²
Total development	480,000 m²	1,500,000m²	1,960,000m²

Public Transport Infrastructure

The Authority notes that the Park has again been acknowledged as the 'Lifestyle Super Precinct'. The Authority is confident that the Park can deliver the world class event location, residential growth, economic priorities and regional recreational space as nominated. However, significant investment and prioritisation of the Park for public transport infrastructure is required in order to deliver these competing land uses in a balanced and successful manner.

The Authority is pleased that the Park has been nominated to be included in Phase 2 of the Parramatta Light Rail (PLR). The Authority is working closely with the PLR team in order to assist in determining a suitable alignment and potential station location/s.

Further, the Authority has participated in consultation with the Sydney West Metro team. Commitment to this metro service and its station location/s would give rise to consideration of additional growth and density within the Park.

The Authority anticipates that by 2030 there will be a requirement to move up to an additional 23,500 residents, 34,000 workers and 5,000 students, along with a growing number of park users for recreation, retail and events within and to and from the site. This does not include the additional pressures of traffic movements anticipated from the neighbouring developments of Carter Street Priority Precinct, Wentworth Point, Rhodes and Homebush.

In this regard, the Authority encourages the DPE to work together with the GSC to champion the case for improving the traffic and transport infrastructure of the within the GOP precinct, and as a priority provide support, resources and funding for a Metro Station at Sydney Olympic Park.

Carter Street Precinct

The Authority has been involved in working group meetings comprising DPE and City of Parramatta (CoP) with regard to planning the future development in Carter Street to provide a seamless connection to the Park. The Authority acknowledges that the Park will need to provide support for the significant growth in the Carter Street Precinct as many of the future residents will rely on the Park for commercial, retail and recreational purposes. As such the Authority remains committed to playing an active role in the future planning and coordination of the area.

Thanks you for the opportunity to comment on Interim Land Use Plan. Should you wish to discuss any matters in this submission, please contact Alix Carpenter, Manager Planning on 02 9714 7145 or at Alix.Carpenter@sopa.nsw.gov.au.

Yours sincerely,



Sally Hamilton
Director Environment