Annexure C:
Urban Design Report

SydneyOlympicPark

Urban Design Finalisation Report

Sydney Olympic Park Master Plan 2050

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SydneyOlympicPark

SJB acknowledges the Traditional Custodians of the land on which we live, practice, and visit, and pay our respects to elders past, present, and emerging.

We recognise First Nations Peoples' unique cultural and spiritual relationships to place and the rich contribution made to society.

First Nations People take a holistic view of land, sky, water and culture and see them as one, not in isolation from each other. The Sydney Olympic Park Place Vision and Strategy and this associated Master Plan 2050 are based on the premise upheld by Aboriginal people that if we care for Country, it will care for us.

The lands and waterways of the Wangal extended along the southern side of the Burramattagal waters, the Parramatta River from Gadigal country, Darling Harbour to Baramada today known as Parramatta.

The river continues to have a deep relationship with the Cadigal, Wangal, Toongagal, Wallumdegal, Wategora and the Burramattagal people. All enjoyed the river as an important source of cultural activities, food gathering, spiritual practice and trade over thousands of years. The salt marshes were shelter for the waterbirds. At high tide crabs would be caught and fish easily speared. Ducks inhabited the creeks that fed into the river.

According to the Lore of the Iyura, the people of this place, it is said Biiami was responsible for shaping the land. He created the rivers, creeks, mountains, the bush and forests. Biiami raised up his arms and sang everything into being. He looked about the land he had created and called it Bembul-ra. Then he created Iyura setting humans in his place of creation. Lores were put in place so people lived the right way for the continuation of life. Ceremonies and practices, song, dance and rules of behaviour brought balance and protected a way of life.

Version		
01	Draft for comment and review	10.03.2025
02	Draft for comment and review	19.03.2025
03	Draft for comment and review	26.03.2025
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06	Final report	04.09.2025
07	Final report	07.11.2025

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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.

SydneyOlympicPark

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Overview

1

SydneyOlympicPark

1.1 Introduction

Sydney Olympic Park Master Plan 2050 (Master Plan 2050) provides a coordinated, long term development plan to support the ongoing transformation of Sydney Olympic Park into a thriving suburb, strategically located in the centre of Greater Sydney. 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.

The draft Master Plan 2050 was exhibited from 28 October 2024 to 29 November 2024. The exhibition package included the following:

- The Master Plan 2050
- Explanation of Intended Effects identifying associated amendments to State Environmental Planning Policy (Precincts – Central River City) 2021 (Central River City SEPP 2021)
- Supporting technical reports.

A total of 498 submissions were received from stakeholders, the community and leaseholders.

This *Submissions Review Report* responds to the overarching topics of Government, individual, organisation, as well as the detailed requests sought by individual landholders. It is a supplementary refinement to the exhibited Urban Design Report and the two documents should be read in conjunction.

This Report:

- Presents an overview of the submissions relative to the exhibited Master Plan 2050
- Outlines the rationale for any changes to the strategic drivers of design thinking
- Reviews the landholder requests relative to the strategic drivers and the potential of each site
- Where appropriate, recommends updates to the exhibited controls for each site based on testing evidence and review conclusions
- Provides a comparison of the exhibited reference scheme and the post exhibition reference scheme which forms the basis for the proposed amendments to the *State Environmental Planning Policy (Precincts – Central River City) 2021* and controls within the Master Plan 2050.

The structure of this document is as follows:

Chapter 1: Overview

A summary of the exhibited Master Plan relative to the submissions and the process for Master Plan refinement.

Chapter 2: Master Plan Refinement

The series of principle based moves which have guided the refinement of the Master Plan and associated reference scheme.

Chapter 3: Final Reference Scheme Comparison

A clear comparison of the exhibited reference scheme relative to the final reference scheme alongside updated technical testing.

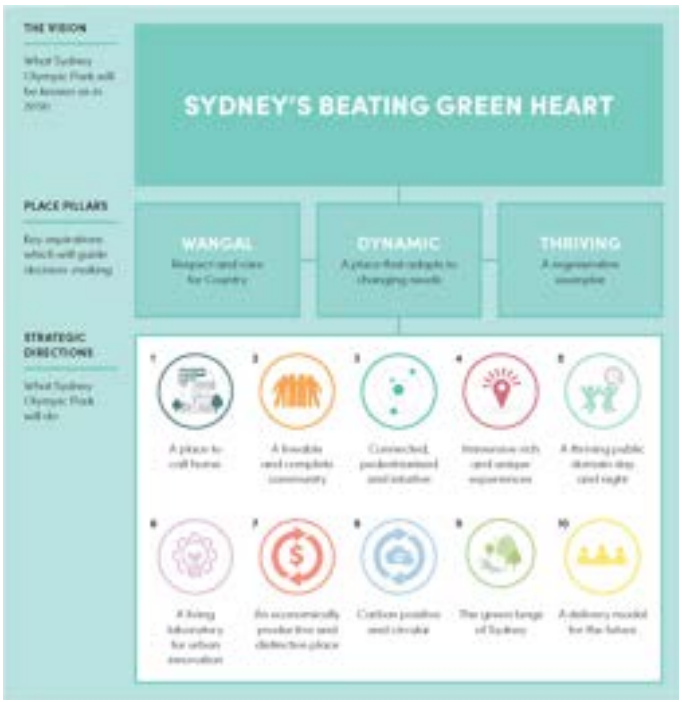
A Step Change In Thinking

The diagram below from the Vision for Sydney Olympic Park outlines the paradigm shift in how the place is planned for into the future as opposed to how it operates today.



The Vision

The diagram below outlines the vision statement, place pillars and strategic directions which have shaped every element of Master Plan 2050.



1.2 Project Timeline

Master Plan 2050 is the product of more than three years of collaborative design, policy development and engagement. The below diagram summarises key milestones, processes and documents which have shaped the Final Master Plan.



1.3 Master Plan Over Time

These diagrams compare the central urban area of Sydney Olympic Park over time, from today, Master Plan 2030 and the exhibited Master Plan 2050 (proposed).

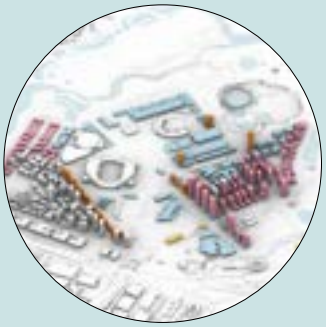
Today

- Homes: between 2,200 (ABS) - 2,600
- Residents: 4,950 - 5850
- Jobs: approx. 224,000m2 floor space (Interim Metro Review)
- Recognised as a major event and sporting precinct,
- Sydney Metro West currently under construction,
- Parramatta Light Rail (PLR2) in design phase
- NSW state government policy focus on transit oriented development



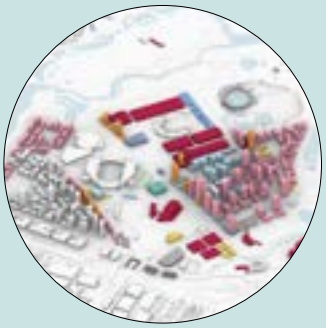
Master Plan 2030 (2018 review) and Interim Metro Review

- Homes: 10,000
- Residents: 22,250
- Jobs: Approximately 1.9 million m2 floor space (ICF2017)
- Interim Metro Review outlined future Sydney Metro West, associated development and open spaces



Exhibited Master Plan 2050

- Homes: 11,500 - 13,000
- Residents: 25,000 - 28,650
- Jobs: up to 30,000 - 32,000
- New neighbourhoods, precincts and open spaces and strengthening the sporting and cultural infrastructure of the place
- Integration of the surrounding neighbourhoods



Final Master Plan 2050

- Homes: up to 15,000
- Residents: up to 33,000
- Jobs: up to 26,000
- New neighbourhoods, precincts and open spaces and strengthening the sporting and cultural infrastructure of the place
- Integration of the surrounding neighbourhoods



1.4 Master Plan Summary

This page outlines the exhibited Master Plan 2050 and the final Master Plan 2050. The key numeric differences changes to the exhibited Master Plan 2050 are:

- Additional 1,900 dwellings
- Additional 174,500m^2 residential GFA
- Less 16,190m^2 commercial GFA

Exhibited Master Plan 2050

The adjoining image illustrates the exhibited Master Plan 2050 reference scheme that forms the basis of the proposed controls. This model broadly provides:

11,500 - 13,000 homes

25,000 - 28,650 residents

30,000 - 32,000 jobs



Reference Scheme of the exhibited Master Plan 2050.

Final Master Plan 2050

The adjoining image illustrates the final Master Plan 2050 reference scheme that forms the basis of the proposed controls. This model broadly provides:

up to 15,000 homes

up to 33,000 residents

up to 26,000 jobs



Reference Scheme of the final Master Plan 2050.

1.5 Addressing Submissions

This diagram illustrates process and the strategic 'line of sight' for the three scales of thinking were developed to address the submissions.

Strategic Directions (Vision & Master Plan)

1. A place to call home
2. A liveable and complete community
3. Connected, pedestrianised and intuitive
4. Immersive rich and unique experiences
5. A thriving public domain day and night
6. A living laboratory for urban innovation
7. An economically productive and distinctive place
8. Carbon positive and circular
9. The green lungs of Sydney
10. A delivery model for the future

Master Plan Design Intent (exhibited)



Structure Plan



Strategies



Neighbourhood & Precincts Concept



General Controls Plans

Three scales of thinking to appraise and respond to submissions

Strategic Drivers & Limits
What are the big drivers & limits to growth?

- Urban Economic Role & Hierarchy
- Social Infrastructure
- Movement & Transport
- Landscape & Open Space
- Urban Design & Character

Submission Review Principles
What are the spatial priorities used to refine the Master Plan based on the submissions?

- Preserve the commercial core
- Intensify the mixed use heart
- Intensify close to amenity
- Amplify the height corridor
- Optimise open space
- Optimise community uses
- Preserve connectivity & walkability
- Master Plan boundaries
- Flexible vs prescriptive controls

Review Themes & Criteria
Framework for submission & leaseholder review

- Jobs & housing provision implications
- Community infrastructure provision & impact
- Transport infrastructure design intent & impact
- Open space design intent & impact
- Conceptual urban design intent
- Sustainability, Country & alignment to Vision
- Public domain & site access considerations
- Built form & ADG compliance considerations
- Other impacts
- Assumptions

Master Plan
Strategic Drivers

2

SydneyOlympicPark

2.1 Master Plan Drivers Review

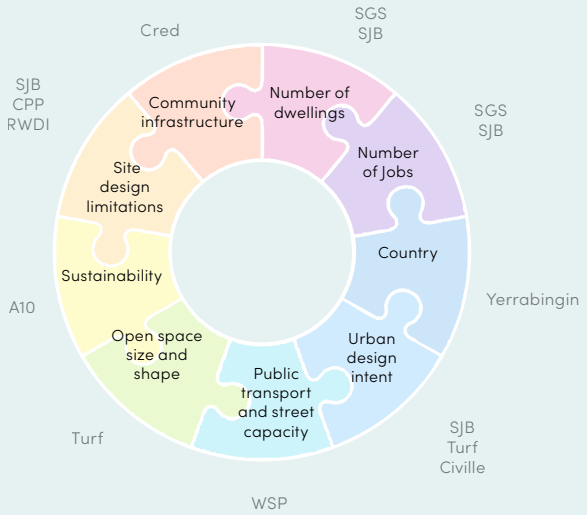
This chapter reviews and reappraises the strategic drivers of the Master Plan in response to the exhibited Master Plan 2050 submissions and any pertinent changes to policy and society which may have occurred since exhibition. The diagrams below contrast the balanced interdisciplinary approach of the exhibited Master Plan 2050 compared to the unbalanced impact of the submissions when cumulatively appraised the intent of the Vision and Master Plan.

Th following pages provide a discipline based response to the submissions as well as some recommendations and 'strategic limits' for the Master Plan. Broadly speaking these limits represent the development saturation capacity of the Master Plan of around **1,500 to 2,000** additional dwellings subject to the provision of discipline specific elements.

In summary the policy and design thinking within the exhibited Master Plan remains valid and this section constitutes an addendum to this work.

Exhibited Master Plan 2050

- Interconnected and multidisciplinary
- Balanced cumulative impact
- Long Term Vision



VERSUS

Potential Cumulative Impact of Submissions

- Established capacity exceeded
- Compounding flow-on-effects
- Limited physical space to accommodate significant increases
- Erosion of the strategic objectives and Master Plan intent



2.1.1 Economic Role and Hierarchy

Submissions requested clarity on the approach and ratio of jobs versus housing

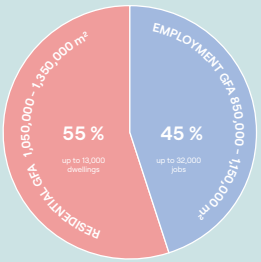
Strategic Response

- Latest projections suggests Sydney Olympic Park will deliver the same number of jobs over a longer time period
- A slight increase in the Master Plan residential target should facilitate faster delivery of floorspace in the face of currently challenging market conditions
- The latest information supports **maintaining Sydney Olympic Park as a jobs centre**
- **Preservation of a spatially contiguous area of non-residential floorspace will be strategically important**
- Across the Greater Sydney Area the jobs-to-housing ratio is estimated to be approximately 1.4 to 1. In strategic job centres, such as the Sydney CBD, this is much higher, whereas in more residential areas, the ratio is much lower.

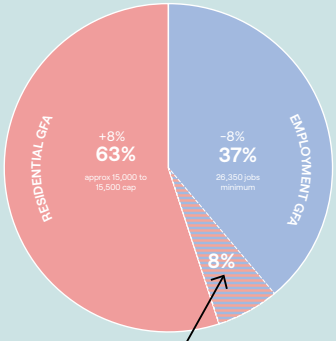
Master Plan Limits & Recommendations

- It is important to broadly preserve (not reduce) the number of jobs.
- The ratio of jobs to population should remain between 1.1 (exhibited Master Plan) and other high intensity mixed use strategic centres which have a comparable jobs to dwellings ratio of 0.9:1.
- Retain contiguous commercial core (E2 Zone)
- Employment to residential mix broadly as per the graphic below:

Exhibited Master Plan Land Use Parameter



Final Master Plan Land Use Parameter



transition from employment to residential GFA

2.1.2 Social Infrastructure

Submissions requested clarity on the necessity and location of social infrastructure

Strategic Response

- There is currently a significant deficit of community infrastructure within Sydney Olympic Park the City of Parramatta and surrounding LGAs.
- Neighbouring high-density areas such as Rhodes, Carter Street, and Wentworth Point already rely heavily on Sydney Olympic Park to meet their open space and recreation needs.
- The increasing number of residents and workers will necessitate increased community infrastructure to avoid exacerbation of the deficit.
- The newly released Homebush Transit-Oriented Development (TOD) similarly relies on Sydney Olympic Park for open space provision.
- Given Sydney Olympic Park's regional significance, increasing dwelling numbers without delivering complementary infrastructure risks undermining its regional role and overburdening existing assets.

Master Plan Limits & Recommendations

- Population growth 13,000 to 14,500 dwellings is possible without having significant negative impacts on existing infrastructure.
- Any intensification of residential development must accommodate community infrastructure according to the points below.
- The 'Neighbourhood' distribution of community infrastructure is important to successful community outcomes.
- Initial modeling suggests providing significantly more housing would require new schools which require new sites in the constrained area.
- Provide additional infrastructure to enable an increase of 1,500 - 2,000 dwellings within the Master Plan:
  - Increase library size by +135m^2
  - Increase multipurpose community hub by +350m^2
  - Increase cultural facility size by +90m^2
  - Accommodate child care centre as a use within Commercial GFA.
  - 2x additional playing fields
  - Enhance public open spaces with additional play spaces and fitness equipment.

2.1.3 Movement and Transport

Submissions requested justification for the reduction in parking and move away from private vehicular movement

Strategic Response

- Master Plan should leverage significant government public transport investment in light-rail and metro which will facilitate a transit-oriented high density precinct.
- High public transport accessibility will facilitate a 'car-lite' precinct which underpins higher density development.
- Priority to develop land for housing and community infrastructure over parking.
- Land use balance between residential and employment land use needs to be retained to ensure Sydney Olympic Park is an attractor and an origin.
- Increases of beyond 10 to 15% of vehicle movement will most probably have notable impact on subregional road network capacity, access capacity for big events and impact on access to the parklands especially on weekends.

Master Plan Limits & Recommendations

- Retain 'car-lite' precinct approach.
- Broadly maintain jobs to housing proportion to balance people movement flow throughout the day.
- An **increase of approximately 10% (approx 14,300) to 15% (15,000)** of dwellings would not compromise transport functionality and objectives.

2.1.4 Landscape and Open Space

Submissions requested justification for open space approach and 'overlay' of GANSW open space policy

Strategic Response

- Much of the 430ha parklands area is protected bushland, inaccessible mangroves, waterbodies or ecologically sensitive land.
- Functional recreational open space at Sydney Olympic Park is already at capacity.
- High quality, pedestrian focused groundplane is critical to facilitate
- Achieving significant tree canopy on streets is critical to achieve tree canopy approach and GANSW targets.
- Neighbourhood focused distribution of quality open space and recreation is critical.

Master Plan Limits & Recommendations

- Significant increase of dwellings or employment will compromise existing open spaces and ecological spaces throughout Sydney Olympic Park
- Focus on improving the quality of open space within neighbourhoods as opposed to over providing more open space
- Connect green areas (e.g. Boundary Creek, Archery Park and Tom Wills Oval) to create connected network of open space and support biodiversity.
- Ensure water based infrastructure is cohesively designed to catch, store, filter and discharge water into the broader water catchment.
- Ensure existing open spaces respond and contribute to surrounding high density neighbourhoods such as Carter Street, Rhodes and Wentworth Point.

Submissions Response & Master Plan Refinement

3

SydneyOlympicPark

3.1 Submissions Review

This chapter outlines the Submissions Review Drivers that guided the assessment of leaseholder submissions following the exhibition of the Draft Master Plan 2050 in 2024. The drivers provided a consistent framework to evaluate whether individual submissions justified changes to the exhibited plan. While acknowledging the merit of site-specific requests, the review process ensured that any proposed changes remained aligned with the overarching Vision, Strategic Direction, and design intent of the draft Master Plan 2050. These are outlined in Chapter 1 of this report.

To maintain the integrity of the plan, the framework was built around six key principles. These focus on:

- Preserving the land use intent necessary to deliver a genuine mixed-use precinct;
- Retaining the supporting elements and facilities that accompany increased development and density to create a liveable, high-quality urban environment; and
- Ensuring built form outcomes continue to reflect the role and character of each site, which contribute to creating a cohesive and responsive urban fabric overall.

Each principle is detailed in this chapter, with an explanation of how it reinforces the Vision and Strategic Direction of the draft Master Plan 2050.

Strategic directions

Ten strategic directions will shape the future of Sydney Olympic Park. These directions leverage Sydney Olympic Park's natural and built features, its engaged community and its unique governance.

The ten strategic directions are:

1 A place to call home

2 A liveable and complete community

3 Connected, pedestrianised and intuitive

4 Immersive rich and unique experiences

5 A thriving public domain day and night

6 A living laboratory for urban innovation

7 An economically productive and distinctive place

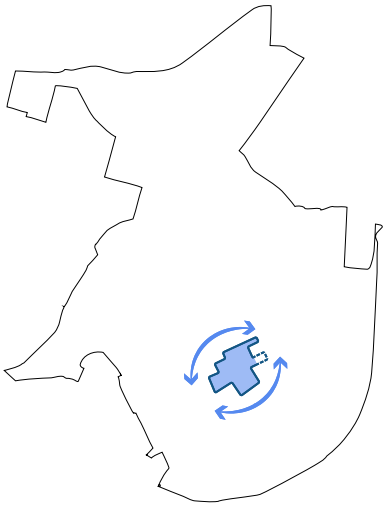
8 Carbon positive and circular

9 The green lungs of Sydney

10 A delivery model for the future



Artist impression of the future Eastern Neighbourhood (Source: SJB)



Preserve the Commercial Core

The draft Master Plan 2050 created a strong commercial core that ensured the delivery of employment opportunities close to homes and public transport. The spatial agglomeration of commercial uses creates a critical mass of non-residential floorspace that plays a critical role in Sydney Olympic Park fulfilling its role as a strategic job centre. The Commercial Core is a vital part of creating a vibrant and active precinct that supports the precinct's mixed-use heart.

Some submissions requested:

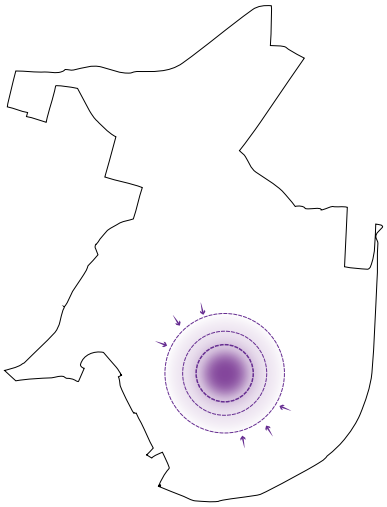
- Retain MU1 - Mixed Use Zoning rather than change to E2 - Commercial Core.
- Retain commercial/job-generating land uses.
- Limit build-to-rent development in the Commercial Core.
- Staging of development to minimise loss of employment during development of the precinct.

Strategic response:

- Minor adjustment to the Commercial Core zone, economic, transport and urban design advice supports a contiguous commercial core is retained.
- Long term commercial overstation train development is an important part of jobs provision to meet long term job NSW goverment expectations for job creation at Sydney Olympic Park.

Underpinned by strategic directions:





Intensify the Mixed-Use Heart

The Urban Centre is the mixed-use heart of Sydney Olympic Park, where residents and visitors come together to use and enjoy the retail offering, events, community facilities and residential opportunities that Sydney Olympic Park provides. The mixed-use heart benefits from its immediate proximity to the Metro Station, heavy rail, the PLR 2 and buses making it accessible and well-connected to the surrounding neighhourhoods and wider context.

Some submissions requested:

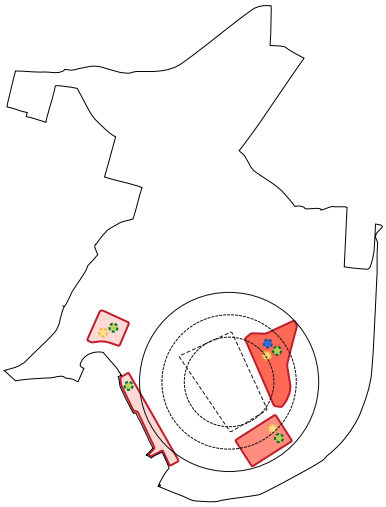
- Remove expectation to deliver civic/community GFA.
- Reduce % of expected delivery of non-residential GFA.
- Reduce required % of affordable housing.
- Concerns regarding solar and overshadowing impacts due to increase in density.
- Increase height of building and density of sites in the Urban Centre.

Strategic response:

- Retain % of expected delivery of civic, community and retail GFA as exhibited to create a vibrant heart with a diversity of uses for Sydney Olympic Park.
- Retain % of expected delivery of commercial GFA to create an employment hub that thrives of a high intensity of non-residential uses and delivers the expected number of jobs.
- Retain % of required affordable housing.
- Allow for an increase in height of building and density to intensify residential land use, and maximise the capacity of land within immediate proximity to the Metro Station, heavy rail, PLR 2, bus connections and community infrastructure.
- Solar and overshadowing testing of built form and the public domain to ensure density does not compromise built form and public domain quality.

Underpinned by strategic directions:





Intensify and diversify close to Amenity

The draft Master Plan 2050 ensures development is concentrated around sources of amenity in a number of neighbourhoods surrounding the Urban Centre. The neighbourhoods are characterised by a diversity of land use that ensure they can sustain their own communities. Residents will have convenient access to open spaces, community facilities, and retail anchors, fostering a high-quality living environment that meets daily needs and demands. Neighbourhood density will vary based on proximity to the Urban Centre, access to public transport, and local constraints. By concentrating development around amenity, the draft Master Plan 2050 promotes vibrant, walkable neighbourhoods that reduce dependence on private vehicles at the same time.

Some submissions requested:

- Increase height of building and density of sites.
- Remove expectation to deliver public open space and education infrastructure.
- Reduce % of expected delivery of non-residential GFA.
- Remove expectation to deliver residential land use and retain commercial land use of site.
- Concerns regarding solar and overshadowing impacts due to increase in density.

Strategic response:

- Retain % of expected delivery of non-residential GFA as exhibited to create lively and well-functioning neighbourhoods.
- Allow for an increase in density as exhibited in neighbourhoods that are within proximity to PLR 2, proposed eduction infrastructure and open space.
- Retain density as exhibited in areas that are subject to environmental constraints (such as contamination), and not within walkable proximity to public transport.
- Solar and overshadowing testing of built form, the public domain and areas of ecological value is carried out the quality of the built form and public domain is not compromised.

Underpinned by strategic directions:





Amplify Height Corridor

The building height corridors along Olympic Boulevard and Australia Avenue reinforce the primacy and distinctive character of these key streets. The deliberate contrast to the adjacent green parklands and sporting facilities visually emphases its importance throughout the Peninsula and establishes a clear hierarchy across the precinct. Using height variation and height corridors to celebrates the original and evolving form the urban areas of Sydney Olympic Park.

Some submissions requested:

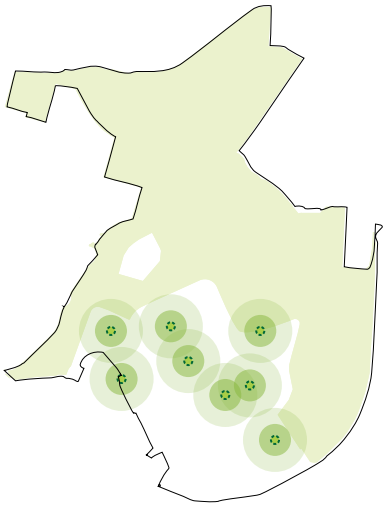
- Increase height of building and density of sites due to location within or close to the the height corridors.

Strategic response:

- Allow for an increase in height of building and density along the height corridors on Australia Avenue and Olympic Boulevard to solidify the built form intent of the exhibited Master Plan 2050.
- Increases in building height continue to reflect the proportions and height variations outlined in the exhibited Master Plan 2050.
- Solar and overshadowing testing of built form and the public domain to ensure density does not compromise built form and public domain quality.

Underpinned by strategic directions:





Optimise and deliver Open Space

Sydney Olympic Park sits within extensive parklands that are rich in biodiversity and significant to the Wangal people. However due to their ecologically sensitive nature, large areas are not accessible to the public. Therefore, as the population of Sydney Olympic Park and surrounding neighbourhoods increases, it is critical for existing open spaces to be optimised and new open spaces to be created. The spatial configuration of the Exhibited Master Plan 2050 ensures that all future residents are within walkable distance to open space, offering opportunities for play, recreation and leisure.

Some submissions requested:

- Remove the expectation to deliver a new open space, such as OSUC09, on future private development.
- Preserve Archery in its current location.
- Opposition to Bicentennial Marker becoming a development site.
- Opposition to relocation of the Discobolus to enable development.
- Open space solar controls restrict development.
- Concerns regarding loss of biodiversity as a result of development in the Newington Armory.

Strategic response:

- New open spaces proposed as part of the exhibited Master Plan 2050 are retained as exhibited to ensure future residents and visitors have sufficiently sized and well located open spaces.
- Solar access controls ensure existing and proposed open spaces receive adequate solar amenity.
- Relocation of archery to ensure functional open space for residents and workers in Sydney Olympic Park and several other surrounding high density neighbourhoods.
- Open spaces align with policy requirements of GANSW.
- Clear guidelines and controls to ensure development does not impact areas of ecological value.

Underpinned by strategic directions:





Optimise and deliver Community Uses

The community uses proposed as part of the exhibited Master Plan 2050 include the facilities, spaces and services that are critical for the success and liveablity of the future place. New community uses are delivered by optimising existing land use, and proposing new facilities such as schools, childcare, libraries, multipurpose community hubs, cultural facilities and spaces for indoor and outdoor recreation. In addition to serving the local community, Sydney Olympic Park's strategic location makes it a focal point for other surrounding communities which it must serve.

Some submissions requested:

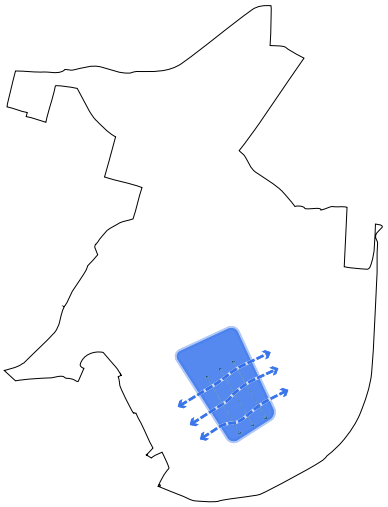
- Remove the expectation to deliver new community uses, including the Eastern Neighbourhood school, childcare and other supporting services on future private development.
- Concerns regarding the removal of the Fig Grove Water Feature to provide new Cultural Centre.
- Concerns regarding realistic delivery of community uses.
- Concerns regarding provision of community uses versus population growth.

Strategic response:

- Community uses proposed in the exhibited Master Plan 2050 are retained to ensure that Sydney Olympic Park can accommodate anticipated resident and worker growth in a sufficient manner as documented in the Cred Consulting Technical Report.

Underpinned by strategic directions:





Preserve Connectivity and Walkability

Pedestrian and public transport movement to and around Sydney Olympic Park is a fundamental principle of the Exhibited Master Plan. The Urban Centre especially benefits from its close proximity to future metro, train and future light rail services, making it an important entry point for Sydney Olympic Park and connecting it to the wider context. Block permeability and through-site connections reinforce connectivity and walkability, reducing the pressure on the road network and reliance on the private vehicles. Low-parking rates support this, and capitalise on significant investment in public transport which makes Sydney Olympic Park successful 'transit oriented development'.

Some submissions requested:

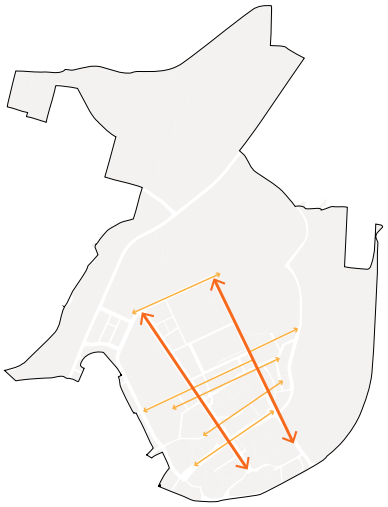
- Exhibited parking rates are too restrictive.
- Capacity of road network and public transport to accommodate population density.
- Expected delivery of through-site links on future private development is too restrictive.
- Increase connectivity and permeability of blocks by adding further through-site connections.
- Realignment of street network and compulsory acquisition of streets by government.

Strategic response:

- Exhibited parking rates are retained as per technical advice in WSP transport report.
- Residential and non-residential land uses are balanced to modulate movement flow to and from Sydney Olympic Park.
- Street delivery approach is retained to ensure the street network functions in the future.
- Number of through-site links and expectation to deliver connections on private development remain as exhibited. However minor adjustments to the character of through-site links (i.e. open-to-sky or enclosed).

Underpinned by strategic directions:





Optimise Master Plan Boundaries

The exhibited Master Plan harmonises Master Plan site boundaries and Central River City SEPP 2021 boundaries to ensure clear and consistent development to deliver the Master Plan. This is important for clarity in street and infrastructure provision as well as ensuring contributions can be properly understood to deliver necessary infrastructure.

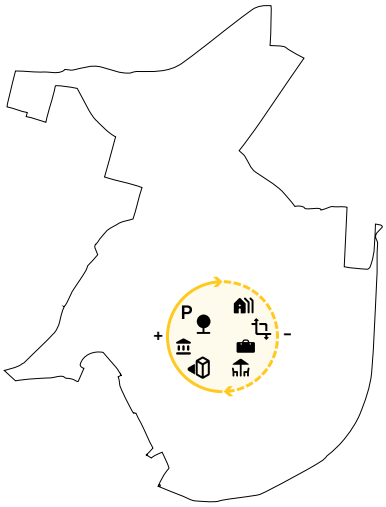
Some submissions requested:

- Amend Master Plan boundaries to ensure cadastral boundaries align with leaseholder boundary.
- Proposed lot boundaries require amalgamation with adjoining sites without providing incentives for amalgamation.
- Adjoin school boundary with open space boundary to enhance accessibility and wayfinding.
- Revert site boundaries of the exhibited Master Plan 2050 to the boundaries of Master Plan 2030.

Strategic response:

- Update boundaries to align Master Plan site boundaries with envisaged future cadastral boundaries and Central River City SEPP 2021 boundaries.
- Update boundaries to reflect streets which have already been delivered.

Underpinned by strategic directions:



Balance Flexible and Prescriptive Controls

The exhibited Master Plan 2050 builds on the controls within Master Plan 2030. While some controls are flexible, other controls are prescriptive to ensure the key elements of the Master Plan are delivered and a high quality public domain and built form outcome is achieved.

Some submissions requested:

- Greater flexibility regarding dwelling sizes and mix to respond to market conditions.
- Strengthen built form sustainability controls to advocate for more sustainable outcomes across the precinct.
- Broader definition of non-residential uses.
- Propose additional active frontages across the precinct.
- Controls are too prescriptive for Design Excellence sites and restrict creativity.
- Concerns regarding loss of character and heritage value of the site.
- Concerns regarding expected delivery of communal open spaces in private development.

Strategic response:

- All controls have a basis in existing controls or a full technical basis of technical evidence to substantiate their necessity. Refer to individual technical reports for detail.
- Most controls (dwelling mix and size) are either conventional in other planning instruments or enshrined in policy such as the Apartment Design Guide or other GANSW guidance.
- The exhibited Master Plan 2050 is mindful of existing heritage by retaining those sites and elements of particular importance, and proposing built form controls that respond to heritage sites through setbacks, streetwall heights and others.
- Expectation to deliver communal open spaces in private development to remain as exhibited.

Underpinned by strategic directions:



Post Exhibition Master Plan 2050 Reference Scheme and Testing

4

SydneyOlympicPark

4.1 Reference Scheme

This section of the report presents the reference scheme that forms the basis of the proposed development controls outlined in detail in Master Plan 2050.

It is important to recognise and acknowledge that the reference scheme is one potential outcome of the prosed controls and spatial strategies. The nature and character of the individual developments will change within the framework provided by the Master Plan and market conditions at the time of design and development.

This section also outlines solar testing and shadow analysis to illustrate that the reference scheme is functional and does not impose any unacceptable impacts on the existing environment.



Artist impression of the future Sydney Olympic Park (Source: M.Gerada/SJB)

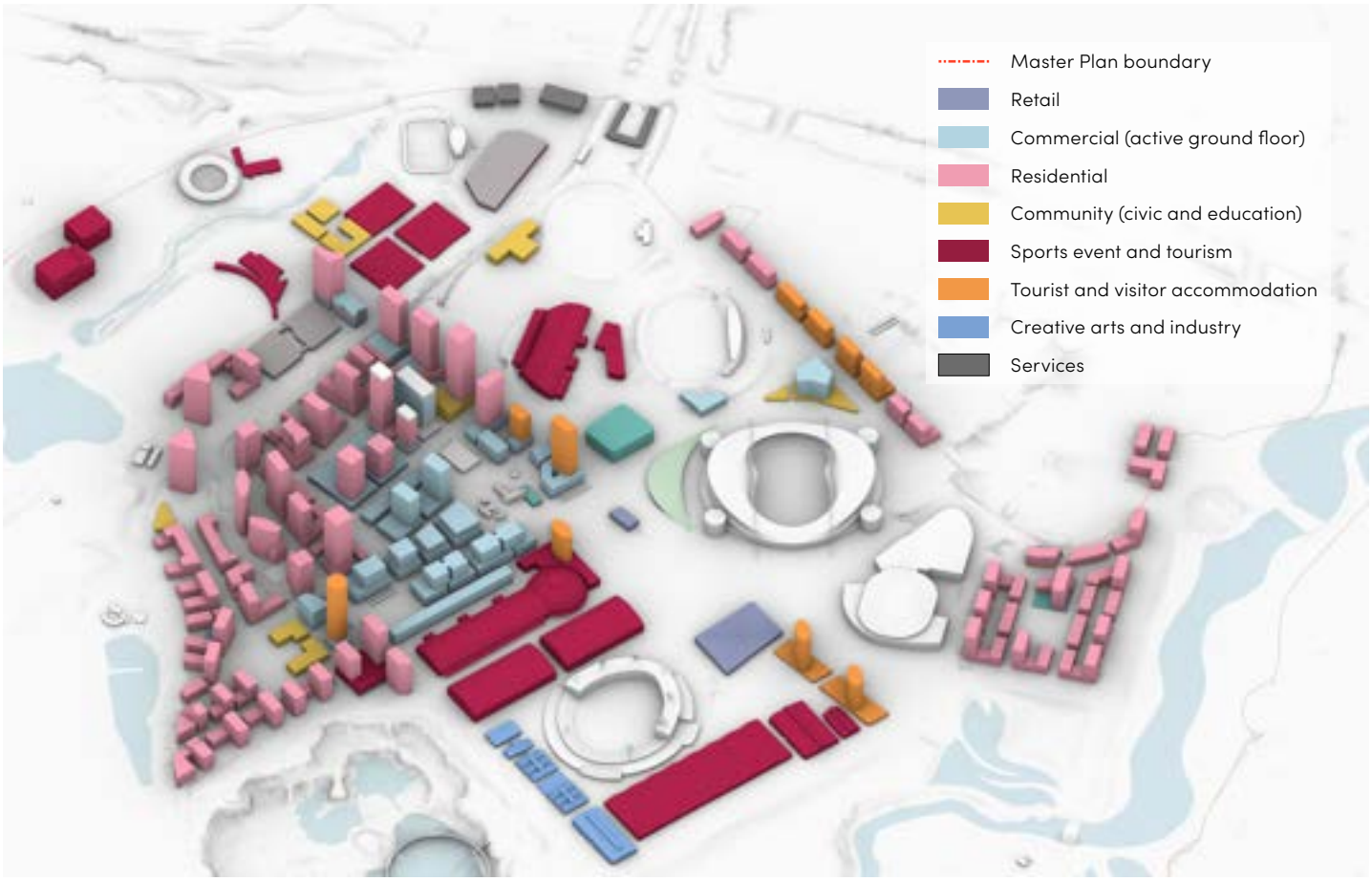
4.1.1 Exhibited Massing and Illustrations



Massing of the reference scheme, viewed from the south.



Massing of the reference scheme, viewed from the south west.



Massing view from the north east.

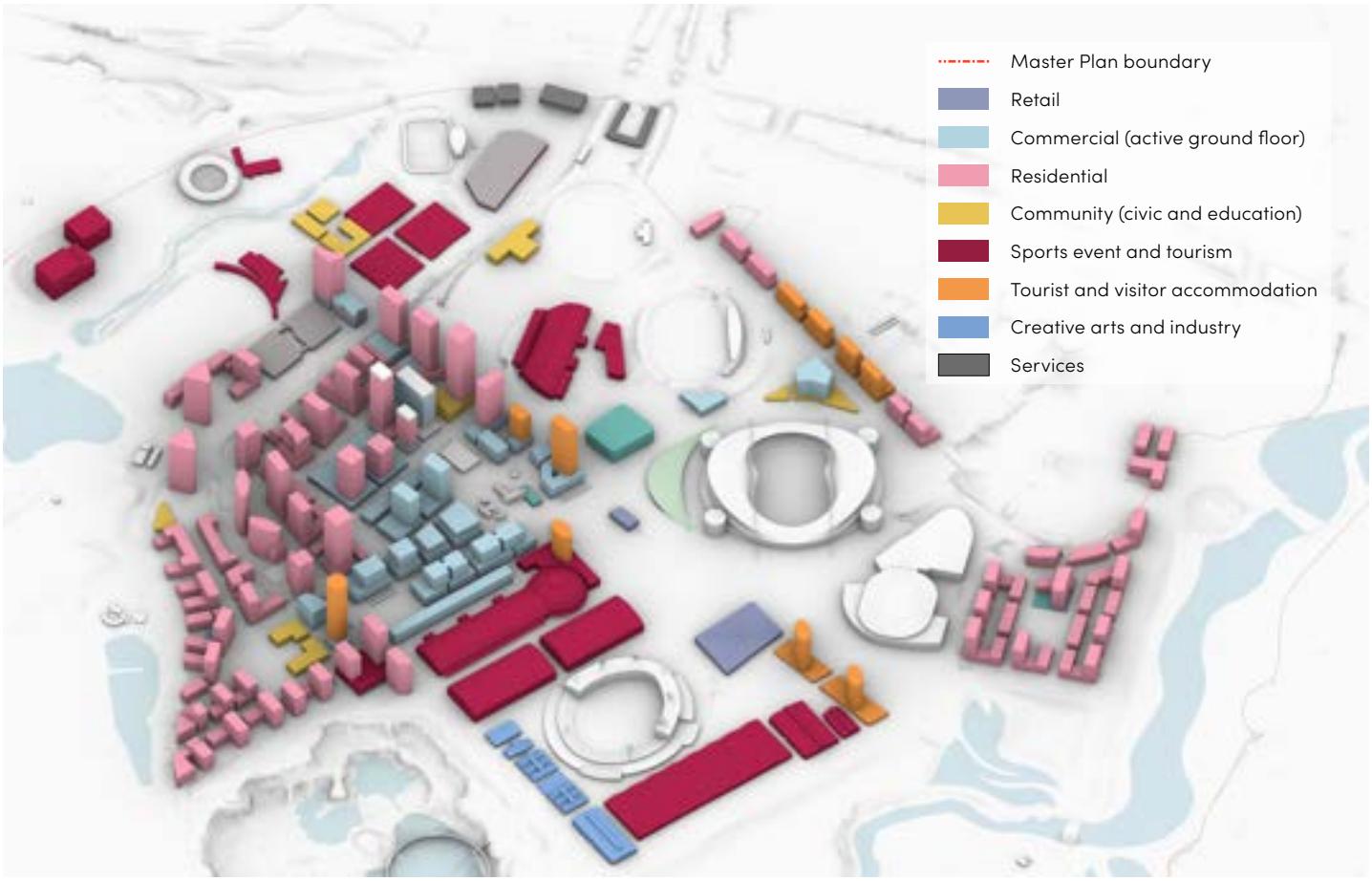
4.1.2 Post Exhibition Massing and Illustrations



Massing of the reference scheme, viewed from the south.



Massing of the reference scheme, viewed from the south west.



Massing view from the north east.

Figure 11.1.1 Exhibited Reference Scheme Plan

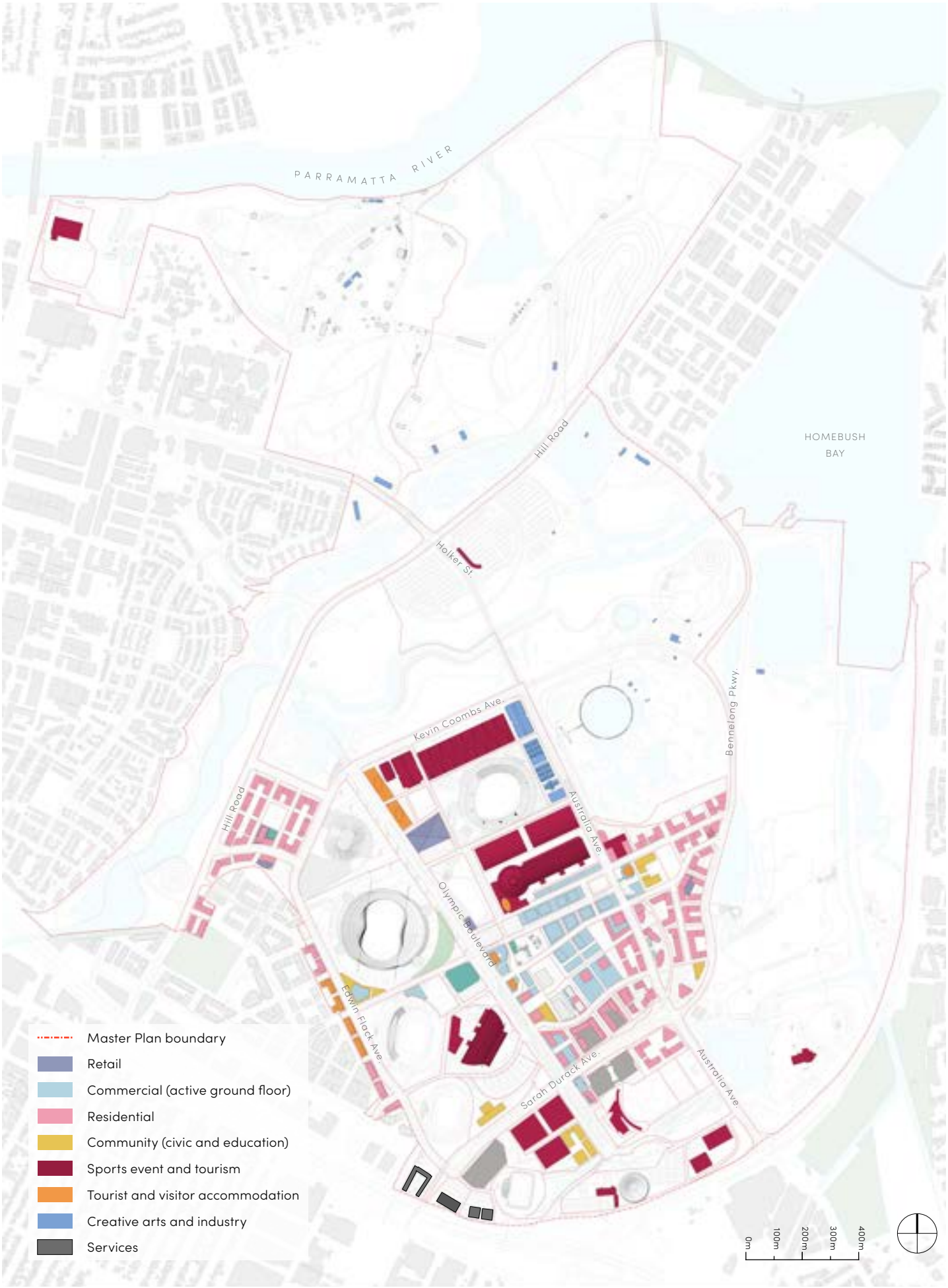


Figure 11.1.1 Post Exhibiton Reference Scheme Plan

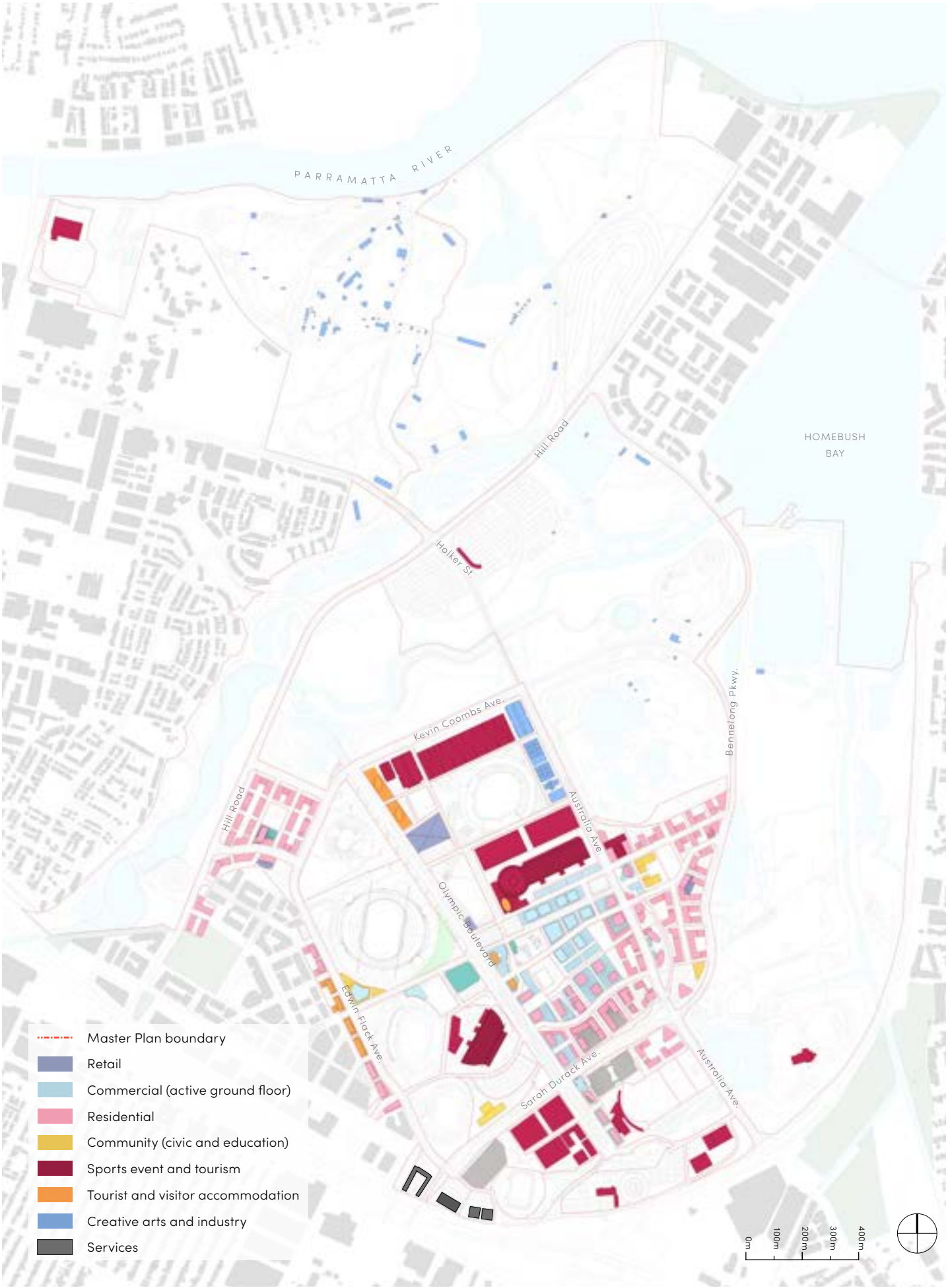


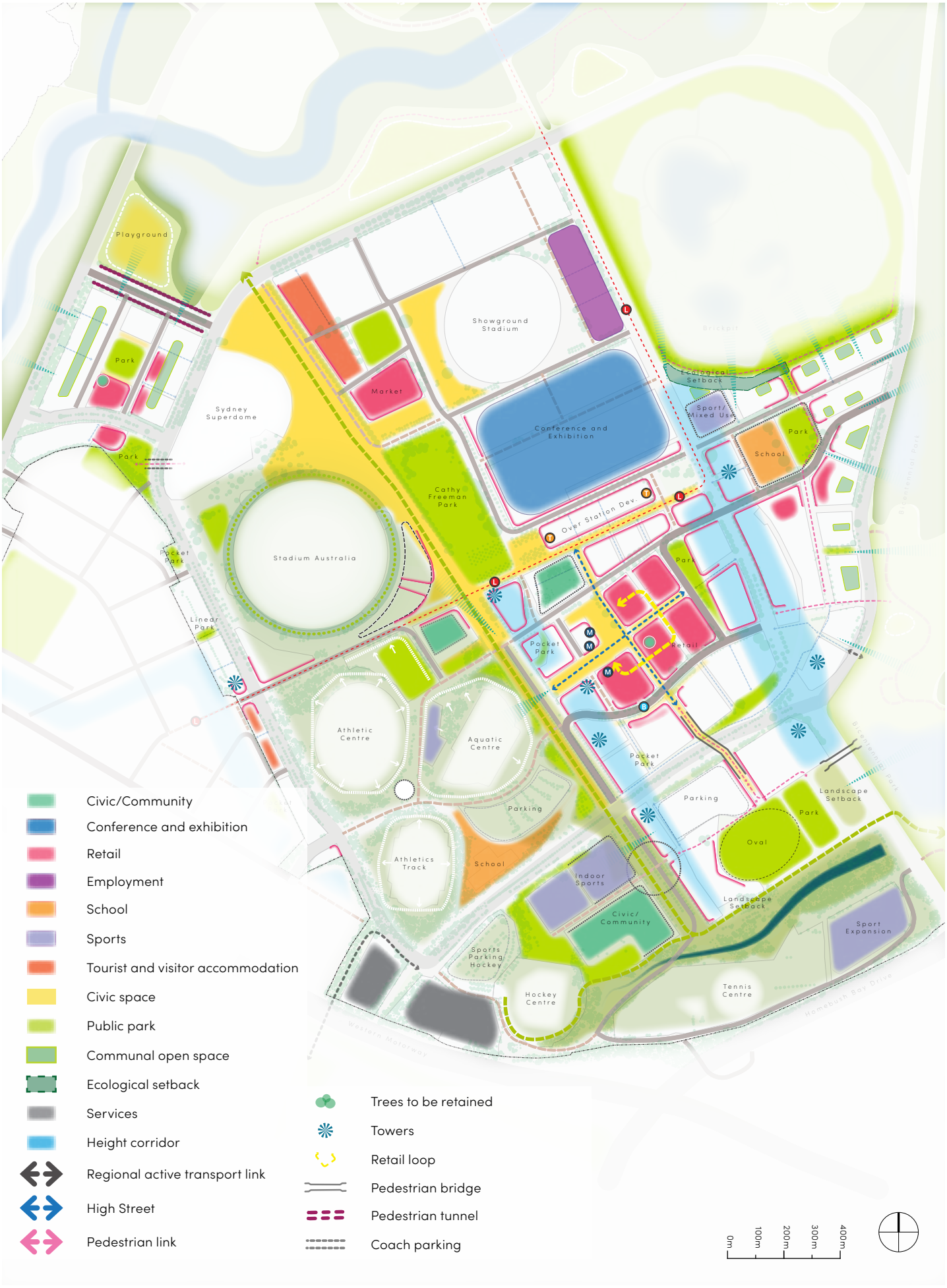
Figure 11.1.2 Exhibited Illustrative Master Plan



Figure 11.1.2 Post Exhibition Illustrative Master Plan



Figure 11.1.3 Post Exhibition Concept Plan



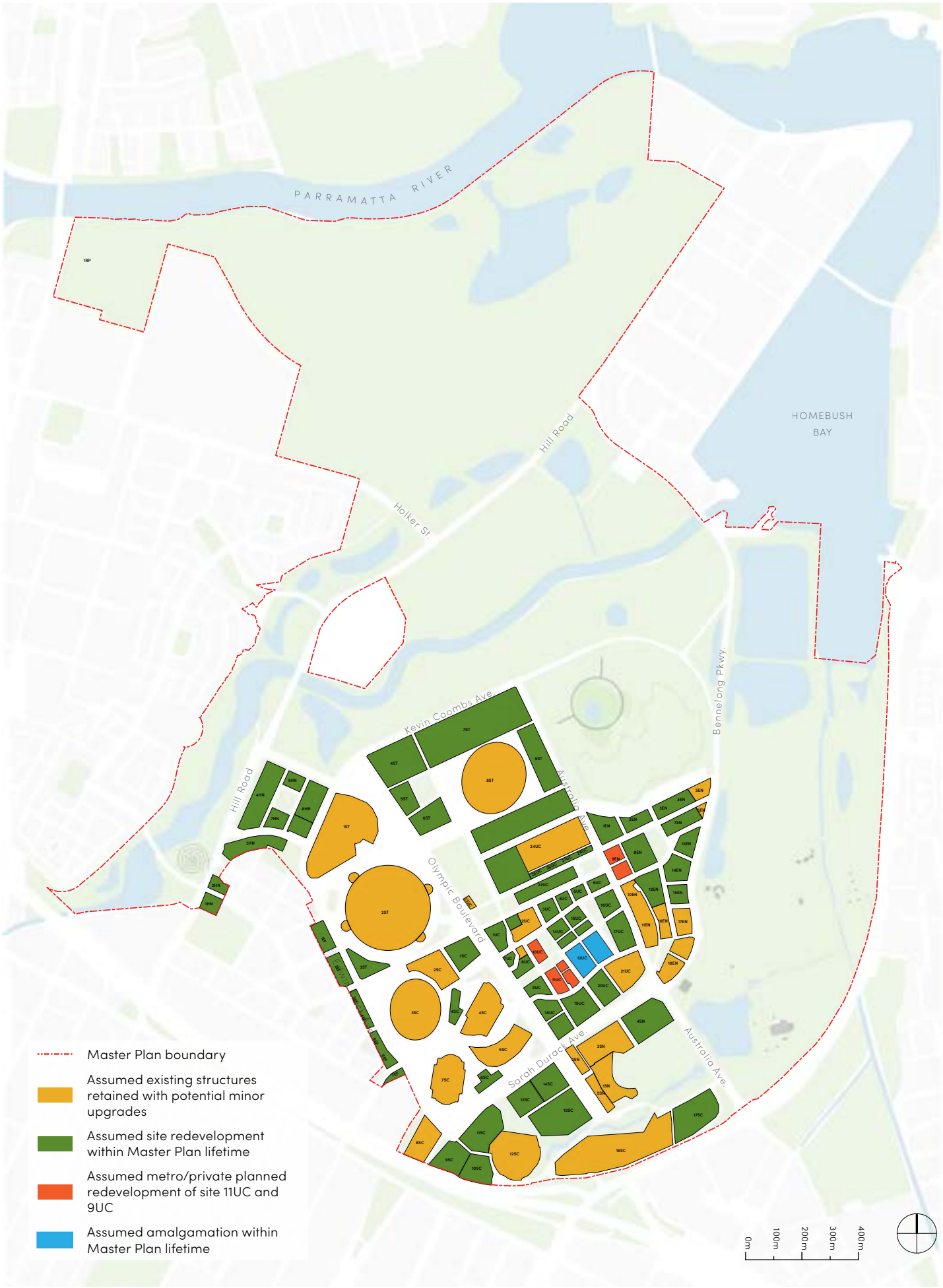
4.2 Site Development Assumptions

SITE NO.	ASSUMPTION
1 UC	Redeveloped with new building in reference scheme
2 UC	New building insertion and adaptive reuse of Former Abbatoir Heritage Buildings
3 UC	Redeveloped with new building in reference scheme
4 UC	Redeveloped with new building in reference scheme
5 UC	Redeveloped with new building in reference scheme
6 UC	Redeveloped with new building in reference scheme
7 UC	Redeveloped with new building in reference scheme
8 UC	Southern portion of site redeveloped with new building while northern building 'The Avenue' 10 Herb Elliott Avenue is existing
9 UC	Metro site. Redeveloped with new building in reference scheme. Broadly in accordance with principles of Master Plan Interim Metro review.
10 UC	Metro site. Metro box massing in reference scheme
11 UC	Metro site. Mixed use SSDA proposal in reference scheme
12 UC	Amalgamated site with new building in reference scheme. Refer to site amalgamation section of this chapter.
14 UC	Redeveloped with new building in reference scheme
15 UC	Redeveloped with new building in reference scheme
16 UC	Redeveloped with new building in reference scheme
17 UC	Redeveloped with new building in reference scheme
18 UC	Redeveloped with new building in reference scheme
19 UC	Redeveloped with new building in reference scheme
20 UC	Redeveloped with new building in reference scheme
21 UC	Existing building with no change expected
22 UC	Redeveloped with significant overstation development (OSD)
23 UC	Existing building with no change expected
24 UC	Western portion of building/s redeveloped while no or minimal change expected to eastern portion of building/s
25 UC	Redeveloped with new building in reference scheme
26 UC	Redeveloped with new building in reference scheme
27 UC	Redeveloped with new building in reference scheme
28 UC	Redeveloped with new building in reference scheme
1 EN	Undeveloped site with new building in reference scheme
2 EN	Undeveloped site with new building in reference scheme
3 EN	Redeveloped with new building in reference scheme
4 EN	Redeveloped with new building in reference scheme
5 EN	Existing building (currently under construction) with no change expected
6 EN	Existing building (currently under construction) with no change expected
7 EN	Redeveloped with new building in reference scheme
8 EN	Redeveloped with new school in reference scheme
9 EN	Redeveloped site according to submission made
10 EN	Existing building with no change expected
11 EN	Existing building with no change expected
12 EN	Redeveloped with new building in reference scheme
13 EN	Redeveloped with new building in reference scheme
14 EN	Redeveloped with new building in reference scheme
15 EN	Redeveloped with new building in reference scheme
16 EN	Existing building with no change expected
17 EN	Existing building with no change expected
18 EN	Existing building with no change expected
1 SN	Existing building with no change expected
2 SN	Existing building with no change expected
3 SN	Existing car parking structure with potential minor alterations and new uses
4 SN	Undeveloped site with new building in reference scheme
5 SN	Undeveloped site with new building in reference scheme
1 HN	Undeveloped site with new building in reference scheme
2 HN	Undeveloped site with new building in reference scheme
3 HN	Undeveloped site with new building in reference scheme
4 HN	Undeveloped site with new building in reference scheme
5 HN	Undeveloped site with new building in reference scheme
6 HN	Undeveloped site with new building in reference scheme

- Assumed existing structures retained with potential minor upgrades
- Assumed site redevelopment within Master Plan lifetime
- Assumed metro planned redevelopment
- Assumed amalgamation within Master Plan lifetime

7 HN	Undeveloped site with new building in reference scheme
1 ST	Existing building (Sydney Superdome) with no change expected
2 ST	Existing building (Stadium Australia) with no major change but potential for new pavilions public domain and landscape improvements
3 ST	Undeveloped site with new building in reference scheme broadly reflective of proposed scheme submitted to SOPA
4 ST	Redeveloped with new building in reference scheme broadly reflective of draft RAS Master Plan
5 ST	Redeveloped with new building in reference scheme broadly reflective of draft RAS Master Plan
6 ST	Redeveloped with new building in reference scheme broadly reflective of draft RAS Master Plan
7 ST	Redeveloped with new building in reference scheme broadly reflective of draft RAS Master Plan
8 ST	Existing building (Showground Stadium) with no change expected
9 ST	Redeveloped with new building in reference scheme broadly reflective of draft RAS Master Plan
1 SC	Undeveloped site with new building in reference scheme
2 SC	Existing building with no change expected
3 SC	Existing building (Athletic Centre) with no change expected
4 SC	Existing building (Aquatic Centre) with potential for addition of ancilliary sports related building in reference scheme
5 SC	Existing car park with no change expected
6 SC	Undeveloped site with new building (school) in reference scheme
7 SC	Existing building (Athletic Centre) with no change expected
8 SC	Existing building (Athletic warm up arena) with no change expected
9 SC	Undeveloped site with new building in reference scheme
10 SC	Undeveloped site with new building in reference scheme
11 SC	Undeveloped site with new building (parking and sporting) in reference scheme
12 SC	Existing building (Hockey Centre) with no change expected
13 SC	Redeveloped with new building but same sporting use in reference scheme
14 SC	Redeveloped with new building but same sporting use in reference scheme
15 SC	Redeveloped with new building/s in reference scheme
16 SC	Existing building with no change expected
17 SC	Redeveloped with new building but same sporting use in reference scheme
1 EF	Undeveloped site with new building in reference scheme
2 EF	Undeveloped site with new building in reference scheme
3 EF	Redeveloped with new building in reference scheme
4 EF	Redeveloped with new building in reference scheme
5 EF	Redeveloped with new building in reference scheme
6 EF	Redeveloped with new building in reference scheme
7 EF	Redeveloped with new building in reference scheme

4.2.1 Site Development Assumptions Diagram



4.3 Built Form Assumptions

Built Form Assumptions

The Master Plan 2050 reference scheme considers the following assumptions while testing its built form and urban fabric.

	Uses	GBA to GFA efficiency *
1	Residential	75 %
2	Commercial	80 %
3	Retail	65 %
4	Civic	80 %
5	Education and Health	80 %
6	Events and Sports	75 %
7	Art and Industry	90 %
8	Hotels / Student Accommodation	80 %

* Note: GBA refers to gross building area and GFA refers to gross floor area.

Other Assumptions

People per dwelling assumption	2.25

Dwelling Mix

The Master Plan 2050 reference scheme takes into account the increase in demand for larger apartments, following the growth of flexible working and allowances for additional spaces for home working. Therefore, the minimum size of an average unit (according to Apartment Design Guideline) has been increased from 82 sqm to 92 sqm.

Unit Type	Split	Size (sqm)
Studio	2%	40
1 bed	20%	55
2 bed	55%	80
3 bed	20%	100
3 + bed	3%	110
Ave Unit size (NSA)		78.3
Ave Unit size (GFA)		**92**

Floor to Floor height

Residential	
Ground floor	5 m
Above ground floor	3.2 m
Non - Residential	
Ground floor	5 m
Above ground floor	3.6 m
Rooftop service zone	4 m

4.4 Amalgamation Lots

The amalgamation of four lots into 12UC and 13UC in the urban centre maximises the development potential of two sites, and also creates an improved urban outcome for the receiving environment.

The development potential is optimised by providing sufficient space for large format retail/wholefoods stores to be established, while maintaining the flexibility and possibility for a shopping centre. This then could become an important anchor and landmark for the urban centre that assists as a point of reference to enhance the neighbourhood's legibility.

Amalgamation of four lots into 12UC and 13UC further improves the public realm by creating a continuous urban corner that spatially enhances the built form at the intersection of Fig Tree Drive and Street UC09. It defines the Miluni Plaza streetwall and provides for an active frontage along this preeminent new civic space. Similarly, the active frontage enhances the condition of UC06, UC08 and the metro station beyond by creating an appealing space that adds interest, life and vitality to the public realm.

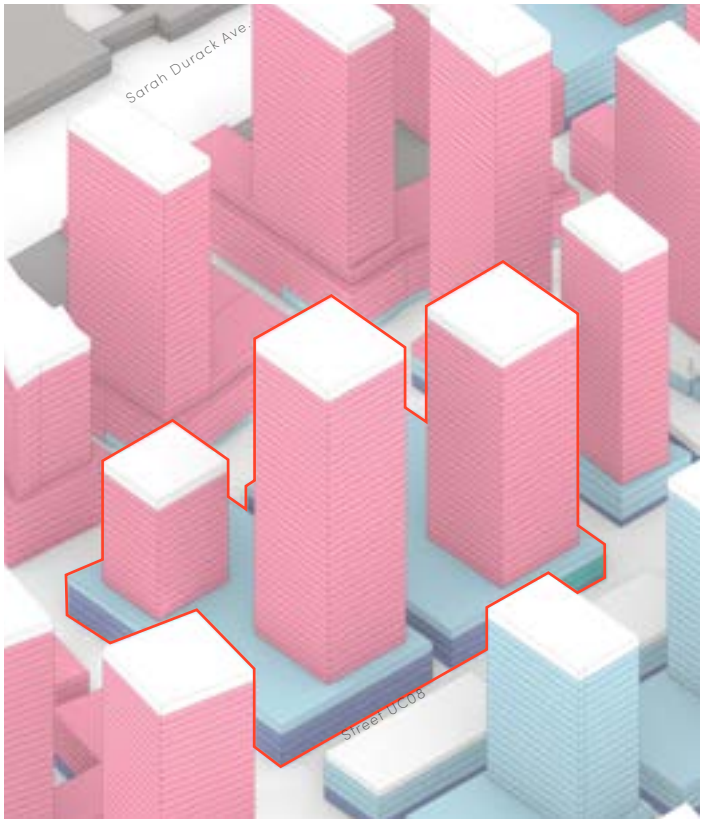
The ground floor of future buildings shall be publicly accessible, to enhance permeability and increase user's degree of choice when navigating the public realm. This, in combination with the above creates a more responsive place overall.

Through the amalgamation of lots to create 12 and 13UC improved solar access to 20UC and 21UC is also enabled, providing for a higher quality of life for future residents.

Overall, the amalgamation of lots 12 and 13UC enables significant uplift, achieves the overall yield and land use split while capitalising on its potential to achieve improved place outcomes at the same time.



Proposed amalgamation of lots 12 and 13 UC.

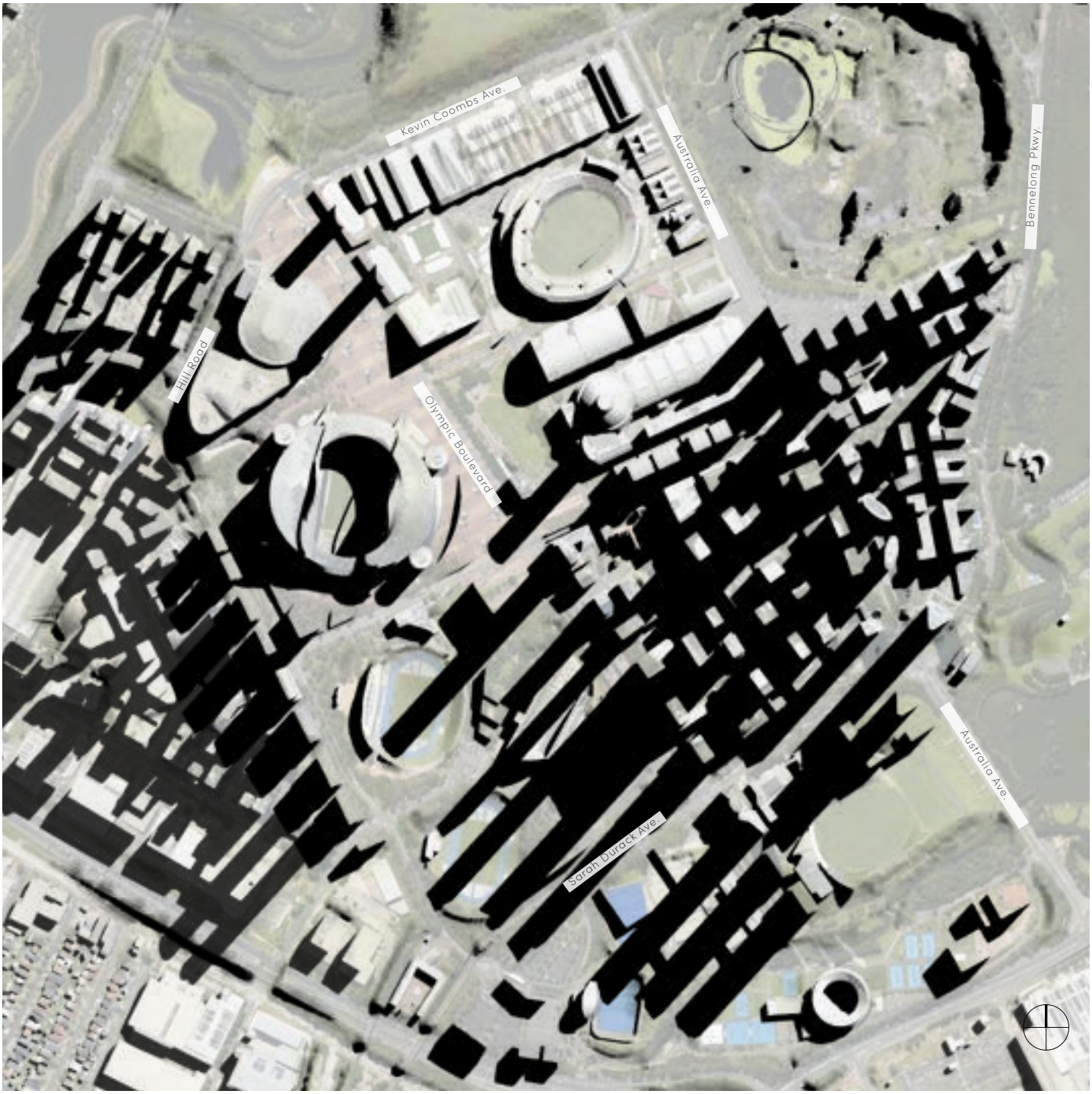


Proposed massing of lots 12 and 13 UC and the surrounding context.

4.5 Shadow Analysis

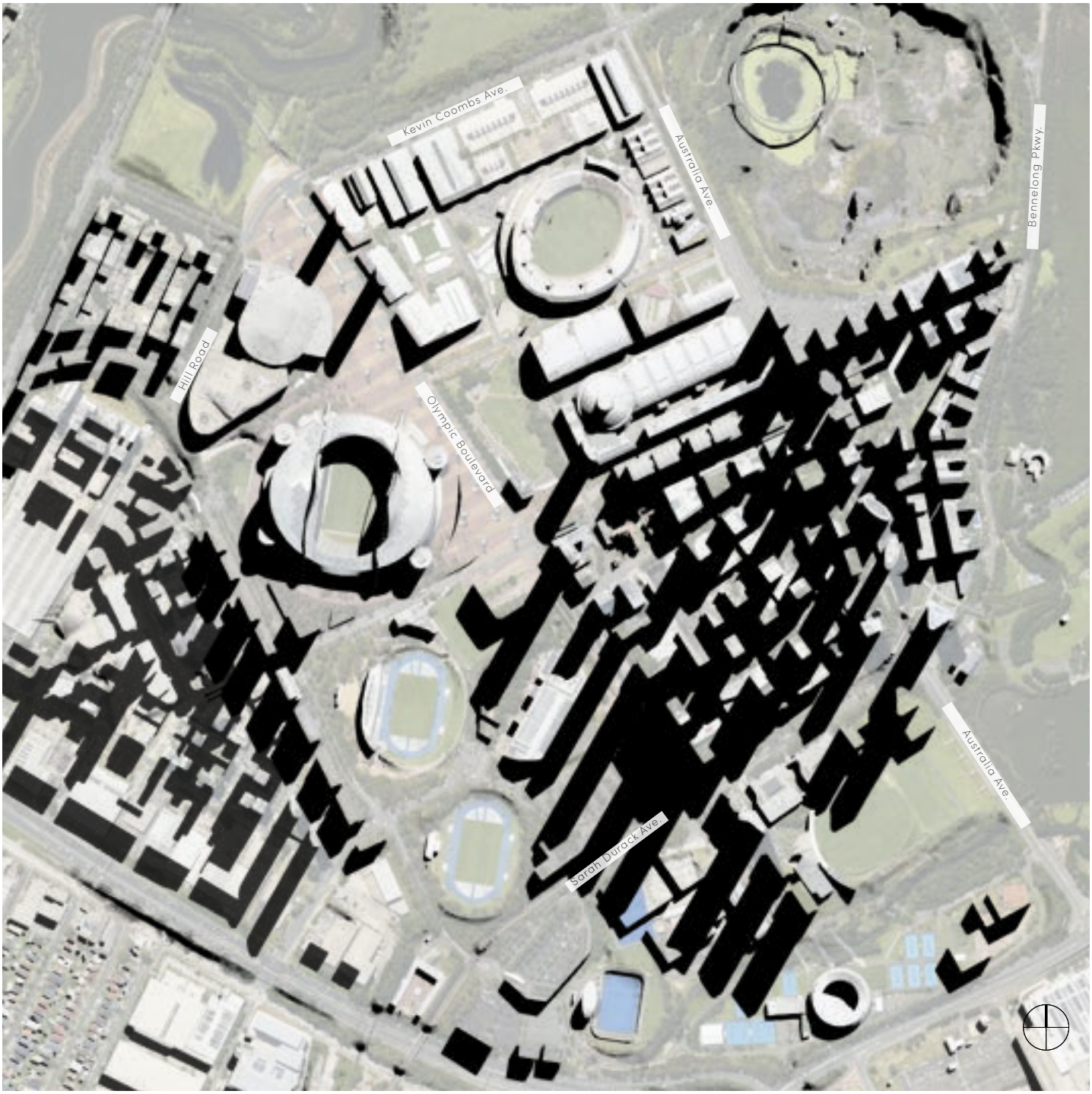
The shadow study below, and on the following six pages demonstrates the movement of shadows cast by Master Plan 2050 on the 21st of June (winter solstice) between 9am - 3pm. This date is the shortest and most shaded day of the year, thus represents the worst possible effects of Master Plan 2050.

9am, 21st of June (winter solstice):



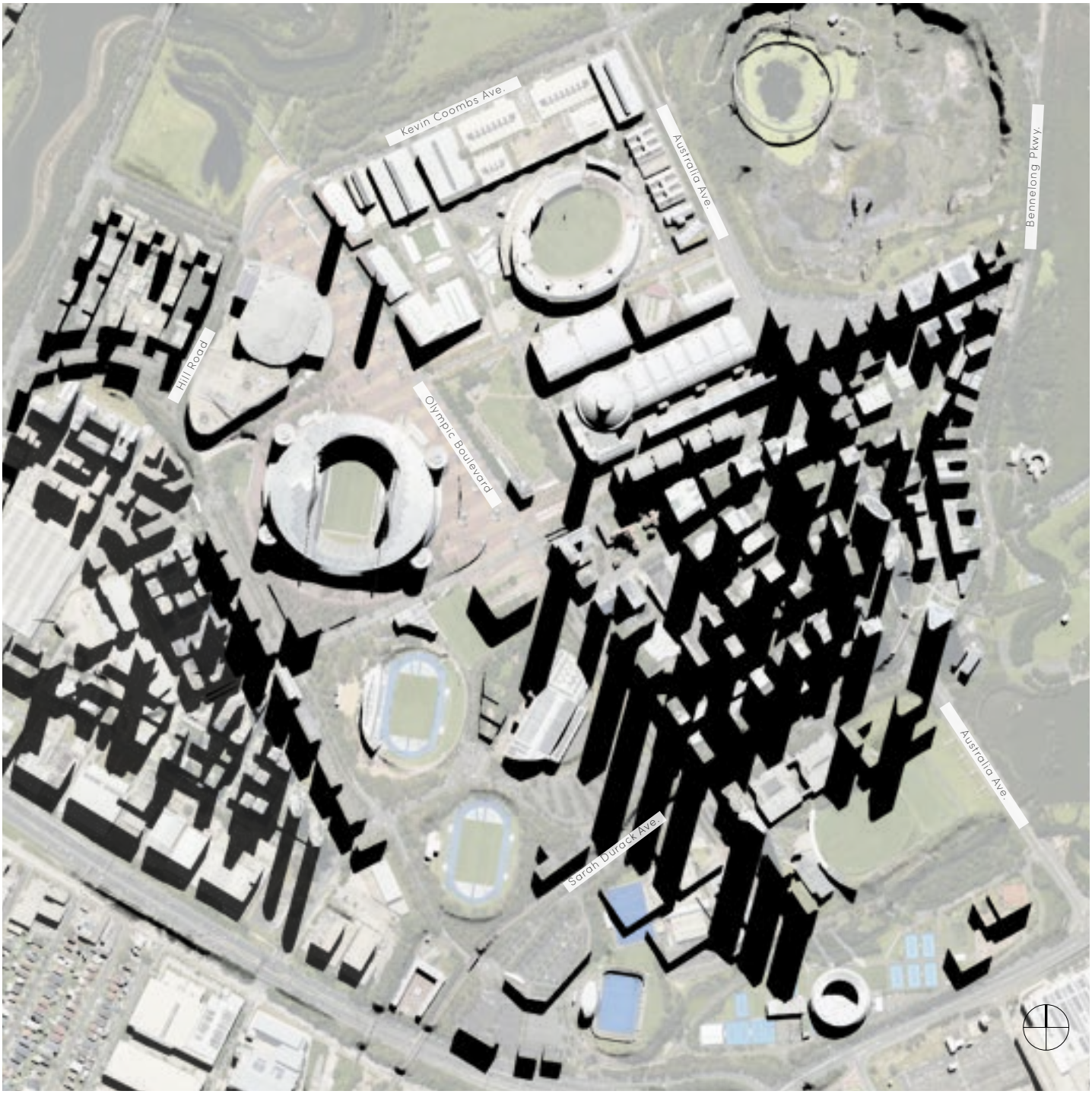
Shadow analysis of Sydney Olympic Park at 9am.

10am, 21st of June (winter solstice):



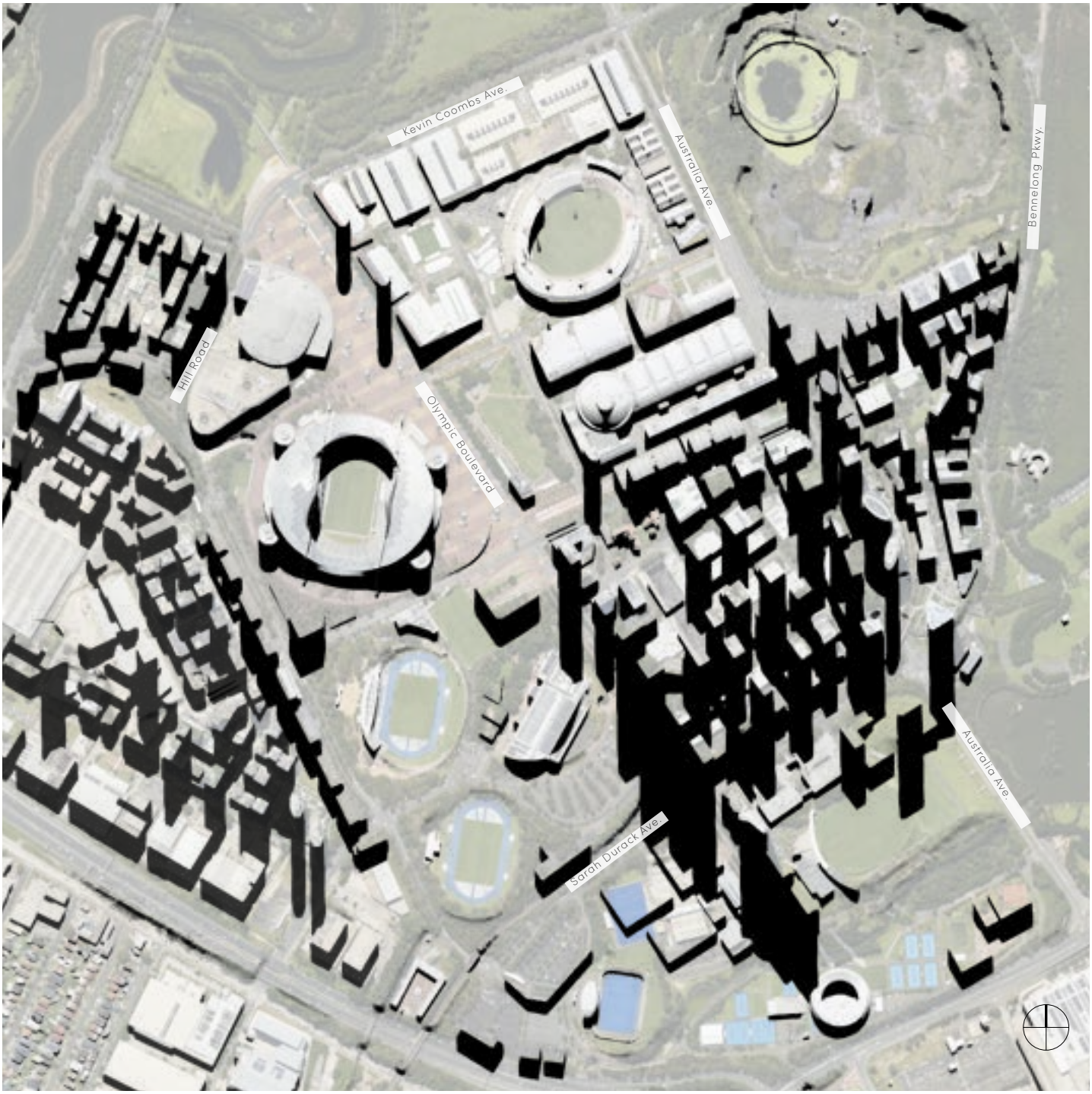
Shadow analysis of Sydney Olympic Park at 10am.

11am, 21st of June (winter solstice):



Shadow analysis of Sydney Olympic Park at 11am.

12pm, 21st of June (winter solstice):



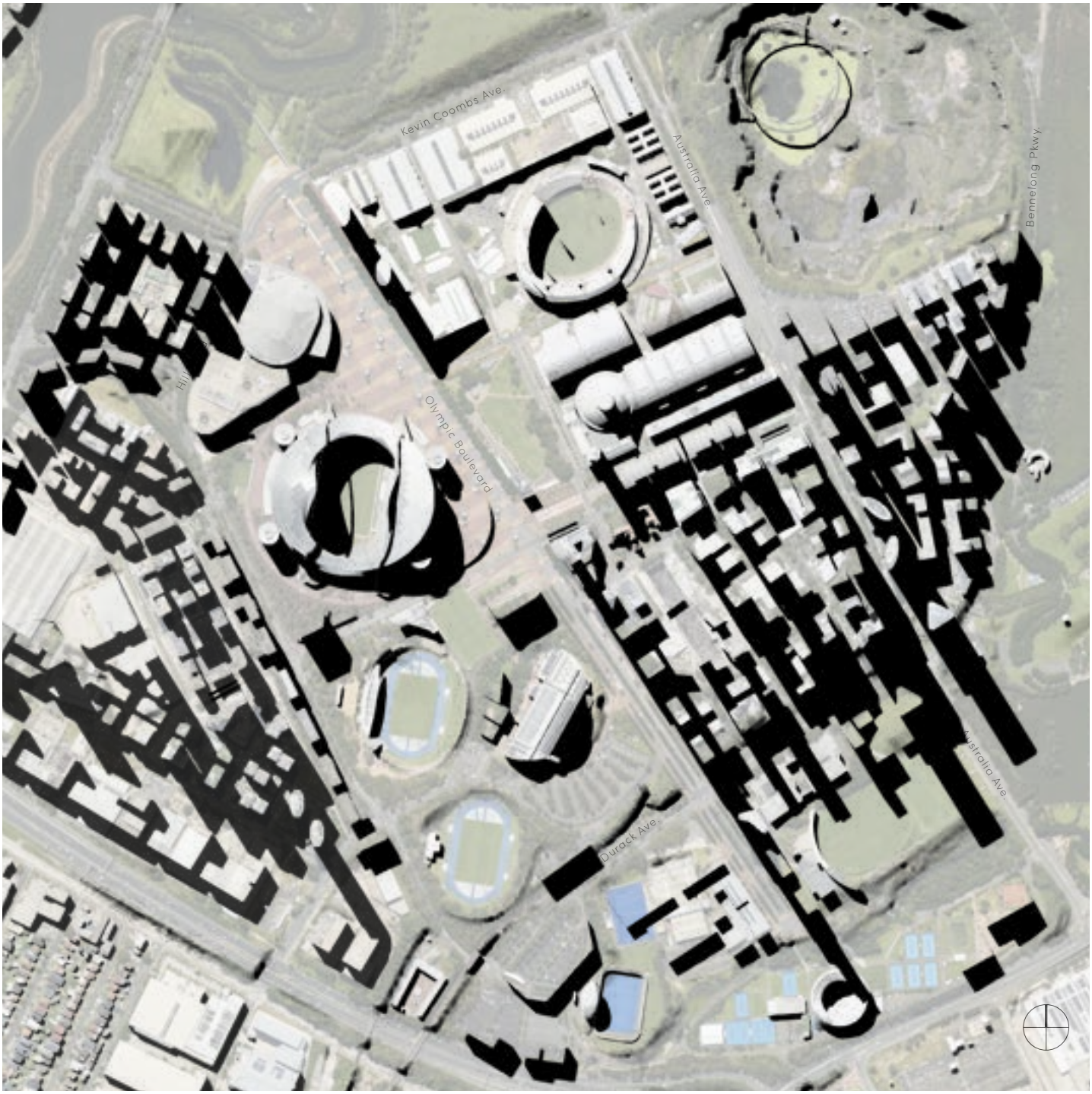
Shadow analysis of Sydney Olympic Park at 12pm.

1pm, 21st of June (winter solstice):



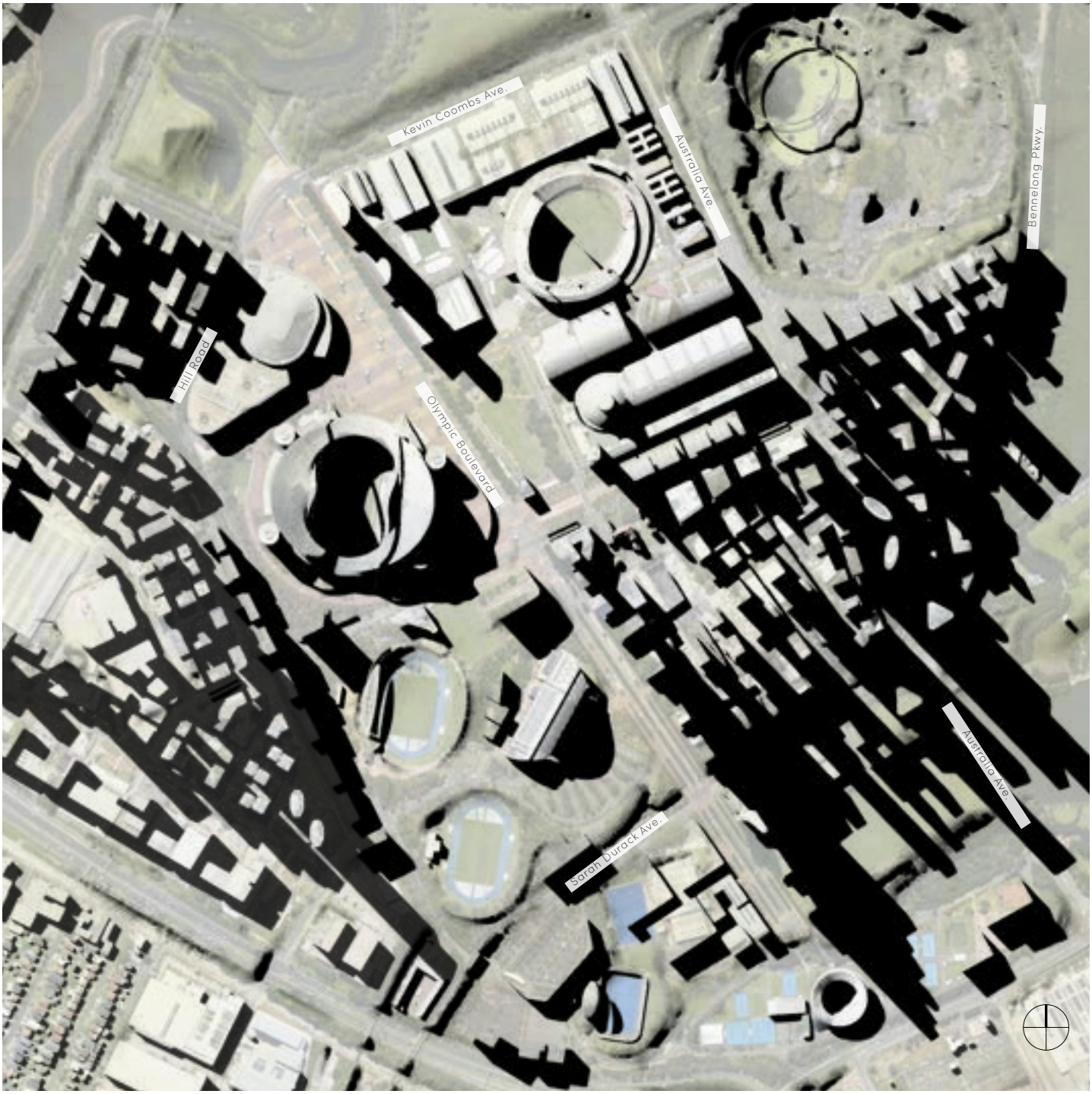
Shadow analysis of Sydney Olympic Park at 1pm.

2pm, 21st of June (winter solstice):



Shadow analysis of Sydney Olympic Park at 2pm.

3pm, 21st of June (winter solstice):



Shadow analysis of Sydney Olympic Park at 3pm.

4.6 Solar Insolation to Buildings (ADG)

The solar insolation analysis in the following pages has been performed on those neighbourhoods of the reference scheme that contain residential buildings. These are:

- Urban Centre
- Eastern Neighbourhood
- Southern Neighbourhood
- Haslams Neighbourhood
- Edwin Flack Neighbourhood

This analysis illustrates the number of hours the buildings receive direct sunlight between 9am and 3pm on the winter solstice (typically June 21st) taking into consideration the cumulative impact of surrounding developments.

The analysis is based on following parameters:

- Accounts for overshadowing of surrounding buildings and landscape
- Based on solar attributes of Sydney, NSW
- 2sqm analysis grid of the massing facade
- 15 minute intervals between 9am and 3pm
- Winter solstice (21st of June)

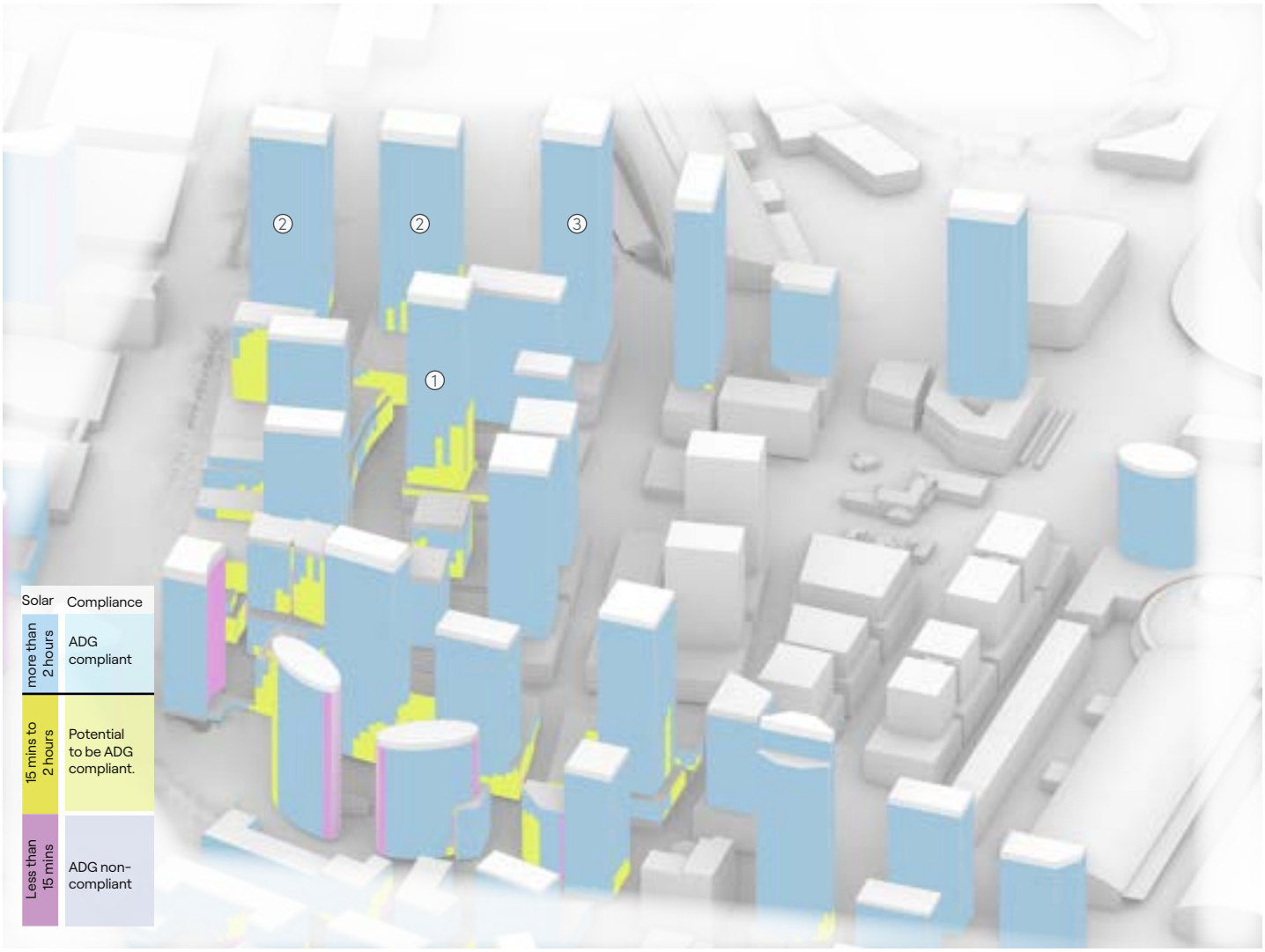


4.6.1 Urban Centre

Urban Centre - View from the North East

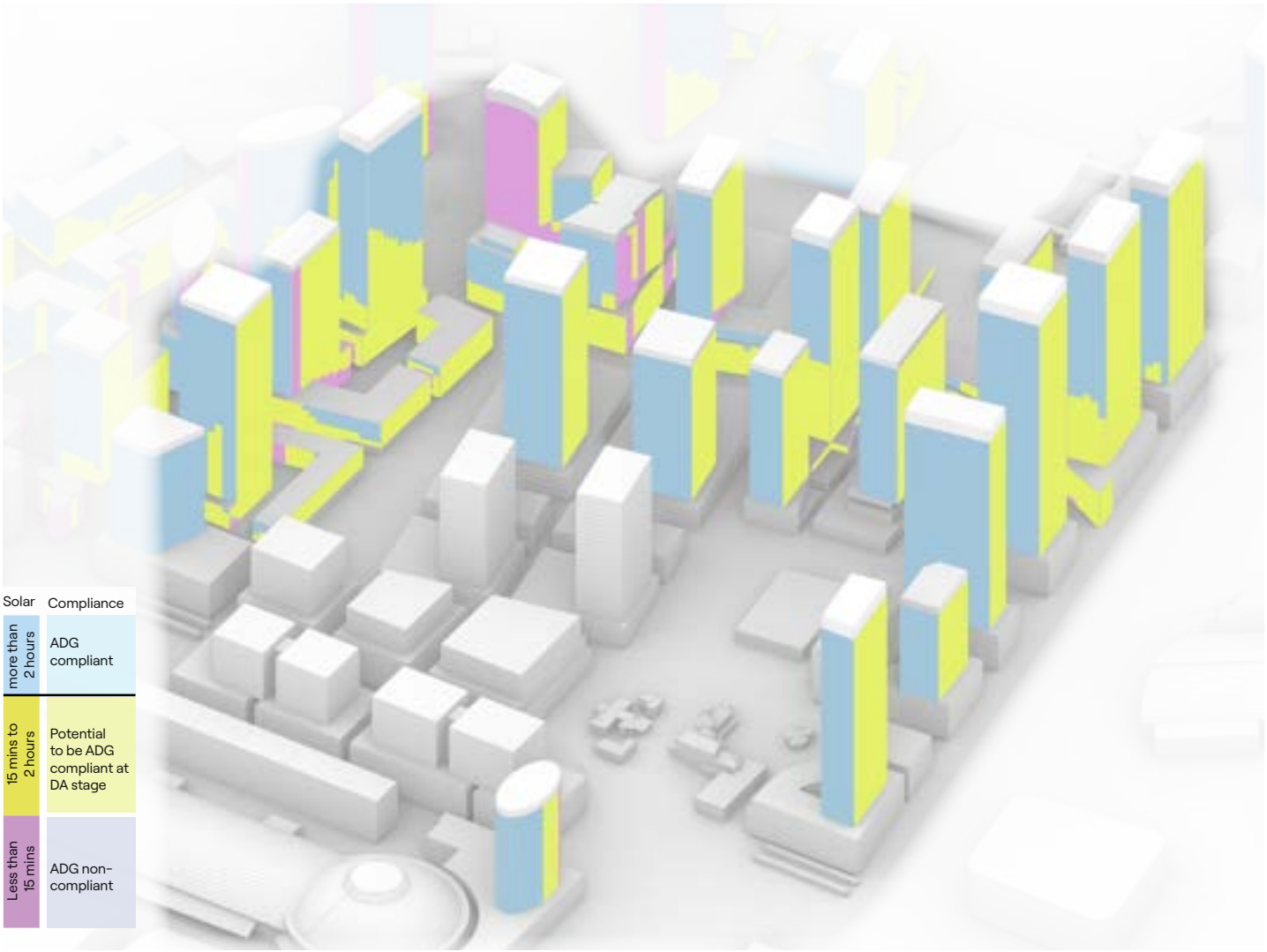
The testing clearly demonstrates that the overall increase in separation between the towers relative to the Master Plan 2030 has resulted in improved solar access to the facades of most buildings.

Nevertheless, there are isolated instances where buildings located to the north (1) overshadow buildings to the south (2). To ameliorate this impact, site 18UC (2) towers have been reoriented and relocated along the Olympic Boulevard edge to maximise the separation and distance between the towers, resulting in two complete facades receiving more than 2 hours of direct sunlight (north and north-east facade). The width of the reference scheme mass on site 9UC (3) has been minimised to improve solar access to site 18UC (2).



Urban Centre - View from the North West

The diagram below illustrates the northern facade of the buildings with no significant issues as it achieves more than two hours of direct sunlight.

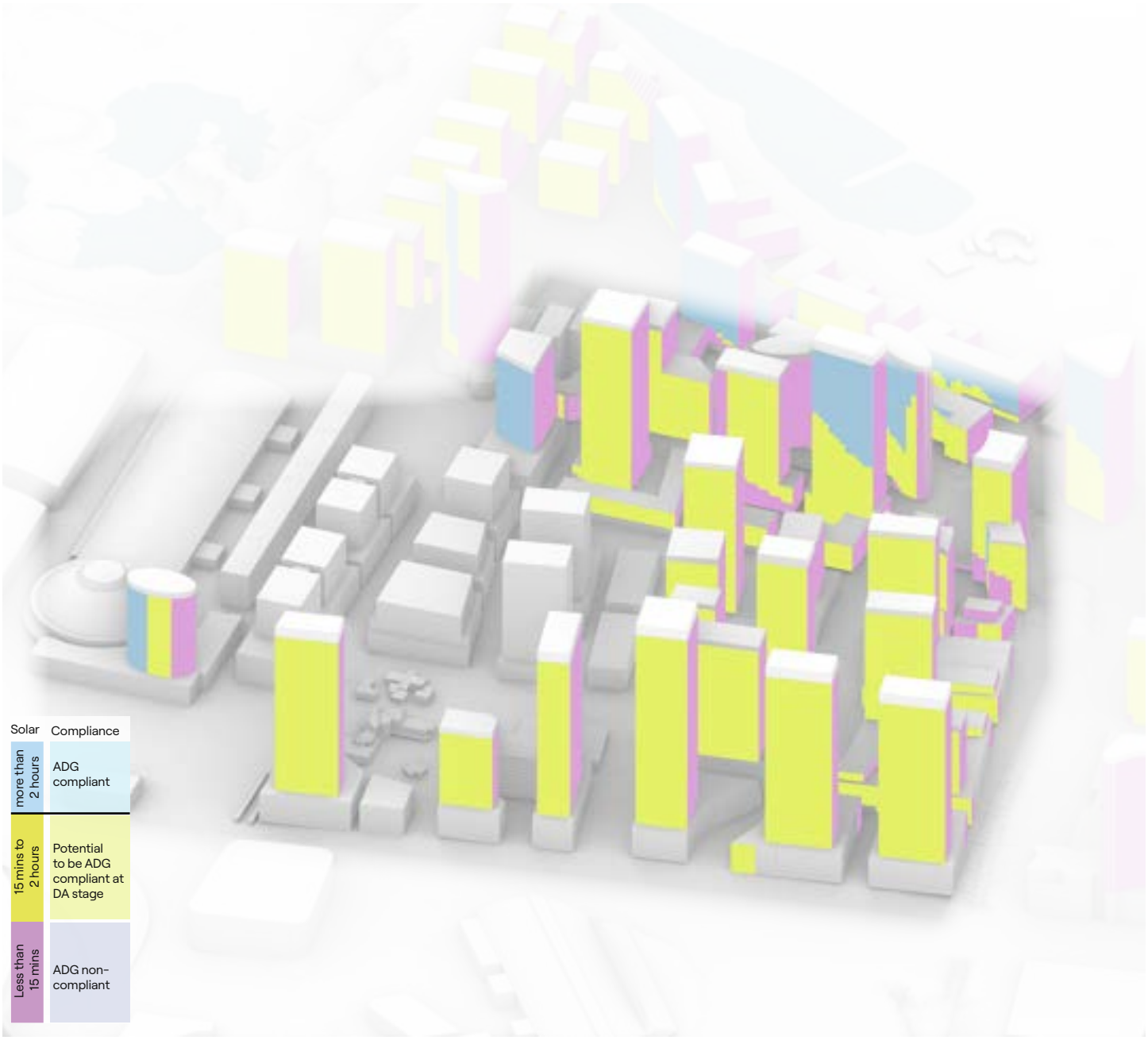


Urban Centre - View from the West

Solar testing of the Urban Centre highlights the design challenge for western facades of buildings set within the north-westerly aligned existing street grid. This off-north street axis is typical of many medium and high density centres in Sydney such as the Sydney CBD, Wentworth Point, Green Square and Parramatta CBD.

The diagram below illustrates many of the western facades of buildings mostly receive between 15 minutes to 2 hours of sunlight. Throughout the detailed architectural design stage, portions of the yellow facades have the potential to achieve the 2 hour threshold to satisfy solar compliance.

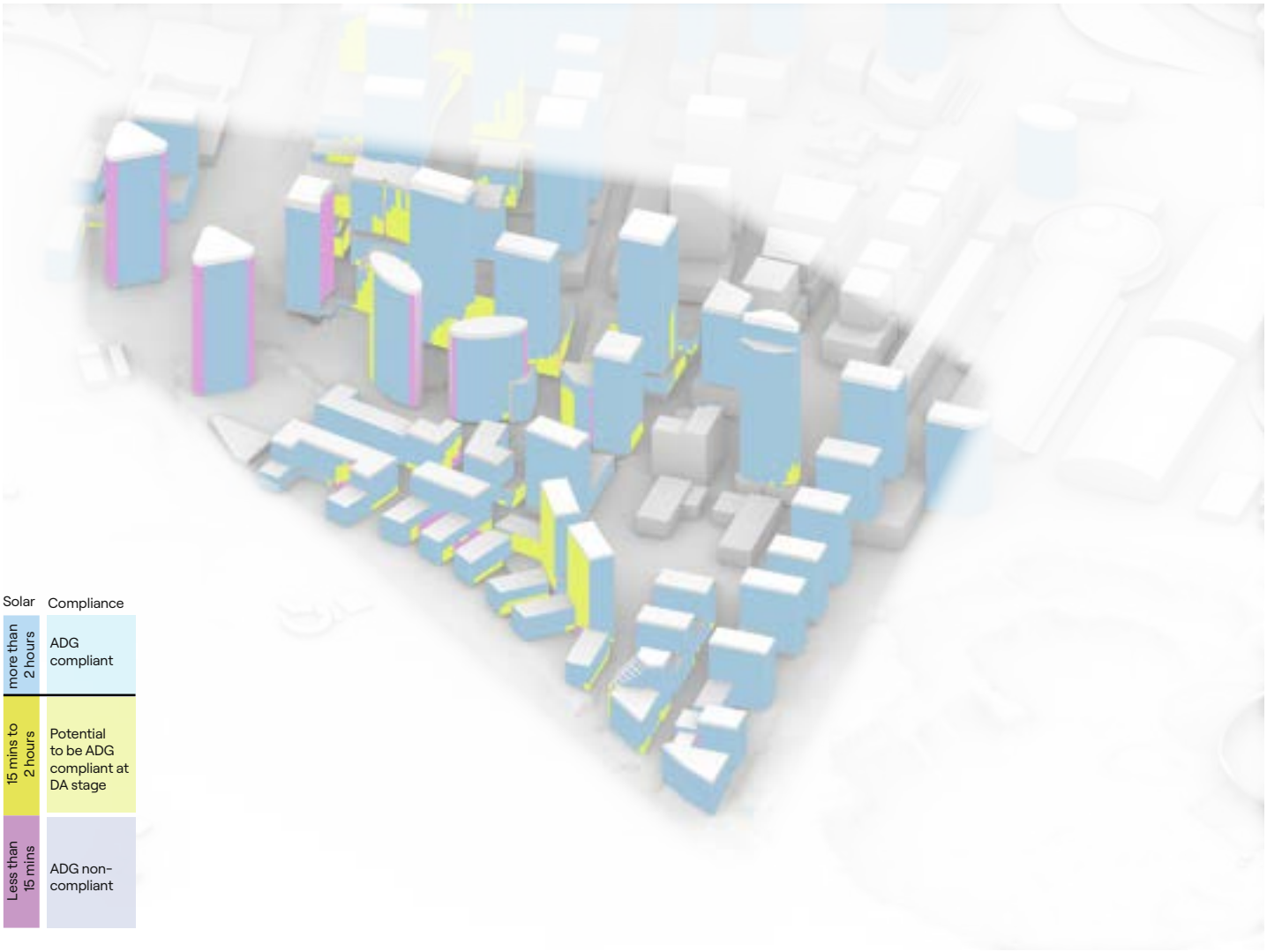
Future detailed design stages should resolve solar compliance by maximising the number of living areas located on building faces which are coloured blue.



4.6.2 Eastern Neighbourhood

Eastern Neighbourhood - View from the North East

No significant issues were identified in the testing of the eastern neigbourhood from this perspective.



Eastern Neighbourhood - View from the North West

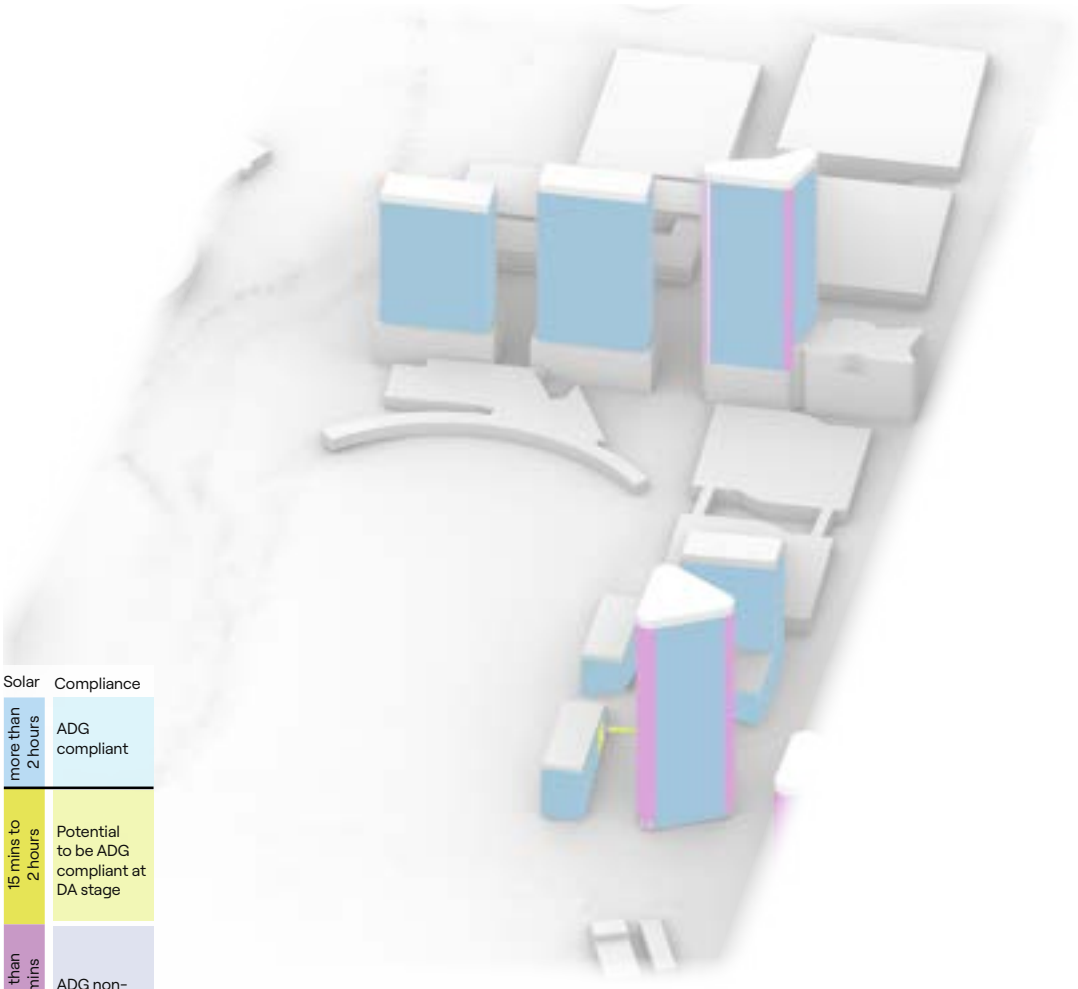
No significant issues were identified in the testing of the eastern neigbourhood from this perspective.



4.6.3 Southern Neighbourhood

Southern Neighbourhood - View from the North East

No significant issues were identified in the testing of the southern neigbourhood from this perspective.



Solar	Compliance
more than 2 hours	ADG compliant
15 mins to 2 hours	Potential to be ADG compliant at DA stage
Less than 15 mins	ADG non-compliant

Southern Neighbourhood - View from the North West

No significant issues were identified in the testing of the southern neigbourhood from this perspective.



4.6.4 Haslams Neighbourhood

Haslams neighbourhood - View from the north east

No significant issues were identified in the testing of the eastern neigbourhood from this perspective.



Haslams Neighbourhood - View from the North West

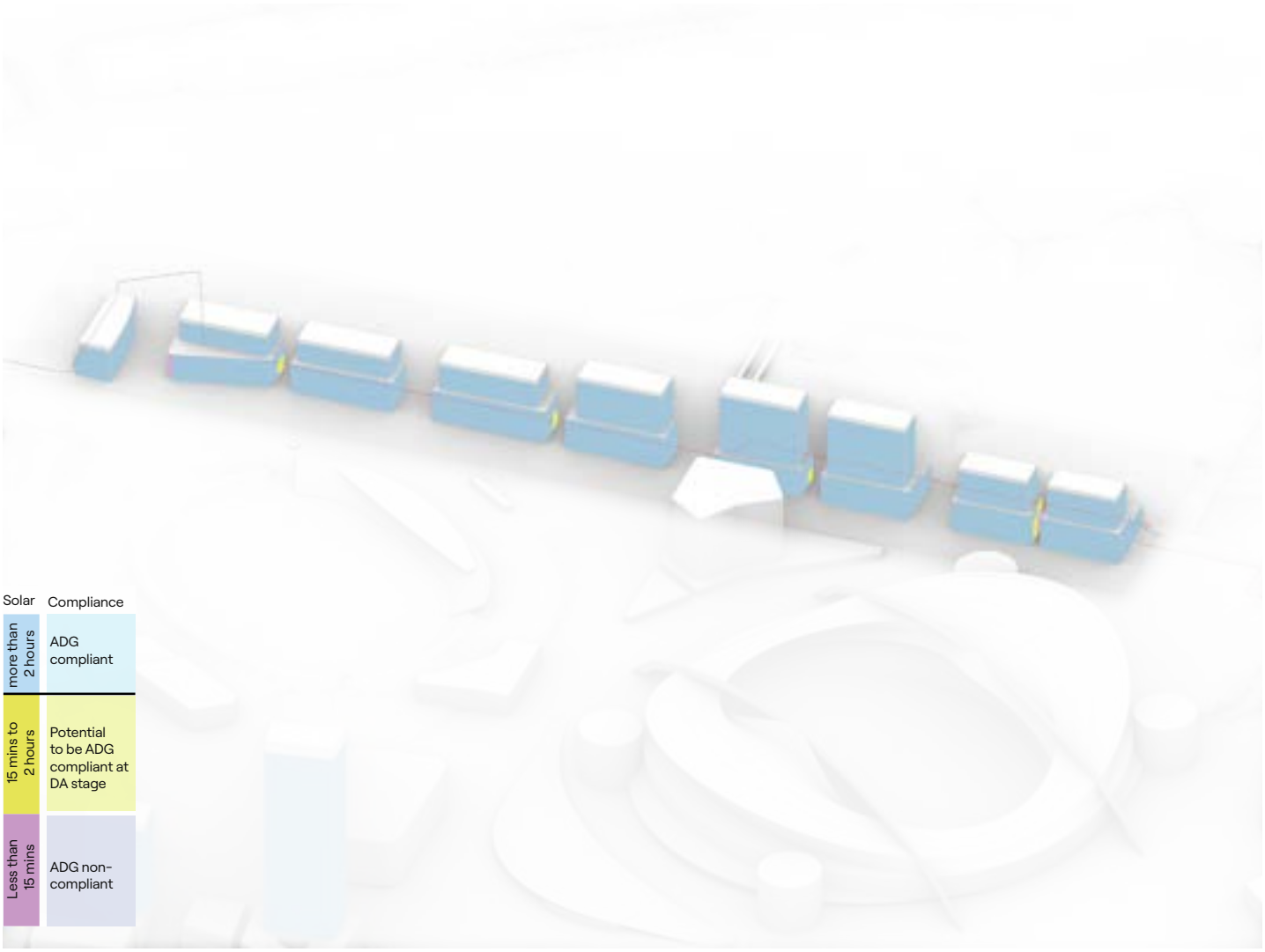
No significant issues were identified in the testing of the eastern neigbourhood from this perspective.



4.6.5 Edwin Flack

Edwin Flack - View from the north east

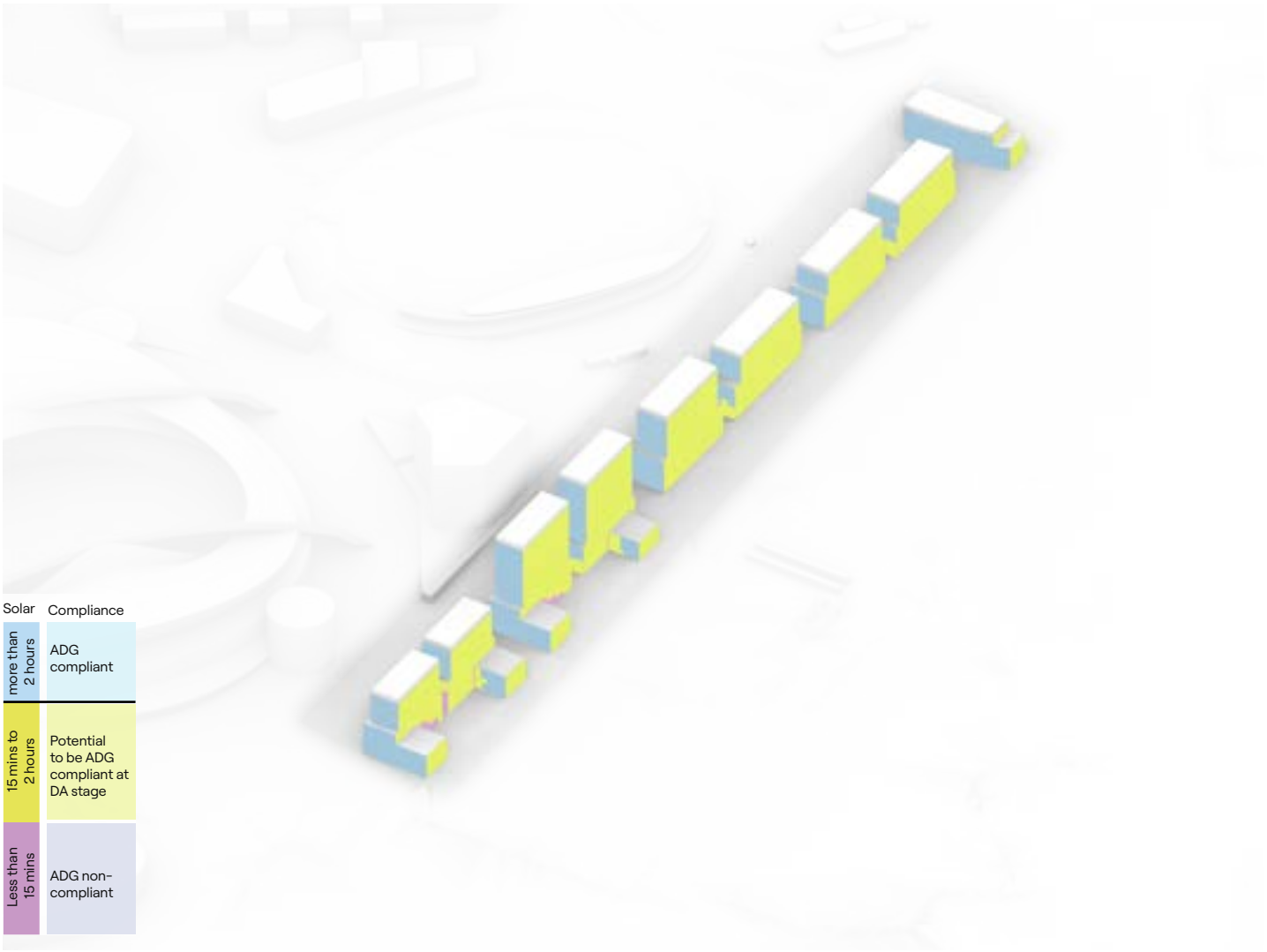
No significant issues were identified in the testing of Edwin Flack from this perspective.



Edwin Flack - View from the north west

The sunlight access to Edwin Flack is impacted by the developments of the Carter Street precinct.

Future detailed design stages should resolve solar compliance by maximising the number of living areas located on building faces which are coloured blue.

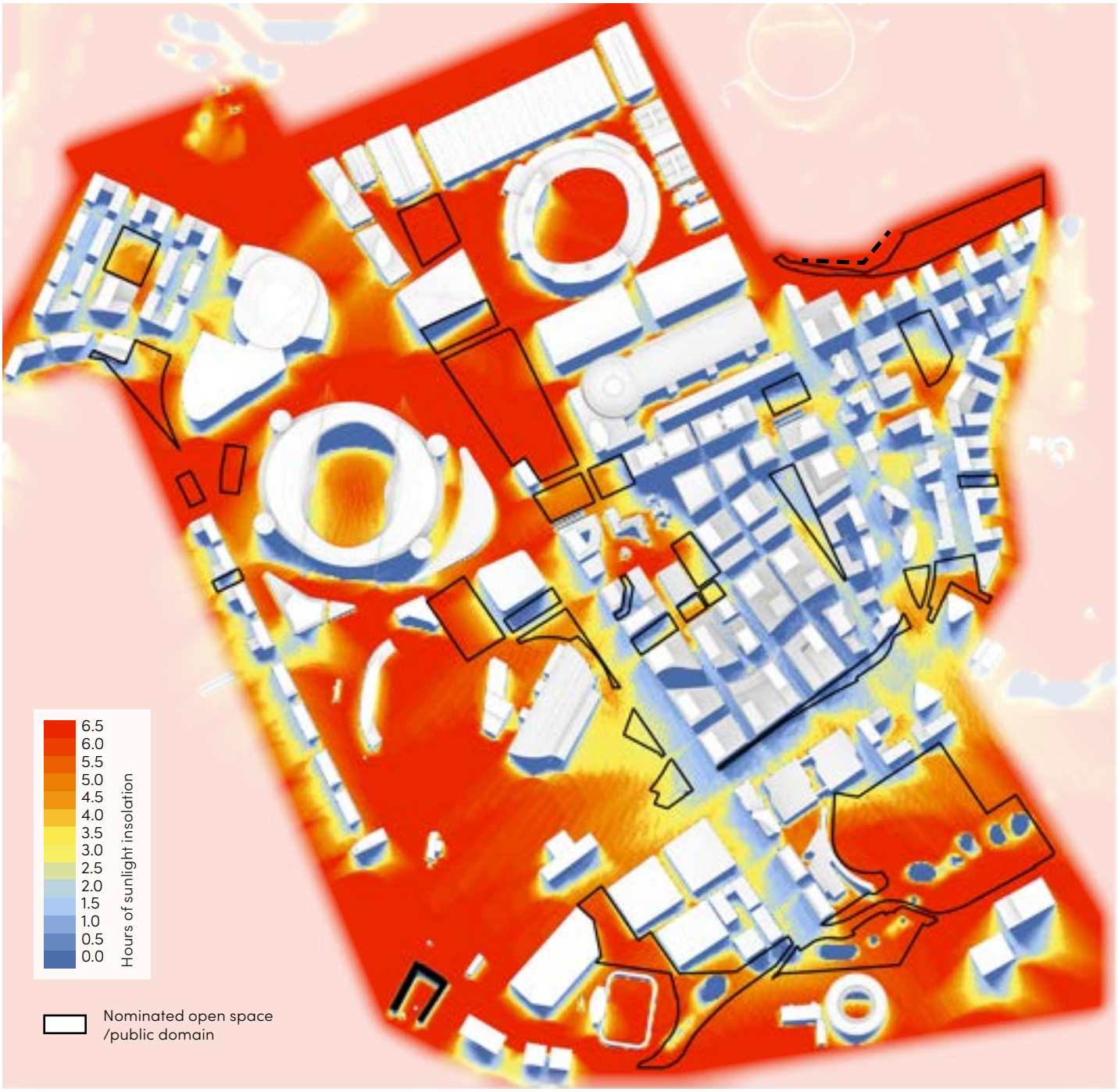


4.7 Solar Insolation to Ground Plane

4.7.1 Public domain

The plan below outlines the cumulative number of hours of direct sunlight received by the public domain on the winter solstice (21st June). Alongside the built form, the public domain also underwent significant testing to ensure proposed buildings would not result in poor outcomes on the ground plane.

The diagram illustrates the vast majority of street and nominated open spaces and public domain areas (see key) receive between 2 and 6.5 hours of sunlight. This ensures that a high quality urban environment is created that attracts users of different needs and demands. It also ensures that any proposed planting and landscaping can thrive and that trees can provide shade where appropriate and required.



4.8 Wind Assessment

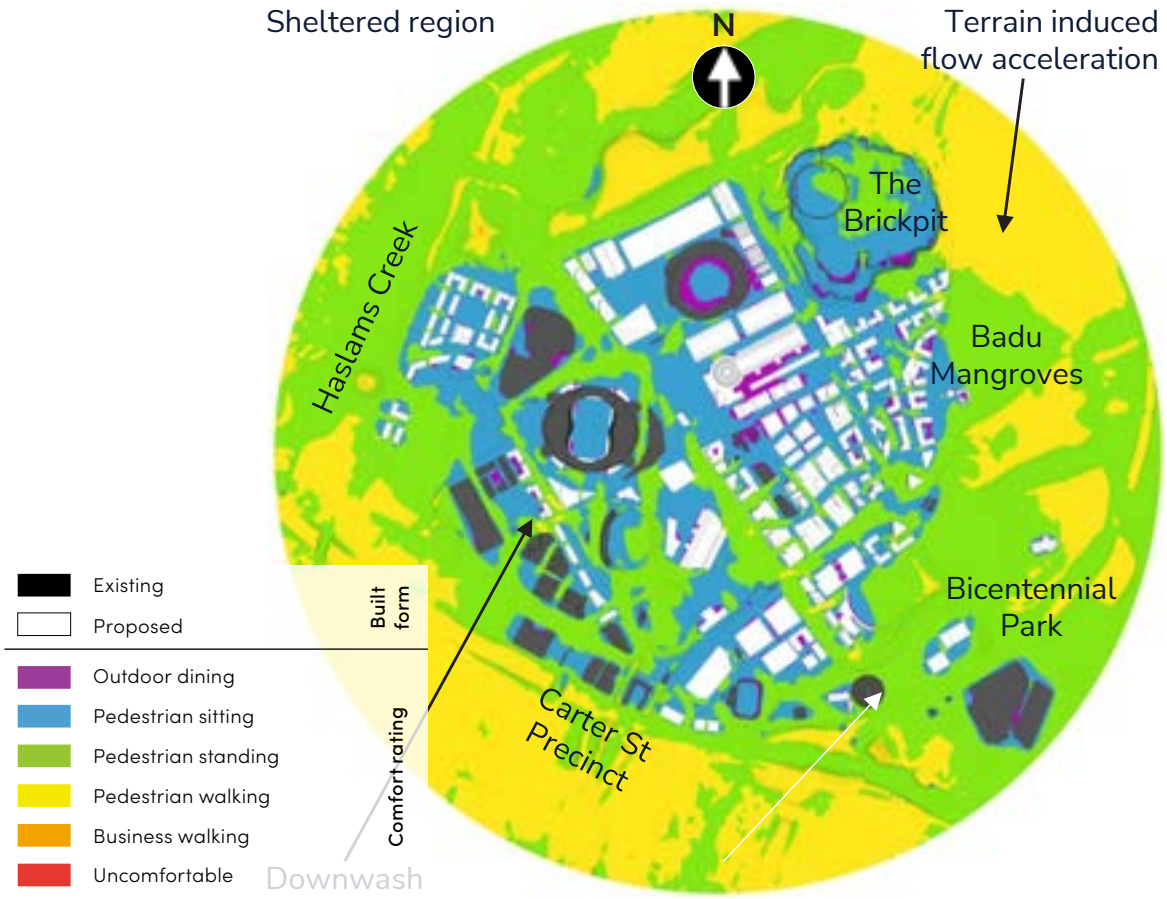
A Wind Comfort Study (2023) was carried out by CPP Wind Engineering Consultants to assess the reference scheme and provide design guidance to ameliorate any wind impacts. The key findings of this report include:

- Urban Centre: Wind conditions range from "Outdoor Dining" in sheltered areas to "Pedestrian Standing" along main streets. Such conditions are appropriate for most outdoor activities.
- Stadia Precinct: At street level within the Stadia Precinct, wind comfort predominantly ranges from Pedestrian Sitting to Pedestrian Standing.
- Sport and Civic Precinct: Wind comfort is assessed as "Pedestrian Standing" or better, making these conditions appropriate for short-term standing activities.
- Southern Neighburhood and Sport and Civic Precinct: Wind comfort at street level is rated as "Pedestrian Standing" or better. Such ratings are typically appropriate for various outdoor activities.
- Eastern Neighbourhood: Most of the area has a "Pedestrian Sitting" rating. However, pockets are rated as "Pedestrian Standing" because of specific flow patterns like downwash from buildings. These are still appropriate for short-term standing activities.
- Haslams Neighbourhood and Stadia Precinct: Wind conditions here are also rated as "Pedestrian Standing" or better. This indicates that wind speeds and patterns in these areas are conducive to comfortable pedestrian movement.

The above guidance was carefully considered throughout the proposed urban design approach and Master Plan 2050 through the proposing of a 6m setback above the street wall along Olympic Boulevard. This is to prevent downwash from westerly and southerly winds and will further improve pedestrian comfort. Outdoor Dining is proposed in areas of Urban Centre and Eastern Neighbourhood which is in alignment with the comfort rating of the wind testing.

For all south and west facing buildings over eight storeys in height, setbacks and other design treatments may be required to mitigate any adverse wind conditions.

The wind testing does not consider landscaping and local wind interpolation measures which when combined may increase the comfort rating by at least one rating. Further analysis is provided in CPP's report.



4.9 Compliance with ADG

This Master Plan seeks the approval of a high level planning envelope for the site that includes changes to Land Use Zoning, Height of Building and Floor Space Ratio. In addition Development Controls are being approved and subsequent development proposals will need to be consistent with all these controls as well as with the controls required within the Apartment Design Guide (ADG).

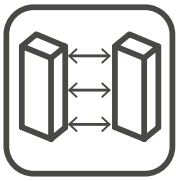
The reference scheme illustrated in this chapter is one of many potential outcomes for the site and the design guidelines have been developed with a level of flexibility to allow for multiple potential outcomes. There are consequently many variables that have not been fixed and will need to be assessed in the next stage of planning approval. Some of these include the size and shape of the open spaces, the development mix (mix and size of units), as well as lift and internal circulation options.

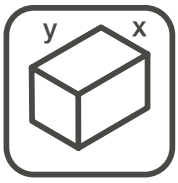
The reference scheme has been developed based on the principles and parameters set out in the ADG and table 11.9.1 highlights the proposed approach and control that align with these.

Table 11.9.1

Theme	Approach	Control

 Deep soil and tree canopy cover	The approach to deep soil and tree canopy has been to concentrate deep soil and tree canopy cover in the streets and public domain with clear requirements being proposed for these spaces and the retaining of existing trees. This will address urban heat, increase urban biodiversity and provide higher amenity outcomes for the public domain.	• Retain all trees in the public domain
		• Where tree removal cannot be avoided, a tree replacement strategy as per the following shall be pursued:
		  • tree replacement at a ratio varying between 1:2 and 1:16 depending on the size of the tree to be removed, in accordance with SOPA's Greening Policy.
		  • mature replacement trees with a minimum pot size of 400L.
		• Provide green cover for all new buildings at 1:1 of the site area, in the form of:
		  • deep soil;
		  • landscaped area;
		  • layered planting on structure (including small and medium trees, as per ADG;
		  • green roofs;
		  • permanent plants on balconies / podiums; and
		  • green awnings.

 Building separation	The proposed approach ensures residential amenity, including visual and accoutic privacy and the provision of communal open spaces, deep soil zones and landscaping.	The buildings within the reference scheme are between 3 and 54 storeys. The building separation is based on the minimum required by the ADG, and increases proportionally based on the proposed building height.

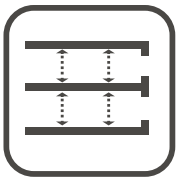


Building depth

The approach to building depth ensures internal amenity, providing for efficient sunlight and daylight access as well as air flow.

The maximum building depths are:

- Residential buildings: 18m (glass line to glass line)
- Commercial buildings: 25m (glass line to glass line)
  - All workstations must be within 12m or less from external window openings or atriums.

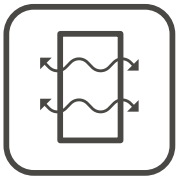


Floor to ceiling heights

Ceiling height is measured internally from finished floor level to finished ceiling level. This approach contributes to internal amenity and the perception of space.

The minimum ceiling heights are:

- Residential:
  - Ground floor: 4m
  - All floors above ground floor: 3.2m
- Mixed use:
  - Ground floor: 5m except for storage and service areas
  - All floors above ground floor:
    - Residential: 3.2m
    - Commercial office: 3.6m
    - Education: 3.2m

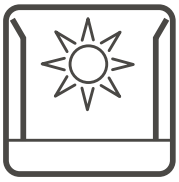


Cross ventilation

The building envelopes in the reference scheme are between 20 and 25m deep and have floor plates that are generally below 900m^2 GFA (1,200m^2 GBA). These floor plate sizes deliver 6-12 units per floor plate. Larger floor plate building will make meeting the cross ventilation requirements of the ADG challenging. Slots and breezeways will need to be designed into towers to ensure cross ventilation. More detail will need to be provided at DA stage when typical floor plates are generated based on the desired development mix.

To provide for efficient cross ventilation:

- At least 60% of apartments are naturally cross-ventilated in the first nine storeys of the building.

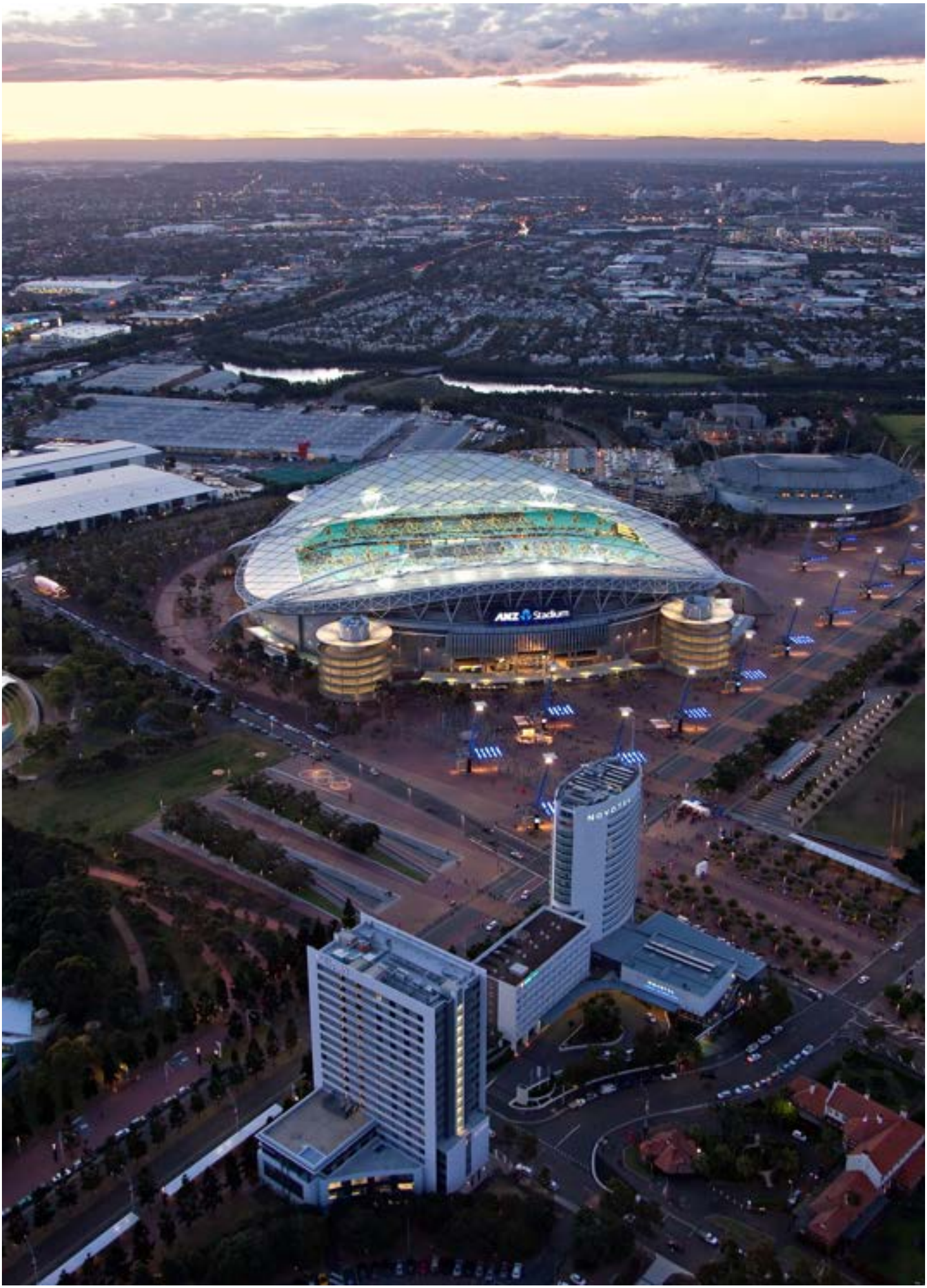


Solar access

Meeting this ADG control will be challenging given the constrained nature of the site, its irregular shape and the east- west orientation of Parade. Modelling undertaken suggests that 73% of the facade of the reference scheme achieves greater than 2 hours sunlight during this time.

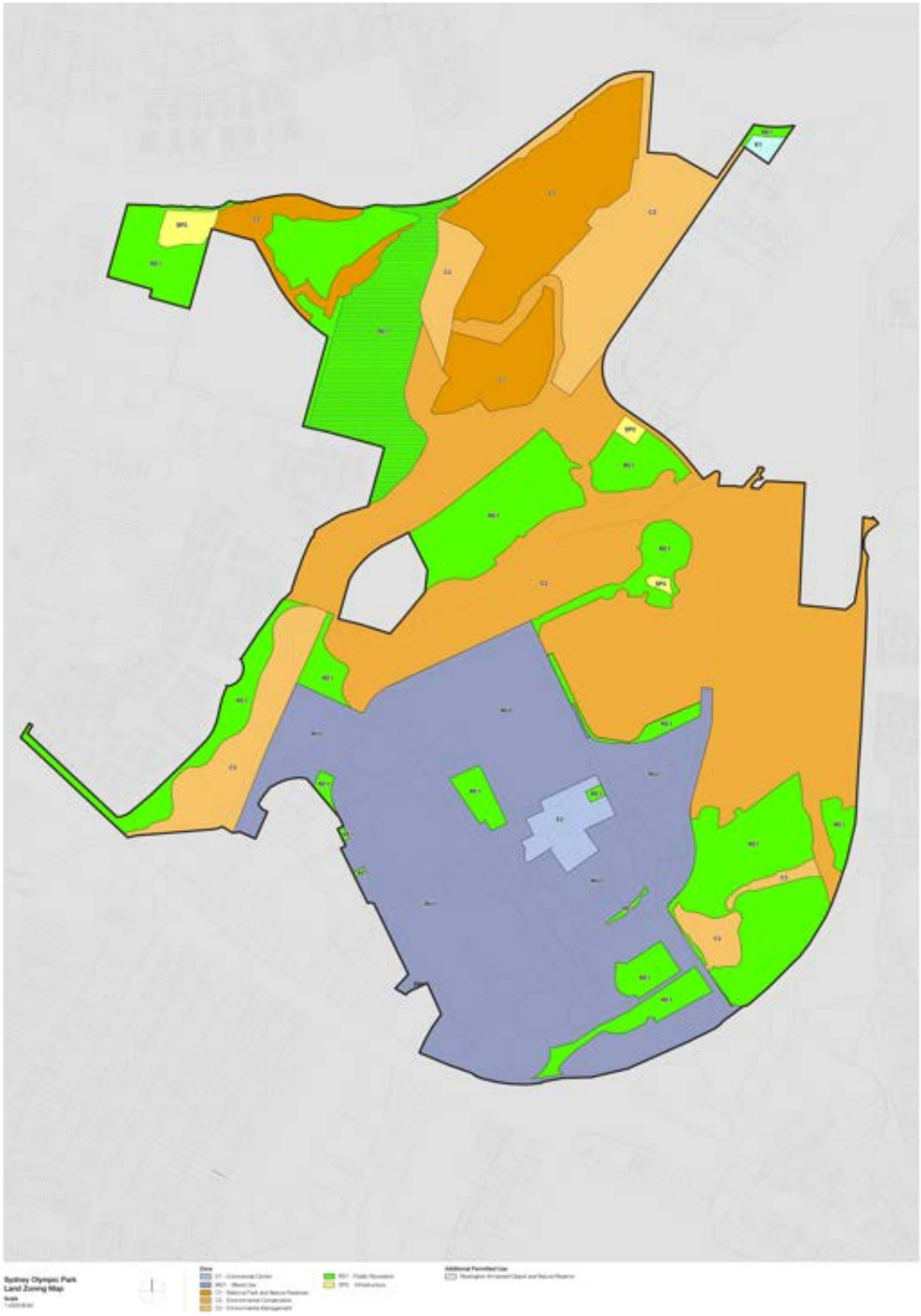
Compliance with ADG solar access requirements will depend on the arrangement of individual units on the floor plate. This will be undertaken at the next stage of design when the unit mix is known with the intent to maximise the number of units that face north, east and west.

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area

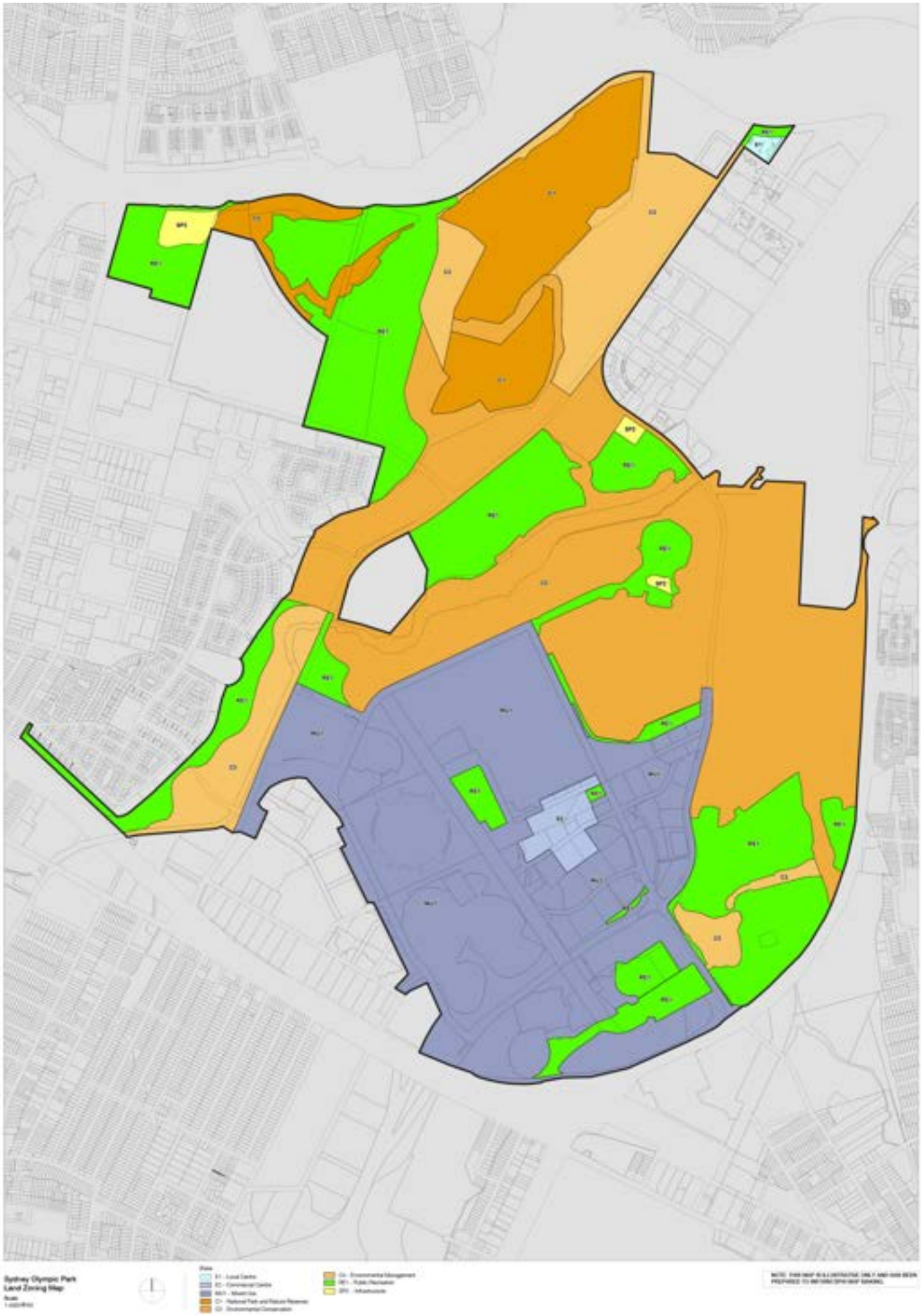


Sydney Olympic Park at nighttime (Source: SOPA)

4.9.1 Exhibited SEPP Land Use Zoning



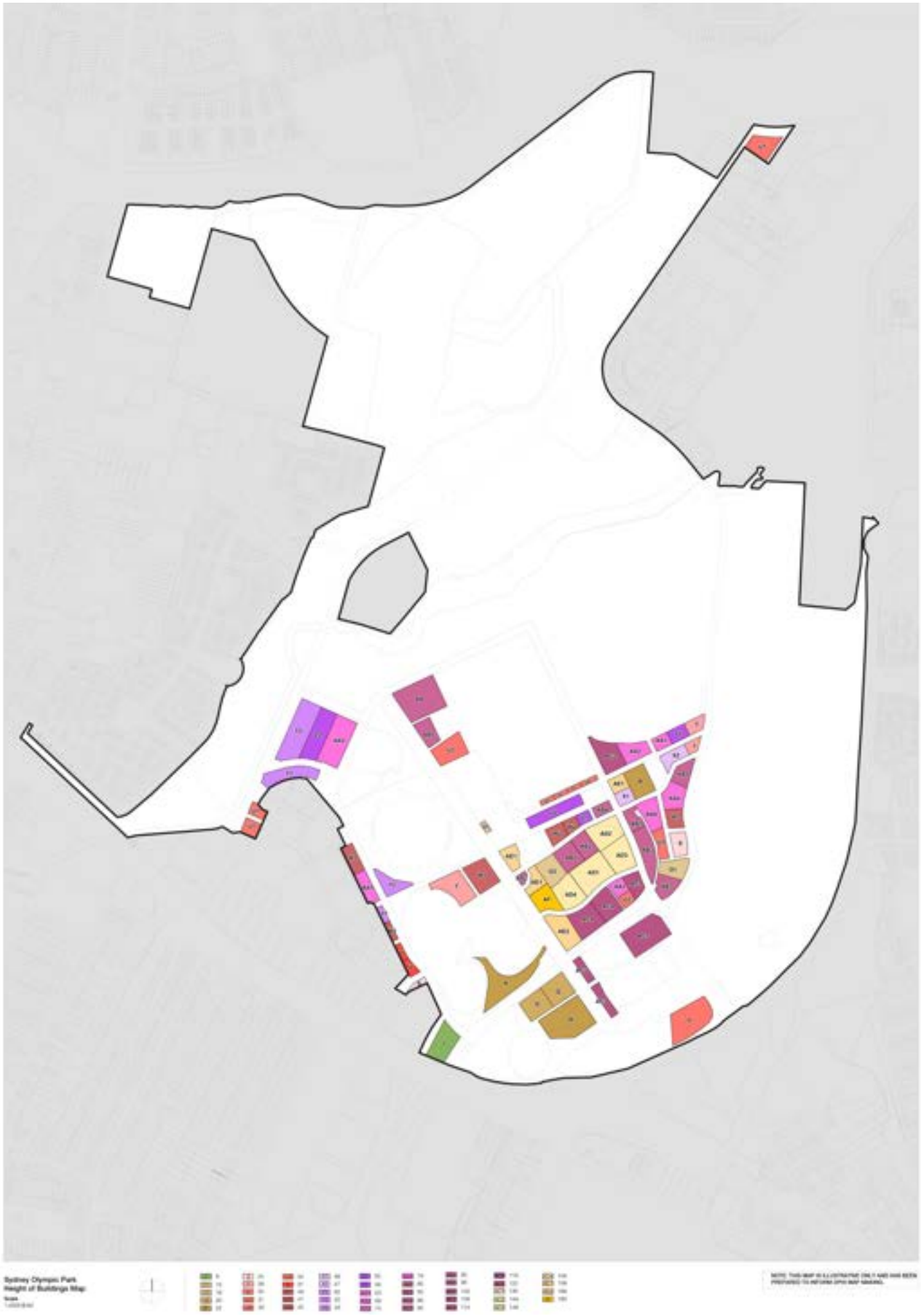
4.9.2 Post Exhibition Recommended SEPP Land Use Zoning



4.9.3 Exhibited SEPP Height of Building



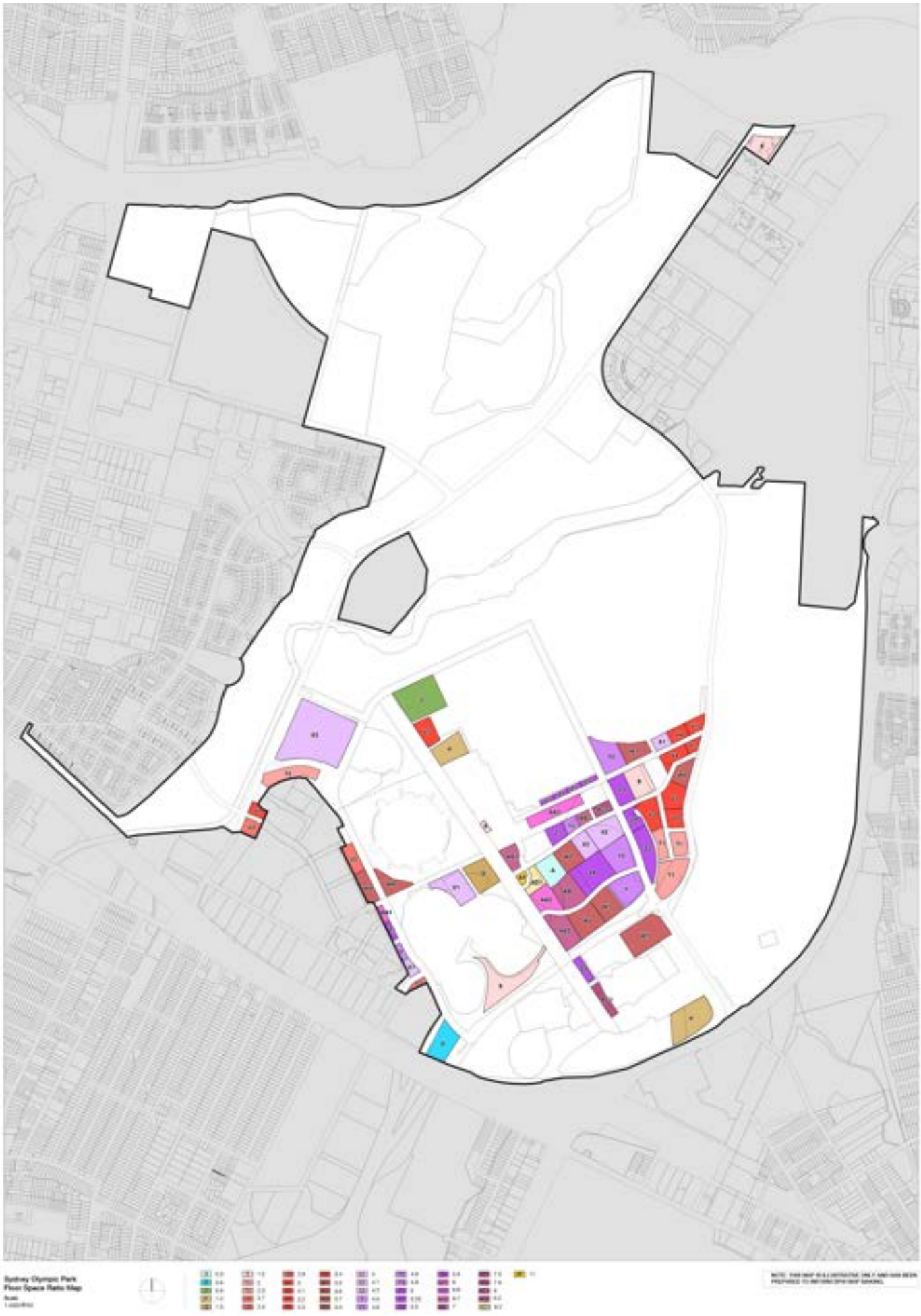
4.9.4 Post Exhibition Recommended SEPP Height of Building



4.9.5 Exhibited SEPP Floor Space Ratio



4.9.6 Post Exhibition Recommended SEPP Floor Space Ratio



4.9.7 Exhibited SEPP Reduced Level



4.9.8 Post Exhibition Recommended SEPP Reduced Level



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SydneyOlympicPark

Urban Design Report

Sydney Olympic Park Master Plan 2050

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SydneyOlympicPark

SJB acknowledges the Traditional Custodians of the land on which we live, practice, and visit, and pay our respects to elders past, present, and emerging.

We recognise First Nations Peoples' unique cultural and spiritual relationships to place and the rich contribution made to society.

First Nations People take a holistic view of land, sky, water and culture and see them as one, not in isolation from each other. The Sydney Olympic Park Place Vision and Strategy and this associated Master Plan 2050 are based on the premise upheld by Aboriginal people that if we care for Country, it will care for us.

The lands and waterways of the Wangal extended along the southern side of the Burramattagal waters, the Parramatta River from Gadigal country, Darling Harbour to Baramada today known as Parramatta.

The river continues to have a deep relationship with the Cadigal, Wangal, Toongagal, Wallumdegal, Wategora and the Burramattagal people. All enjoyed the river as an important source of cultural activities, food gathering, spiritual practice and trade over thousands of years. The salt marshes were shelter for the waterbirds. At high tide crabs would be caught and fish easily speared. Ducks inhabited the creeks that fed into the river.

According to the Lore of the Iyura, the people of this place, it is said Biiami was responsible for shaping the land. He created the rivers, creeks, mountains, the bush and forests. Biiami raised up his arms and sang everything into being. He looked about the land he had created and called it Bembul-ra. Then he created Iyura setting humans in his place of creation. Lores were put in place so people lived the right way for the continuation of life. Ceremonies and practices, song, dance and rules of behaviour brought balance and protected a way of life.

Version		
01	Draft for comment and review	06.04.2023
02	Draft for comment and review	23.12.2023
03	Draft for comment and review	28.02.2024
04	Draft for comment and review	31.07.2024
05	Draft for comment and review	09.08.2024
06	Report for exhibition	11.09.2024
07	Report for exhibition	20.09.2024

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SydneyOlympicPark

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.

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Artist impression of the future Sydney Olympic Park (Source: M.Gerada/SJB)



Master Plan 2050 Overview

The Sydney Olympic Park Master Plan 2050 (Master Plan 2050) builds on the 2050 Place Vision and Strategy (the Vision) which envisions Sydney Olympic Park as Sydney's Beating Green Heart: a place energised with everyday life, is Country-first and nature-positive, and is where Sydney comes to play. Master Plan 2050 is the first time the parklands and urban neighbourhoods have been considered holistically, ensuring a coordinated long term development plan for the whole of Sydney Olympic Park, as outlined throughout the accompanying documentation and final Master plan 2050, including the detailed precinct controls which aim to guide development and change.

By 2050, Sydney Olympic Park is set to accommodate upto 28,650 new residents (28,000 - 28,650) and 32,000 jobs (30,000 - 32,000). Master Plan 2050 leverages investment in Sydney Metro West and other transport infrastructure to reimagine Sydney Olympic Park as a place that provides diverse housing, employment opportunities and is a connected and liveable suburb, adaptive and resilient to our changing climate.

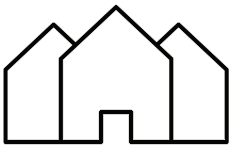
Sydney Olympic Park will be a thriving suburb offering a rich mix of experiences. Many will live and work within Sydney Olympic Park and others will visit for events, sport, attractions or for everyday retail and entertainment.

Master Plan 2050 has been prepared to address considerable shifts in the local and regional planning and development context. These shifts act as key drivers motivating the production of Master Plan 2050, including:

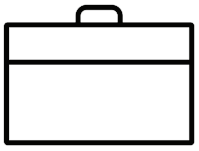
- *Major regional infrastructure investments, including Sydney Metro West and potential Parramatta Light Rail Stage 2 (PLR2);*
- *The need to address housing shortages; and*
- *Continued evolution of Sydney Olympic Park, transitioning from a sports precinct to a thriving and viable urban community.*

Master Plan 2050 is the key strategic document to guide the efficient and sustainable development of Sydney Olympic Park. These drivers are long-term impacts on Sydney Olympic Park and as such this Master Plan has prepared a vision for the precinct until 2050.

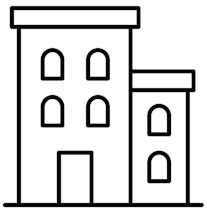
At a glance, Master Plan 2050 will be delivering an incredible range of facilities, services and spaces in support of the population projected to be living and visiting Sydney Olympic Park every day, once a year, or once in a life-time. The aspiration for this community remains the same, to ensure each individual has an incredible experience that's unique to this place. Shown to the right are just some of the elements delivered by this ambitious and attainable Master Plan.



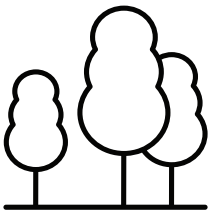
Up to 13,000 homes



Up to 32,000 jobs



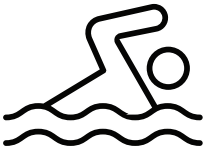
5 Neighbourhoods and 2 Precincts



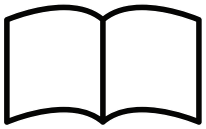
430 ha of parklands



New school education sites



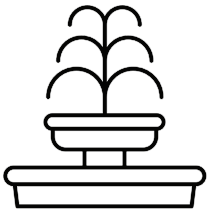
A new community cultural, sports and leisure centre



A new library and community hub



A major retail destination and neighbourhood shops



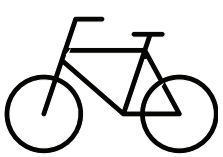
7 new public spaces



4 new sports fields



More than 10 playgrounds



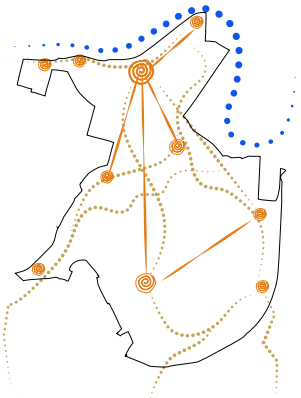
Car-lite precinct

Sources: SJB and SOPA

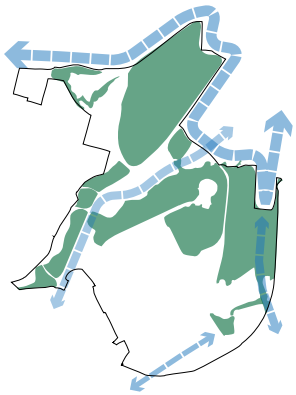
Structure plan and strategies

The Structure Plan is the visual representation of the strategic and spatial direction for Sydney Olympic Park leading to 2050. It outlines the key structural elements including unique place characteristics, destination and ecological attributes and future revitalisation opportunities across the 640 hectares. These elements seek to build on the legacy of Sydney Olympic Park's transformation over the past decades since the Sydney 2000 Games.

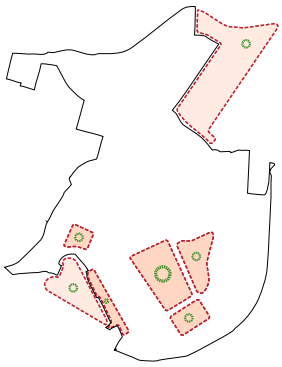
The Structure Plan identifies a series of residential neighbourhoods, anchored by an Urban Centre with jobs, retail uses, vibrant streets and regional public transport links. These high amenity, walkable neighbourhoods will be supported by local centres, providing shops, services and green open space all within a 15 minute walking catchment.



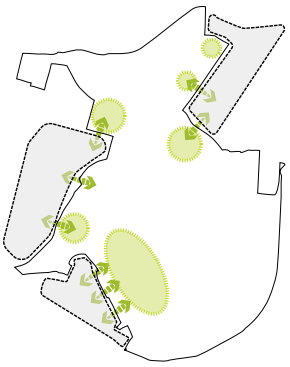
Embedding Country



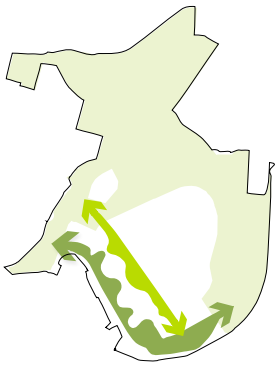
Protect ecology and waterways



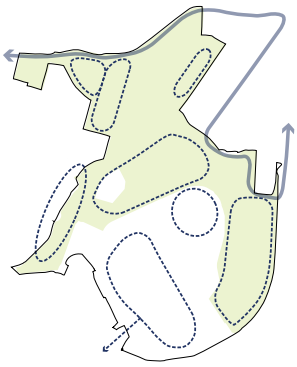
Create neighbourhoods



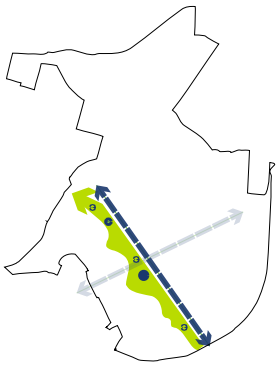
Improve connections with surrounding areas



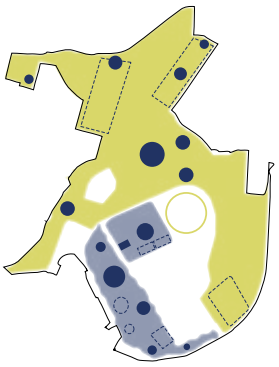
Connecting green corridors



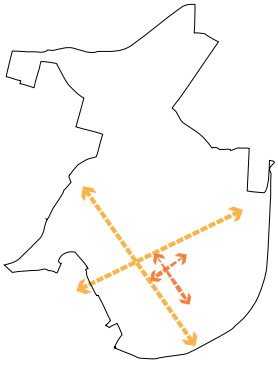
Recreation loops and links



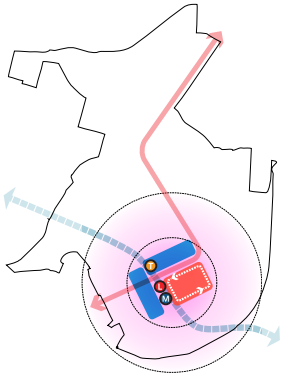
Transform the boulevard



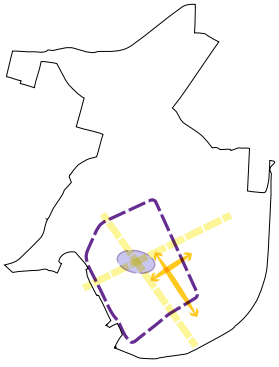
Strengthen sports, destinations and events



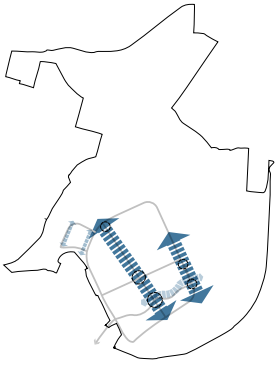
Create civic spines



Jobs and retail around transport nodes



Pedestrian-focused, 'Car-lite' urban centre



Aligning height along avenues

Figure 1.1.1 Structure plan

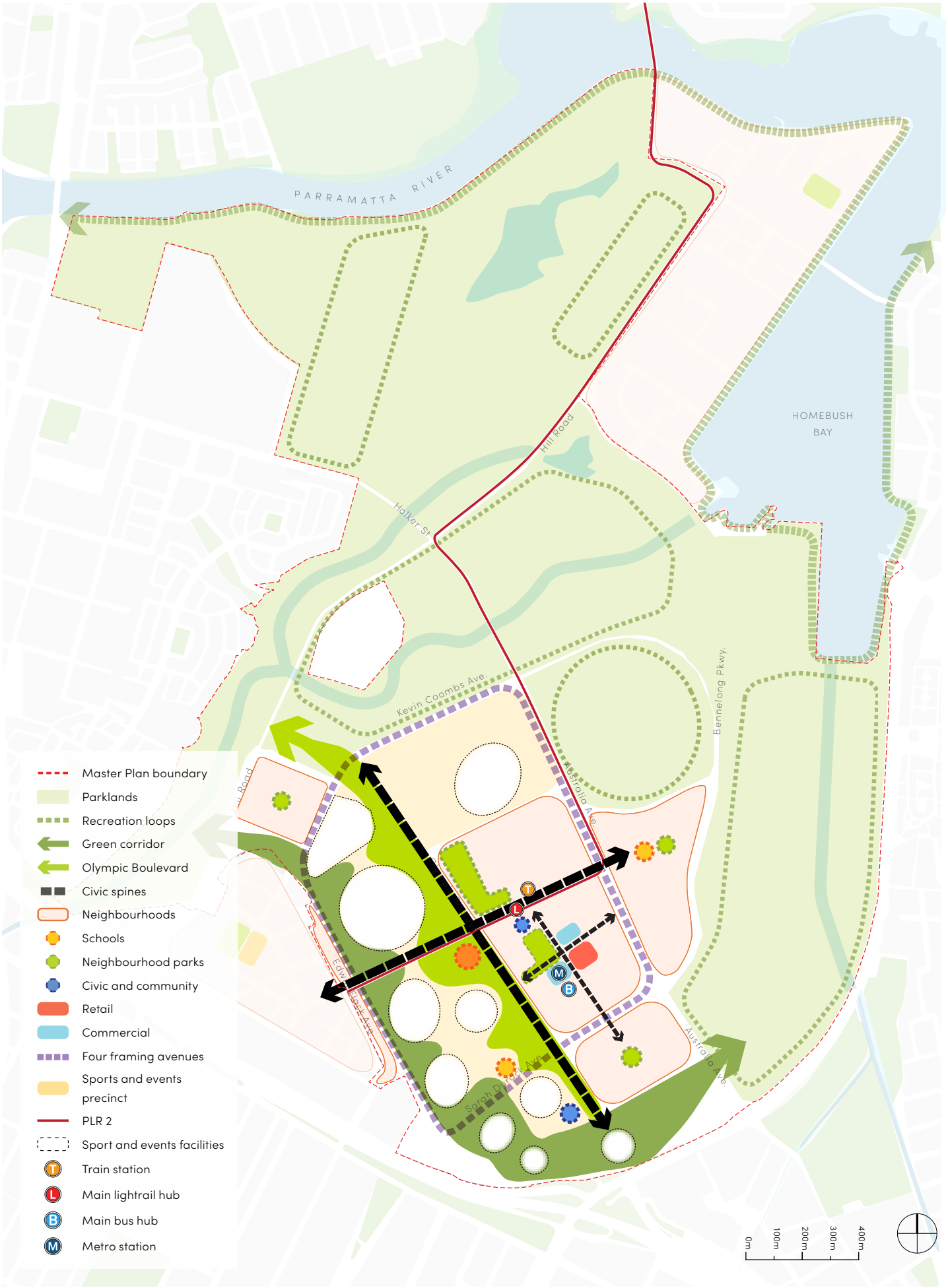


Figure 1.1.2 Illustrative master plan



Master Plan over time

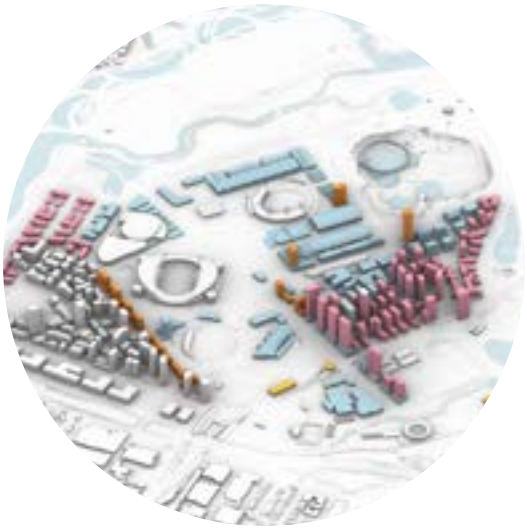
These diagrams compare the envisaged future of the central urban area of Sydney Olympic Park over time, from today and through the lens of Master Plan 2030 (existing), as compared to the Master Plan 2050 (proposed).



Today

Sydney Olympic Park today is the subject of significant investment in transport infrastructure and has begun transitioning into a vibrant mixed use suburb. Key characteristics of the place include:

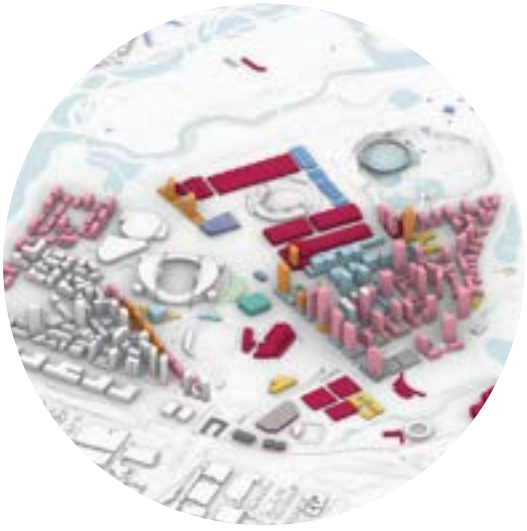
- Recognised as a major event and sporting precinct,
- Sydney Metro West currently under construction,
- Parramatta Light Rail (PLR2) in design phase,
- Significant mixed use and residential development occuring east of Olympic Boulevard,
- Adjacent Carter Street precinct is consolidating and undergoing major regeneration,
- Approximately 647,000 m^2 floor space (GFA) has been delivered, providing 2,200 (ABS) and 2,600 dwellings (digital modelling), in addition to a range of jobs.



Master Plan 2030 (2018 review) & Interim Metro Review

Building on earlier Master Plans this iteration of the Master Plan delivered a step-change increase in floor space, primarily around the proposed Metro West Station (now under constrution). Key characteristics of the plan include:

- Interim Metro Review outlined future Sydney Metro West, associated developnent and open spaces
- Approximately 1.9 million m^2 floor space (ICF2017)
- Approximately 10,000 dwellings (residential GFA calc)
- Continued focus on sports and major events
- Parklands remainded a separate consideration, outside the Master Plan's objectives.



Master Plan 2050

Master Plan 2050 has embedded a range of land uses, controls and sommunity infrastructure which responds to contemporary issues facing Sydney. Key characteristics of the plan include:

- New neighbourhoods, precincts and open spaces
- Strengthening the sporting and cultural infrastructure of the place, whilst integrating into the surrounding neighbourhoods
- Greater focus on the integration with surrounding communities, particularly in terms of the parklands
- Approximately 2.2 million m^2 floor space (GFA)
- Approximately 12,700 dwellings (SJB reference scheme schedule)



Public open space at Sydney Olympic Park (Source: SOPA)

Purpose and background 1

Purpose of this document

In mid-2022, Sydney Olympic Park Authority engaged SJB to coordinate a multi-disciplinary team to review the Sydney Olympic Park Master Plan 2030 through the lens of the Vision 2050 and embed its place principles and key moves into the Master Plan 2050.

Master Plan 2050 functions as the planning framework for Sydney Olympic Park, and for the first time, considers the parklands and urban areas as a single integrated place with a shared direction for the future. The Master Plan also serves as a statement future intent and aspiration, reflecting the compelling Vision for Sydney Olympic Park.

The Urban Design Report (Report) provides the urban design foundation for the project, informed by primary research, best practice approaches and input from the broader consultant team. The report also includes an overview of the *reference scheme*, which is the basis for many of the technical insights, testing and ultimately the creation of the new controls outlined in the accompany Master Plan 2050.

While the Report is comprehensive, it should be read in conjunction with the Landscape and Public Domain Strategy prepared by Turf Design Studio, which provides detail on the open space and landscape elements of Master Plan 2050.

This Report:

- Presents the site and context analysis that identifies strategic context, opportunities and constraints considered.
- Presents a case for change, based on an understanding of the roles and functions Sydney Olympic Park needs to fulfill.
- Outlines urban design strategies and principles that guide development and land use distribution across Sydney Olympic Park.
- Highlights the *reference scheme,* which forms the basis for the proposed amendments to the *State Environmental Planning Policy (Central River City) 2021* and controls within the Master Plan 2050.
- Presents case studies which support the key design moves of Master Plan 2050.

Structure of this document

This Report is structured to present the key stages of the project and the factors that have informed the evolution of the reference scheme. This reference scheme is the basis for the development of the controls that forms a part of Master Plan 2050.

Chapter 1: Purpose and background

Chapter 1 outlines the background, the Master Plan process and the general vision for Sydney Olympic Park which guided decision making.

Chapter 2: Policy review

Chapter 2 outlines the planning and policy context that impacts Master Plan 2050.

Chapter 3: Strategic drivers and brief

Chapter 3 examines the strategic drivers for this project and the brief.

Chapter 4: Understanding Country

Chapter 4 focuses on the analysis of Country, with the objective to understand the First Nations and natural characteristics unique the Sydney Olympic Park.

Chapter 5: Analysis

Chapter 5 examines the site in an analysis of place, forming the basis upon which design decisions are based.

Chapter 6: Urban design approach

Chapter 6 details the general urban design approach that was taken for the development of Master Plan 2050.

Chapter 7: Movement approach

Chapter 7 focuses on the project's approach to movement and how this will create an improved outcome for Sydney Olympic Park.

Chapter 8: Land use approach

Chapter 8 focuses on the project's approach to land use and how this will create an improved outcome for Sydney Olympic Park.

Chapter 9: Built form approach

Chapter 9 focuses on the project's approach to built form and how this will create an improved outcome for Sydney Olympic Park.

Chapter 10: Character areas

Chapter 10 outlines the proposed character areas of Sydney Olympic Park and the spatial differences that define these.

Chapter 11: Master plan reference scheme

Chapter 11 outlines the proposed reference scheme for Master plan 2050.

Chapter 12: Reference scheme testing

Chapter 12 reflects the testing that was carried out to ensure the reference scheme provides a high-quality outcome for Sydney Olympic Park.

Annexure 1: Developement concept options

This chapter outlines options which were explored as part of the masterplanning process.

Annexure 2: Master Plan comparison

This chapter contains a series of more detailed studies and analysis that have informed the Master plan reference scheme.

Annexure 3: Studies and benchmarking

This chapter contains a series of more detailed studies and analysis that have informed the Master plan reference scheme.

1.1 Master Plan process

The Vision, Strategic Place Framework and Master Plan 2050 is the outcome of a robust design and review process, throughout which the following steps were taken:

1. **Appreciating the context:** researching and analysing the study area, including its history, community, cultural traits and activities, as well as the existing physical, social and economic conditions and stakeholder aspirations.
2. **Defining the scope for change:** identifying the key challenges and opportunities presented by the study area and determining the project's goals and objectives. This involved conducting an in depth, cross examination of the technical evidence alongside comparative case studies and policies.
3. **Exploring and generating ideas:** evaluating a range of potential solutions through design charettes, intensive workshops, sketching, spatial testing and optioneering, and considering future social and environmental requirements.
4. **Synthesising and refining a solution:** evaluating the feasibility and desirability of the various options generated and determining the most appropriate design response.
5. **Developing the master plan design:** preparing detailed drawings, models, visualisations and presentations that communicate the preferred design outcome, based on site-by-site testing, and incorporating feedback from stakeholders, consultant team and advice from the NSW State Design Review Panel.
6. **Implementing the design:** reviewing and refining the existing development controls and crafting revised objectives and controls to reflect the intent and ambitions of the Vision, consistent with the preferred design solution, with additional guidance for the identified special character areas.

Consultation and design evaluation

The design process was iterative, with steps being revisited as necessary until the most appropriate design response was reached. The final master plan design evolved through extensive consultation and evaluation throughout the project. The community and other key stakeholders were involved in the process to ensure the design reflects their needs and aspirations for Sydney Olympic Park.

In December 2022 through to February 2023, SOPA held a public exhibition of the Strategic Place Framework (SPF) inviting the community to review the SPF document and provide input into Master Plan 2050. Twelve community 'drop-in' sessions were held. The community's views contributed towards the ideas and scenarios tested during the design process and shaped the master plan's objectives.

To evaluate the Master Plan, the design process included weekly client meetings and ongoing conversations with the consultant team, a full day 'Design Jam' through the designing with Country lens with First Nation representatives, five half-day design workshops with SOPA and the consultant team, presentations and discussions with SOPA's Board, and eight Design Review Panel sessions. Master Plan 2050 was further refined following SOPA-led meetings with other government stakeholders and leaseholders.



SOPA and consultant team design workshop



On Country 'Design Jam' held by Yerrabingin in 2022.

1.2 Vision 2050

In 2050, Sydney Olympic Park will be a highly connected series of diverse neighbourhoods and experiences. The Vision is the outcome of stakeholder engagement and reflects the collective ambitions for the evolution of Sydney Olympic Park.

The Vision comprises the vision statement, three place pillars and ten strategic directions. Together, these elements inform the preparation of Master Plan 2050.

THE VISION

What Sydney Olympic Park will be known as in 2050

SYDNEY'S BEATING GREEN HEART

PLACE PILLARS

Key aspirations which will guide decision-making

WANGAL
Respect and care for Country

DYNAMIC
A place that adapts to changing needs

THRIVING
A regenerative exemplar

STRATEGIC DIRECTIONS

What Sydney Olympic Park will do

1. A place to call home
2. A liveable and complete community
3. Connected, pedestrianised and intuitive
4. Immersive rich and unique experiences
5. A thriving public domain day and night
6. A living laboratory for urban innovation
7. An economically productive and distinctive place
8. Carbon positive and circular
9. The green lungs of Sydney
10. A delivery model for the future

1.3 A step change in thinking

A step change in thinking

The realisation of the Vision for Sydney Olympic Park in 2050 requires a series of paradigm shifts in how it is thought of as a place, how it is planned for into the future, and the step change in how it operates today, as presented below.

Events Precinct	**Place Identity**	**Thriving suburb**

Through connectivity investment and nurturing of a more complex and diverse place, Sydney Olympic Park will no longer be a precinct "in waiting" for another Olympic and Paralymic Games. It will transform from a place known widely for sports and events to a thriving, high density suburb. This transformation will fundamentally reshape Sydney Olympic Park's identity.

Human-centred approach	**Country**	**Eco-centred approach**

A Country First approach to place-making is an important step forward in the development of place strategies. This requires a more holistic understanding of the cultural, social and environmental context that has shaped Sydney Olympic Park and creates a more balanced and equitable approach to development. Country is a complex interdependent system, where all parts are equal - humans being only one of these parts. This consideration is to be continued through into a new, non singular approach to design where social, cultural, ecological and environmental systems are equally addressed.

Planning for growth	**Perspective**	**Planning for transformation**

With an acute need to continue to supply housing for Greater Sydney, precinct planning has often focused on planning for growth alone. The Vision requires a more comprehensive approach to planning - one which looks to transform Sydney Olympic Park as a place for communities to thrive and as an important and distinctive centre in Greater Sydney's future.

An island	**Connectivity**	**Heart of Sydney**

Investment in Sydney Metro West, and future light rail, will fundamentally alter Sydney Olympic Park's relationship with the rest of Sydney. This investment radically alters the trajectory of Sydney Olympic Park, placing it at the centre of Greater Sydney. In doing so, it increases the importance of Sydney Olympic Park maximising its potential to deliver public good outcomes.



Sydney Olympic Park (Source: SOPA)

1.4 Sydney Olympic Park

In its ongoing evolution from the host venue for the world's largest event to a thriving employment centre and growing residential community, Sydney Olympic Park continues to build on its 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. Sydney Olympic Park continues to build on its strong record of environmental sustainability and access for people of all abilities, both of which are important legacies from the Sydney 2000 Games.

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

Sydney Olympic Park provides an opportunity to establish a best practice example of sustainable urban development whilst retaining its status as Australia's premier sporting and major events precinct. Master Plan 2050 builds on Sydney Olympic Park's internationally recognised initiatives in energy and water management, green building design and sound economic and ecological management. Sydney Olympic Park's sporting and recreational facilities and 430 ha of parklands ensure its unique place in offering a solution to Sydney's population growth. It provides opportunities for enhanced quality of life and healthy lifestyle choices for the people of Sydney. Master Plan 2050 will guide Sydney Olympic Park's continued evolution as Sydney's Beating Green Heart.

1 Cricket Centre
2 Blaxland Riverside Park
3 Newington Armory
4 Newington Nature Reserve
5 Woo-la-ra
6 Sydney Olympic Park Archery Centre
7 Haslams Creek
8 Narawang Wetlands
9 Wave park (under construction)
10 2KY site (outside site)
11 Wentworth Common
12 Kronos Hill
13 The Pyramid
14 Industrial waste facility
15 Brickpit
16 Showground Stadium
17 Sydney Superdome
18 Stadium Australia
19 Cathy Freeman Park
20 Sydney Olympic Park Train Station
21 State Abattoir heritage buildings
22 Metro station (under construction)
23 Sydney Olympic Park Athletic Centre
24 Sydney Olympic Park Aquatic Centre
25 Sydney Olympic Park Athletics Warm Up Arena
26 Badu Mangroves
27 Bicentennial Park
28 Tom Wills community field
29 Sports oval
30 Sydney Olympic Park Tennis Centre
31 Netball Central
32 Quaycentre
33 Sydney Olympic Park Hockey Centre
34 Sydney Olympic Park Place Management Centre

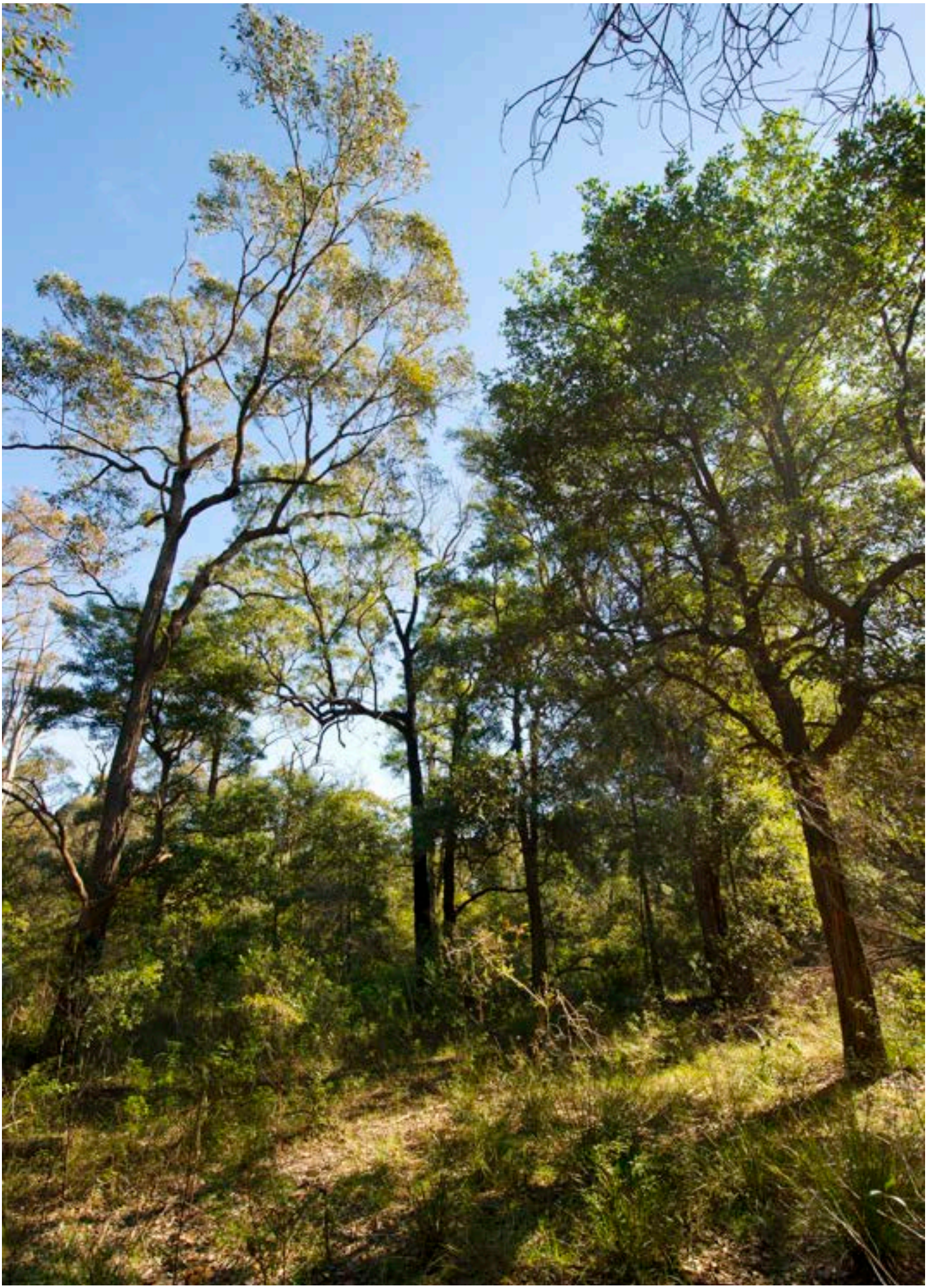
Figure 1.4.1 Sydney Olympic Park today



1.5 DPHI study requirements

The table below provides an overview of what sections of this report responds to the DPHI study requirements.

1. Planning, Place, Urban Design and Heritage		
Requirement	Urban Design Framework Requirements	Satisfied in
1.1	• the need to respond to the case for change as identified in the Planning Report;	Planning Report.
	• a thorough place analysis supported by research and undertaken at multiple scales (site, surrounds including adjacent precincts) and identifies opportunities, constraints and key issues to be considered;	Chapter 5
	• an updated and consolidated Place Vision that: • articulates the desired future of Sydney Olympic Park; • considers the Sydney Olympic Park Vision and Strategy 2050; • outlines strategic objectives; • articulates how Country has been embedded in this Vision (refer to section • 1.7 for details); and • considers the role of the precinct within its wider context and how it will relate to and influence the future of surrounding precincts.	Chapter 1; Chapter 3; Chapter 4; and Chapter 6.
	• a set of urban design principles that underpin the proposed development;	Chapter 6
	• development options for the precinct and sub-precincts, as part of the design excellence process workshopped with stakeholders, which reflect genuine alternative approaches to built form, including testing various land use scenarios, building envelopes and distribution of the proposed GFA in relation to the public domain provision;	Chapter 10 - 11
	• a reference scheme that demonstrates how the preferred development option could be resolved;	Chapter 11
	• proposed land uses including but not limited to approaches to residential diversity (housing types, apartment mix, lot sizes, development procurement types) and community uses;	Chapter 10
	• a detailed master plan that integrates all other urban design related study requirements and demonstrates that the proposed Gross Floor Area (GFA) to be included in the planning framework can achieve high quality place outcomes	Chapter 3; and Chapter 11.
	• demonstrate the design intent or concept aligns with analytical findings, optimises site opportunities and responds creatively to constraints	Chapter 6 - 10
	• land area suitable for development has been defined in response to analysis (along with defining the natural land to be protect or embellished). This would include responding to committed transport infrastructure	Chapter 7 - 10
	• proposed maximum building heights, building envelopes on a site by site basis, floor space ratio controls, and draft development controls	Chapter 11; and Annex 2
	• overshadowing and solar access analysis of the public domain (including wildlife habitat if applicable) and residential buildings including general considerations of ADG compliance;	Chapter 11
	• assessment of the impacts of the proposed development on the character and nature of the precincts including the preservation of important views within and external to the precinct;	Chapter 5; and Chapter 11
	• the masterplan should consider opportunities to evolve and strengthen Sydney Olympic Park as a strategic centre and as a destination, including further developing its night time economy. This should include investment attraction and economic development strategies;	Chapter 3; and Chapter 11
	• benchmarking of the proposed development against international best practice precedent studies;	Annex 1
	• need to respond section 1.6 and achieve architectural design excellence	Chapter 19



Parklands within Sydney Olympic Park (Source: SOPA)

Policy review

2

SydneyOlympicPark

2.1 Overview

Sydney Olympic Park, although situated within the City of Parramatta LGA, is under the management of the Sydney Olympic Park Authority (SOPA) in accordance with the *Sydney Olympic Park Authority Act 2001* (SOPA Act). The SOPA Act mandates the preparation of a master plan that serves as a comprehensive guide for the planning, management, protection, and development of Sydney Olympic Park.

Master Plan 2050 is given effect through the State Environmental Planning Policy (Precincts - Central River City) 2021 (Central River City SEPP), specifically Appendix 4 - Sydney Olympic Park. The Central River City SEPP establishes land use zoning and sets essential development controls for Sydney Olympic Park. Complementing the provisions of the Central River City SEPP, Master Plan 2050 incorporates detailed principles and controls to guide the development of Sydney Olympic Park.

Master Plan 2050 replaces the current applicable master plans for Sydney Olympic Park, namely the Sydney Olympic Park Master Plan 2030 (2018 Review) and the Sydney Olympic Park Master Plan (Interim Metro Review) 2021.

The implementation of Master Plan 2050 will involve consequential amendments to the Central River City SEPP, alongside modifications to other policies and plans as necessary. The development of Master Plan 2050 has drawn on previous studies and analysis, incorporating updated research and aligning with the NSW Government's strategic planning and design policies.

The introduction of the highly anticipated Metro station will expedite development and act as a catalyst for increased housing and job opportunities at the heart of Sydney. This welcomed addition promises substantial growth and progress for the suburb and the surrounding environment.

This chapter will outline and review the policies and guiding frameworks that have been considered throughout the design process of Master Plan 2050.

2.2 Strategic policy

2.2.1 Sydney Olympic Park policy overview

Master Plan 2050 gives effect to a number of state, regional, local and place-based policies and strategies.

Among others, these include:

- NSW 2040 Economic Blueprint
- Future Transport 2056
- Greater Sydney Regional Plan
- Greater Parramatta to Olympic Park Strategy
- Central City District Plan
- Sydney Green Grid, West Central District
- Local Housing Strategy, City of Parramatta
- Local Strategic Planning Statement, City of Parramatta
- Community Strategic Plan, City of Parramatta
- Government Architect of NSW's 'Better Placed', 'Greener Places' and 'Draft Connecting with Country' policies and frameworks.
- Sydney Olympic Park Master Plan 2030, Interim review and all supporting documentation.
- Numerous other studies and strategies that already shape investment, and decision-making across Sydney Olympic Park, such as the Sydney Olympic Park Local Infrastructure Contributions Framework (ICF).

Master Plan 2050 has been developed in a highly collaborative way. A team of subject matter experts have worked closely with SOPA to co-develop Master Plan 2050. The team has been led by SJB, who partnered with various other specialised organisations.

These are:

- Turf - Landscape and public domain
- Yerrabingin - Designing with Country
- Cred Consulting - Social and community infrastructure
- Atelier ten - Sustainability
- SGS Economics and planning - Economics and strategy
- WSP - Transport and movement

Together the consortia has co-designed Master Plan 2050 in partnership with Sydney Olympic Park Authority.

The adjoining diagram provides an overview for some of the policies and strategies that guided and shaped the development of Master Plan 2050.

State Policy



Regional Policy



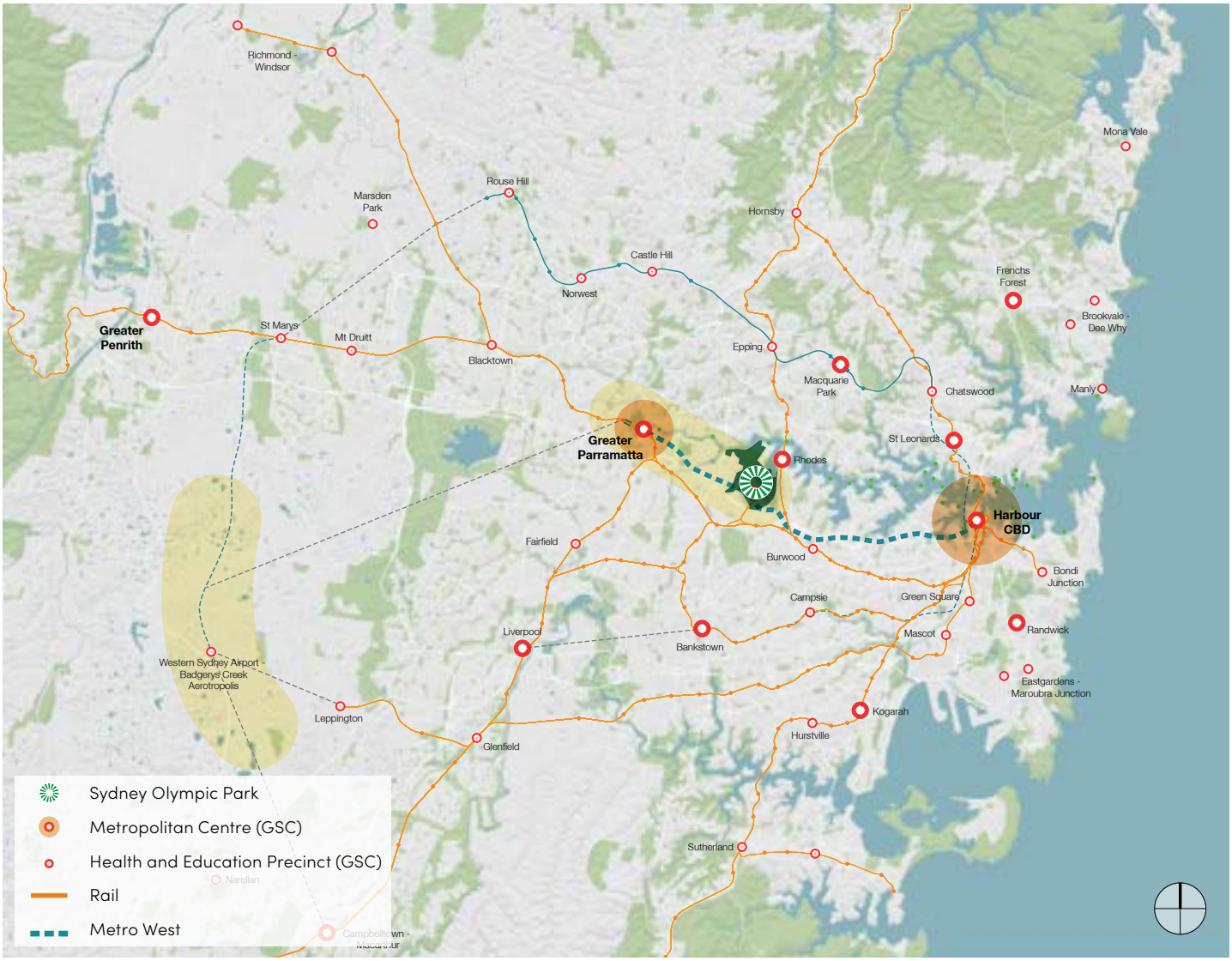
Local Policy



Sydney Olympic Park is centrally located between Greater Sydney's two largest employment centres – the Sydney CBD and Parramatta CBD. Sitting on the Parramatta River which connects to Sydney Harbour, the Parklands have an important role in supporting the riverine ecology of the upper reaches of the watercourse.

By 2030 new Metro West Line will connect Sydney Olympic Park to the Sydney CBD in 15 minutes. This significant improvement in connectivity will underpin the evolution of Sydney Olympic Park.

Figure 2.2.1 Metropolitan location map



2.2.2 Sydney Olympic Park place directions

The Vision sets out an overarching and ambitious vision for what Sydney Olympic Park will be in 2050. It provides a roadmap that will inform decision-making across Sydney Olympic Park in the coming decades. This is the key guiding document which informs the evolution of Master Plan 2030 into Master Plan 2050.

Other key documents for development within Sydney Olympic Park's urban core and parklands, among others are :

- Sydney Olympic Park Master Plan 2030 (2018 Review) and the Interim Metro Review in 2022.
- Sydney Showground Master Plan (RAS)
- Central River City SEPP
- Newington Nature Reserve Plan of Management (National Parks and Wildlife Service)
- Parklands Plan of Management 2010 (Sydney Olympic Park Authority)

The parklands and urban core documents outline built form and public domain controls, and support the Central River City SEPP. These master plans in conjunction with the SEPP perform an local environmental plan and development control plan-like role for Sydney Olympic Park.

Draft Parklands Future Directions 2030 (Future Directions), is a robust document which acts as the parklands counterpart to Master Plan 2030 and has been informed by significant research and completed in collaboration with SOPA's teams. These proposed moves within Future Directions alongside the Vision have been considered throughout the development of Master Plan 2050.



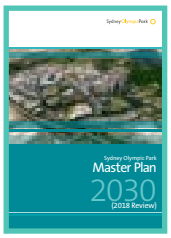
Sydney Olympic Park Place Vision and Strategy

Superseded by Master Plan 2050

Revised after Master Plan 2050

Parklands

Urban Core



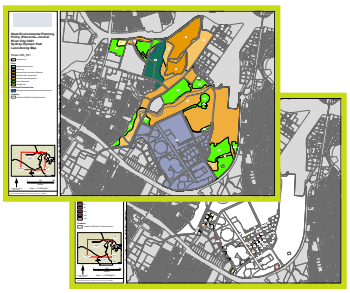
Sydney Olympic Park 2030 Master Plan (2018 Review) (Sydney Olympic Park Authority)



Sydney Olympic Park 2030 Master Plan (Interim Metro Review) 2021 (Sydney Olympic Park Authority)



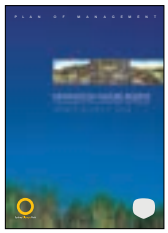
Sydney Showground Master Plan (Royal Agricultural Society)



State Environment Planning Policy (Precincts - Central River City) 2021



Draft Parklands Future Directions 2030 (Sydney Olympic Park Authority)

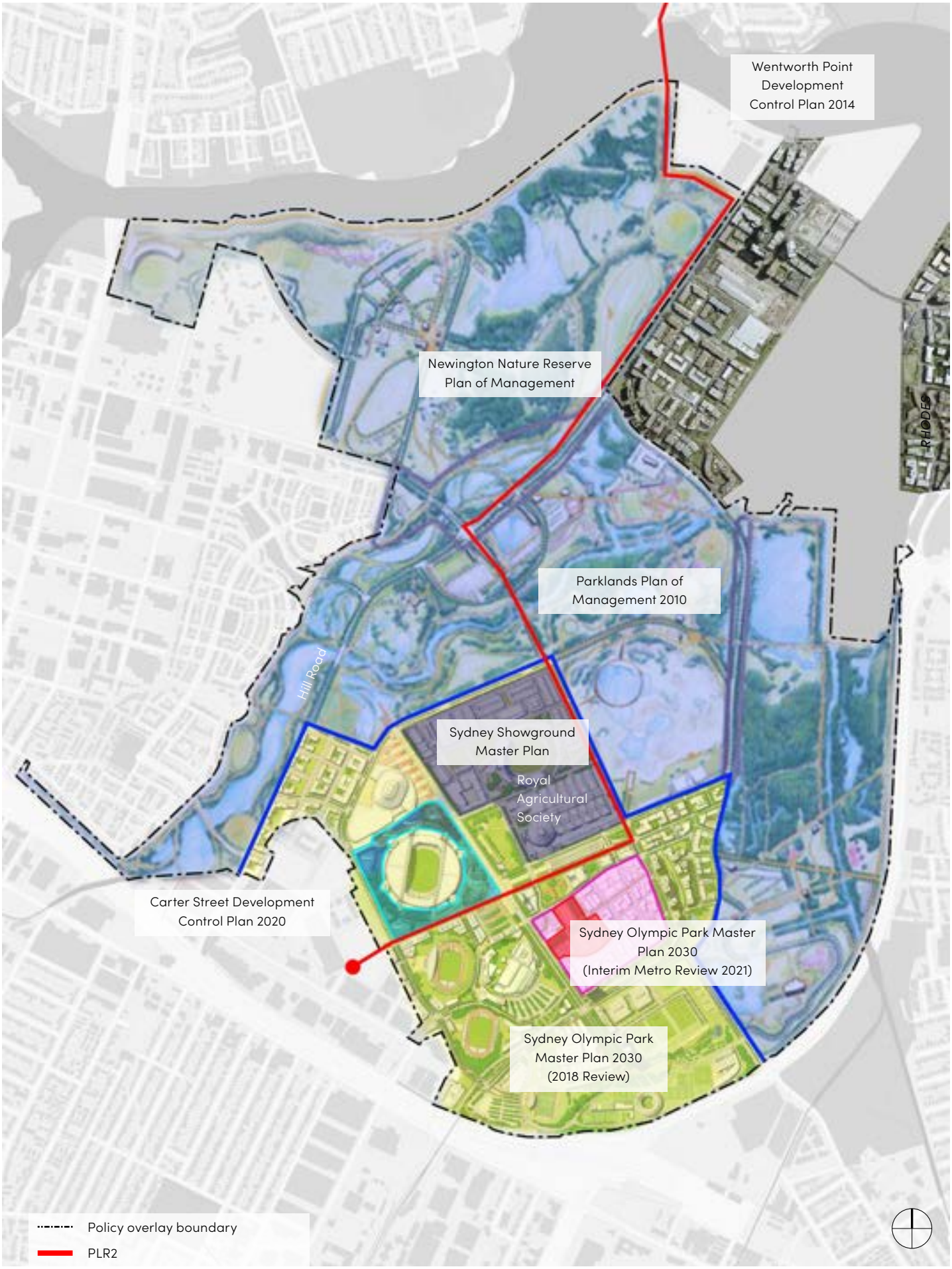


Newington Nature Reserve Plan of Management (National Parks and Wildlife Service)



Parklands Plan of Management 2010 (Sydney Olympic Park Authority)

Figure 2.2.2 Current policy overlay



2.3 Design guidance

2.3.1 Government Architect NSW guidance

To allow for a comprehensive and robust design process for Master Plan 2050, the policies and frameworks as well as general design guidance provided by Government Architect NSW (GANSW) have been thoroughly considered. The diagram below outlines those documents, where intent and principles have played a significant role in the proposal for Sydney Olympic Park.

By grounding the design process of Master Plan 2050 on these documents, it is ensured that the outcome aligns with the objectives and the vision of the GANSW.





Activation of the public domain (Source: SOPA)

Key drivers and brief

3

SydneyOlympicPark

3.1 Key drivers

Master Plan 2050 is a unique opportunity to recast the future character of Sydney Olympic Park. Sydney Olympic Park's Vision has been recast, requiring a review of the planning controls to ensure development produces a future character which aligns with these aspirations, whilst meeting the community's growing need and expectations.

Four key drivers underpin Master Plan 2050, including Country, connectivity, future neighbourhood character and strategic planning.

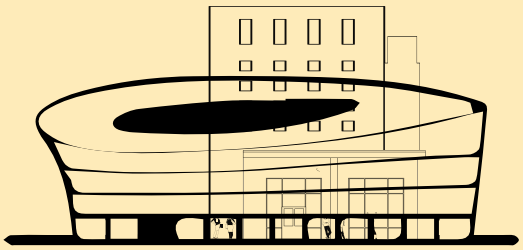
Connecting to County

Master Plan 2050 recognises the Traditional Custodians of Sydney Olympic Park, the Wangal. Through the design process, engagement was undertaken with First Nations peoples who have a strong bond with this land and the waterways. The process started with a deep respect for Country, and was guided by the Government Architect NSW's Connecting with Country framework. The identification of Elements of Country created an important baseline for the design processes of Master Plan 2050.



Thriving urban neighbourhood

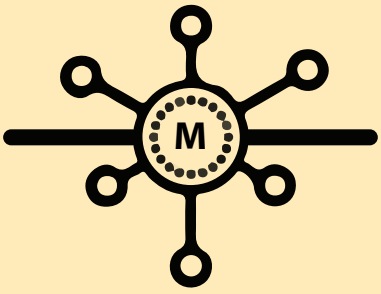
Sydney Olympic Park is undergoing a significant transformation, that provides an opportunity to establish a best practice example of sustainable urban development whilst retaining Sydney Olympic Park's status as Australia's premier sporting and major events precinct. The vision is to create vibrant and inclusive neighbourhoods where people can live, work, and play, fostering community and providing various amenities and services.



Improved connections

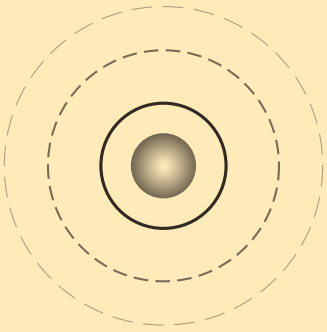
The delivery of Sydney Metro West and PLR2 will enhance connectivity between Sydney Olympic Park and the wider Sydney region, providing fast and efficient transport connections to the CBDs of Parramatta and Sydney. Improved accessibility via public transport presents several opportunities:

- maximise land utilisation and develop more densely around the Metro station, to create a vibrant mix of uses.
- reduce visitor car parking for events from 10,000 to 5,000, which creates opportunities for hardscape areas to be repurposed for dynamic land uses with community benefit.



Fulfilling its role as a Strategic Centre

Being a Strategic Centre, Sydney Olympic Park and Master Plan 2050 have a particular role that requires an all encompassing and holistic development approach to ensure the various needs and demands of different stakeholders are fulfilled. This includes highlighting Sydney Olympic Park's First Nations significance, honouring the Olympic legacy, celebrating Sydney Olympic Park's unique biodiversity and creating neighbourhoods that offer choice and flexibility for future generations. By carefully balancing these different components, Master Plan 2050 fulfills its role as a strategic centre and contributes to making Sydney a high-quality place to live, work and play.



3.2 Brief

To meet the needs of a growing population and evolving profile of visitors to Sydney Olympic Park a shift in the combination of development uses is envisaged. Master Plan 2050 also identifies and delivers the other specific elements needed to support this scale of change for residents, workers and visitors.

The adjacent diagrams and numerical figures have been informed by the broader consultant team and agreed in consultation with SOPA to ensure the Master Plan meets the forecasted goals of government, whilst pursuing world's best practice in community building and urban regeneration within an established and sensitive parkland setting.

Informed by SGS economics and SJB, the diagram below outlines the **targets** for Master Plan 2050. In summary these are:

11,500 - 13,000 homes

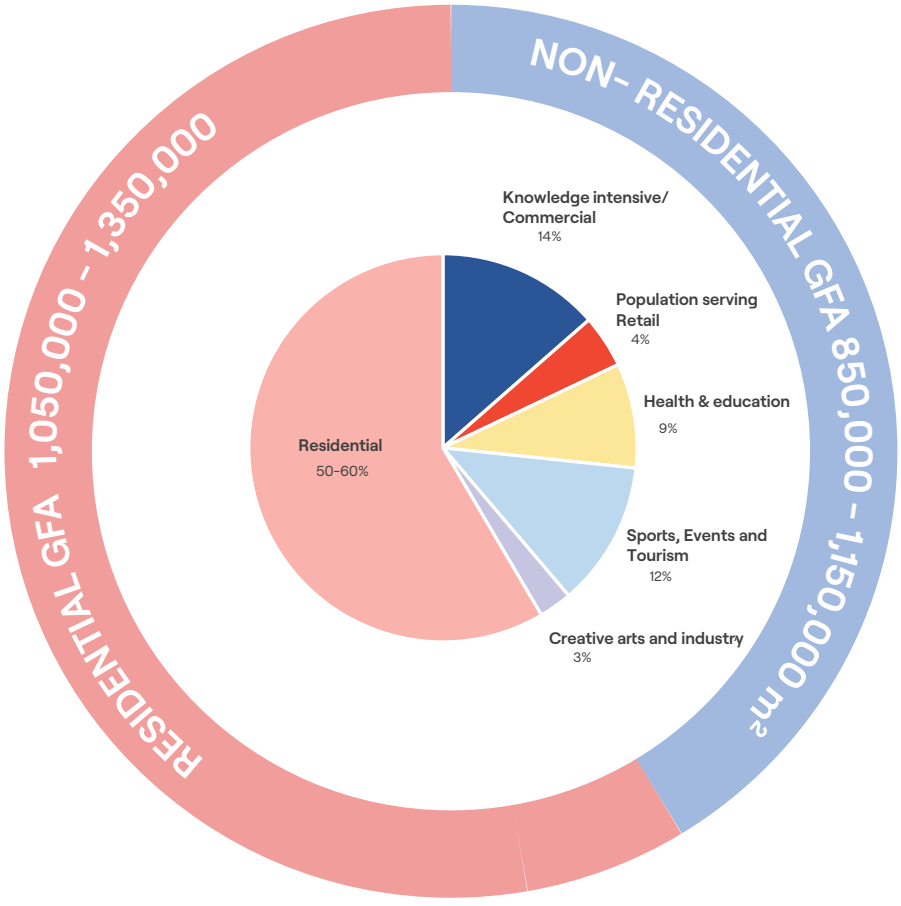
25,000 - 28,650 residents

30,000 - 32,000 jobs

These broadly correspond to:

- A total of approximately 1.9 to 2.2 million sqm of gross floor area (GFA)
- Approximately 50-50% split (+-10%) between residential and non-residential uses to reflect the role of Sydney Olympic Park as a Strategic Centre with a unique events role within a high-density suburb

Note the points above and land use diagram breakdown below are a broad guide for Master Plan modelling of land uses. Meeting the targets is the primary focus of the Master Plan rather than strict adherence to the land use mix below. Refer to the SGS technical report for further information.



Master Plan 2050 also features a range of spatial and community serving infrastructure and uses required to support the growing population at Sydney Olympic Park. The list of key supporting infrastructure below has been identified by the consultant team as crucial elements which must be acommodated in Master Plan 2050.

Each element reflects a specific recommendation from the consultant team, based on their own independent research and benchmarking, forecasted population and desired land use split within the context of the site's unique events and visitor attractions. They should be embedded in both the Master Plan document and reference scheme to ensure proof of concept is possible.

This overlay of community serving uses and spatial requirements is an important point of difference between the current Master Plan 2030 and this Master Plan 2050 which goes beyond an incremental increase in development capacity by instilling the principles of the Vision in a holistic and tangible manner.

Refer to the accompanying technical reports provide additional analysis supporting the planned growth and shift in land use priorities captured by the Master Plan 2050.

- Cred (social infrastructure)
- WSP (transport)
- Atelier 10 (sustainability)
- SJB (urban design)
- TURF (landscape)

KEY NEEDS

1 x Community hub (2,865m² GFA) and library (2,000m² GFA)	1 x Primary school (2ha site) (possibly 2 x schools)	1 x Indoor recreation centre (7,500m² GFA)
Consolidated civic plaza	Local high street	3-4 x Sportsfield (4.5ha per field)

OTHER NEEDS

Cultural building*	1-2 x Community gardens	Dog parks
4 x multi-purpose outdoor courts (double as parking, civic space etc)	Informal recreation for youth	1 x Multi mobility hub (transport interchange)
11 x playspaces	Prominence of the parklands, & continuity of the ecologically sensitive areas	2 x Micro freight hub
2 x Outdoor fitness stations	Clean-up contaminated sites, particularly those in the Parkland	Reduce car parking from 10,000 to 5,000 (removing most surface P)
Recreation links and loops	16 x destinations within the Parklands, reflecting its multi-functional role	Mode shift towards greater active transport, in addition to Metro uptake
Cultural production spaces	Improve legibility and wayfinding, as part of a clear movement network	1 x Circular economy & recycling hub
1 x Early childhood education and care centre	Greater utilisation of the Newington Armory	Waste collection points

** The need for a cultural space has been touched on in Cred's report and is also articulated in the Cultural Infrastructure Plan 2025+, Create NSW. The Mapping arts and culture in Western Sydney report prepared by SGS economics in May 2018 also illustrates the need for each LGA to have at least one cultural facility per art form, including Sydney Olympic Park.*

Understanding Country

4

SydneyOlympicPark

4.1 Connecting with Country

We inhabit and are inhabited by Country

'Country is our Mother, our teacher, our library and our kin. It sustains, inspires and surrounds us. The experience of Country is both individual and collective, both new and familiar. From her we learn, share and flourish, continuing to care for Country is central to our being, our identity.

Country is a responsibility, not a right, and is there for all who respect and cherish her. Today we may not always be able to see Country instantly, but if we call to it, we can always sense her and again feel her embrace.'

— Christian Hampson, Yerrabingin (2023)



Badu Mangroves, Sydney Olympic Park (SOPA)

'We are part of the system of Country; our actions must always be Country positive. The path, health and spirit of water is integral to all life and cultural practice, and at its heart is the river - a living being.

All actions flow into it and all life flows out of it. This is true of all Elements of Country and if considered collectively in our actions. We are an element of Country, within it, and it is our responsibility to future generations. Being connected to Country transcends language and culture - a connected system of action, emotion and experience, as a Custodian of Country.

Its unique and distinctive elements are connected and open to everyone; a connective tissue, the interstices that flows between Water, Sky, Earth, us and our Non-Human Kin. Its infinite reach into and across the earth and into the sky. She guides and nurtures us and is the inspiration and repository of knowledge.

The project offers an opportunity to celebrate the all encompassing nature of Country.'

— Yerrabingin (2023)



Badu Mangroves, Bicentennial Park (Source: SOPA)



Newington Nature Reserve (Source: SOPA)

4.2 Understanding Country

4.2.1 Elements of Country

The shorelines and waterways are significant places for Wangal people. For thousands of years they were used as places to collect food and resources, to travel across and learn about Country.

'Children grew up on the water from their youngest days, and the swell of the waves and rocking nowie must have been just as familiar to them as the solidity of the earth or their mothers' heartbeat' (Karskens, G. 2014).

While water is dominant on Wangal Country, all elements are significant; together comprising an overarching image of Country.

The spiritual beings below our feet (Deep Country) and their kin above (Sky Country) and all elements in between, represent the extent and connection of all elements of Country. Spirituality is embedded in a shared consciousness and care for the elements of Country.

Designing with Country and Caring for Country will be achieved by addressing the needs of each element.

Additionally, the adjoining map provides a detailed overview of the site's natural elements that contribute to understanding Country, and that make a crucial contribution to the Master Plan 2050 design process.



Move with Country

Enduring custodianship of Country through knowledge sharing and record keeping through story, song, dance and art.



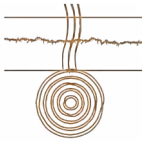
Non-Human Kin Country

Country is comprised of our kin: the animals and plants. We celebrate the connection of all living things and the intricate responsibilities within this web of connections.



Water Country

Water is the connective tissue, the circulatory system, the confluences and paths within and between Country. The meeting of salt and fresh water.



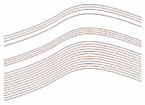
Deep Country

The most ancient of connections and one that we honour for the many gifts it shares, the tools we create and the ochres we use to paint.



Sky Country

A place of spirits and the ancestors, it holds knowledge of navigation, the seasons, time and Songlines. It allows engagement with our ancestors and spiritual beings.



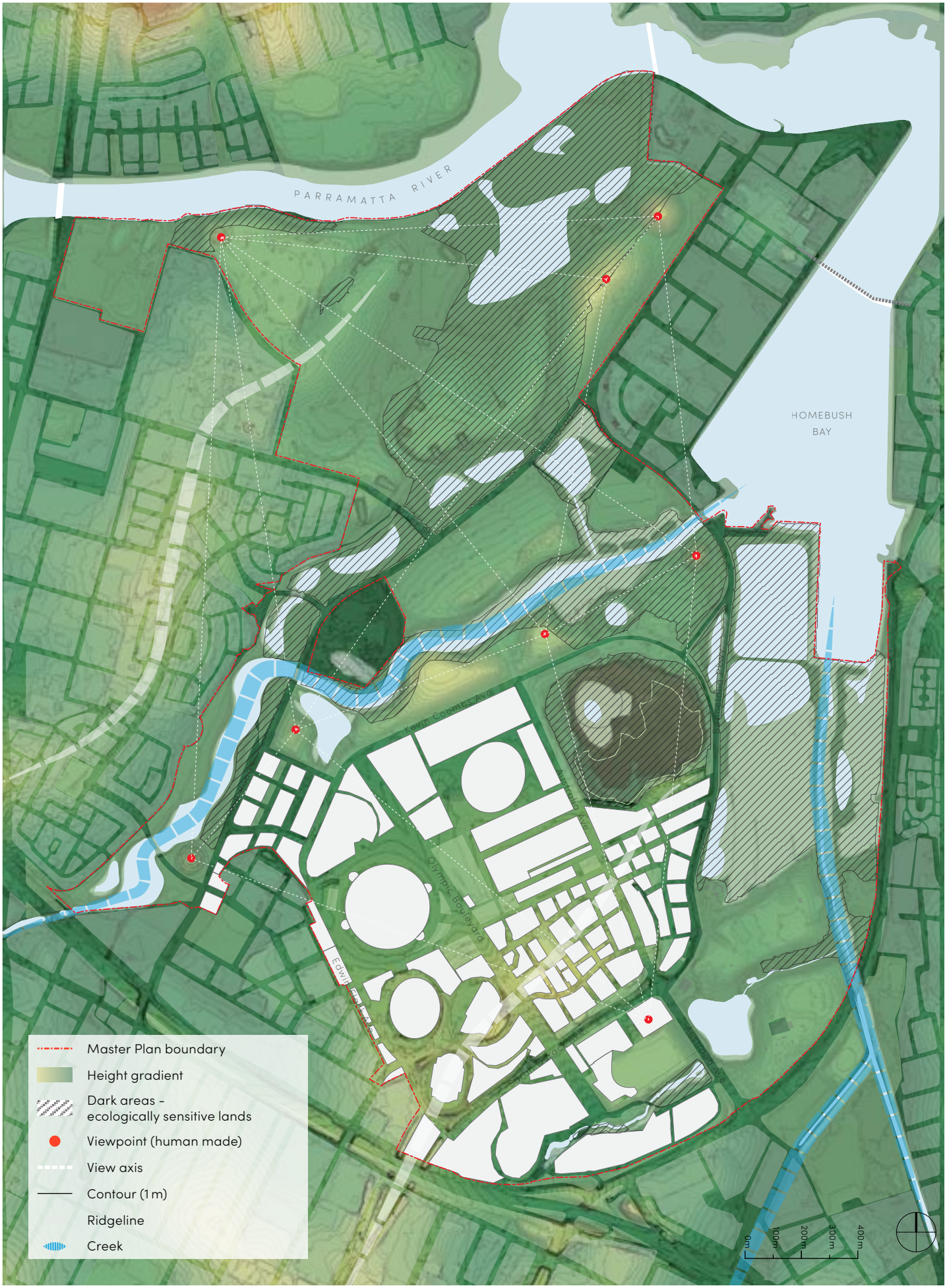
Wind Country

Wind carries the messages of the seasons, the songs and words of our ancestors across Country. The landscape and light vibrates to a rhythm; the trees, the grass, and the clouds racing across the sky.



First Nations art (Source: SOPA)

Figure 4.2.1 Elements of Country plan



4.2.3 Designing with Country

Master Plan 2050 recognises the traditional custodians of this place, the Wangal. Throughout the design process of Master Plan 2050, First Nations representatives and Elders were engaged, including through a 'Design Jam' facilitated by Yerrabingin.

At each sessions the group shared stories about Country, the land and discussed how a spiritual and physical connection between people and Burramatta (Parramatta River) was ever present. Its recognised that for many in the broader community this connection to the land has been lost and finding new ways to re-establish the appreciation for Country was critical across all ages, and background.

Connecting with Country through the design and development process was discussed at length, with the agreed approaches reflected in the Master Plan 2050. Some of the tangible methods of instilling Country include the rewilding of Sydney Olympic Park by restoring natural habitats and creating an environment where plants and animals can thrive in harmony with the intensification of the urban areas taking place over the next several decades.

During the First Nation's engagement the value of nurturing a connection to nature for all visitors was dsicussed, with a recommendation of incorporating Indigenous language and storytelling through Sydney Olympic Park. Proposals of this nature will require Yerrabingin, or another Indidenous consult to continue to work closely with the Aboriginal community to ensure that Master Plan 2050 is inclusive of First Nations peoples' perspectives and values, which include promoting sustainable practices that benefit the environment and the community.

Overall, 'Designing for Country' and 'Caring for Country' will be achieved through consideration of the above and a committment to continue the engagement with the community in the future. By addressing the needs of the respective elements outlined on the previous page and by engaging with the principles and intent of GANSW Connecting with Country Framework the implementation of the Master Plan 2050 can deliver on the committments made through the Vision 2050; a Country-First approach to city shaping.



Natural elements can serve as inspiration for design (Source: SOPA)



Olympic Cauldron (Source: SOPA)



The Brickpit is of significant ecological importance (Source: SOPA)

Analysis

5

SydneyOlympicPark

5.1 Overview

This chapter provides a detailed overview of the various layers of assessment that were carried out to gain a thorough understanding of Sydney Olympic Park. The analysis addresses the following overarching themes:

- Environment;
- Movement; and
- Built form.

The examination of these themes allowed for the identification of the key constraints and opportunities which directly influenced and guided the Master Plan 2050 design process. This analysis is outlined and graphically depicted below.

Overall, this chapter provides a thorough insight into the analysis undertaken, to create a baseline for the design decisions made at later stages of the Master Plan 2050 process.



The Brickpit within Sydney Olympic Park is of significant ecological value (Source: SOPA)

5.2 Movement

Transport infrastructure investment, including Sydney Metro West, PLR2 and various gateway road upgrades are transforming Sydney Olympic Park. These transport projects along with significant investment in walking and cycling infrastructure, and innovative approaches to urban freight and servicing, will shape and support future development and unlock access to the globally recognised and locally cherished parklands.

The evolution of Sydney Olympic Park's transport network will see a reduced reliance on private vehicles. This enables a reduction in the provision of car parking and allows streets and public spaces to be reimagined. These re-imagined spaces and places will be supported by diverse street typologies in both the urban and parkland settings, creating interesting journeys for residents, workers and visitors.

Street improvements will enable safer and more convenient movement around Sydney Olympic Park by all modes and abilities. Active transport journeys will be favoured for movement within Sydney Olympic Park with the development of pedestrianised precincts through low speed and shared streets. Master Plan 2050 will leverage the new and established transport network ensuring safe, direct and comfortable journeys.

The adjoining map provides an overview of the existing movement parameters that Sydney Olympic Park accommodates, and upon which Master Plan 2050 will be built.



Recreational pedestrian walkway (Source: SOPA)



Recreational cycle path (Source: SOPA)

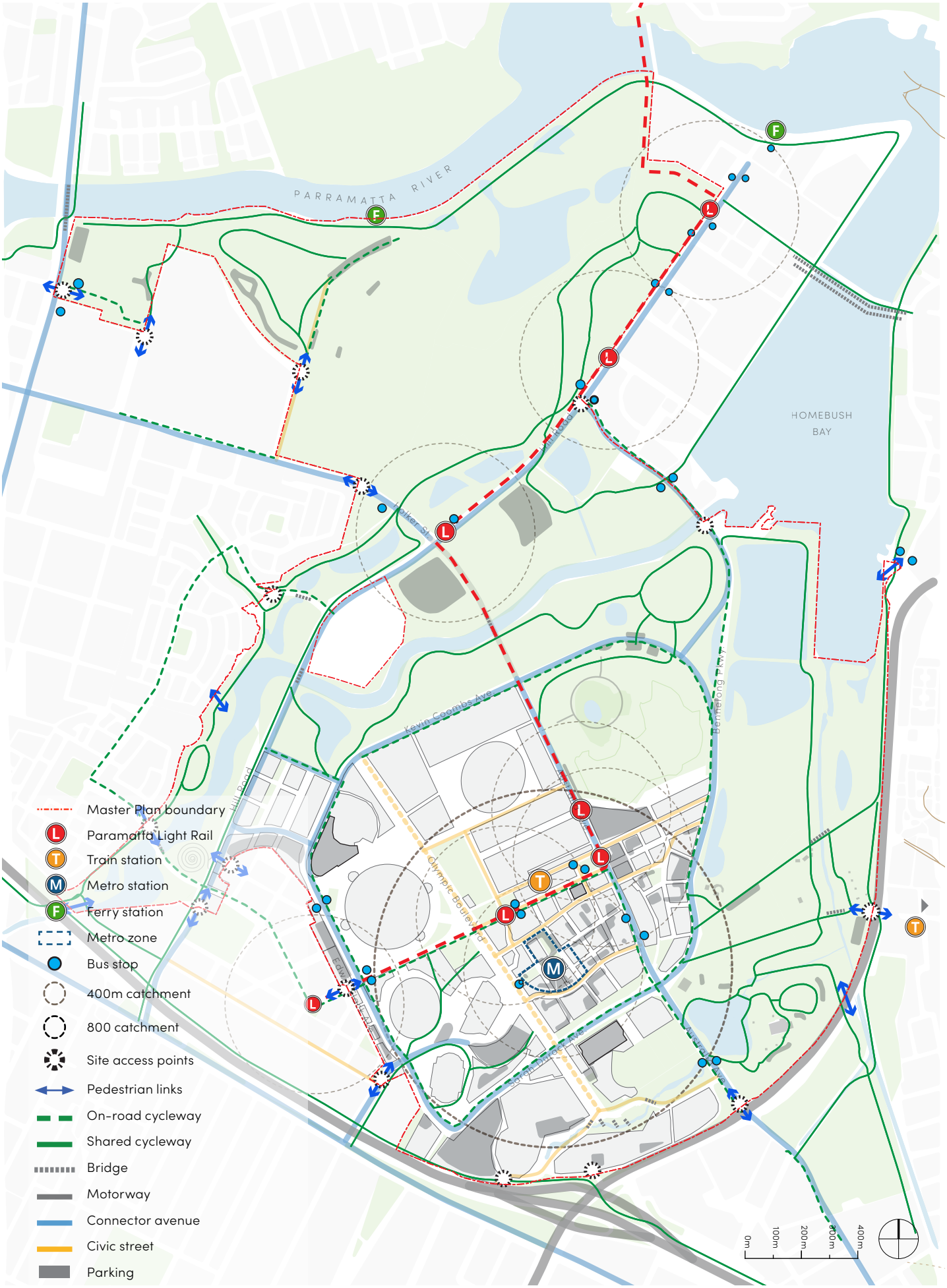


Public cycle path (Source: SOPA)

Findings

- the significant investment into different modes of public transport will substantially alter the site's current patterns of movement, making existing and future residents less reliant on their private vehicle.
- the Sydney Metro will make Sydney Olympic Park more accessible to a range of users, and allow residents to easily access key centres throughout Greater Sydney

Figure 5.2.1 Movement analysis plan



5.3 Blue infrastructure

5.3.1 Waterways

Located on the southern side of the Parramatta River, Sydney Olympic Park is situated on predominantly reclaimed land and remnant wetlands. Haslams Creek runs north-east and Powells Creek runs northwards into Homebush Bay and support significant riparian mangrove ecosystems.

Powells Creek extends through Badu Mangroves and Bicentennial Park. Beyond Sydney Olympic Park the creek and its tributaries are funnelled into open channels that extend through Homebush, North Strathfield and Strathfield.

Haslams Creek extends east west through Sydney Olympic Park. Beyond, it extends into Lidcombe and Auburn in an open channel.

5.3.2 Sea-level rise and flooding

Low-lying areas of Sydney Olympic Park are predicted to be affected by sea level rise. Shown indicatively to the right are the areas predicted to be affected by 2100, an increase of 0.84m (IPCC Sixth Assessment Report Update 2021). While this is not predicted to affect areas within the urban centre, existing waterways and the Newington Nature Reserve will likely be affected.

5.3.3 Stormwater management

A Country centred approach involves being sensitive to water cycles, responding positively to natural water cycles and respecting the river as a living entity. This is manifested in Master Plan 2050 through the application of principles, which include the following:

- celebrate First Nations connections to the river and create opportunities for story telling within the landscape
- consider opportunities to naturalise the Parramatta River bank and introduce a gentler transition from the man-made Armory Wharf edge to the deep water of the river in a manner that allows people to interact and experience water.
- improve flood resilience by anticipating sea level rise and the migration of tree species as a result of increasing soil and water salinity.
- centralise waste water treatment and storage (WRAMS).
- use recycled water for irrigation and other permitted uses.
- divert polluted effluent and leachate from contaminated areas to waste water treatment facilities.
- all development sites manage storm water quality and flows on site and discharge treated water into strategic water systems as per the stormwater policy.

Findings

- Sydney Olympic Park accommodates extensive waterways, supporting significant ecosystems.
- stormwater shall be managed through a sensitive and Country centred approach, respecting the natural environment and allowing water reuse.

5.3.4 Water recycling systems

Sydney Olympic Park has an integrated water recycling system that harvests water run-off for re-use. During 2019-20, 921,000 kilolitres of recycled water was harvested allowing Sydney Olympic Park to run on 80% recycled water.

Master Plan 2050 will build upon the above, and maximise further water harvesting opportunities where possible.

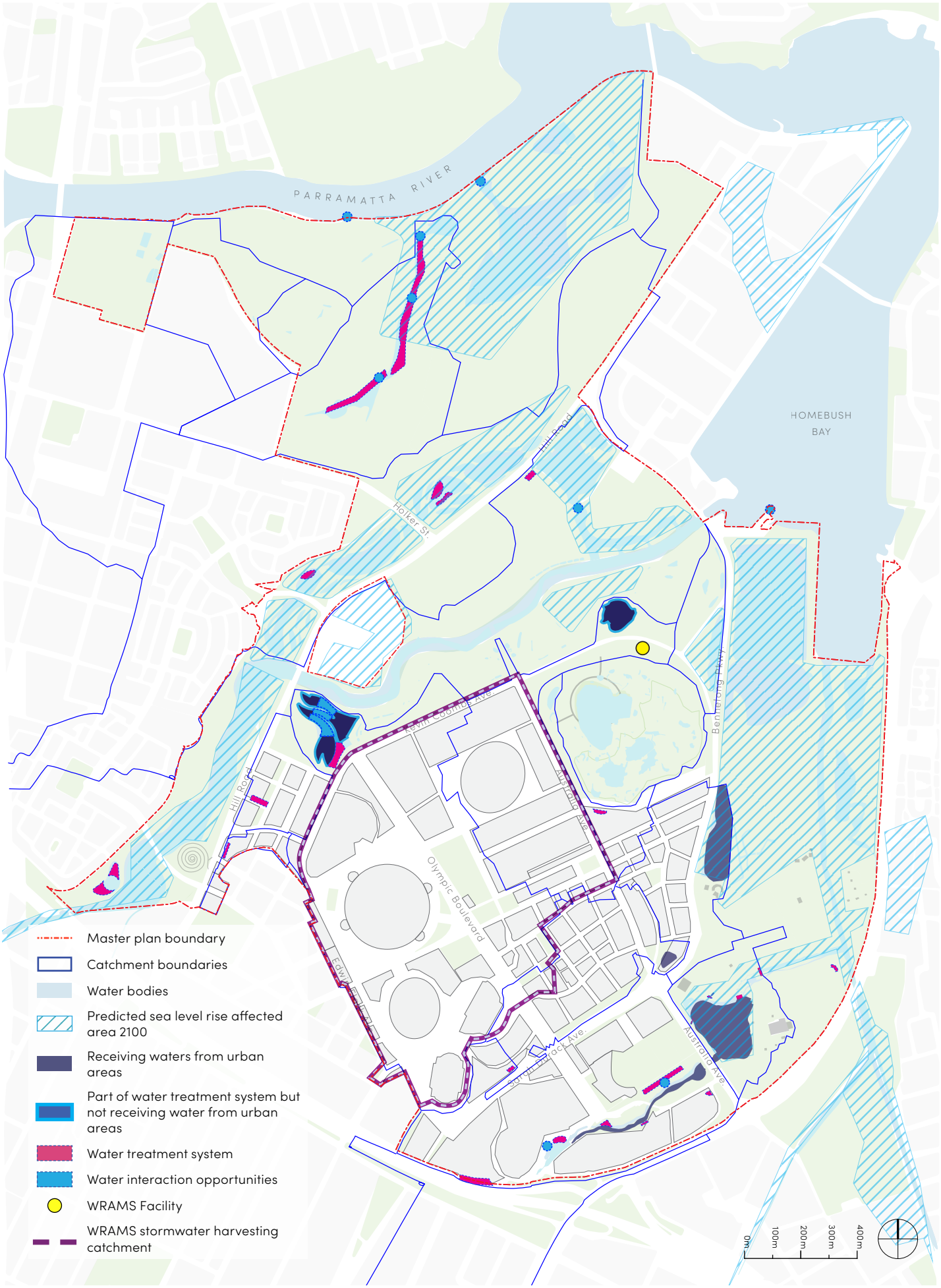


Existing waterway within Sydney Olympic Park (Source: SOPA)



Stormwater management adjoining natural water body (Source: SOPA)

Figure 5.3.1 Blue infrastructure analysis plan



5.4 Green infrastructure

5.4.1 Open space

The existing recreation and sports facilities in Sydney Olympic Park are the by-product of the Sydney 2000 Games and are mostly located along the south-western edge of the site, adjacent to the Carter Street precinct and Homebush Bay Drive.

Although Sydney Olympic Park already accommodates a mixture of formal, informal, publicly and non-publicly accessible open spaces, it does not have adquate recreational space (indoor and outdoor) to support the projected population increase (Cred, 2023).

As a result of this short-fall the existing open spaces within Sydney Olympic Park will need to be enhanced and expanded to accomodate the growinfg demand, bith within the community and more broadly (i.e. surrounding neighbourhoods and Greater Parrmatta). Some of the overarching principles that underpin the enhancement and development of these space are:

- strategically situate public open spaces throughout Sydney Olympic Park and connected with other amenities to enhance functionality.
- design public open spaces to be welcoming and accessible to all ensuring they cater to the diverse needs of the entire community.
- ensure all spaces are safe for users at all times by adhering to the Crime Prevention Through Environmental Design (CPTED) principles. Incorporate lighting that complements the design, function and ecological considerations of the space.
- design public parks to optimise solar access. Ensure spaces also provide shade.
- recognise and celebrate elements of Country and heritage in the design and planning of open spaces.

For further detail regarding public open space, refer to Turf's Landscape and Public Domain Report.

Findings

- community facilities are mostly contained in Blaxland Riverside Park/Armory in the north west and Bicentennial Park in the south east.
- despite the large area of open space, Sydney Olympic Park only has limited flat recreational space.
- Sydney Olympic Park has a wide range of indoor and outdoor sporting facilities as well as large municipal stadia that host local and international events.

5.4.2 Tree canopy

49% total site area

61% parklands

17% urban core

Compared to the rest of the site, the urban core has a low canopy cover, which is reflected in the overall comfort and amenity of the streets and public domain. This is added to through the vast areas of exposed hardstand in the form of parking areas and public plazas designed for peak olympic 200 crowds, and today provide limited funtionality and increase urban heat island effects.

Despite the above, there are vast opportunities to enhance the quality of these areas through the wide-spread implementation of softscape, street landscaping and tree canopy cover.

A detailed overview and additional analysis of the existing open space and tree canopy cover is included in Turf's Landscape and Public Domain Report.



Urban centre, Olympic Boulevard (Source: SJB)



Newington Armory (Source: SJB)

Figure 5.4.1 Open space and tree canopy cover analysis plan



5.4.3 Urban biodiversity

Sydney Olympic Park comprises a series of intertwined ecological systems that extend well beyond the study boundary. It is a biodiversity hotspot with significant environmental and ecological value.

The range of ecosystems that Sydney Olympic Park accommodates are part of an ongoing restoration project, commenced as part of the Sydney 2000 Games. This project has been hugely successful and led to the regeneration of individual systems and targeted species, addressing historical damage and fostering long-term resilience.

Specifically, the restoration project has led to the following improvements:

400 native plant species

250 wild species

100ha inter-tidal wetlands

To further promote the enhancement of Sydney Olympic Park's biodiversity, the following prinicples are pursued:

- work with First Nations knowledge holders to develop principles around land management that could include re-vegetation, clearing and harvesting of indigenous food and natural products.
- celebrate retain, enhance and expand existing protected ecologies to enable them to flourish, including the Newington Nature Reserve, Badu Mangroves and Haslam's Creek.
- integrate quality green infrastructure, retaining significant trees, ecological habitats and landscapes.
- promote opportunities to appreciate local ecosystems by creating opportunities to interact with native flora and fauna.

Findings

- Master Plan 2050 provides the opportunity to continue the rehabilitation of the local environment
- key habitat types include grasslands, bushland and forests, and freshwater and inter-tidal wetlands.
- consideration needs to be given to limit habitat fragmentation, impact of new development, building reflectivity and light on sensitive ecologies and the changing climate.



Sydney Olympic Park with brick pit in the foreground (Source: SOPA)



Swamp oak floodplain forest (Source: SOPA)

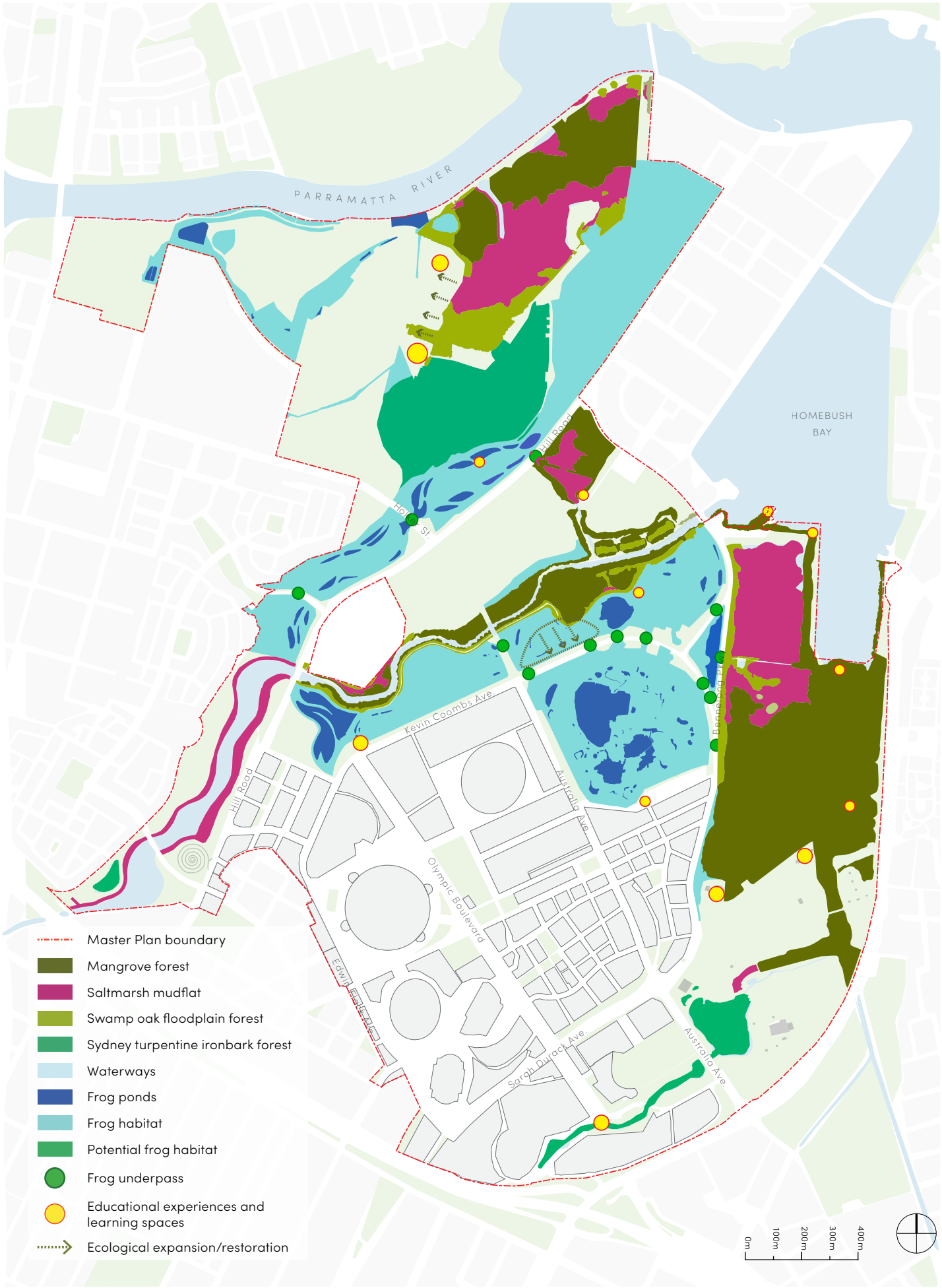


Saltmarsh near Brickpit (Source: SOPA)



Badu Mangroves (Source: SOPA)

Figure 5.4.3 Urban biodiversity analysis plan



5.5 Contamination

The site has a long history of industrial use and underwent extensive remediation in preparation for the Sydney 2000 Games.

Figure 5.5.1 overleaf illustrates areas of contaminated landfill. Most of these areas are regulated sites that fall under the jurisdiction of the Environmental Protection Agency. These sites include:

1. Woo-la-ra - gas producing landfill
2. Kronos Hill - gas producing landfill
3. Aquatic centre carpark 'dry tomb' landfill with high levels of contamination
4. Former golf driving range site - mix of contaminants including construction waste and organic waste.
5. Haslams waste treatment plant - the exact extent of contamination is yet to be determined

Many of these sites are monitored, with leachate and effluent drains having been installed to reduce the risk of further contamination and ensure public health.

Findings

- any use or development of areas containing contaminated landfill will require specialist investigation. In some instances use and development will be easily achievable and in others may be precluded.

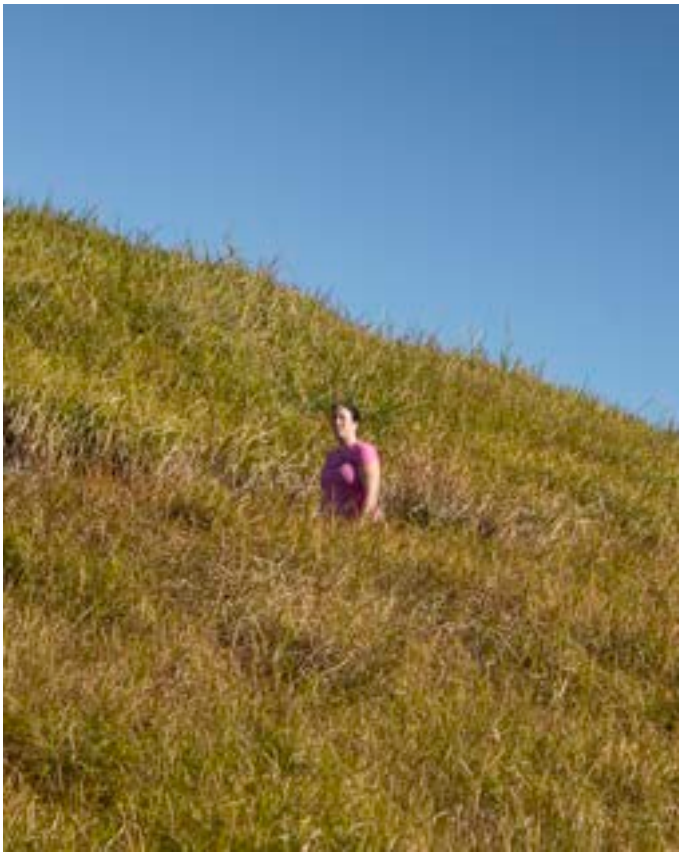
5.5.1 Remediation

It may be possible to remediate some of these sites, subject to further studies and authorisation.

Some previously identified sites have already been re-purposed as environmental spaces and car parks. Further remediation work may be possible in the future to ensure that additional sites, including the former golf driving range can be restored and redeveloped. The principles upon which such remediation work is based on are:

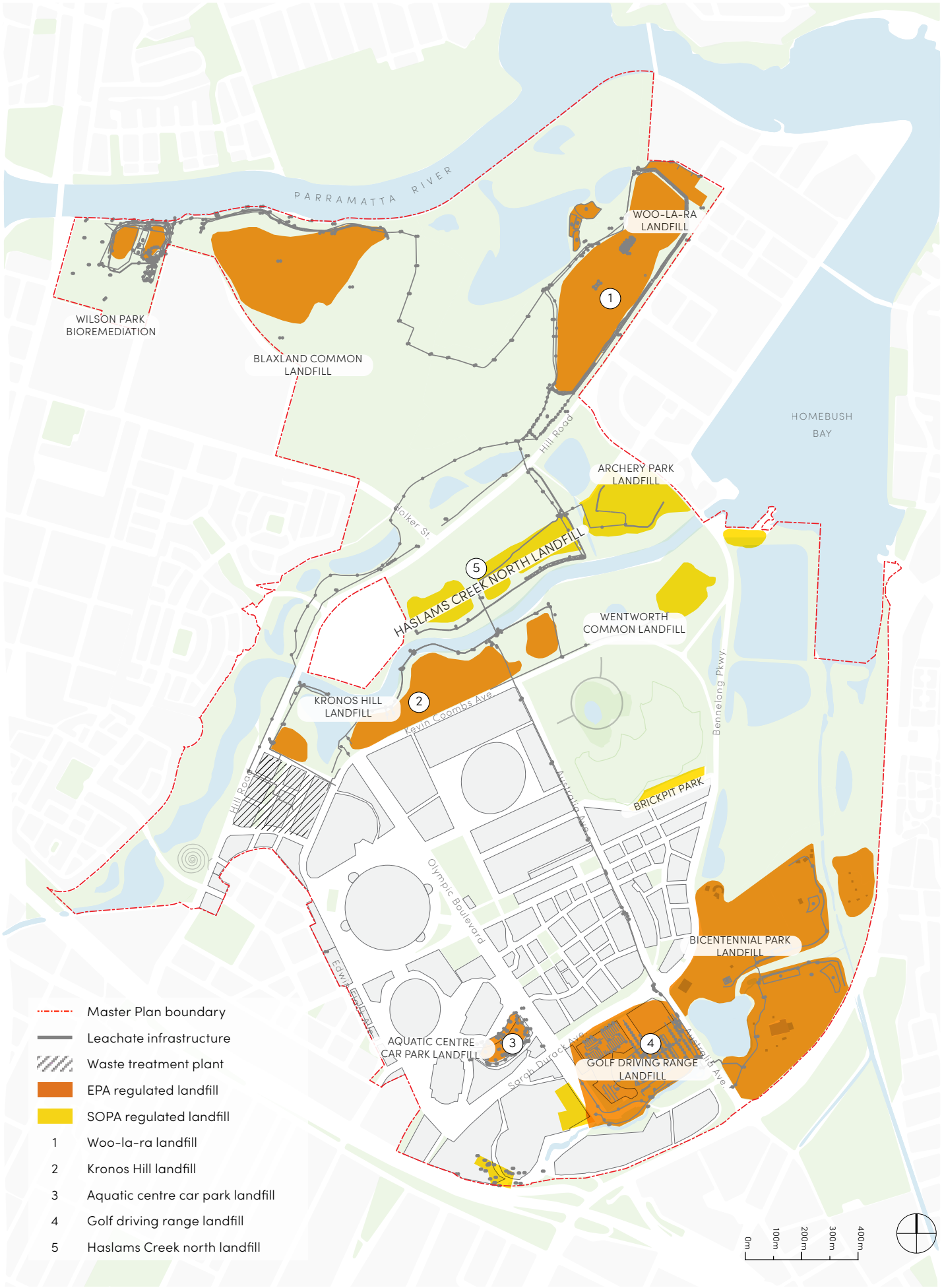
- heal Country by remediating contaminated sites like Wool-la-ra and returning them to nature where it is feasible to do so.
- protect residents and visitors from potential harm through permanent capping.
- rehabilitate strategically important sites for redevelopment.
- remediate contaminated land for development where the costs of this remediation is feasible.
- cap areas that can not be rehabilitated and put to productive use.
- ensure that potential hazards (leachate and gas) continue to be managed through vents and appropriate disposal systems as endorsed.

Note: The above information is indicative and based on plans provided by SOPA.



Recreational walkway on Hill within Sydney Olympic Park (Source: SOPA)

Figure 5.5.1 Contamination and remediation analysis plan



5.6 Views and vistas

Preserving Sydney Olympic Park's views and vistas is a contributing factor in the site's unique character and role within the city.

The views and vistas identified in Master Plan 2030 have been carefully considered in the shaping and testing of the Master Plan 2050. These views and vistas were again analysed for this Master Plan process and a comprehensive review of existing and potential views and view corridors determined what would be retained or replaced, and which could be enhanced through changes in built form, streets and spaces.

GML's Heritage Study (2023) contributed to this analysis. identifying several new views, particularly within the Newington Armoury. Commentary on each of these views has been provided in the following pages, and it is worth noting that only those considered important in the urban design context are demonstrated on the adjoining map.

The determination of new views was based on the following criteria:

- any development should maximise views of significant elements of Country. This includes important views and vistas of significant landmarks, natural features, and heritage items. New development must frame these views.
- development must contribute positively to the sense of place and support wayfinding within Sydney Olympic Park and its surrounding areas. Any new development must be designed to minimise any adverse impacts on these important views or long views.

A notable feature throughout Sydney Olympic Park is the presence of the landscape mounds, referred to as "markers", which are displayed opposite. These markers establish a network of viewpoints with axial connections, which are made up of construction and demolition waste from the Sydney 2000 Games.

Please refer to Turf's analysis of identified landscape views in their Landscape and Public Domain Report.

Findings

- those views and vistas that are considered to contribute most significantly to maintaining the site's unique character and contribute to overall amenity are retained.
- the markers or vantage points provide for axial views across the parklands.

1. Vista to the Tennis Centre along Olympic Boulevard

Consistent street tree planting strengthens this long view towards the Tennis Centre. Master Plan 2050 notes this as being a ceremonial vista. As a result the protection of this view should be reconsidered as the identity and character of this place changes towards 2050.



Vista to the Tennis Centre along Olympic Boulevard (Source: SJB)

2. Fig Grove to mark the high point of the urban core and of Olympic Boulevard

Fig Grove is underutilised both during events and day-to-day. While appropriate in plan, the marking of this high-point is difficult to perceive on-site. The role and retention of this element should be reconsidered as part of Master Plan 2050.



Fig Grove (Source: SJB)

Figure 5.6.1 Views and vistas analysis plan



3. Local views to Stadium Australia across the Yulang from the station and down Murray Rose Avenue

Stadium Australia is visible from the station and the top canopy is visible from Murray Rose Avenue. These views are likely to be retained due to the spatial requirements for event crowd movement adjancent to the station.



Local views to Stadium Australia (Source: SJB)

4. The vista to the Northern Water Feature and Newington Village along Olympic Boulevard

The vista towards the Northern Water Feature enables wide views of the Pyramid and planting around Haslams Creek. There is no visibility of Newington Village due to the growth of trees over time.

The areas of Olympic Boulevard from which this vista can be obtained have limited occupancy, with a fenced interface along the north-east (Royal Agricultural Society), and limited non-event use to the south-west (Sydney Superdome).

Retention of this view and enhancement of the surrounds as part of Master Plan 2050, could promote greater integration between the urban and parklands areas of Olympic Park, and better connectivity to the future Halsams neighbourhood.



Northern water feature vista (Source: SJB)

5. Local views north across the State Abattoir Heritage Precinct, from Herb Elliott Avenue, adjacent to the new Central Urban Park

Sun access and visual connection will be secured for Central Park and new buildings by creating a vista across Central Park to the Abattoir Precinct. Buildings fronting Central Park will have a view towards the station and showground buildings.

Considering the heritage significance of the State Abattoir Heritage Precinct, visual connection to Abattoir Precinct will be helpful in enhancing opportunities to engage with the history of the site. Although they assist with wayfinding, views towards the station and showground buildings are not considered of high value.



View to Abattoir Gardens (Source: SJB)

6. Eastern views to Sydney CBD and Chatswood

Existing towers in Sydney Olympic Park enjoy good views towards Sydney CBD and Chatswood due to their location on the southern and eastern areas of the urban core. These views will not be able to be preserved and enhanced with the complete delivery of development as envisioned within Master Plan 2050.



Eastern views to Sydney CBD and Chatswood (Source: SJB)



Parramatta River enabling high amenity outcomes (Source: SOPA)

5.7 Heritage

Wangal Country, across Sydney Olympic Park, is at the meeting of garugalo (saltwater) and nattaigalo (freshwater). It consists of the land along the southern shore of the Burramatta (Parramatta River) and harbour to Tumbalong (Darling Harbour). Despite the changes in access to Country and to landscape of the Sydney region, the cultural and spiritual connection of First Nation Country remains.

The Sydney 2000 Games left an indelible mark on the landscape, some positive, and others needing further enhancement or change. This includes large venues, the Olympic Plaza and Boulevard, as well as landscape and water features. While the sporting function of these will be retained, buildings and facilities will be adapted to better serve residential communities while still accommodating large numbers of people during events, and to increase areas of habitat for endemic flora and fauna.

The following principles ensure the site's history and legacy is maintained throughout future design process:

- protect and strengthen Aboriginal cultural connections to Sydney Olympic Park and provide opportunities to acknowledge, celebrate and heal Country.
- undertake meaningful engagement with Aboriginal groups and promote Aboriginal culture and language through naming, public art and cultural infrastructure.
- celebrate the Sydney 2000 Games legacy through the retention of public art elements in the pubic domain, including the heritage listed Olympic Cauldron in Cathy Freeman Park.
- development must protect the heritage significance of heritage items.
- provide opportunities for learning, activation and custodianship through sensitive adaptive reuse of heritage items. This specifically applies to:
    - the adaptive reuse of buildings in Newington Armory for cultural and community uses
    - re-purposing some buildings within the State Abattoir Heritage Precinct with community facilities including a library, and providing sympathetic infill buildings to accommodate meeting rooms
    - adaptively reuse existing heritage structures throughout the parklands ensuring any modification to their form is sensitive to their physical quality and setting.

Findings

- the site accommodates structural as well as natural heritage that shall be retained, enhanced and celebrated throughout future development processes.

The site contains three, heritage listed items and conservation areas which are particularly significant. While a brief overview of these is given below, the GML Heritage Study (2023) provides further detail, including detailed descriptions and additional imagery. In addition to outlining the heritage listed items, the adjoining plan also outlines grand Olympic structures that are not officially listed. This is because their preservation and ongoing use plays a crucial role in preserving the Olympic legacy and ongoing sports destination role of Sydney Olympic Park.

The three aforementioned heritage items are:

1. Newington Armament Depot and Nature Reserve (Newington Armory)

- State Heritage Register Listing Number: 01850
- Central River City Precinct SEPP
- The Newington Armament Depot and Nature Reserve are closely intertwined, located in the northernmost region of the parklands along the Parramatta River. The Armament Depot features a series of magazine buildings, each surrounded by earth embankments and interconnected by a disused rail system that links the buildings directly to the riverfront. Adjacent, the Nature Reserve is a wetland ecosystem and is bordered to the south by the Sydney Turpentine Ironbark Forest.

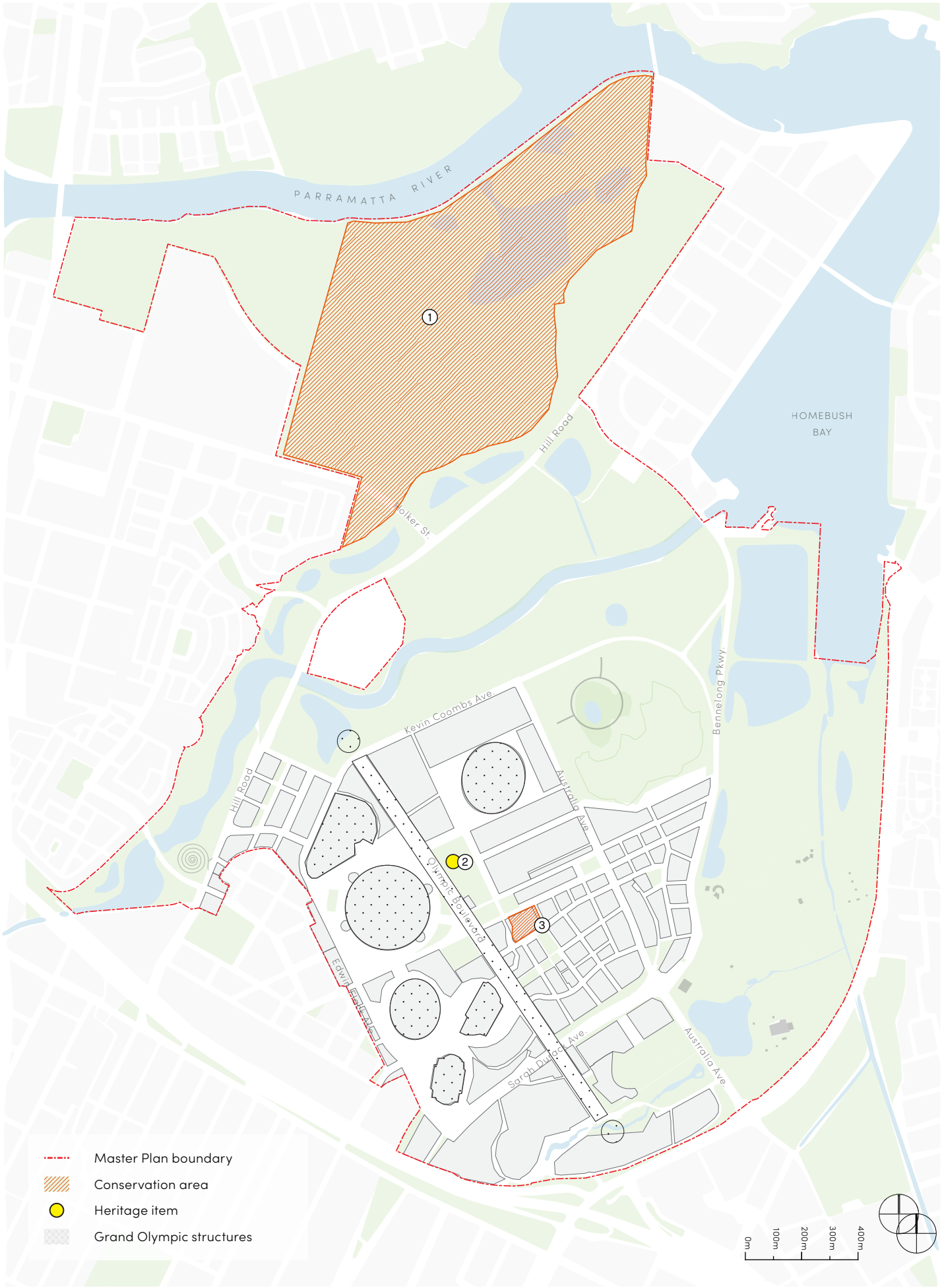
2. State Abattoir Heritage Precinct

- State Heritage Register Listing Number: 01839
- Central River City Precinct SEPP
- The former State Abattoir heritage buildings at the heart of Sydney Olympic Park are treasured remnants of the area's industrial past before its transformation for the Sydney 2000 Games.

3. Olympic Cauldron at Sydney Olympic Park

- State Heritage Register Listing Number: 01839
- The Olympic Cauldron is a significant ceremonial remnant of the Sydney 2000 Games sitting at the northern end in Cathy Freeman Park.

Figure 5.7.1 Heritage analysis plan



5.8 Built From

5.8.1 Building typologies

Sydney Olympic Park has a mix of building types and forms relating to the area's evolution over time, its unique functions and specialised uses. The most recognisable structures are the freestanding stadiums and entertainment venues along Olympic Boulevard, a legacy of the Sydney 2000 Games.

The parklands and urban areas contain a number of freestanding buildings surrounded by landscape or expansive hard-surface areas. These buildings include the big stadiums, sports halls and pavilions as well as the smaller heritage buildings within Newington Armory, and the parks. Some of the smaller structures and pavilions accommodate arts, education or hospitality uses allowing their legacy to be maintained.

Progressively, light industrial and low-scale commercial buildings have been redeveloped with a combination of free-standing towers, towers with podiums or campus-style commercial buildings with large floor plates.

The urban centre precinct has established high rise offices with continuous shopfronts, centered around the train station, with the remainder of the precinct being low to medium density.

It is recommended to have a variety of building types but maintain a consistent approach within each neighbourhood and precinct to ensure a cohesive urban form. Building types should be determined by their location, land use, intended role within the neighbourhood or precinct, and unique site condition. Furthermore, they should offer sufficient floor space to meet the needs of the growing population, align with current and planned infrastructure, and minimise any adverse effects on amenity and the existing community.

The plan on the opposite page illustrates the location of the various building typologies noted above.



Free-standing structures and stadiums (Source: The Sydney Morning Herald)



Heritage buildings (Source: SOPA)



Towers with podium (Source: Real estate imagery)

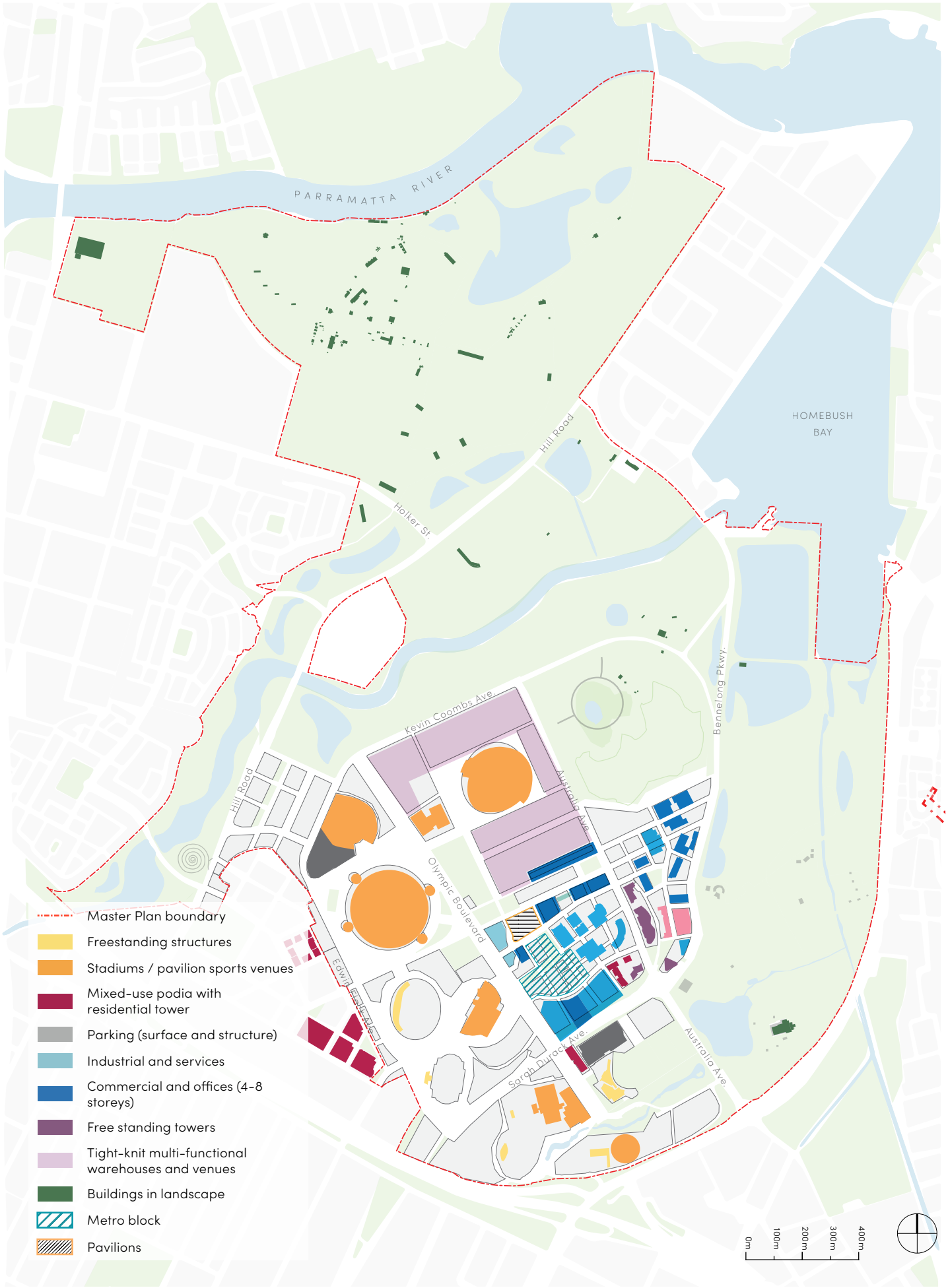
Findings

- the site contains a mixture of building typologies, which are the result of the unique legacy and previous use of Sydney Olympic Park.
- as the function of Sydney Olympic Park continuous to grow and develop, the built form is also expected to transform, while structural elements of historical significance are maintained.



State Abattoir heritage building, north east corner (Source: SOPA)

Figure 5.8.1 Building typologies analysis plan



5.9 Streetscape

5.9.1 Street wall heights

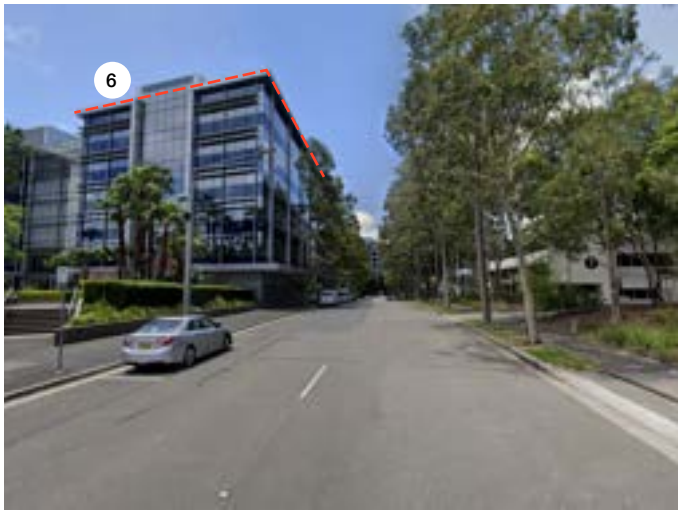
The existing street wall heights and setbacks were studied, and a number of general observations were made:

- the current master plan allows street wall heights between 4 to 8 storeys.
- newer development has a predominant street wall height of 6 to 8 storeys.
- there is an absence of low-rise buildings that would otherwise guide the design of shorter, 3 to 4 storey podiums and street walls.
- it is recommended for street wall heights to be strengthened to 6 or 8 stories, where contextually appropriate, to unify the urban form and provide a cohesive and legible centre.
- buildings around the new Sydney Metro station are recommended to accommodate a 4 storey street wall to respond to the character and scale of the Abattoir Heritage Precinct and Central Urban Park.
- buildings along Australia Avenue and Olympic Boulevard are mostly mixed-use towers that follow a traditional tower-to-base design thus fail to establish a well-defined street edge.
- along Olympic Boulevard and Dawn Fraser Avenue, several buildings feature ground-floor colonnades. Future developments should maintain this design element, as it provides pedestrians shelter along this axis and it serves as a spatial and transition between the wider streets, Stadia precinct, and the urban centre.

The adjoining images (all sourced from Google Maps) of the existing context reflect and deepen the above observations.



Existing mixed use towers along Australia Boulevard have no defined streetwall but the trees along the street help mediate the scale of the buildings.



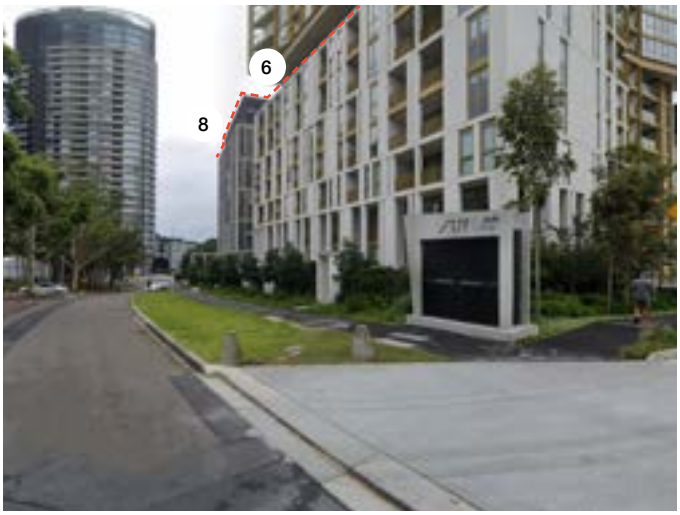
Existing commercial buildings along Herb Elliot Avenue of 6 storeys.



Existing commercial buildings along Herb Elliot Avenue of 6-8 storeys.

Findings

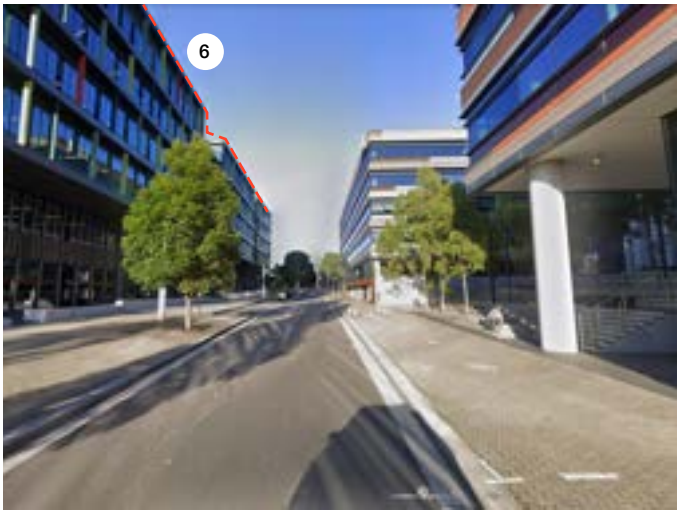
- the existing street wall heights range between 4 to 8 storeys.
- to strengthen the street edge along key corridors such as Olympic Boulevard, towers with podiums should be introduced.
- there is an opportunity to strengthen and reinforce the character and significance of streets by continuing the use of colonnades.



Recently completed buildings at the eastern end of Fig Tree Drive have a street wall of 6-8 storeys.



Existing low quality, low rise commercial buildings that are not in keeping with the scale and typology of place anticipated in the vision.



Existing commercial buildings along Murrray Rose Avenue accommodate 5-6 storeys.



Recently completed mixed us building on Olympic Boulevard with an 8 storey podium. The tower sits back from the building's edge.



Existing commercial buildings along Murrray Rose Avenue 5-6 storeys.



Existing residential buildings in the Eastern Neighbourhood of 6-8 storeys with upper level setbacks.

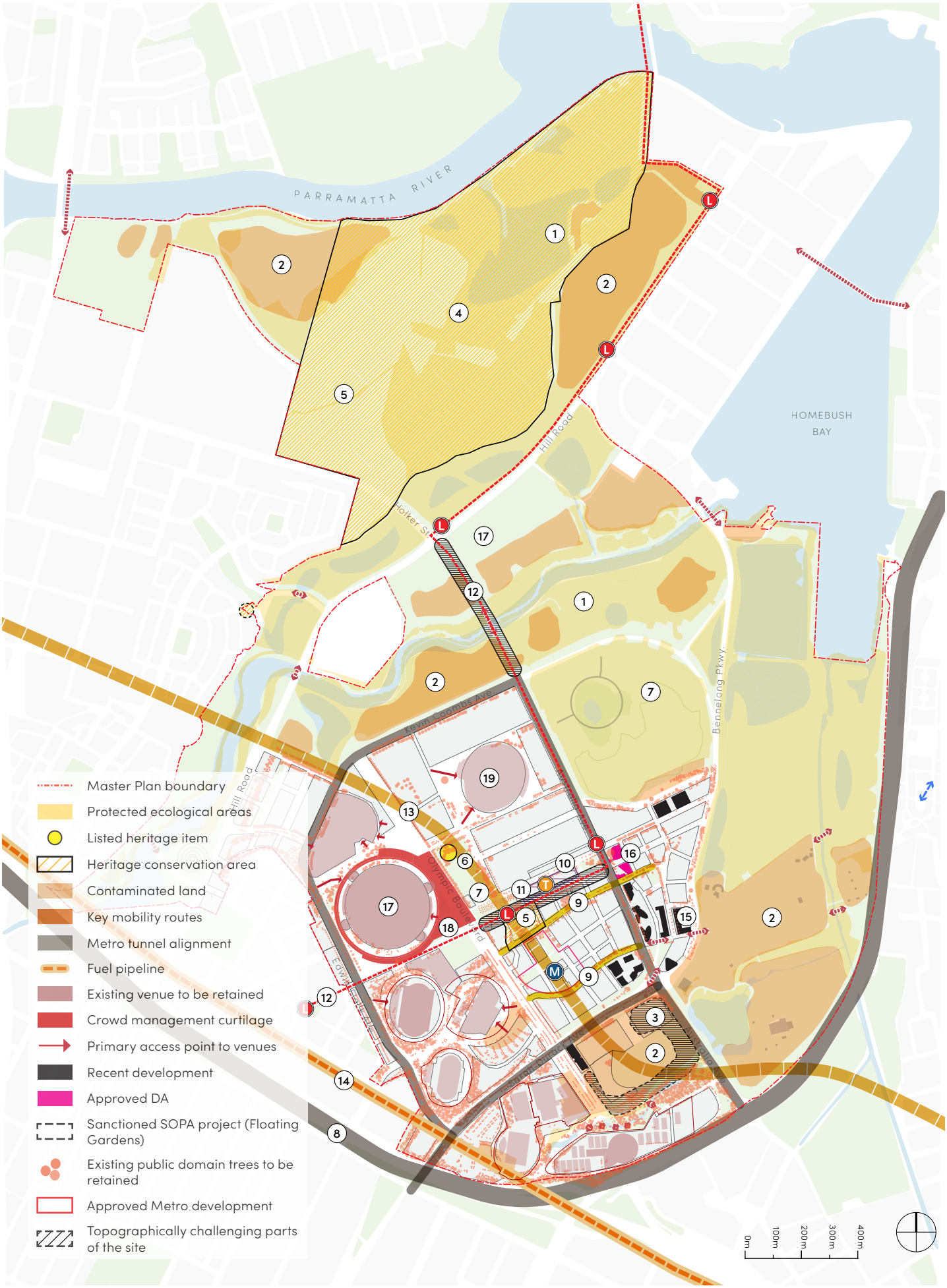
5.10 Spatial constraints and opportunities

5.10.1 Spatial constraints

The adjacent plan consolidates previous analysis and highlights the current spatial constraints, including:

1. Protected ecological areas, wetlands and riparian systems.
2. Contaminated land that is not currently feasible to remediate.
3. Steeply sloping parts of the site or areas that are topographically challenging.
4. Sites of Aboriginal significance requiring a sensitive approach.
5. Listed heritage items including the Armory where special heritage authorisation is required
6. Historic items of significance identified by SOPA.
7. Existing open spaces of social/cultural significance including Cathy Freeman Park, Bicentennial Park, the Olympic Boulevard, and the Brick Pit.
8. High order mobility routes with limited access.
9. Existing road reserves that are unlikely to change including Figtree Drive and Herb Elliot Avenue.
10. The new Metro Station and associated public domain that is currently under construction
11. The existing railway cutting and heavy rail station as a physical barrier. Over station development can be structurally complex and there are noise impacts from the active railway
12. The alignment of PLR 2 and its associated changes to the movement network including no private traffic on Dawn Fraser Avenue.
13. The alignment and depth of Metro Tunnels that limit excavation.
14. The gas pipe line easement running along the southern boundary of the site through the P4 car park
15. Recently constructed buildings that are unlikely to be redeveloped in the next 50 years
16. Approved or under assessment Development Applications, recent commercial agreements and buildings under construction including:
    - Urbansurf Wave Pool
    - Proposed commercial and residential towers within Sydney Metro site
    - Hotel development on Australia Boulevard
17. Stadia, sports buildings and facilities with a operational lifespan greater than 25 years including:
    - Sydney Superdome
    - Stadium Australia
    - Sydney Aquatics Centre
    - Sydney Olympic Athletics Centre
    - Sydney Olympic Park Tennis Centre
    - Netball Central
18. Events curtilages around major sports facilities requires for crowd management and emergency
19. Existing lease boundaries, the most significant being RAS.

Figure 5.10.1 Spatial constraints plan

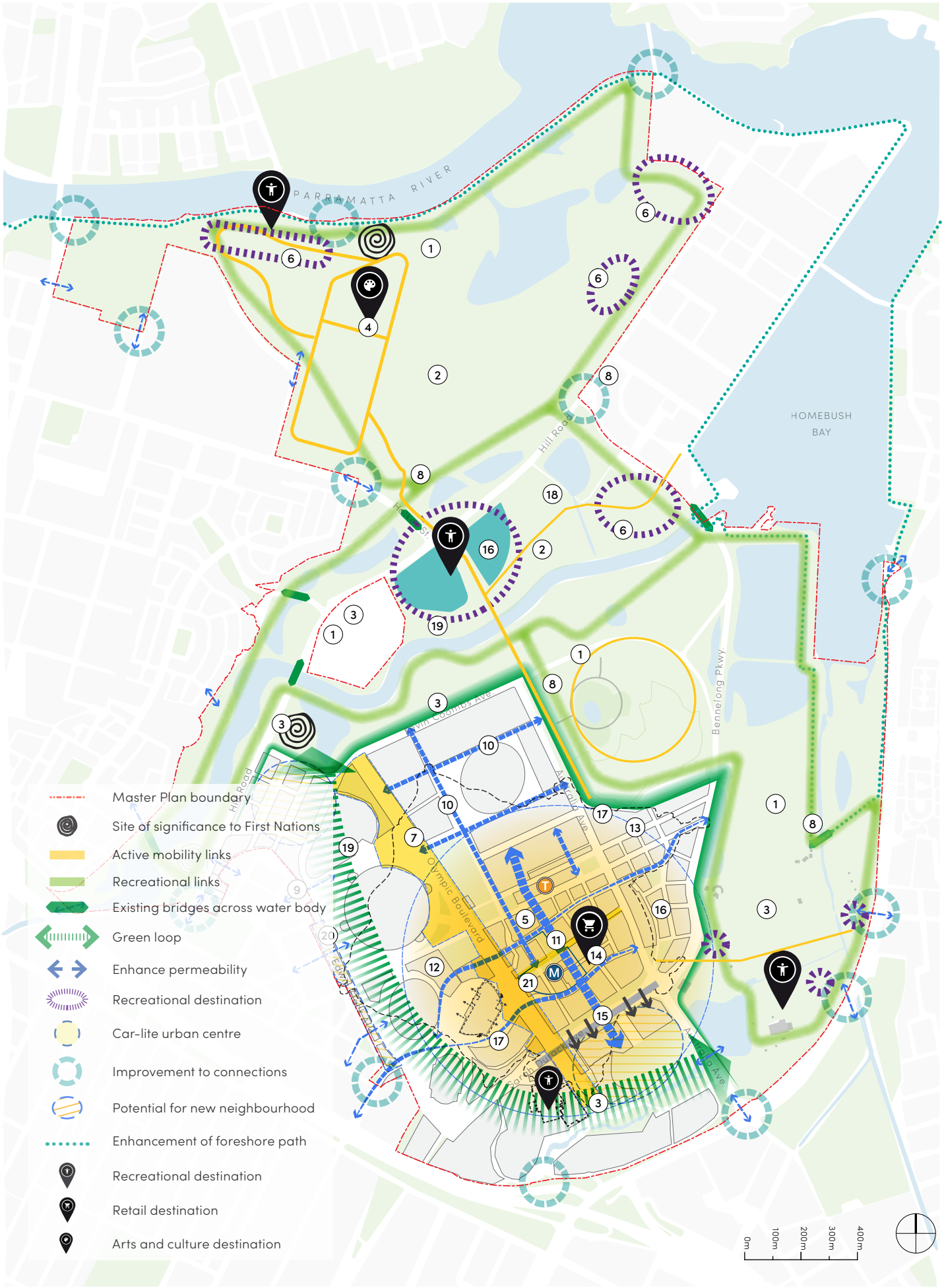


5.10.2 Spatial opportunities

The adjacent plan consolidates previous analysis and highlights the current spatial opportunities, including:

1. Connect meaningfully with Country, respect First Nations knowledge and practices and heal and care for Country.
2. Restore and rehabilitate those parts of Sydney Olympic Park that can help improve the ecological significant and protected areas.
3. Improve access to natural and ecological areas where this is possible with raised walkways and information boards.
4. Celebrate the heritage elements of the site by creating a cultural anchor in the Newington Armory through adaptive reuse of existing buildings.
5. Revitalise the State Abattoir Heritage Precinct as a focus for civic and community uses.
6. Create recreational destinations across Sydney Olympic Park to support the adjacent communities of Newington, Wentworth Point and Carter Street and connect these with pedestrian and cycle links.
7. Re-imagine Olympic Boulevard as a multi-functional open space with recreation uses, WSUD and landscape areas.
8. Provide extensive and integrated active mobility network through the parklands connecting urban and open space areas.
9. Provide active street connections between the Urban Centre and Carter Street.
10. Create street connections through the RAS precinct to create additional engagement and activation outside of the peak event periods (i.e. Royal Easter Show).
11. Improve pedestrian connectivity to the Metro precinct via legible, comfortable and convenient movement hierarchy within the urban centre and sports/events precincts - limiting private vehicle access to the periphery of the centre.
12. Leverage the Olympic legacy and existing event functions, continuing to attract visitors and affiliated industries and businesses, reinforcing the role as a key destination within Greater Sydney.
13. Intensify development around the Metro Station to take advantage of improve levels of accessibility.
14. Create a retail destination that offers residents and visitors a diversity of experiences and improved retail offer, from the everyday grocery shop, to more specialised retailers and services that reflect the areas function (sports & culture)
15. Extend development opportunities south of Sarah Durack Avenue to provide more residential accommodation, supporting further remediation of contaminated lands and improved connections to an enhanced Boundary Creek.
16. Improve access to high performance venues for residents, outside of formal events and training, such as the Athletics Track for community sports.
17. Create new sports facilities for community use in the undertulised areas of the parklands and centre.
18. Co-location of new recreational spaces with the existing archery centre to better utilise the available space and address the growing demands from Wentworth Point.
19. Co-locate sports destination such as as the wave park and BMX track to create activation nodes within Sydney Olympic Park.
20. Intentionally locate new public facilities, like schools, galleries, libraries and tertiary facilities, to create an identity for each neighbourhood, draw people though the site, provide convenience for residents and stimulate social interaction.
21. Review existing lease boundaries to provide more pragmatic and deliverable sites for development.

Figure 5.10.2 Spatial opportunities plan



Urban design approach

6

SydneyOlympicPark

6.1 Approach

The urban design approach to Master Plan 2050 is a layering of city-shaping elements, such as open space, land uses, built form and connections. Each of these must respond to the existing demands and cater to an ever changing set of community and contextual requirements.

Based on a deep understanding of the place, as captured in the Vision, and founded on principles of Connecting with Country, an urban design approach is sought that brings this depth and richness to life across all scales of Master Plan 2050.

This chapter presents the urban design approach for Sydney Olympic Park, derived from findings and analysis. It also incorporates the studies conducted for this project, which can be found in the annexure section of the report. The urban design approach serves as a framework to guide the development and transformation of Sydney Olympic Park, ensuring a cohesive and integrated approach to its design and planning.

The proposed urban design approach is reflected in ten key moves. The key moves are linked to the strategic directions that were introduced at the beginning of this Report and that contribute to Master Plan 2050 fulfilling its overarching vision.

For clarification and further insight the ten strategic directions are reintroduced opposite and expanded below.

Strategic directions

Ten strategic directions will shape the future of Sydney Olympic Park. These directions leverage Sydney Olympic Park's natural and built features, its engaged community and its unique governance.

The ten strategic directions are:

1 A place to call home

2 A liveable and complete community

3 Connected, pedestrianised and intuitive

4 Immersive rich and unique experiences

5 A thriving public domain day and night

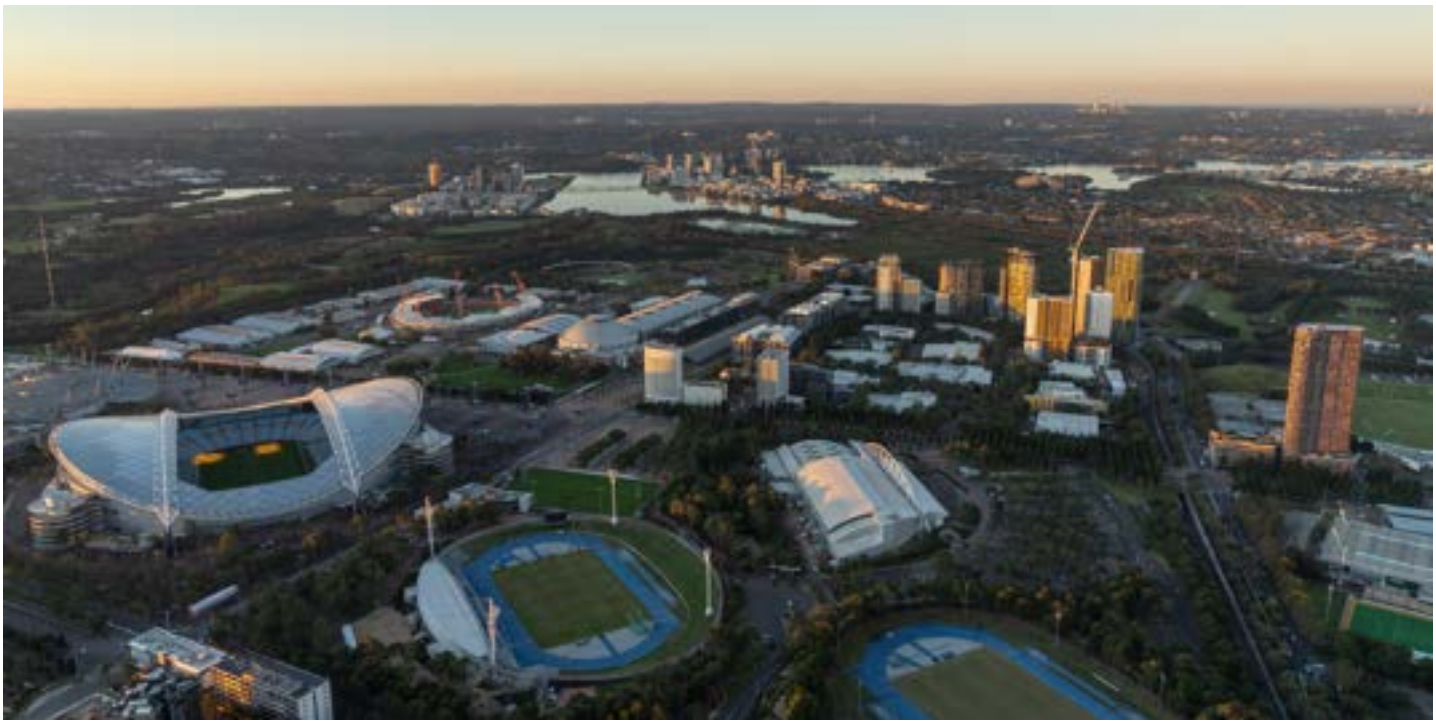
6 A living laboratory for urban innovation

7 An economically productive and distinctive place

8 Carbon positive and circular

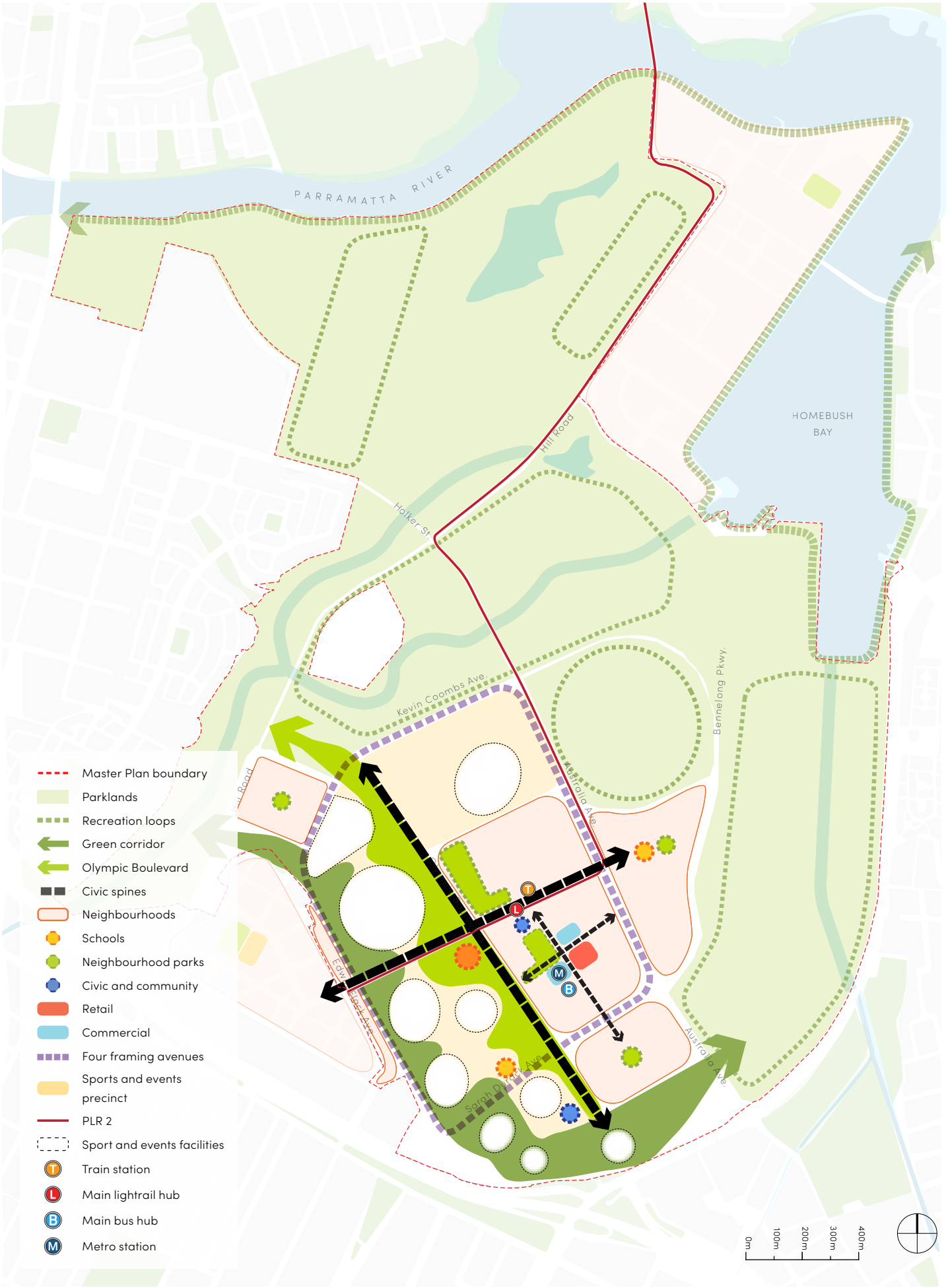
9 The green lungs of Sydney

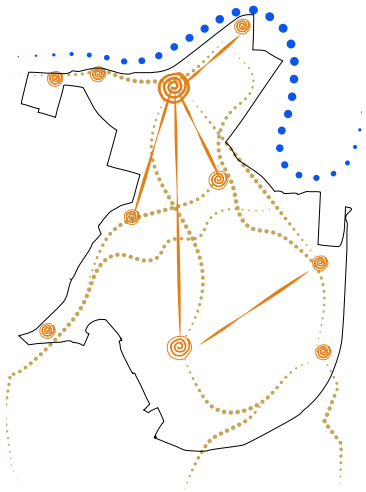
10 A delivery model for the future



Aerial view north-east towards Wentworth Point and Rhodes (Source: SOPA)

Figure 6.1.1 Structure plan





Embedding Country

Master Plan 2050 reflects the First Nations understanding of Country as a living entity inseparable from its environment and community. It is informed by the Connecting with Country Framework developed by Yerrabingin as part of the Master Plan 2050 process. The urban design approach recognises the cultural significance of various places within the site, offering opportunities for meaningful connection with Country and engagement in the healing process.

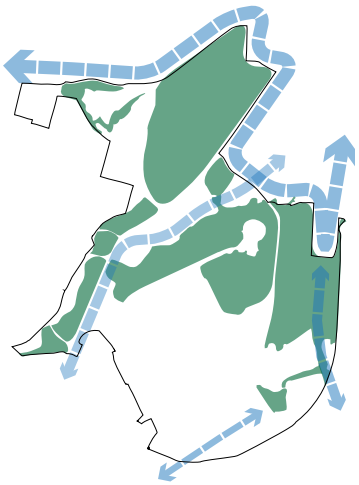
At the heart of the site are the Healing Space and Dance Ground, which serves as an anchor point and a social and community space for both the local Wangal people and the broader community. As Sydney Olympic Park evolves and the community grows, additional spaces will be identified and connected physically and metaphorically through pathways and storylines. These spaces will incorporate interactive wayfinding and information boards. Meeting places and spaces for reflection will also be established, creating opportunities for individuals to engage with the area's cultural significance.

This approach aims to foster a deeper connection to Country, promote healing, and encourage engagement with the local Indigenous culture. By incorporating messaging, interactive elements, and communal spaces, Master Plan 2050 seeks to create a hollistic experience that respects and honours the indigenous perspective on Country and its importance to the community.

Strategic directions:

Now: Contained moments of excellence and limited opportunities to connect with Country and places for community.

2050: Country embedded and celebrated throughout the suburb, designed and curated with the traditional custodians.



Protecting ecology and waterways

In understanding Country, the Burramatta - Parramatta River - is acknowledged as a living entity and a gateway to Sydney Olympic Park.

The riverfront holds great cultural significance for the traditional custodians, serving as a place for meeting and healing. Master Plan 2050 seeks to strengthen and improve the social and ecological connections along the river, including Newington Nature Reserve, Haslams Creek, Boundary Creek, and the Badu Mangroves Wetlands.

The ongoing health and resilience of these waterways is a foundation for the urban structure and interconnectivity of the many and varied green spaces.

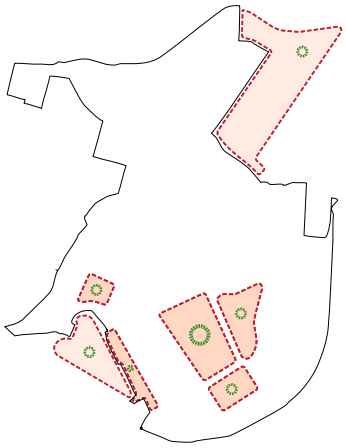
The management, capture, clearing and featuring of rainwater run-off is just one element of the master plan that also serves in the greening and cooling of streets, while connecting previously isolated green spaces.

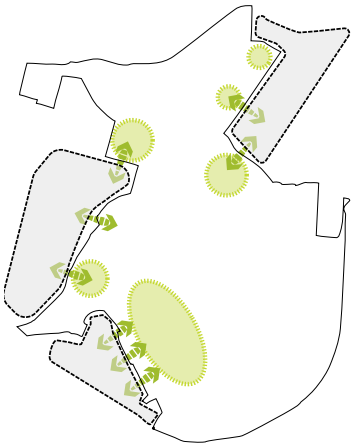
Linking back to the Country principle of 'reciprocity', Master Plan 2050 seeks to return water back to the natural systems in an improved state.

Strategic directions:

Now: A fragmented landscape with limited connections with water systems and natural cycle.

2050: Managing and celebrating local ecology and waterways as part of a connected system.





Create neighbourhoods

For Master Plan 2050, the neighbourhoods have been designed to integrate with the existing streets and open spaces to create walkable and safe places, with a sense of belonging and identity. They include centrally located community infrastructure, including:

- local open space that caters to various ages, including parks, playgrounds, green areas, and recreational facilities, providing opportunities for different activities, and interaction among community members.
- local convenience retail to serve daily needs, such as a metro-style/scale supermarket. This ensures walkable access to essential goods and services, promoting a sustainable and active community.
- provision for local food and drink venues to create vibrant neighbourhood centres. These amenities provide gathering spaces for residents, encourage social interaction and support local businesses.
- access to local personal services is important for the convenience and well-being of residents. These can include services such as hair salons, dry cleaners, pharmacies, and small-scale professional services.
- provision for childcare facilities, to provide a convenient and accessible option for parents and caregivers and contribute to the well-being and development of children in the community.
- where needed, a school will be centrally located within a neighbourhood. The school can serve as community hubs and offer facilities that are open to managed public access outside of school hours. This allows the wider community to utilise the school's amenities, such as sports facilities or community meeting spaces.

Strategic directions:



Now: Dedicated facilities for high performance sports, and limited facilities and spaces for residents.

2050: Provision of diverse community facilities including school, community hubs, public indoor, outdoor courts and new playgrounds.

Improve connections with surrounding suburbs

Sydney Olympic Park serves communities beyond its operational boundary, providing facilities and spaces for the neighbouring suburbs Newington, Carter Street, and Wentworth Point. Sydney Olympic Park will continue to serve these communities in the following ways:

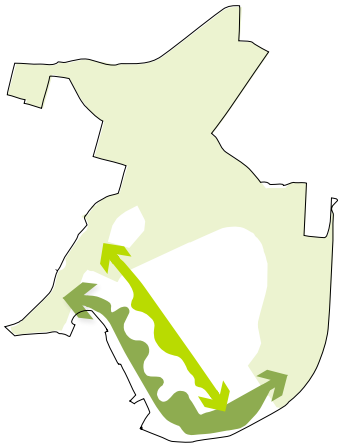
- local facilities and amenities catering to the needs of the adjacent communities, including community centres, parks, playgrounds, recreational facilities, and other public spaces that enrich quality of life.
- community events that range from sports tournaments, cultural festivals, and art exhibitions to educational workshops and seminars.
- recreation and open spaces that can be used for activities such as picnics, sports, walking, and other outdoor pursuits. They also provide opportunities for residents and socialise and connect with Country.
- accessibility and connectivity with well-planned pathways, cycling tracks, and public transportation options that connect the residential areas to the park, making it easy for residents to visit and enjoy the facilities and events within Sydney Olympic Park.
- collaboration and partnerships with local organisations, schools, and businesses to develop initiatives that benefit the adjacent communities. These partnerships may involve joint projects, sponsorships, volunteering opportunities, or providing resources and expertise to support community development and well-being.

Strategic directions:



Now: Underutilised open spaces with adjacent communities lacking facilities and amenity.

2050: The parklands are actively used by all adjacent communities who share a sense of ownership over the park and its range of facilities.



Connecting green corridors

Sydney Olympic Park will continue to build upon the environmental legacy established by the Sydney 2000 Games and its current 6 Star Green Star Community Rating towards a nature-positive, carbon-positive, and circular suburb. “Sustainability as a service” will be offered to residents and businesses. The ambition is for businesses located in Sydney Olympic Park to meet and exceed their own Environmental, Social, and Governance (ESG) and net-zero targets. This will be achieved through innovative water, waste, and energy systems and leaseholder agreements, and other urban design initiatives including:

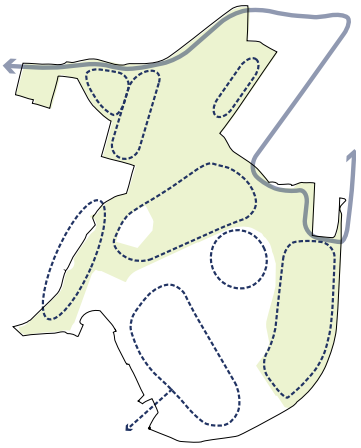
- the suburb will feature integrated green infrastructure throughout urban areas, creating a connected network of green corridors and spaces, including improvements to Haslams and Boundary Creeks.
- ongoing restoration efforts will target improvements to individual ecosystems and specific species, addressing historical damage and promoting long-term resilience.
- design concepts and planning guidelines will incorporate biophilic features to enhance human connection with nature.
- urban areas will have ambitious canopy cover targets, and minimum green infrastructure requirements will be established to reduce the urban heat island effect and provide natural cooling for each neighbourhood.
- Master Plan 2050 outlines ways to manage climate risks, ensuring the long-term sustainability and resilience of Sydney Olympic Park.

Strategic directions:



Now: Large but fragmented open spaces with a lack of definition or accessibility for the community.

2050: A parkland with a strong and connected green structure that creates continuity and connection, and forms the basis for other green initiatives.



Recreational loops and links

Recreation loops are low-speed circuit paths for relaxed cycling and walking. Master Plan 2050 seeks to create a network of recreation loops and connections that cater to various users and facilitate movement between activities and destinations within the park. This will enhance connectivity for the communities living within and adjacent to the parklands.

By creating a well-connected network, residents and visitors will have easier access to the various recreational, educational, and cultural facilities within Sydney Olympic Park. Some of new recreation loops include:

- the Brickpit
- Newington Armory pedestrian and cycle route
- Bicentennial Park
- Woo-la-ra
- Haslams parklands including Wentworth Common

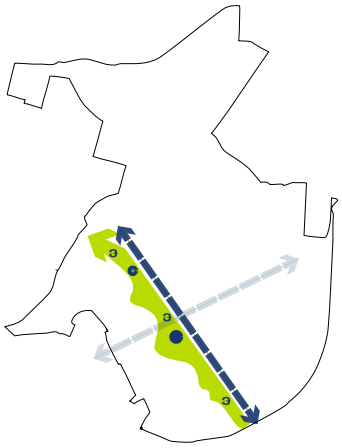
Each loop has been identified through the careful management of car movements, pedestrian priority, events overlays and the parks incredible green assets.

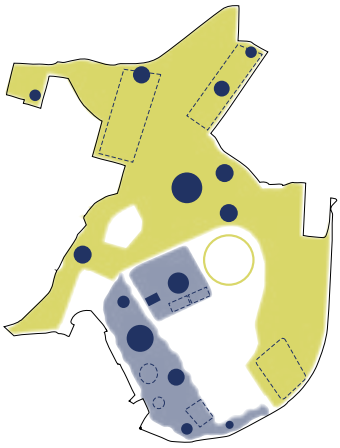
Strategic directions:



Now: Disconnected communities and inaccessible parklands.

2050: Connected neighbourhoods and routes through the parklands that are used by local communities.





Transform Olympic Boulevard

Master Plan 2050 reimagines Olympic Boulevard as a multifunctional, dynamic and inclusive space that enhances the overall experience of the area and the venues it connects, through the following actions:

- Olympic Boulevard will continue to serve as a central gathering point and pathway during events. Its design can accommodate large crowds, allowing people to easily move while creating a vibrant atmosphere.
- the versatile nature of the boulevard makes it an ideal location for temporary events and pop-ups. The space can host cultural festivals, art exhibitions, or the Royal Easter Show's carnival rides, highlighting its flexibility to transform to accommodate different activities.
- designing the boulevard to prioritise active transport modes such as walking, cycling, and public transportation encourages healthier and more sustainable commuting options. Slow vehicular lanes, dedicated bike lanes, and well-designed pedestrian infrastructure transforms Olympic Boulevard into an active transport corridor.
- integrating water elements into the boulevard's design can serve multiple purposes, including stormwater management systems to handle runoff, ensure proper water quality control and attenuation. Water features like fountains or small ponds can enhance the space's appeal and provide a tranquil environment.
- seating areas, green spaces, and landscaped sections can provide places for relaxation, picnics, and socialising. Sports facilities, exercise stations, or designated areas for outdoor activities can cater to those seeking more active recreation options.

Strategic directions:



Now: Olympic Boulevard is a grand visual corridor that is only activated during big events.

2050: Olympic Boulevard is a multi functional space that is used by the community throughout the day and across the seasons.

Strengthen sports, destinations and events

Sydney Olympic Park will continue to be a destination for sports, entertainment and leisure. The arrival of Sydney Metro West and PLR 2 will improve access to events and activities. Master Plan 2050 seeks to maximise unobstructed pedestrian movement between venues and transport modes within the urban centre to ease the flow of large crowds and provide a ceremonial forecourt to the stadia. This will also provide other benefits for Sydney Olympic Park, including:

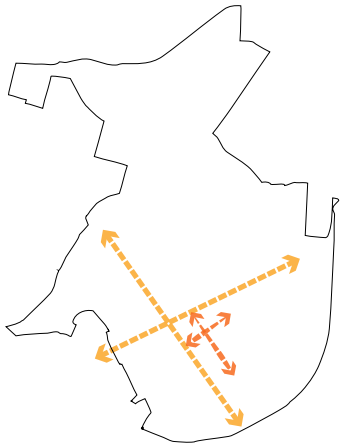
- more opportunities for activation and economic activity within the urban centre before, after and during events. This could include the establishment of new shops, restaurants, cafes, and entertainment venues, which will cater to the needs of visitors and participants. This increased economic activity will have a positive impact on the local economy.
- greater demand for short-term accommodation options near events.
- accommodation/headquarters for national and regional sporting organisations which may involve the construction of dedicated sports facilities, services or partnerships.

Strategic directions:



Now: Sports venues and stadia float in vast, poorly defined open spaces.

2050: Sports and entertainment destinations are stitched together with an active public domain and supported by new uses within the urban centre.



Creating civic spines

The strategic barriers to movement in the urban centre of Sydney Olympic Park, such as the T7 railway cutting, heavy rail station, and busy roads like Sarah Durack Avenue, pose challenges to connectivity and integration. The urban design approach for Master Plan 2050 addresses these barriers through deliberate and selective measures, aiming to improve pedestrian movement and create better linkages between neighbourhoods, including:

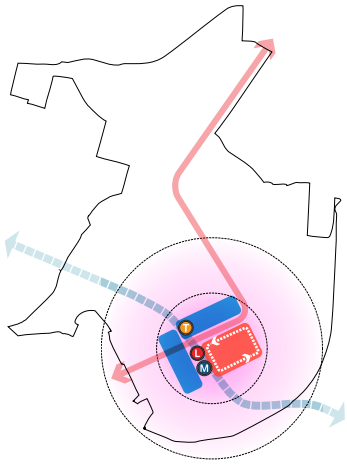
- primary north-south pedestrian link including a new pedestrian bridge to connect the Southern Neighbourhood with the urban centre, the Sydney Metro station and future light rail and towards the Royal Agricultural Society grounds. Providing a direct and convenient route enhances accessibility between these areas and promotes seamless movement for pedestrians.
- the establishment of an east-west link that connects Bicentennial Park through the Eastern Neighbourhood, the Urban Centre, and extends past the Athletics Warm Up Facility. This link creates a continuous pathway, facilitating movement and connectivity across the urban centre. It allows residents and visitors to access different facilities, open spaces, and attractions within the area more easily.

Strategic directions:



Now: Neighbourhoods and precinct separated by physical barriers.

2050: Activity focused spines with bridges connecting communities and neighbourhoods.



Jobs and retail around transport nodes

Given the projected population growth, it is crucial to concentrate new homes and jobs close to the public transport interchange. This approach maximises the investment in public transport infrastructure and provides greater access to goods, services and facilities for many residents and workers. The urban design approach to Master Plan 2050 provides:

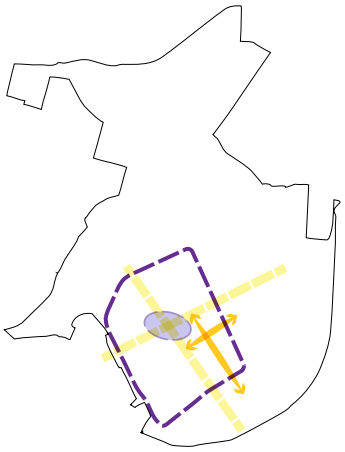
- more homes and jobs concentrated within a radius of 400-800 meters from Sydney Metro West station, Sydney Trains station and future light-rail stops
- access to various amenities and facilities to support a vibrant urban centre. This may include schools, healthcare facilities, recreational spaces, shopping centres, restaurants, and cultural venues. Providing these amenities within walking distance creates a liveable and self-sufficient neighbourhood
- lower residential densities further away from the transport interchange
- local shops and amenities in areas further away from the transport interchange, it is important to provide local shops and amenities to cater to the daily needs of the residents. These local retail and service establishments create convenience and foster community within the neighbourhoods
- direct pedestrian connections to ensure seamless connectivity between the neighbourhoods within Sydney Olympic Park and public transport. These connections will include well-designed pedestrian and cycling pathways, green spaces, and public gathering areas encouraging active transportation and social interaction.

Strategic directions:



Now: A partially developed precinct with new buildings and density located far away from poor public transport.

2050: A dynamic and thriving centre with a concentration of life and activity around the Sydney Metro West station, T7 train line, PLR and bus interchange.



Pedestrian-focused, 'car-lite' urban centre

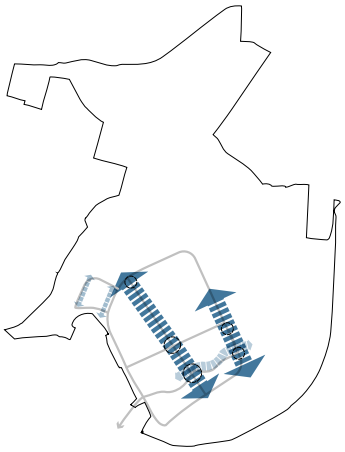
The Vision identified the potential for a 'car-lite' core within Sydney Olympic Park's urban centre. To achieve this, the urban design and transport approach focuses on vehicular movement along the four grand avenues that encircle the urban centre, to accommodate most road-based vehicle movement for access and servicing. Master Plan 2050 also includes the following design elements:

- reduced reliance on large parking areas. Halving the numbers of car parking spaces, and placing a greater emphasis on public transport.
- the grand avenues within Sydney Olympic Park will be lined with trees. This will enhance their appearance, help mitigate noise, and contribute to a pleasant environment for road users and pedestrians
- separated cycleways along the avenues to ensure the safety and comfort of active transportation users and encourage sustainable modes of travel
- within the urban centre, the Master Plan favours a people prioritised 'car-lite' place.

Strategic directions:

Now: Car oriented streets and oversized boulevards.

2050: Vehicular traffic kept to the perimeter of the urban centre to allow for a pedestrian and 'car-lite' core.



Aligning height along avenues

The overall approach to height is sculpting form to safeguard the amenity of the surrounding environment.

Height being focused along the two north-south boulevards serves a number of urban design functions:

- the wide streets can support larger buildings, placed on a uniform streetwall to manage environmental conditions and provide unification.
- height along the two spines provides legibility and improves the wayfinding ability of the urban core
- the positioning of height along the keys streets also marks the priority of these streets for movement during events and the everyday.
- transitioning height down to surrounding spaces to serve amenity and create high quality outcomes for residents and visitors.

Strategic directions:

Now: Inconsistency among building height creates a lack of cohesiveness for the built form.

2050: Height is concentrated along avenues to frame the street network and assist in navigating the built environment.



Public green spaces within Sydney Olympic Park (Source: SOPA)

Movement approach

7

SydneyOlympicPark

7.1 Approach

Sydney Olympic Park plays a regionally significant role as NSW's premier destination for sports, entertainment and cultural events, attracting crowds from across Greater Sydney and beyond. Over the years there has been a growing demand for sustainable and convenient transport options to, from and within Sydney Olympic Park. Significant investments are being made in public transport infrastructure to address this need, including Sydney Metro West and PLR2. These projects aim to improve accessibility, reduce travel time and encourage more sustainable modes of transportation, including walking, cycling and public transport.

Sydney Metro West is an underground Metro line currently under construction. Once completed, it will connect residents, workers and visitors of Sydney Olympic Park to Parramatta in five minutes, and to Sydney's CBD in just fifteen minutes. The Metro will have the capacity to carry up to 40,000 passengers per hour in each direction. By providing frequent and reliable services, traffic congestion will be reduced and quality of life at Sydney Olympic Park will be improved.

PLR2 is another planned and significant transport project that will extend the existing light rail service from Parramatta CBD to Sydney Olympic Park, providing a reliable and efficient transport option. The new light rail will also serve as a connection point to Sydney Metro West, making it easier for people to travel across the metropolitan area.

An enhanced active transport network will complement the significant public transport investment at Sydney Olympic Park. Improved pedestrian and cycling connections will be provided to encourage public and active transport use. The focus is on creating liveable and sustainable communities which prioritise resident, worker and visitor health and wellbeing.

Significant improvement to public transport, investment in active transport and innovative approaches to urban freight and servicing will reduce reliance on private vehicle use in Sydney Olympic Park. This underpins the establishment of the car-lite urban centre, where reduced car parking provisions will enable streets and public spaces to be re-imagined as people-focused. Diverse street typologies will reinforce these re-imagined spaces, providing interesting and safe journeys for residents, workers and visitors alike.

Improved accessibility and reduced travel times will make getting to and from Sydney Olympic Park easier for all. Sustainable transport options will aid in reducing carbon emissions, contributing to Sydney Olympic Park's net-zero target and supporting healthier lifestyle options. Collectively, these initiatives will support a vibrant and liveable community which is well-connected to greater Sydney, making Sydney Olympic Park an even more attractive destination for residents, workers and visitors.



Sydney Light Rail (Source: Sydney Morning Herald, Louise Kennerley)


Pedestrian street (Source: Meriton)

7.1.1 Street character and role

The table below and adjoining map outlines the proposed street hierarchy, which corresponds to the Movement and Place Framework by Transport for NSW.

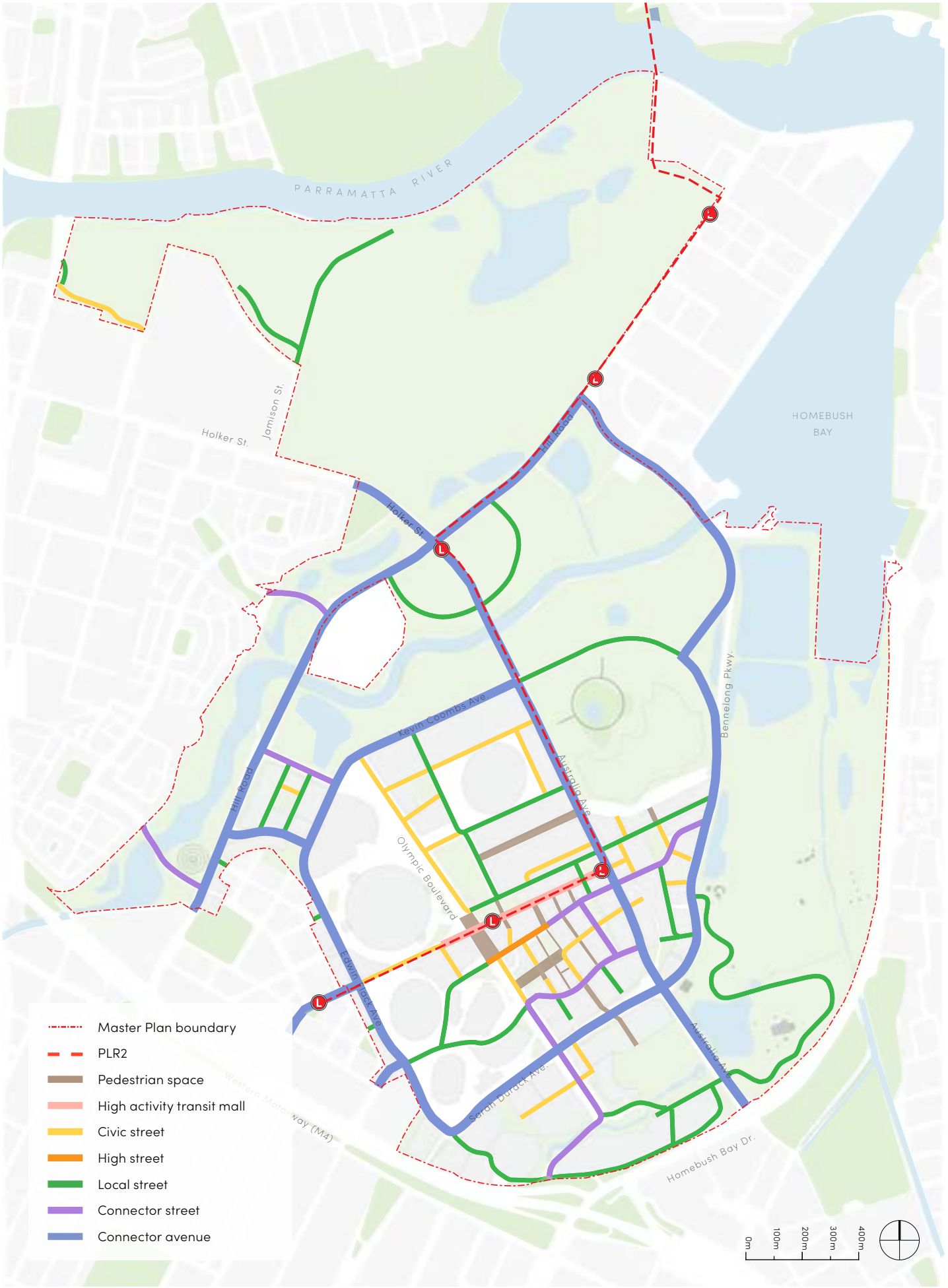
The hierarchy of streets determines different categories and various qualities that are reflective of the role that each street has.

The categorising of streets creates a distinct network, which allows for ease of movement and navigation as well as higher amenity outcomes for residents and visitors of Sydney Olympic Park.

Table 7.1.1 Movement and place hierarchy

Hierarchy	Category	Qualities
Pedestrian spaces	Civic spaces	• Pedestrian oriented movement space • Emergency vehicular access and bicycles at slow speed only • Protected space with tree planting, street furniture, high quality paving material
High activity transit mall	Main street	• Pedestrian oriented movement space with light rail • Emergency vehicular access and bicycles at slow speed only • Protected space with street furniture, tree planting and high quality paving
Civic street	Civic spaces	• Slow streets with high pedestrian and cyclist movement • Vehicular movement at slowest speed (5-10km/hr) • High quality environment with tree planting, street furniture and quality paving material
High street	Main street	• Shared street with high pedestrian and cyclist movement • Vehicular movement at slowest speed (5-10km/hr) • Tree planting and minimal restricted parking where appropriate
Local street	Local street	• Local streets connecting neighbourhoods • Low volume vehicular movement at slow speed (20-40km/hr) • Tree planting and parking where appropriate
Connector street	Local street	• Higher order local streets with bus routes and cycleways • Vehicular movement at medium speed (30-50km/hr) • Tree planting and landscape verges where appropriate
Connector avenue	Main street	• Multi lane wide streets accommodating majority of vehicular movement that connects urban centres • Vehicular movement at medium speed (40-60km/hr) • Tree planting and landscape verges where appropriate

Figure 7.1.1 Street character and role plan



7.1.2 Active transport

A comprehensive set of recommendations was developed to complete and improve the active movement network within Sydney Olympic Park and surrounding areas. The aim is to align with the Vision of creating 15-minute neighbourhoods and a 30-minute city through improved active and public transport connections.

The following design recommendations are made to enhance the sustainability and accessibility of neighbourhoods within Sydney Olympic Park:

- ensure active transport modes are easily integrated with public transport nodes for residents, workers, and visitors.
- strengthen connections with adjacent residential areas, through:
  - a new shared path to Lidcombe via Hill Road;
  - a new bridge across Edwin Flack Avenue to link the Pippita Rail Trail along Birnie Avenue.
  - a new shared path along Boundary Creek and a bridge over Australia Avenue to improve connections towards North Strathfield and Concord West; and
  - new connections through Newington Armory improving access to and from Ermington and via Silverwater.
- create a network of rich pedestrian and cycling experiences including inland parkland trails, and elevated walkways over ecologically sensitive areas.
- provide a continuous, universally accessible shared path alongside Parramatta River.
- establish active transport recreation loops including within Newington Armory, the Brickpit, Woo-la-ra, Haslams Parklands and around Bicentennial Park.
- allocate abundant bicycle parking at key destinations including public transport nodes/stops, retail areas, sports and entertainment venues, attractions, and community and educational facilities.
- provide facilities catering to diverse user groups, including younger to older demographics, commuters, and recreational users. This includes the provision of outdoor gyms, dedicated bicycle parking spaces, tyre pumps, e-bike charging ports and public restrooms.

The adjoining map demonstrates how the above principles are implemented throughout proposed design processes. While these allow Sydney Olympic Park to become car-lite and less reliant on the private vehicle, they also contribute to creating a close-knit community that bonds over informal activity and accidental social interactions.

Please refer to WSP's Report for further detail.



Recreational cycle path through Blaxland Park (Source: SOPA)



Recreational cycle path through the Newington Armory (Source: SOPA)

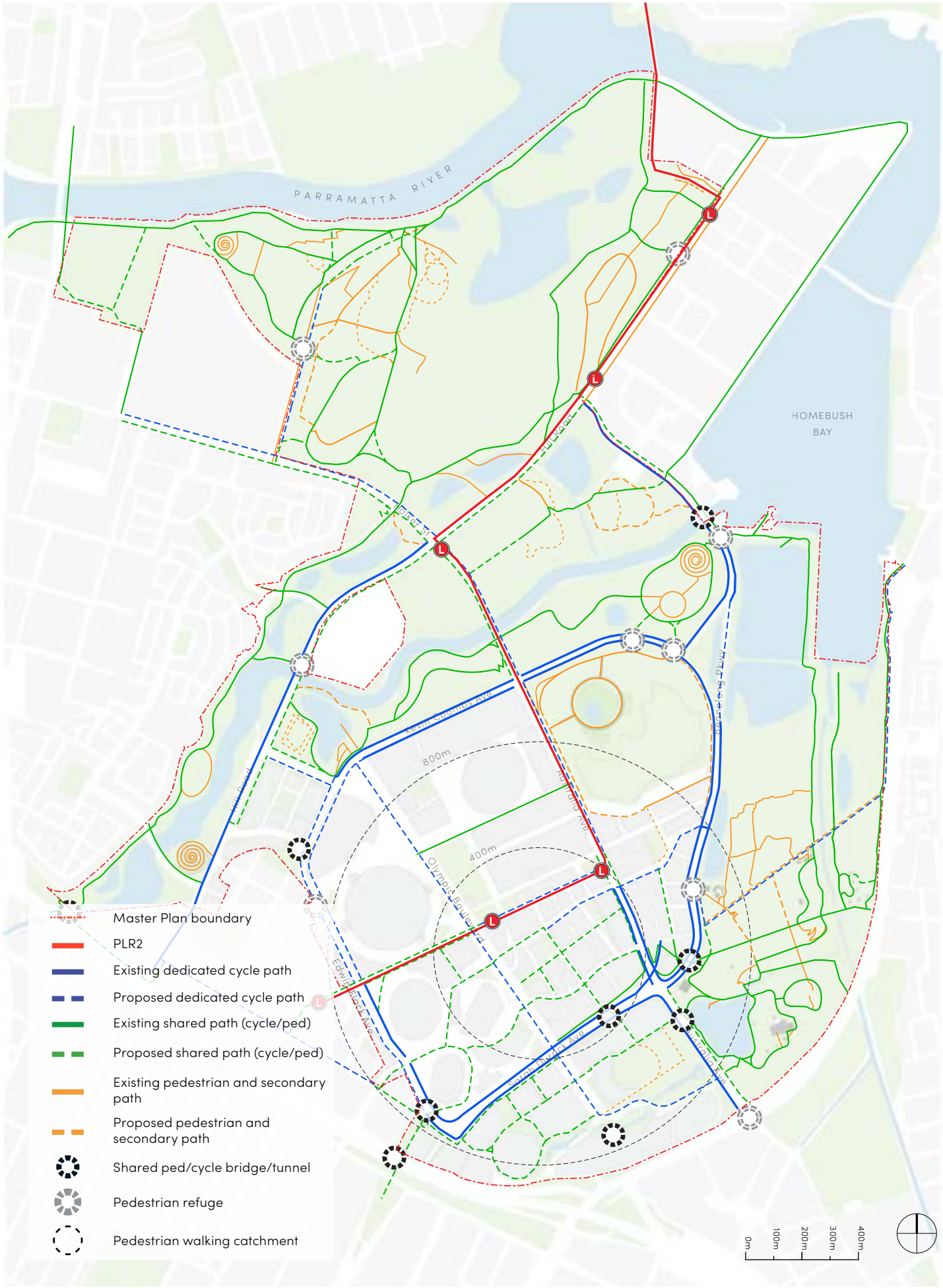


Recreational pedestrian path (Source: SOPA)



Dedicated pedestrian path (Source: SOPA)

Figure 7.1.2 Active transport plan



7.1.3 Public transport

The arrival of Sydney Metro and the proposed continuation of PLR2 heralds a transformative era for Sydney Olympic Park. The investment in public transport infrastructure will provide faster, more frequent, and direct connections for residents, workers, and visitors. This means improved accessibility to businesses, events, recreational areas, and residential communities. With these sustainable transit options, it is anticipated that road congestion will be reduced with a shift in the transportation focus from private vehicles to public modes of transportation.

The following design recommendations are made to prioritise public transport in Sydney Olympic Park, and enhance sustainability, ease of access, and community needs:

- the primary aim is to ensure accessing public transport is safe and convenient for everyone.
- position transport stops to cater to the overarching needs of the community. A public ferry wharf is proposed at Newington River Walk Promenade, providing access to Blaxland Riverside Park and Newington Armory.
- ensure smooth, easy and accessible transitions between the different transport modes, enhancing user experience.
- capitalise on existing investments into Metro, buses, and light rail infrastructure, by concentrating jobs, retail, and homes around transport nodes.
- promote a reduction in public car parking facilities, specifically P5, further encouraging the widespread usage of public transport options.
- reprogram signalised traffic intersections to favour pedestrians, buses, and light rail over private vehicular traffic.
- incorporate bus-accessible streets, which support event operations but can also provide for future modifications in services.

The adjoining map demonstrates how the above principles are implemented throughout proposed design processes, which also respond to the WSP report and their recommendations.



Ferry service along Parramatta River (Source: SOPA)

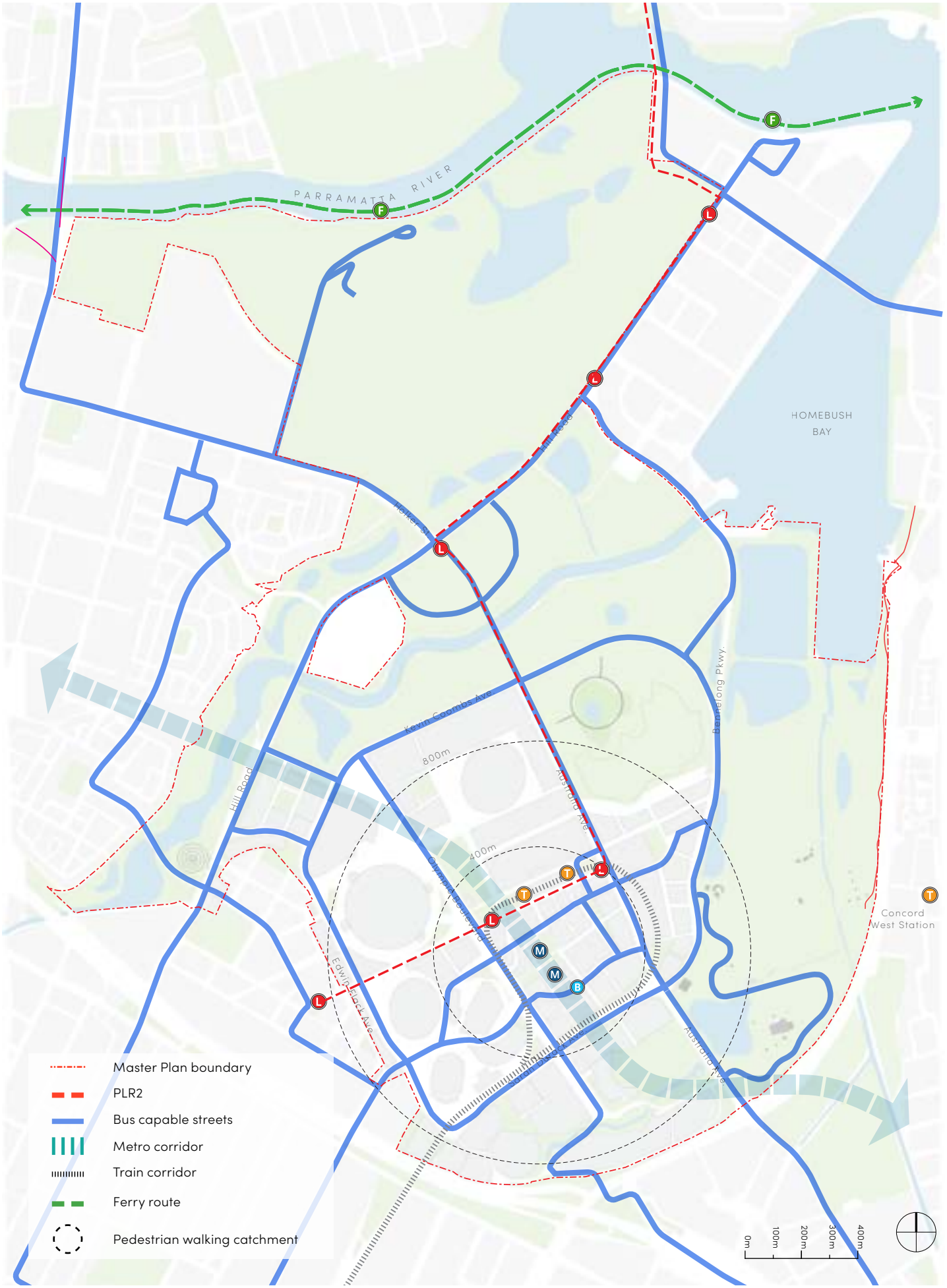


Significant use of public transport during events (Source: SOPA)



Bus service at stadia (Source: SOPA)

Figure 7.1.3 Public transport plan



7.1.4 Event transport

Sydney Olympic Park will continue to host major events and festivals, setting the pulse of the area. To ensure the success of major events and festivals held at Sydney Olympic Park, it is crucial to maintain access to the road network and public transport. This will help provide a seamless experience for visitors, vendors and operators. At the same time, it is important to maintain the daily transport access needs of residents and workers and other visitors during these times.

The movement and access requirements of major events and festivals were considered and informed in the Master Plan. Most notably, the mandatory curtilage areas that must be maintained around Stadium Australia and Sydney Superdome. Additionally, Olympic Boulevard (north) and Cathy Freeman Park are once a year occupied by the Sydney Royal Easter Show for setting up rides and stalls. The following design recommendations are made in context with event transport:

- ensure both vehicular and pedestrian flows are adaptable to temporary event demands without necessitating extensive event-specific infrastructure.
- establish short-term event parking in satellite locations, with efficient shuttle services bridging to main event venues.
- decrease the scope, frequency, and duration of event-related road closures, ensuring their predictability and minimising disruption.
- ensure the movement network can accommodate large crowd flows while maintaining the continuity of public transport services during major events.
- enhance the sense of arrival and journey for visitors attending significant venues within the park.
- at signalised intersections, prioritise pedestrian movement between public transport and main event venues.
- minimise private vehicle flow between and around key areas like the Sydney Metro station, Stadium Australia, and Dawn Fraser Avenue, optimising crowd management.
- position the bulk of event parking at the urban centre's fringes, enhancing pedestrian movement and wayfinding towards major event spaces.
- during the Easter Show, reposition event coach bays, as well as drop-off and pick-up zones, to Pondage Link, ensuring a more organised and efficient flow of attendees.



Public event at Stadium Australia (Source: SOPA)

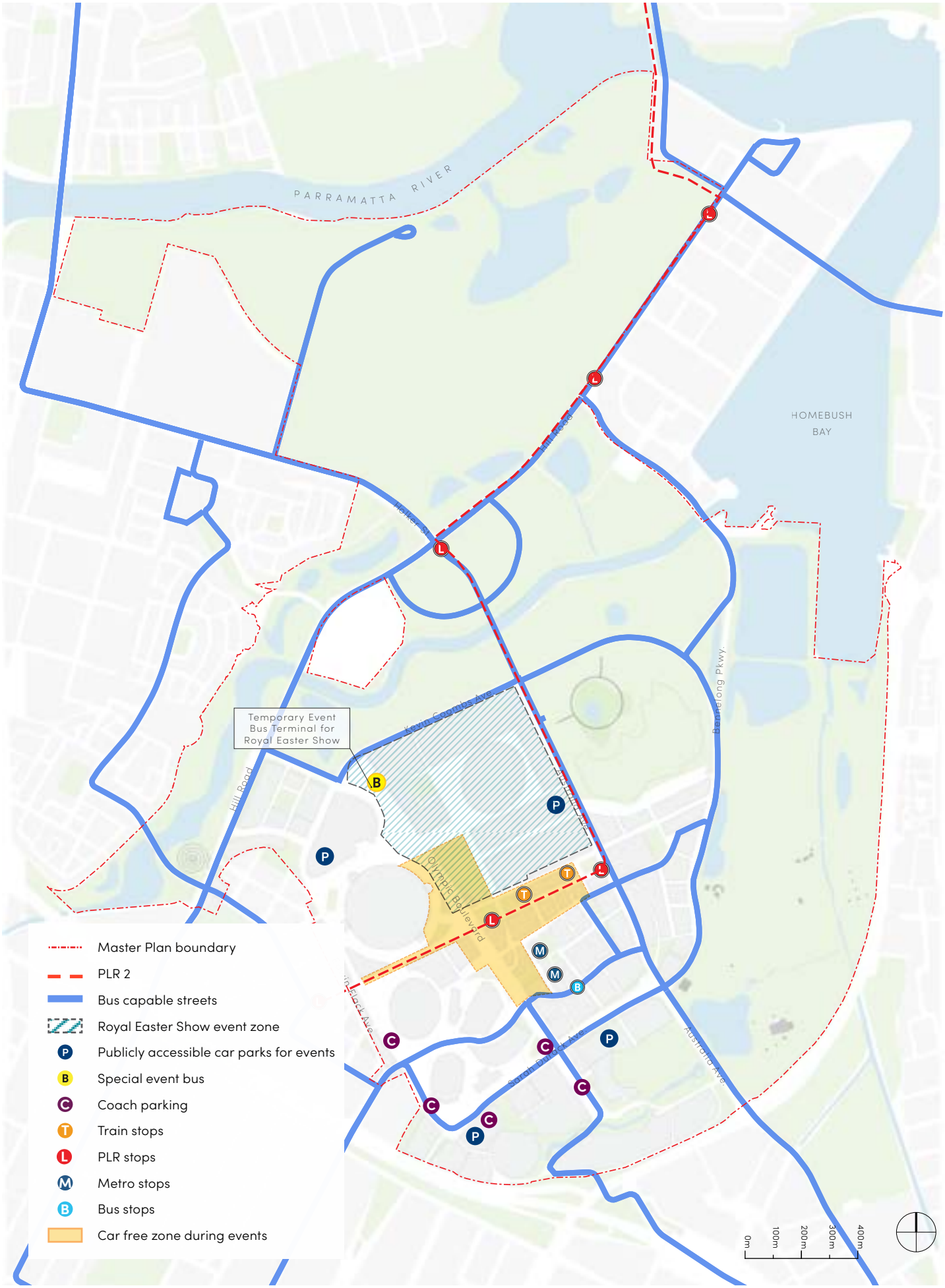


Active mobility around stadia (Source: SOPA)



Use of public transport within Sydney Olympic Park (Source: SOPA)

Figure 7.1.4 Event transport plan



7.1.5 Vehicle access and parking

The Sydney Metro West and the proposed PLR2 extension present an opportunity to reimagine the car parking strategy at Sydney Olympic Park. This will help reduce the dependence on private vehicles in favour of more sustainable transportation options, supplemented by reduced private vehicle parking rates within developments and public car parking capacity for day-to-day use and events.

The following design recommendations are made for vehicle access and parking:

- utilise the improved accessibility that the Sydney Metro service will provide to Sydney Olympic Park to significantly reduce car parking requirements.
- limit private vehicle usage, encouraging active and public transport modes.
- target a 50% reduction in event parking demand, capping spaces at 5,000, complemented by active and public transport links.
- enable car share platforms and electric vehicle adoption, reducing the carbon footprint.
- position servicing and loading zones away from high-pedestrian areas, minimising disruption. And ensure car park designs, entry and exit points, servicing, and loading zones enhance the streetscape while prioritising pedestrian comfort and safety.
- provide adaptable car parking spaces to meet varying demands, such as temporary events or for heightened weekend usage. Consider repurposing some parking areas for events and recreation when not in use.
- establish cargo bike pick-up points for deliveries, significantly reducing heavy vehicle traffic within urban and residential areas.
- explore 'Smart City' tools to monitor traffic flows and parking demands across Sydney Olympic Park, ensuring real-time adaptability and efficiency.

Please refer to the Sydney Olympic Park Master Plan 2050 Transport Strategy by WSP for additional analysis of vehicle access and parking in Sydney Olympic Park.



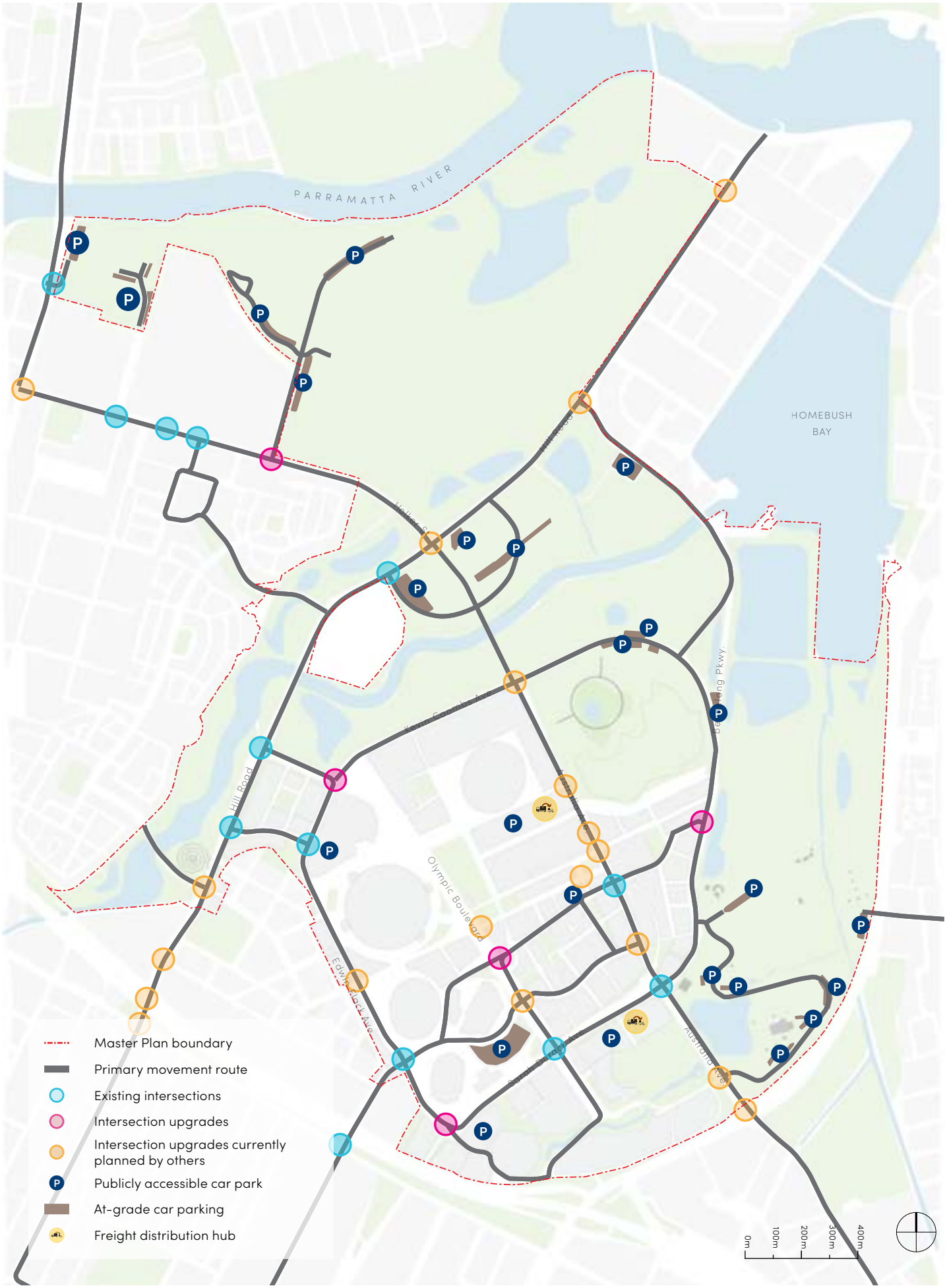
Existing P6 carpark (Source: SOPA)


Existing parking area (Source: SJB)


Electric vehicle charging station (Source: SOPA)


High levels of pedestrian activity during events (Source: SOPA)

Figure 7.1.5 Vehicle access and parking plan



Land use approach

8

SydneyOlympicPark

8.1 Approach

By 2050, Sydney Olympic Park will evolve into a dynamic place, offering a variety of experiences for residents, workers and visitors alike. These experiences will occur within a range of places, environments, and neighbourhoods, at different times of the day, week and year.

Although events will remain an integral aspect of Sydney Olympic Park's identity, Master Plan 2050 envisions a vibrant, well-connected suburb, bolstered by a range of land uses and diverse housing options.

New residential neighbourhoods will surround a vibrant urban centre providing jobs and business opportunities, lively streets, diverse retail offering and local and regional public transport connections. Each of these high-amenity, pedestrian friendly neighbourhoods will be supported by local services such as corner shops and cafes, community infrastructure and open spaces, all within a 15-minute walking radius.

Employment opportunities, as well as cultural and artistic endeavors, will be interwoven throughout Sydney Olympic Park, including designated spaces for First Nations cultural practices.

Beyond their immediate neighbourhoods, residents will enjoy easy access to district-scale open spaces, educational and community institutions, sports fields and facilities and recreational pedestrian and cycling circuits, all set against the unique backdrop of Sydney Olympic Park's diverse landscapes.



Activity on the street during public event (Source: SOPA)

8.2 Land use

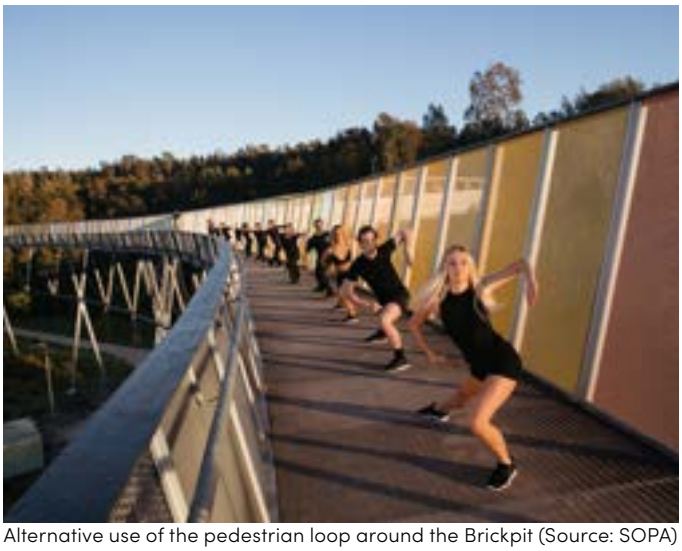
The land use concept for Sydney Olympic Park is grounded in creating a thriving environment that is anchored by a vibrant urban centre and accommodates a number of unique residential neighbourhoods.

As shown on the adjoining plan, the built form is complemented with a range of recreational destinations and premier sporting and entertainment facilities that attract visitors all year round.

Sydney Olympic Park's unique parklands add to the recreational open spaces, providing habitat for biodiversity to thrive.

The land use concept is informed by a synthesis of inputs from the project team, the strategic role of the precinct, and our understanding of the type, scale and variation of services required to support the population, living, working and visiting Sydney Olympic Park.

The concept is not intended to be prescriptive, but rather paints a picture of the many opportunities and unique relationships to be explored between the existing parklands, evolving events precincts and emerging neighbourhoods.



Alternative use of the pedestrian loop around the Brickpit (Source: SOPA)



Educational experiences within conservation areas (Source: SOPA)



Newington Armory heritage building (Source: SOPA)

Figure 8.2.1 Land use plan



8.3 Commercial

8.3.1 Retail space

2, 600 jobs

90,000m² GFA

The urban centre of Sydney Olympic Park, will serve the immediate and broader community, becoming a retail destination within Greater Parramatta and the Olympic Peninsula. Local retail will be easily accessible at the heart of each neighbourhood, supporting a walkable environment and reducing the need for private vehicles. Sydney Olympic Park will continue to provide a balanced mix of permanent, local, regional, and temporary event retail to support its function as an event centre.

The adjoining plan demonstrates the primary and local retail destinations that are complemented by retail anchors where suitable. The primary retail circuit in combination with active retail frontages creates a pedestrianised high street that enables a high quality experience for the community and visitors at the very core of the urban centre.

Additional active frontages are placed throughout Sydney Olympic Park to create a vibrant environment that also provides for enhanced safety of the public domain.

While the above outlines the general approach that was taken to create a successful retail environment within Sydney Olympic Park, the following provides an indication of the principles that have underpinned this approach:

- ensure the integration of a large-scale retail, dining, and entertainment precinct with pedestrian movement networks and open space at the urban core.
- enable a mix of destination, fine-grain, local, and event-specific retail across Sydney Olympic Park by providing a range of tenancy sizes and formats.
- ensure residents have access to day-to-day essential retail within an 800m catchment. Each neighbourhood includes the capacity for 500-900m² of convenience retail and 500-1,000m² of personal services retail, such as hairdressers and barbers.
- support a mix of night-time retail offerings and activities to meet the diverse social and cultural needs of the community, supporting the local economy and creative industries at the same time.
- provide an opportunity for a produce market within Sydney Showgrounds that promotes national, regional, and indigenous agricultural goods and practices.



Rhodes Central (Source: SJB)

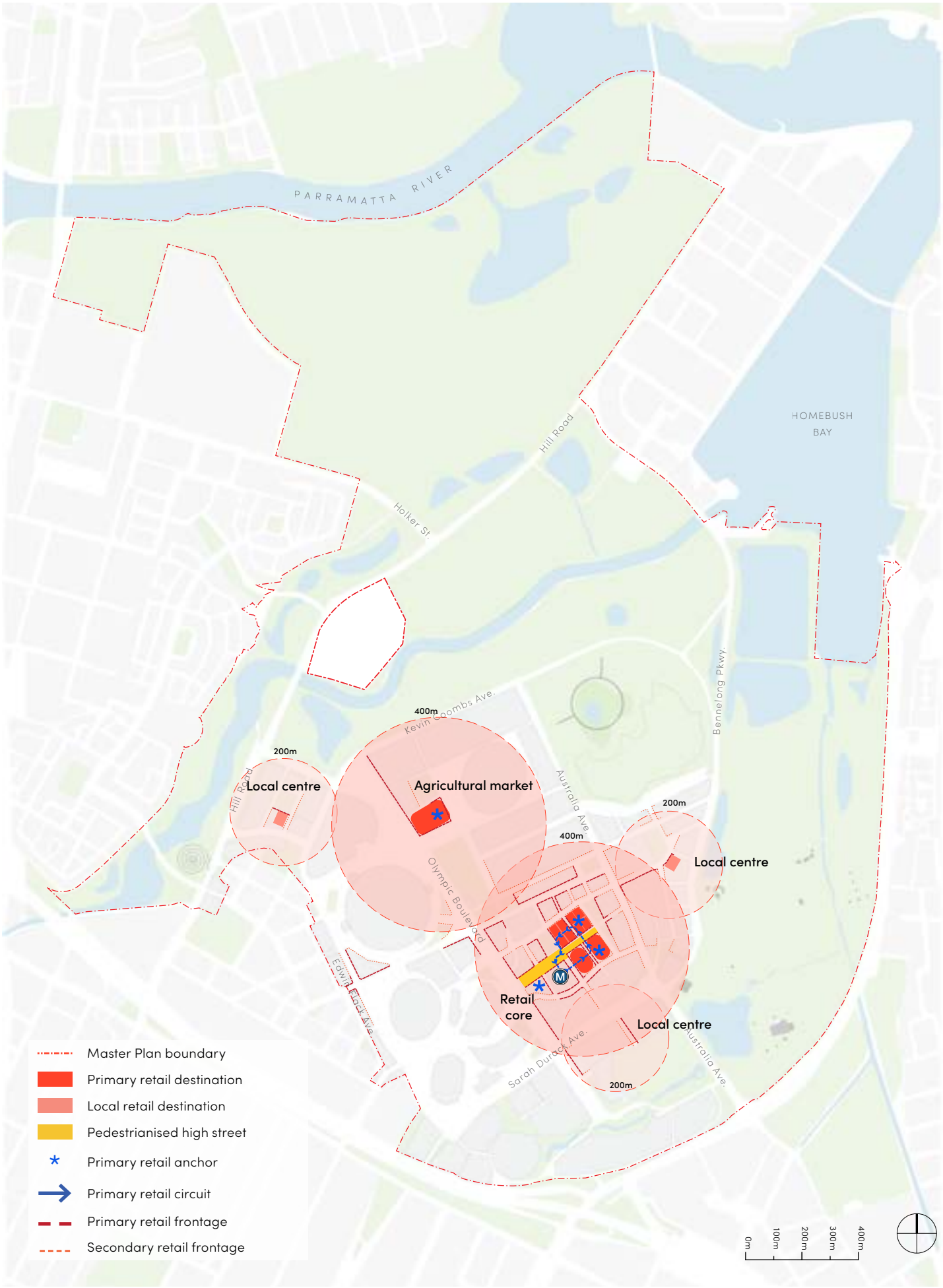


Loftus Lane shops (Source: SJB)



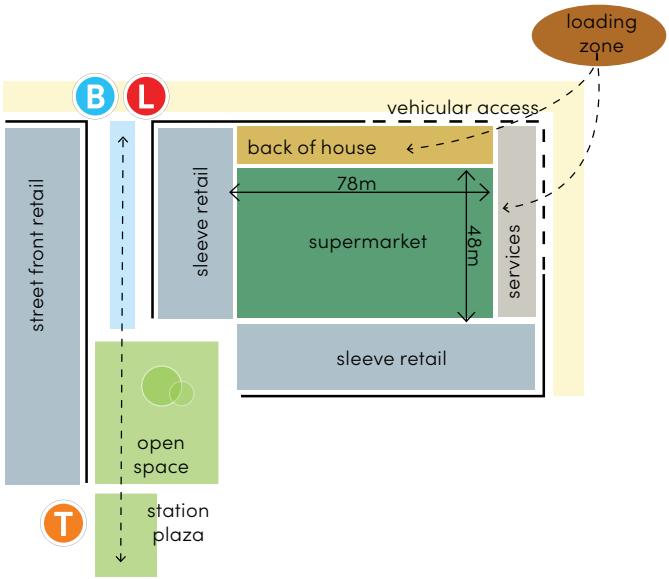
Retail along the ground floor creating an active frontage (Source: SJB)

Figure 8.3.1 Retail space plan



8.3.2 Retail concept

Shopping centres and retail play a major role in attracting people to town centres and villages. It is important that these centres retain retail as a core function, provide a diversity of shopping choice, and high quality services and amenities. This will support the ongoing role and viability of town centres and villages, while creating a focus for the social, commercial and civic life of their communities.



Key findings:

- The delivery of an active Station Plaza that provides a pleasant arrival space for commuters using the station, and that priorities pedestrians with clear wayfinding for residents and commuters.
- Proximity of retail services to public transport nodes and open spaces is crucial.
- Active retail frontage along building frontages that experience high pedestrian flows. Attractive residential frontages on secondary edges where pedestrian volumes are lower with an appropriate transition from private to public space.
- Regular building shapes and subdivisions to efficiently accommodate a supermarket and high density residential buildings.
- Rather than a standalone building, supermarkets should be part of a larger precinct that provides shared zones, and pedestrian connections for permeability and encourage active transport, thereby fostering retail interaction.
- Legible access arrangements with immediate access to back of house facilities, services and loading zone.
- An uninterrupted retail volume for the supermarket which is clear of circulation, cores or servicing which acts as sleeves and provides active edges for the building.



Hospitality premise providing for activation of the street, as well as a place for people to sit, rest and socialise (Source: SOPA)



The integration of a supermarket as part of a larger precinct that includes a variety of uses (Source: SJB)



A series of hospitality premises of different sizes create appeal for different users (Source: SOPA)



Rhodes Central (Source: SJB)

8.3.3 Commercial office space

18,500 jobs

277,500m² GFA

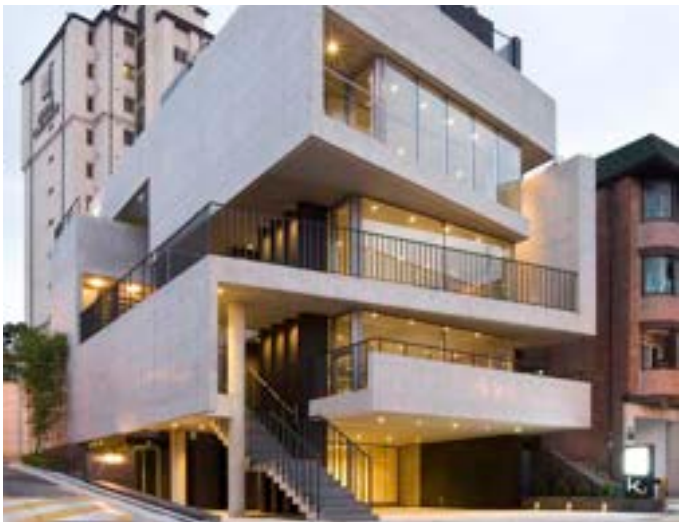
Sydney Olympic Park has a range of businesses across several industries, including sports organisations, hospitality venues, corporate entities, and government departments. Sydney Olympic Park will accommodate a significant demand for jobs, with the potential to attract knowledge-intensive jobs. To respond to this, a commercial core around the Metro Station is proposed, which will allow workers to easily access their place of employment without relying on a private vehicle. The commercial core transitions into other uses, including conference and exhibition as well as sports. Due to the Olympic legacy and general nature of Sydney Olympic Park, sports related commercial opportunities are particularly prevalent and shall be maximised where suitable.

The following principles reinforce the approach that was taken to meet the described demand and create an attractive environment for commercial uses:

- define a commercial core concentrated around the Sydney Olympic Park train station, Sydney Metro station and light-rail stops, and existing commercial offices along Dawn Fraser Avenue.
- utilise the exhibition and conferencing facilities in Sydney Showground to enhance the commercial core's activities and leverage its direct access to other commercial and strategic centres, such as Parramatta.
- explore the potential for redevelopment of Sydney Trains station with commercial development above and new ground-level connections to link the Sydney Showgrounds site with the urban centre.
- businesses closely linked to high performance sports, including headquarters for sports news and reporting, sports apparel brands, digital media companies, and sports/Olympic sponsors.
- capitalise on the sports and health sector, particularly sports medicine and research, and allied professionals, including physiotherapists, sports psychologists, and professional trainers.
- develop beneficial relationships between commercial uses and educational institutions (universities and TAFE), to bolster innovation at Sydney Olympic Park.
- play to strengths and attract knowledge-intensive businesses, and promote business and employment opportunities for Aboriginal people.



Farringdon Station with over station development in London (Source: PLP Architecture/Jeremy Felson)



Commercial building in South Korea (Source: Arch-Daily/Park-Wan-soon)



Activation of Chatswoods station and interchange (Source: SOPA website)

Figure 8.3.3 Commercial office space plan



8.3.4 Creative and cultural industries

1,000 jobs

56,250m² GFA

Sydney Olympic Park has the potential to become a significant hub for creative industries and cultural production. The suburb's existing assets, facilities, event calendar, and accessibility can be leveraged to meet some of this demand.

An example of such are the Sydney Showgrounds and parklands, which hosts performances and festivals year-round, while also being used for filming and production. Additionally, the Newington Armory features both an art gallery as well as spaces dedicated to First Nations culture.

As shown on the adjoining diagram, the creative offering of Sydney Olympic Park can be enriched through the establishment of new creative facilities, creating a north-south spine. To further allow Sydney Olympic Park to meed the described demand, the following principles have been pursued:

- progress the northern half of Newington Armory into an arts and cultural designation, with a meld of First Nations and contemporary arts. This will involve the adaptive reuse of heritage structures and landscapes.
- accommodate film and related creative sectors within the RAS precinct. The spaces should allow for shared occupation with RAS and its event programs.
- within the urban centre, reserve dedicated areas for creative industries and cultural production, such as bespoke manufacturing, crafts, product design, music creation and production and performance and broadcasting. Establish venues for visual and performing arts including theaters, galleries, libraries, and museums. Support the local creative economy by offering these spaces at rates below the market average and allowing community access and participation.
- encourage collaboration among schools, tertiary institutions, and local creative enterprises within the suburb.
- actively support Aboriginal artists and creatives through a dedicated public art program.
- initiate a creative arts program, featuring artworks in key public spaces and buildings.



Heidi in Melbourne is an example of a cultural arts campus with a comparative building scale (Source: Heidi Museum of Modern Art)



Studio 6, Docklands Studios Melbourne (Source: Grimshaw Architects)



The Carriageworks Markets (Source: Carriageworks website)

Figure 8.3.4 Creative and cultural industries plan



8.4 Residential

8.4.1 Neighbourhoods

Sydney Olympic Park is set to become a thriving suburb with the potential to house up to 30,000 residents by 2050. Residents will live in multi-dwelling buildings at Sydney Olympic Park, with direct access to public transport, jobs, local retail and services, parks, and recreation facilities to support this population growth. A key spatial strategy driving Master Plan 2050 is the formation of new neighbourhoods, which are dispersed within the southern half of Sydney Olympic Park.

As shown in the adjoining plan, the two residential arcs are a product of having a dense and vibrant urban centre that is framed by neighbourhoods, which take advantage of the expansive views over the surrounding parklands.

While chapter 11 of this report provides a thorough overview of the spatial and non-spatial characteristics that each neighbourhood entails, the following recommendations provide an overview of the design principles that have underpinned the approach to the proposed neighbourhoods:

- ensure all essential services, amenities, and useable public open spaces are within a 15-minute pedestrian radius of any resident.
- provide ample open spaces within each neighbourhood, from parks to playgrounds. Plant street trees to provide greater canopy coverage. Design these spaces to be versatile, catering to different age groups and activities. Incorporate greenery through tree-lined streets, pocket parks, and community gardens.
- a local park has been planned for each neighbourhood to meet the above requirement and create a sense of place.
- design streets that promote vibrancy and liveliness, fostering a sense of community and place. Prioritise pedestrian movement to ensure safety, accessibility, and enjoyment. Incorporate wide footpaths, safe crossings, shared spaces and clear signage—minimising vehicular traffic in key pedestrian zones.
- integrate local and regional public and active transport connections seamlessly between the neighbourhoods, surrounding areas and the Urban Centre as well as destinations within the parklands.
- encourage a diverse mix of retail outlets, both chains and local businesses, to cater to various community needs. Encourage various retail types, from boutiques to grocery stores, ensuring residents have a wide range of shopping options.
- invest in infrastructure that promotes community, such as community centres and schools and that are designed to be multi-functional, accommodating various community activities and events.

8.4.2 Affordable housing

Affordable housing is an important part of the housing mix in Sydney Olympic Park's future (SGS 2023). Sydney Olympic Park has a unique advantage to impact the supply of affordable housing in Greater Sydney and serve as an exemplar for various housing delivery models and tenures, due to its government-owned land holdings.

SGS (2023) presents the supply and demand imbalances and strategic rationale for Sydney Olympic Park's role in delivering a significant contribution to affordable housing by referencing state and local government policies. As detailed in their report, they suggest different delivery models and tenure options for Government to consider. New affordable housing in Sydney Olympic Park can benefit from its accessibility to jobs, open space, transportation, and essential services.

To ensure affordable housing is delivered in a successful manner, the following principles have been pursued:

- maximise the delivery of affordable and key worker housing within Sydney Olympic Park, consistent with the NSW Government policy and the Sydney Olympic Park Affordable Housing Policy.
- introduce a mix of flexible and affordable household types and sizes, ensuring they are designed and constructed to a standard consistent with other dwellings within the same development.
- provide a combination of owner-occupier arrangements, build-to-rent and rent-to-own schemes, long-term and short-term rentals, as well as shared ownership schemes, particularly for first-time buyers and lower-income households.
- ensure housing designs incorporate adequate open spaces and communal areas, embedded sustainable design measures for energy and water efficiency, and provision for access to high-speed internet and modern technology infrastructure.
- allow for easy internal modifications, catering to evolving family needs. Provide convertible rooms, such as home offices, that can transition into bedrooms.

Figure 8.4.1 Residential plan



8.4.3 Student housing, senior housing, tourist & visitor accommodation

Sydney Olympic Park will continue to be Sydney and Australia's destination for high-performance sports and events, while increasingly becoming an education hub. This simultaneously increases the demand for new housing for students, tourists and visitors.

According to SGS (2023) there will be a combined demand for approximately 82,500m^2 of student and visitor accommodation. Given its tourism, events and education roles, this equals 10% of the total GFA across Sydney Olympic Park. This presents an opportunity for Sydney Olympic Park, as student housing and visitor accommodation has the potential to consistently activate public spaces and streets with a steady flow of people, creating a lively atmosphere at the same time.

The population profile in 2021 had a significant number of individuals aged 24-39 and infants aged 0-4, with fewer older children and adults. According to SGS (2023), the population is expected to have a higher proportion of older residents by 2051. This aging population represents a need for senior housing and living units located within close proximity to supermarkets, open spaces and have greater accessibility to public transport modes.

The following design principles have been pursued in the implementation of student housing, tourist and visitor accommodation:

- prioritise investments to maintain Sydney Olympic Park's status as a premier destination for sports and events as well as education. Enhance tourism and education opportunities within Sydney Olympic Park to attract diverse visitors.
- ensure Sydney Olympic Park is not just a place to visit but a vibrant community that resonates with diverse audiences – from sports enthusiasts and event attendees to students and educators.
- offer diverse visitor accommodations, ensuring tourists, event attendees, and other guests have suitable lodging options. Potential hotel locations are within the urban centre's retail core and along Olympic Boulevard to support activation at all times.
- develop dedicated student housing complexes to support the educational function of Sydney Olympic Park. Ensure these meet students' needs – connectivity, safety, and convenience.
- locate visitor accommodation, senior housing and student housing close to public transport and active movement networks. Ideal sites for student housing include Edwin Flack Avenue for access to future public transport, local retail, and services and close proximity to recreation facilities.

8.4.4 Dwelling mix

According to SGS's 2023 report, the population in 2051 is expected to have a higher proportion of older residents and families with childrens. SGS (2023) emphasises, to achieve the 2050 Vision for families with children, there will likely be a higher demand for three and four-bedroom units. This means Master Plan 2050 needs to provide for more larger apartments than currently provided, which will simultanously result in an increased occupancy per unit.

For Master Plan 2050, SGS (2023) has targeted 2.25 people per dwelling, based on the bedroom mix outlined in the table below. Therefore, Master Plan 2050 aims for a more diverse and larger household size compared to the current Sydney Olympic Park community profile. It is, however, not dissimilar to the wider Parramatta LGA unit household size profile and within the bounds of the LGA's overall household profile (SGS 2023). If the full population of the Master Plan was realised, the population would be up to 30,000 people.

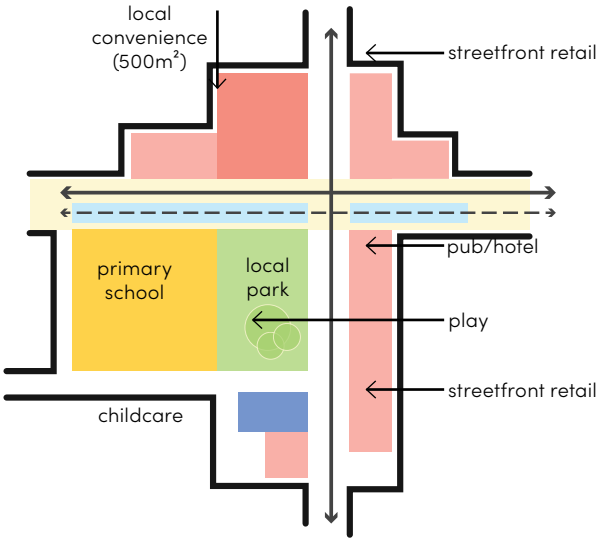
	SOP 2050 Master Plan proposed split	**Parramatta units**	**SOP (2021)**
Studio	2%	1%	1%
One bedroom	20%	19%	39%
Two bedroom	55%	66%	48%
Three bedroom	20%	13%	10%
Four bedrooms +	3%	1%	2%
People per dwelling	**2.25**	**2.21**	**2.06**



Mixed-tenure apartments, Sydney Olympic Park (Source: SOPA website)

8.4.5 Neighbourhood concept

To thoroughly understand the concept of a neighbourhood, a number of case studies were examined (Annexure 1). While the key findings are outlined below, the diagram illustrates the manner in which the deliberate arrangement of public open space, streets, land uses and community infrastructure can play a strong role in creating character and forming a sense of belonging and identity.

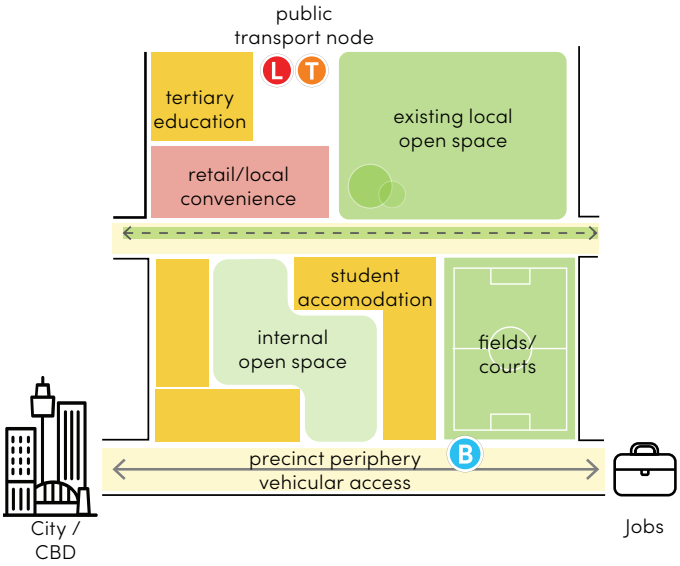


Key findings:

- Active mobility connections and walkable streets are crucial for a successful neighbourhood.
- A local open space in the centre of a neighborhood, near educational facilities, local stores, and child care can form the heart of the community.
- Primary schools - Schools can serve as community hubs, providing space for clubs and organisations outside of school hours. Schools benefit from being located near open spaces.
- Child care facilities also benefit from being located close to the primary school centre of a neighbourhood and adjacent to public open space.
- A local convenience store of 500-900m² (a metro facility) where residents can access every day needs. It is usually located on street intersection near open spaces and along key pedestrian routes.
- Local entertainment and leisure facility - hotels and pubs have traditionally been an anchor for Australian local centres catering for various users.
- Food and drink often thrive from the mix of uses around open spaces and the amenity provided
- Street front retail and local personal services.

8.4.6 Student housing concept

Sydney Metro West will provide improved access to the city and to Sydney Olympic Park. The aspiration is for Sydney Olympic Park to be a strategic centre and accommodate a range of uses including tertiary academic institutions. Therefore, typical characteristics of student housing were studied to inform the best location within the study area for these uses (Annexure 1).



Key findings:

- Seek opportunities for co-locating the student housing near sportsfileds, open space and local conveniences.
- Located in areas of high-connectivity, reducing the need for private vehicles.
- Activation of local retail and night-time economies, countering the peaks/lulls of events.
- Access to open space and recreation opportunities.



Child play at Wulaba Park (Source: Stuart Noble Associates)

8.5 Sports, entertainment and events

Sydney Olympic Park is Australia's major event, sport and entertainment destination. The suburb hosts more than 14 million people and 5,600 events a year. It hosts a vast variety of events, including sporting events, concerts, exhibitions, conferences, community and trade shows, creating appeal for a diversity of users.

While sports facilities will cater to community and high-performance levels, multipurpose venues and recreational facilities will cater to a range of other groups day and night, and year round, with formal and everyday activities.

The spatial vision for Sydney Olympic Park builds on the legacy of the Olympics with the aspiration to create an environment that is functional but also creates a successful and high quality environment. As shown on the adjoining plan, the leisure and entertainment precincts are combined with hospitality venues and the temporary closure of streets to create a vibrant and safe public domain that appeals to different users and events. To add to this and create an increasingly comprehensive and appealing destination for sports and other events, additional facilities and venues are also proposed.

The principles that underpin the development and use of Sydney Olympic Park's historic event facilities include:

- protect Sydney Olympic Park as a high performance sports destination and centre for excellence by creating a sports corridor and continuing to invest in existing facilities by maintaining and upgrading these as required.
- work with existing national and regional sports bodies and professional clubs to ensure their growing needs can be accommodated at Sydney Olympic Park.
- co-locate compatible land uses and activities with similar characteristics (such as stadia and music venues) and impacts (noise and light) in the same locations to minimise cumulative impacts on sensitive land uses.
- ensure that The Royal Agricultural Society showground can continue to host the Royal Easter Show in the medium to long term whilst opening opportunities for increased activation and use of facilities outside of event mode.
- ensure that parts of the park, including Olympic Boulevard can be closed temporarily and used for events such as the Royal Easter Show, sports and carnivals.
- design and insulate new venues and additional to venues in a manner that minimises potential impacts on sensitive land uses (residential).
- support the sports and entrainment function of Sydney Olympic Park by facilitating the delivery of hospitality venues (hotels and short stay accommodation) to maximise visitation and support multiple destinations.



Development adjacent to a stadium in Wembley, London (Source: Quintain)

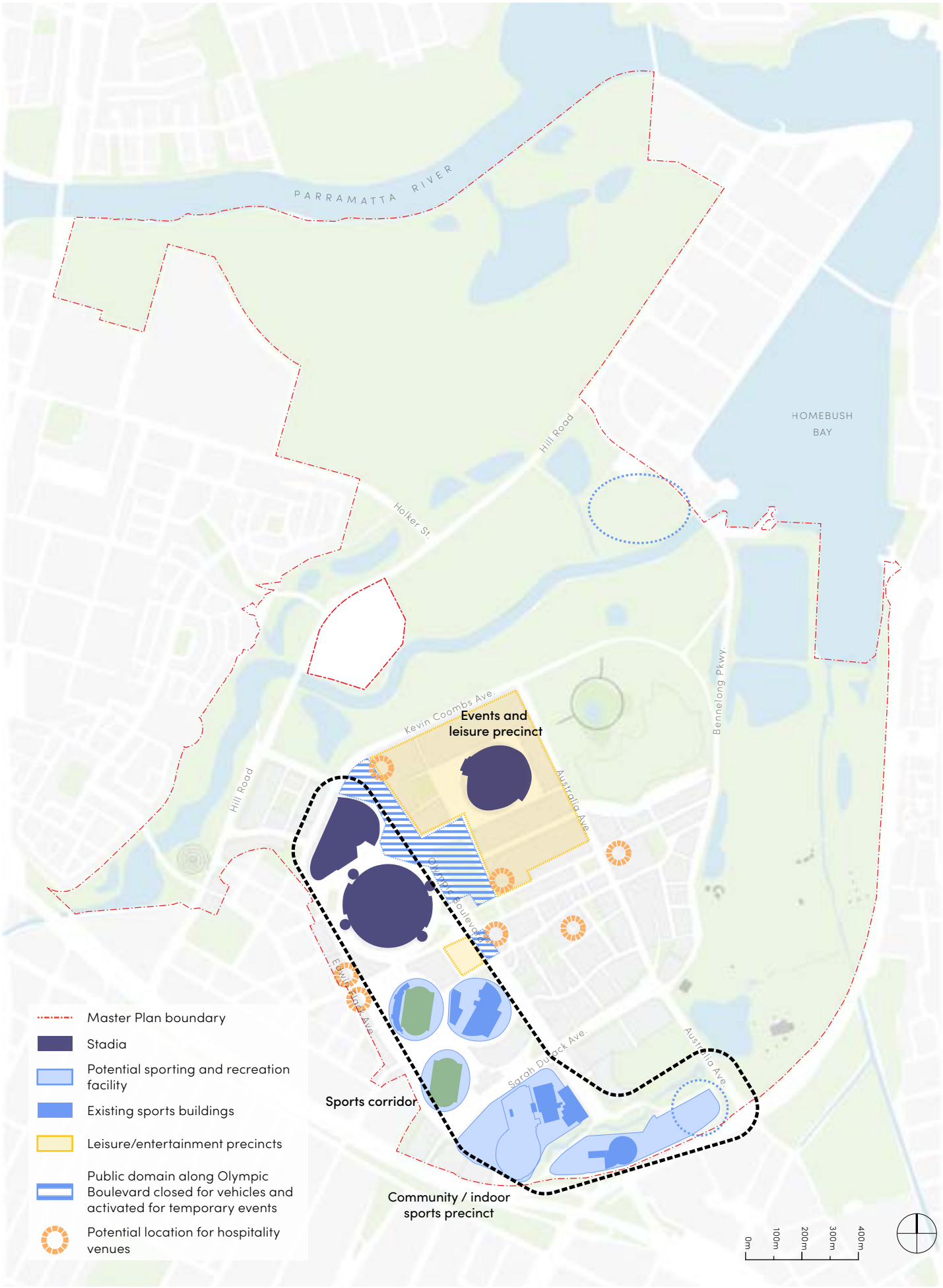


Millennium Stadium, Cardiff (Source: Expedia Image Gallery)



Barclays Center, Brooklyn (Source: ArchDaily/SHoP Architects/Bruce Damonte)

Figure 8.5.1 Sports, events and entertainment plan



8.6 Public infrastructure

8.6.1 Public open space

Sydney Olympic Park's public domain and open spaces are a monumental legacy of the Sydney 2000 Games. Public open spaces play a crucial role in promoting health and well-being, for people and Country. Therefore, the evolution and development of public open space must build upon this legacy, and align with community, environment, and cultural needs.

Sydney Olympic Park has a diverse community of residents, workers, students and visitors. As a thriving suburb, it will have to perform various functions serving national, regional and local catchments; high performance and community uses; formal and informal uses; active and passive uses; every day and destination activities, while catering to a diversity of age, ability, and user groups.

As a result, public open spaces will be flexible and multifunctional for people to sit, relax, stay or play. They will be within walking distance from residential neighbourhoods and connected to public transport via vibrant green streets.

As shown on the adjoining plan, Sydney Olympic Park already accommodates a vast range of regional, neighbourhood and local community spaces. Where suitable, these will be enhanced, and added to with additional planned and proposed spaces. This ensures that the anticipated increase in demand as a result of population growth can be met.

By 2050, Sydney Olympic Park will be characterised by green, people-friendly spaces and natural landscapes which maximise opportunities for social interaction and passive and active recreation. These spaces will generate daily activity and complement the suburb's events role, providing residents, workers and visitors with a valued community setting. Public spaces will celebrate Country through thematic and unique design elements that connect meaningfully with Country.

The three general actions that underpin the proposed approach to public open space are:

- develop new community open spaces to cater for the demand triggered by the proposing of new residential neighbourhoods.
- enhance existing open spaces to maximise their amenity and usability for the community.
- ensure open spaces planned as part of approved projects are actually delivered.



Activation of the public domain (Source: SOPA)

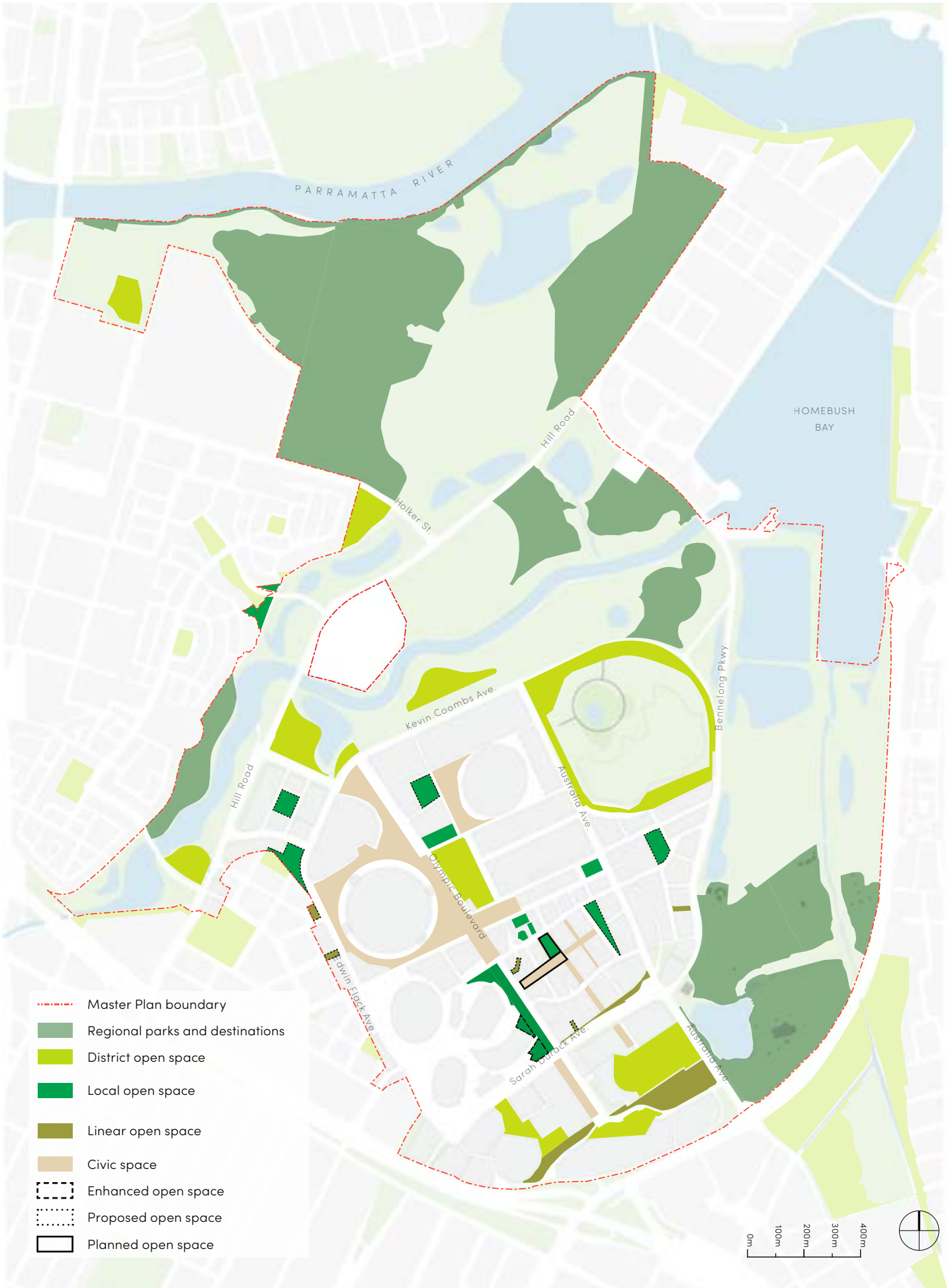


Informal childrens play within the public domain (Source: SOPA)



Use of the public domain (Source: SOPA)

Figure 8.6.1 Public open space plan



8.6.2 Recreation and play

Sydney Olympic Park will provide a comprehensive program of recreational and play opportunities for its growing population. These spaces will be formal and informal, catering for the different needs of all community members.

The proposed spaces are based upon Cred's comprehensive community needs analysis, which has also informed the following urban design principles:

- Retain and enhance current high-performance training and competitive facilities. Expand or refurbish venues, such as the aquatics centre, upon reaching their design lifespan to cater to elite athletes and the community. Assess opportunities for shared community access to high-performance sporting venues, like the athletics warm-up track and GWS Giants Oval.
- Incorporate four additional multipurpose outdoor courts into local parks and open spaces. Strategically position a 4,000m^2 indoor recreation and leisure facility within 800m of most residents. Potential locations include the intersection of Olympic Boulevard and Murray Rose Avenue.
- develop five new play spaces within 200m of high-density developments, and include:
    - skill-based play
    - natural play
    - sensory play
    - imaginative play
    - outdoor fitness facilities.

The above is reflected in the various elements proposed throughout Sydney Olympic Park, and as shown on the adjoining plan. These include sporting fields, multi-purpose hard courts, informal community fields and playgrounds. This mix of uses will ensure that the needs of individual neighbourhoods and the greater community are met.



Blaxland Riverside Park Rope Climbing (Source: SOPA)



Murama Dance Ground Miriki Dancers (Source: SOPA)

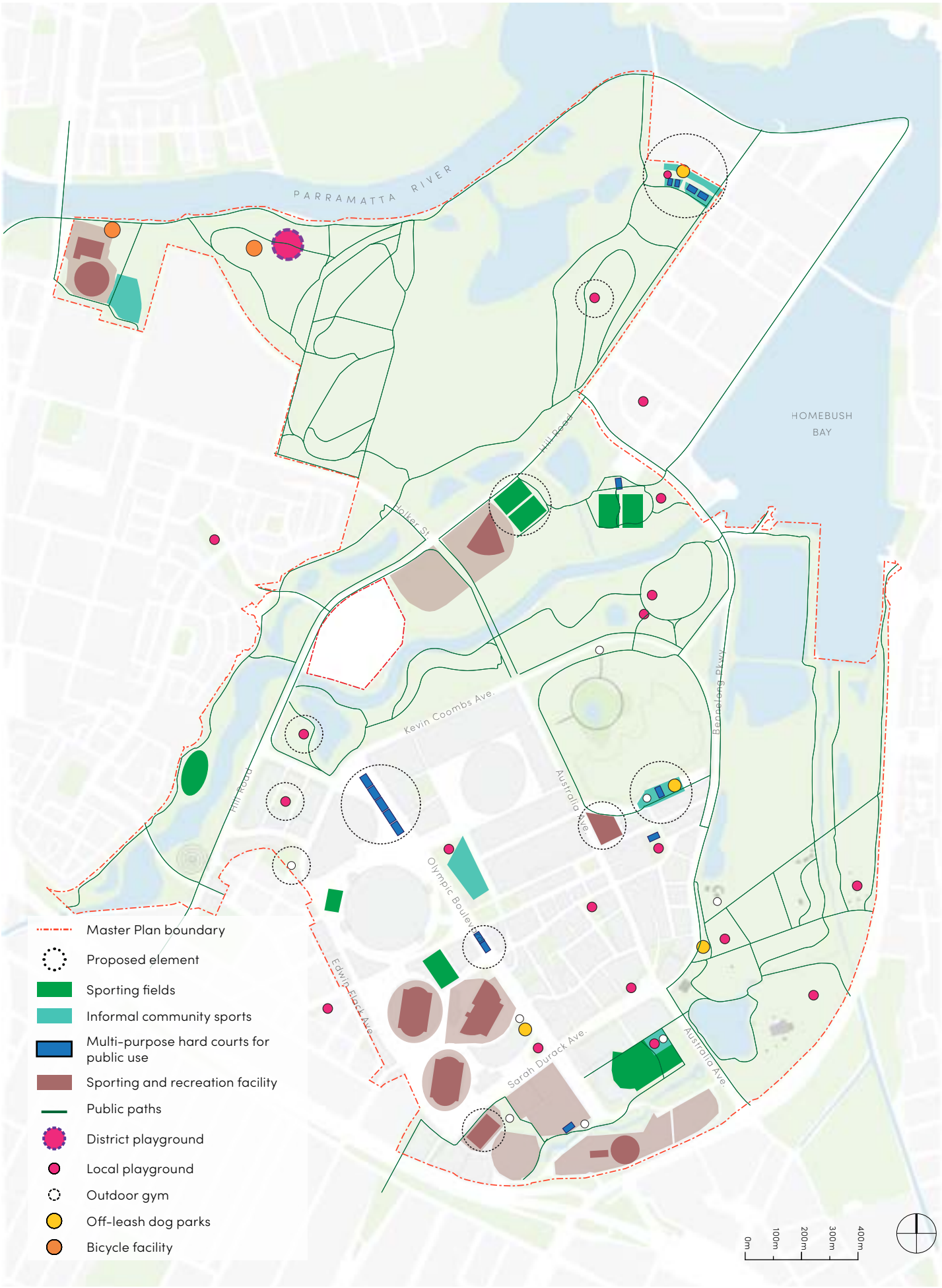


Informal recreation (Source: SOPA)



Formal recreation (Source: SOPA)

Figure 8.6.2 Recreation and play plan



8.6.3 Public facilities

Public facilities are the foundation of the urban fabric, pivotal in strengthening the community and enabling knowledge sharing. These establishments provide essential services and serve as places to gather, spark conversations, and foster an understanding amongst diverse groups.

Based on the community needs assessment by Cred (2023) the following principles have informed the urban design approach to public facilities:

- provide settings suitable for community education of the local ecologies and conservation areas of the Parklands.
- leverage the success of the Murrama project to enhance community and cultural facilities within the Newington Armory.
- provide a regional or state-significant cultural venue; located at the intersection of Olympic Boulevard and Dawn Fraser Avenue, anchoring the southwest corner.
- develop one district-level multipurpose community hub and library; by adaptively reusing parts of the State Abattoir Heritage Precinct.
- strategically position 2-3 schools, with each school site spanning at least 1.5 ha. Ensure schools double as extended community learning facilities during post-school hours. And protect privacy in school playgrounds, minimising overlooking from residential and commercial buildings.
- provide capacity for a tertiary institution within 400m of the metro and train station. Facilitate stronger linkages between educational and academic institutions within the area, including schools, universities and TAFEs to promote innovation in Sydney Olympic Park.
- establish 8-9 childcare facilities, located within each neighbourhood and precinct.
- cluster schools, childcare centres, and local open spaces to create community anchor points and instill a sense of belonging.
- ensure community facilities are multi-functional, catering to diverse uses like recreation, clubs, and social venues. Maintain flexibility in design, anticipating changing community needs.

The adjoining plan outlines the various public facilities and their indicative locations that Sydney Olympic Park shall accommodate to ensure the diverse and growing needs of the immediate community and surrounding neighbourhoods can be met.



First Nations dance ground (Source: SOPA)

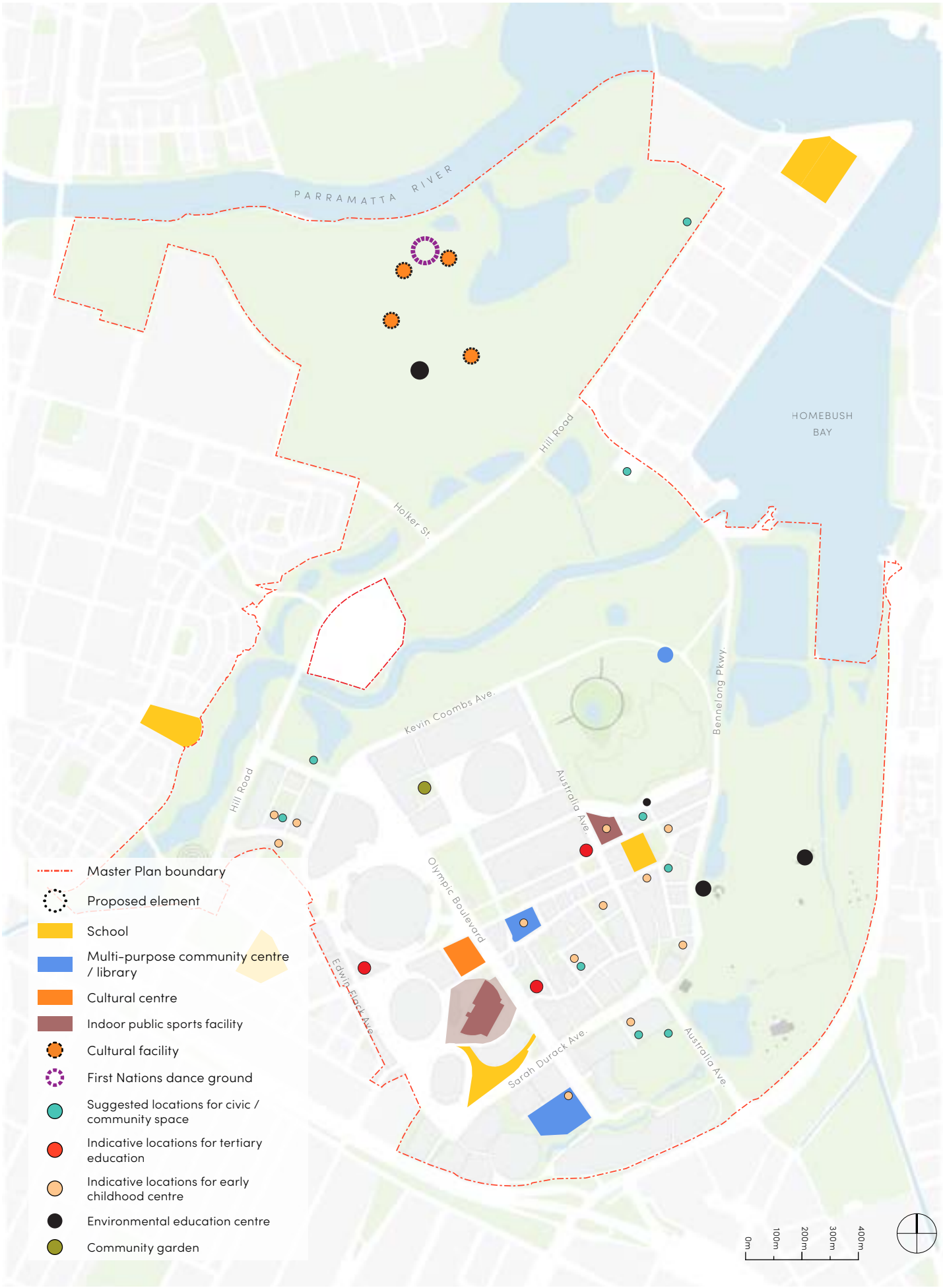


Environmental education for children (Source: SOPA)



Community garden (Source: SOPA)

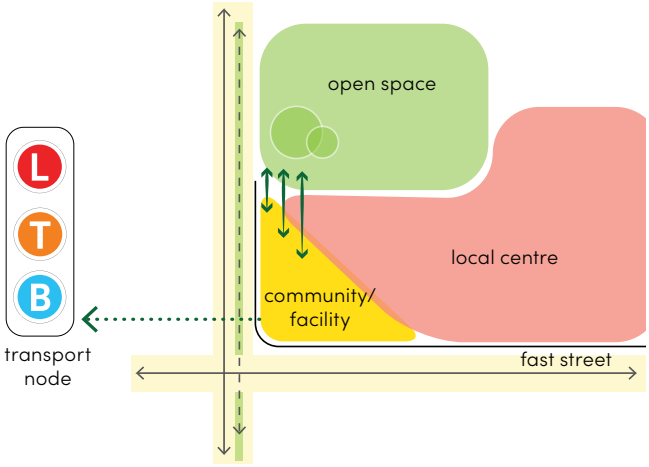
Figure 8.6.3 Public facilities plan



8.6.4 Public facilities concept

Community facility

A number of public facilities were studied to guide the design recommendations (Annexure 1). The case studies examined the attributes, program of activities and location of each facility to better understand the concept of public facilities, and ensure any gaps within Sydney Olympic Park are addressed and available opportunities are maximised.



Key findings:

- Public facilities are typically located at the corners or junctions of a town center to establish a sense of identity for the area.
- The size and type of community facilities depend on the scale (and density) of the precinct, thus can range in size from small to large scale developments.
- In smaller precincts, the community infrastructure is typically combined with a local centre.
- Medium-scale developments are often either standalone or integrated, providing flexibility.
- For high-density development, community infrastructure is often integrated into the podium of a mixed-use tower.
- Public facilities are typically located near open spaces, retail and local centres, and educational facilities for after-hours use by the school or community.
- Public facilities are located alongside primary pedestrian and cycling connections.
- Public facilities should be located near public transport.
- Public facilities can be a destination or anchor for a neighbourhood.



The Joynton Avenue Creative Centre in Zetland provides a small scale, standalone building reference for the proposal (Source: Peter Stutchbury Architecture in association with Design 5 - Architects)



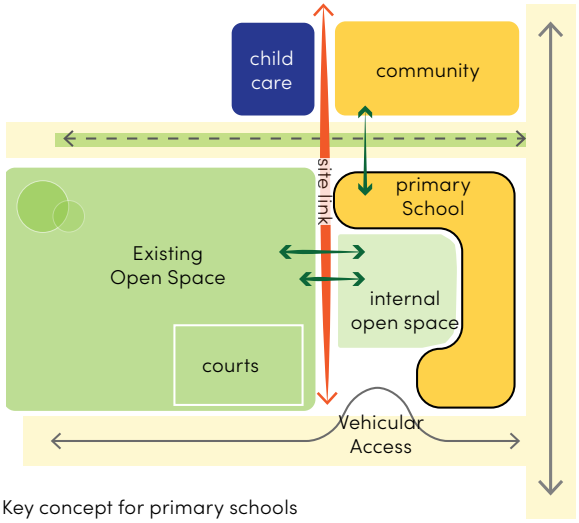
The Connection in Rhodes provides a medium scale precinct reference for the proposal (Source: Crone Architects)



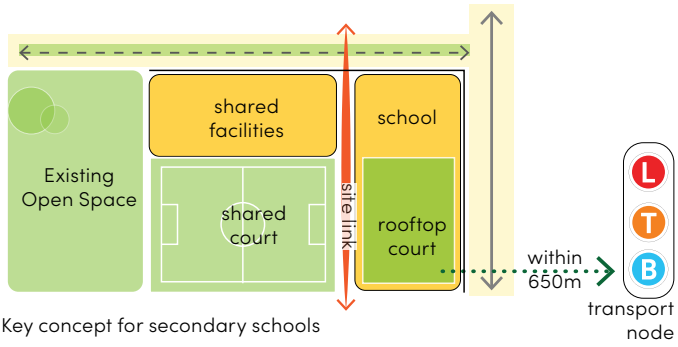
Indoor Leisure Centre in Rhodes provides a large-scale, integrated reference for the proposal (Source: SJB)

Educational facilities

Public spaces and educational facilities are the foundation for community interaction and social integration. They play an important role in creating the sense of place essential to establish civic pride. Educational facilities that respond positively to their physical, social and environmental context are essential for delivering a successful community.



Key concept for primary schools



Key concept for secondary schools



Green Square public school (Source: BVN Architecture)



Primary and secondary school - Meadowbank Schools (Source: Woods Bagot)

Key findings:

Seek opportunities for co-locating the schools with public open space, courts and fields to offset overall open space requirements.

Primary school:

- Primary schools are provided with good vehicular access for drop-off and pick-up and are generally located closer to active areas for safety and surveillance.
- Primary schools are often organised architecturally as inward facing buildings such as in a L, U, or V shaped arrangement to safe internal open spaces.
- Adaptable, long-life, loose-fit spaces which aim to reduce building bulk and maximise use across a longer day. This is also tied into the provision of community and childcare space within a primary school.
- High density / town centre - 1.5ha for a Primary School.

Secondary school:

- Well connected to public transport and cycleways is an important criteria for secondary school site.
- The built form tends to be less insular and more outward facing to the local context.
- Easier to incorporate functions in a vertical fashion, leading to taller built form.
- Proximity to existing courts, stadiums and open fields.
- 2.5ha area for a Secondary School in a high density town centres.

Built form approach

9

SydneyOlympicPark

9.1 Approach

By 2050, Sydney Olympic Park will have a distinctive skyline reflecting its strategic location within the Central River City and Greater Metropolitan Sydney.

Tall buildings will be located on key civic streets and intersections to define the Urban Centre street grid and provide landmarks for wayfinding. Taller buildings within the Urban Centre and residential neighbourhoods will transition to lower-scale building forms within adjacent areas of ecological significance, including Bicentennial Park and Boundary Creek.

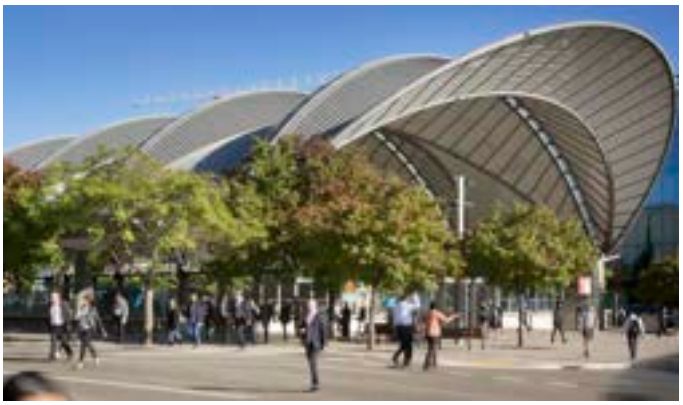
Building design and siting will maximise views of parks, elements of Country and iconic landmarks such as the Brickpit and Stadium Australia. Monumental stadia and structures will continue to be celebrated and bordered by a canopied green loop.

Building height and form will be designed to mitigate wind impacts and ensure good sunlight access to public open spaces within each neighbourhood. The Urban Centre street grid will be defined by consistent street walls, with any taller elements set back from the street wall edge.

Buildings addressing public spaces and streets will host a range of uses including shops, cafes, restaurants and lobbies to create engaging, lively and interesting places. Building awnings will provide shelter from the sun and rain for pedestrian comfort and maximise outdoor dining and social interaction opportunities on streets.

Residential buildings will have ground floor setbacks to maintain significant mature trees, allow for new trees and understorey planting to increase the urban canopy, support native pollinators and enable a range of front garden designs for residents. Aligning active and residential frontages to key streets and spaces will maximise passive surveillance in accordance with the Crime Prevention Through Environmental Design principles.

Heritage buildings and structures throughout the Newington Armory will be adaptively reused to host a range of uses which are sympathetic to the heritage values and setting. The State Abattoir Heritage Precinct buildings within the Urban Centre will be adaptively reused to provide a range of community and commercial uses while responding sympathetically to its heritage significance. Further, small pavilion-style buildings will be located along the heritage riverfront wharf to activate this scenic, publicly accessible space.



Olympic station (Source: SOPA)



Free-standing Olympic stadia (Source: SOPA)



State Abattoir heritage buildings (Source: SOPA)



Existing towers within Sydney Olympic Park (Source: SOPA)

9.2 Built form

9.2.1 Building typologies

Buildings should reflect the diversity of land uses within each neighbourhood and create positive environments for residents, workers and visitors.

As seen on the adjoining plan, the above is reflected in the diversity of proposed building typologies. These range between the existing iconic structures to stand alone towers, towers on podiums, over station development and buildings in landscape.

The following principles have underpinned the delivery of the different typologies described above:

- provide for an intensity of development that is commensurate with the capacity of existing and planned infrastructure and that minimises adverse amenity impacts
- deliver a diversity of building types relative to their location within the site, the envisaged role and function of the neighbourhood / precinct and site specific conditions (such as metro tunnels and alignment)
- ensure new buildings provide sufficient floor plate depth for activation fronting primary streets and public spaces, with the potential to sleeve service areas and large retail tenancies or car parks
- celebrate the monumental scale of stadiums and event venues by minimising the scale of new buildings in close proximity.
- design buildings to capture views of the parklands and iconic monumental structures
- maximise solar access to dwellings and communal spaces.

9.2.2 Building layout and design

The building layout, separation distances, and floor plate sizes underwent rigorous testing and evaluation to ensure good urban design outcomes that prioritise the well-being and comfort of building occupants and contribute to better building efficiencies and design responses.

The following principles have been pursued in the development of building layout and design:

- setting appropriate separation between buildings, to ensure occupants enjoy visual and acoustic privacy, as well as solar access. The minimum separation distances of the ADG were applied for site testing and informed the building controls.
- building layout and design ensure optimal living and working environments by providing ample natural light and natural ventilation.
- minimum building depths ensure optimal light and ventilation for occupants. Residential buildings have a max. depth of 18m, which extends to 25m for commercial structures. New buildings should have sufficient floor plate depths that front primary streets and public spaces for active uses and to conceal service areas.
- slender tower forms with generous separation distances between buildings are required, to enhance the skyline and allow more opportunities for view sharing, improved airflow between buildings and allowing sunlight access to public open spaces. Residential buildings exceeding eight storeys are capped at a 900m^2 GBA floor plate. Commercial buildings of similar height cannot exceed an 1,800m^2 GBA floor plate.
- larger residential and commercial buildings must be segmented into distinct wings surrounding each lift/ lobby zone. This breaks the monotony often associated with long, continuous building profiles, contributing to a more dynamic streetscape and making larger buildings appear less imposing and bulky.

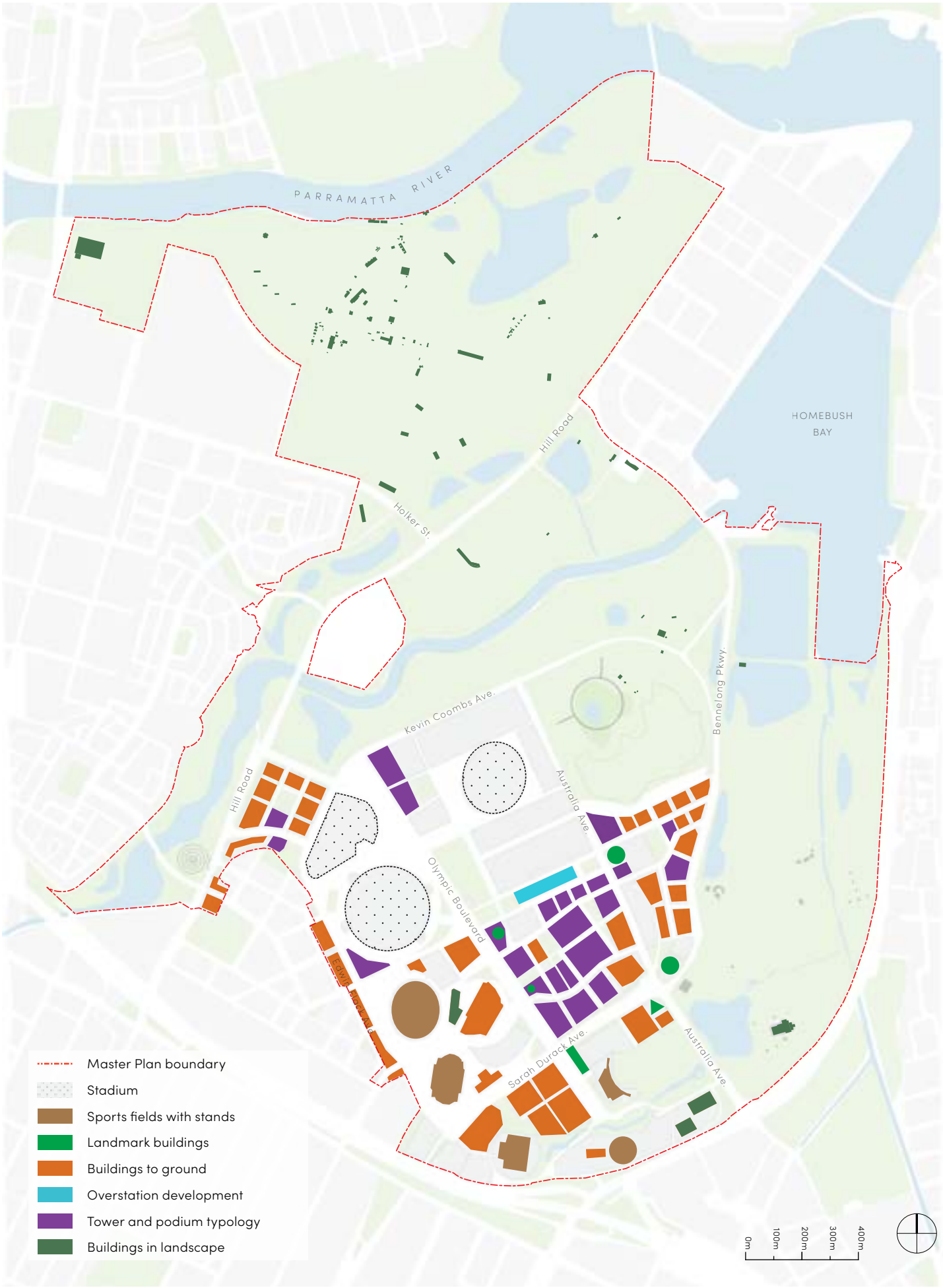


Creating communal and public open spaces among the built form (Source: Arcadia Landscape)



Medium-density residential development (Source: SJB)

Figure 9.2.1 Building typologies plan



9.2.3 Building height

The distribution of building height across Sydney Olympic Park has been resolved through comprehensive site testing and analysis to maximise sunlight access to public open spaces and apartments, maximise view sharing and privacy, meet floorspace targets and to support wayfinding.

As seen on the adjoining plan, other considerations include reinforcing the visual primacy of Olympic Boulevard and Australia Avenue, and providing transitions in scale by stepping heights from the urban centre down towards ecological areas, such as Bicentennial Park and the Brickpit, and ensuring an appropriate transition in scale from the Stadia Precinct and Edwin Flack Avenue up towards the Carter Street Precinct.

The principles that have guided the design process for building height are:

- taller buildings be aligned along Olympic Boulevard to accentuate its prominence and to frame the Stadia precinct. Taller buildings continue to be aligned along Australia Avenue to reinforce this prominent avenue.
- a clear transition in building heights to provide optimal view sharing. A transition in height will support easy navigation across the Sydney Olympic Park area. The grand scale of the stadiums and event venues can be celebrated by ensuring new buildings nearby are not overwhelmingly tall.
- rooftop elements, including services, plants, and other structures, should have minimal visual impact. Any elements extending above the roofline, including lift overrun structures, machinery plant rooms, stacks, vent pipes, and telecommunication devices, must be carefully designed to minimise their visibility and footprint. Green roofs are highly encouraged for all buildings to elevate the urban environment. They provide recreational spaces for the residents and promote urban greening.
- buildings must meet the minimum floor-to-floor heights for different uses to ensure adequate amenity for occupants and usability.

9.2.4 Solar access plane

Building heights have been determined to provide adequate sun access in new and existing public areas, by establishing a solar access plane in locations identified on the adjoining plan. This will ensure that the identified public spaces can be enjoyed at all times of the year and that landscaping and plant growth can be supported.

During the midwinter solstice (21 June), the building heights allow for direct sunlight to reach the following parks at these specified times of the day:

- Cathy Freeman Park between 10am to 2pm
- Southern Neighbourhood park 10am to 2pm
- Eastern Neighbourhood park 10am to 2pm
- Haslams Neighbourhood park 10am to 2pm
- Urban Centre park 12:30pm to 2pm.

Chapter 11 of this report outlines further analysis and a detailed assessment of the solar access to the public open spaces outlined above.

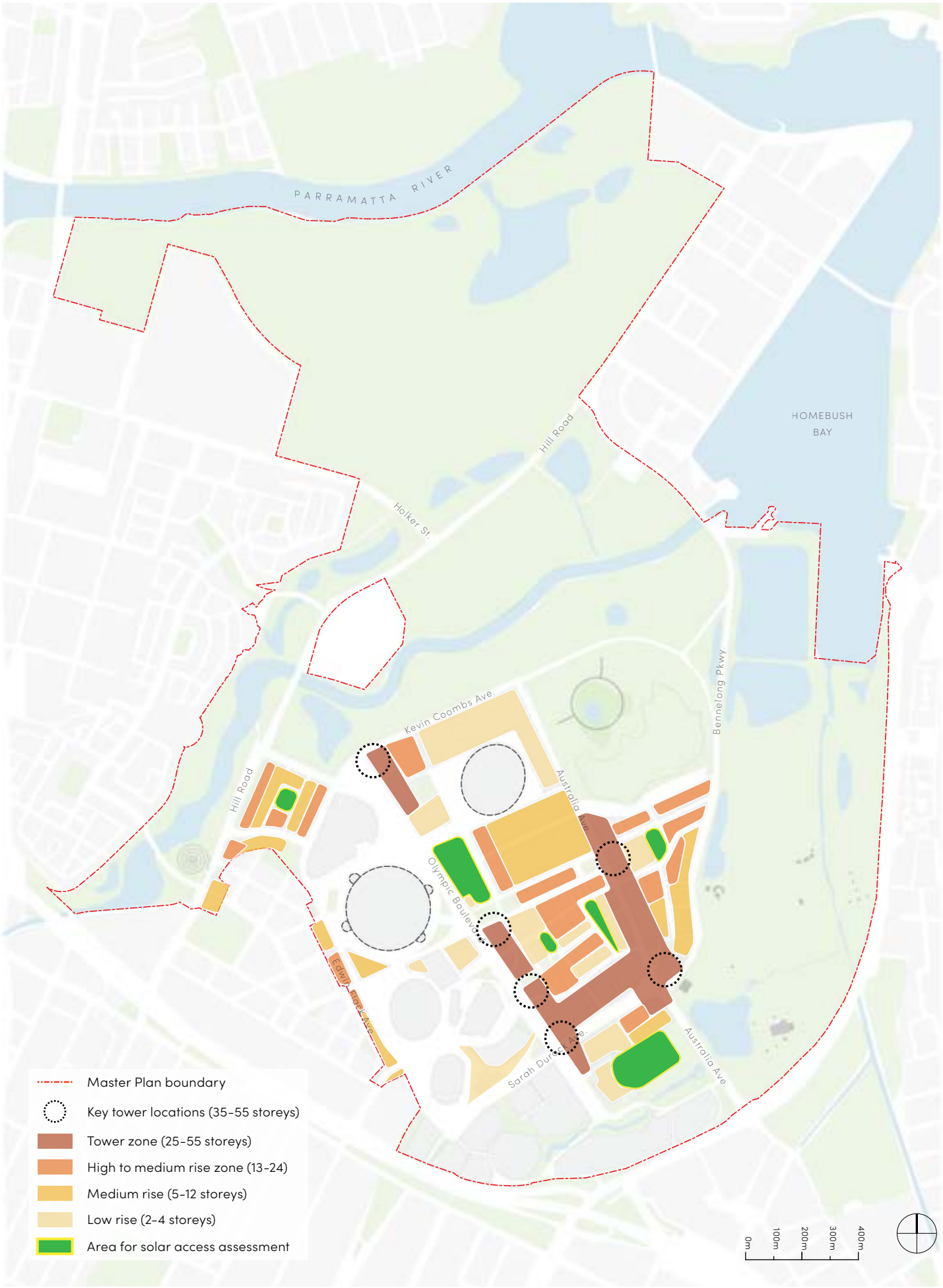


High rise residential building (Source: JPW Architects)



Medium rise residential building (Source: Smart Design Studio)

Figure 9.2.3 Building height plan



9.3 Street interface

9.3.1 Street wall character

The street interface approach is to establish a positive interplay between buildings and the surrounding environment. As the adjoining plan demonstrates, the proposed street walls range between six to four storeys. Four storey street walls are proposed for buildings within proximity to heritage items and central urban park, to contextually respond to their scale while creating a comfortable pedestrian experience.

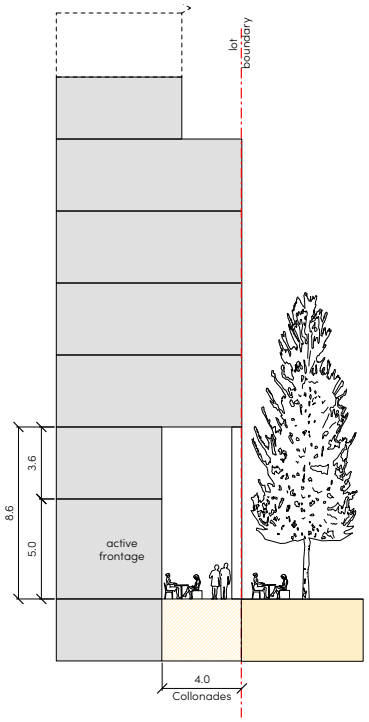
The remainder of the site is characterised by six storey streetwalls to provide for consistency and creating an appealing built form on the ground plane.

The colonnades are proposed along Olympic Boulevard and Dawn Fraser Avenue, as they contribute to spatially reinforcing the legacy of Olympic monuments. As these monuments are unique to Sydney Olympic Park, this is a key design decision that maintains and reinforces the special history of Sydney Olympic Park.

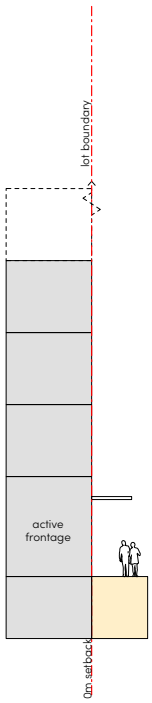
The following principles have underpinned the proposed street wall heights:

- building frontages should be visually engaging and characterised by an appropriate scale with high-quality design finishes and materials. This creates a welcoming and attractive streetscape for both residents and visitors.
- buildings must provide multiple entries with visible internal uses at the ground level to promote activity and interaction along streets and public spaces.
- for larger structures, longer facades are broken down into smaller segments. This modulation provided scale and variation when viewed from the street and can reduce the visual impact of longer buildings.
- in alignment with the ADG, residential facades should offer a distinct street address ensuring there is a direct visual connection from the street to the main building entrances. Where a development comprises several buildings with a variety of orientations, a major part of the overall development must face the street. And, to improve the neighborhood's overall safety and amenity, it's important to create physical and visual connections between building interiors, gardens, the street, and public spaces.
- minimise vehicular access points and service areas to maintain pedestrian safety and the visual quality of the streetscape. Basements are to be strictly confined under the building's footprint, ensuring no encroachment into the setback zones.

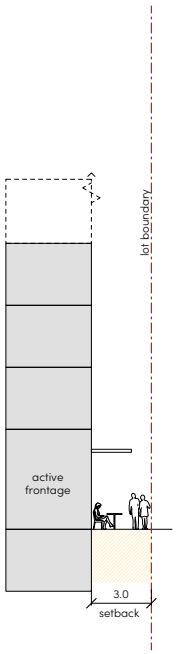
The diagrams below illustrate the different street wall characters resulting from height, above podium setbacks combined with other features such as awnings and planting that are proposed throughout Sydney Olympic Park.



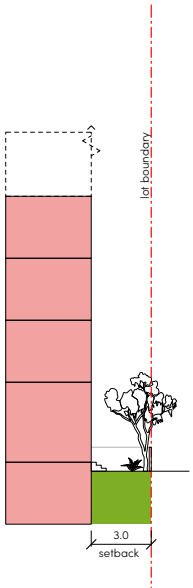
Typical colonnade condition along Olympic Boulevard



Typical active frontage condition with awnings and no setback

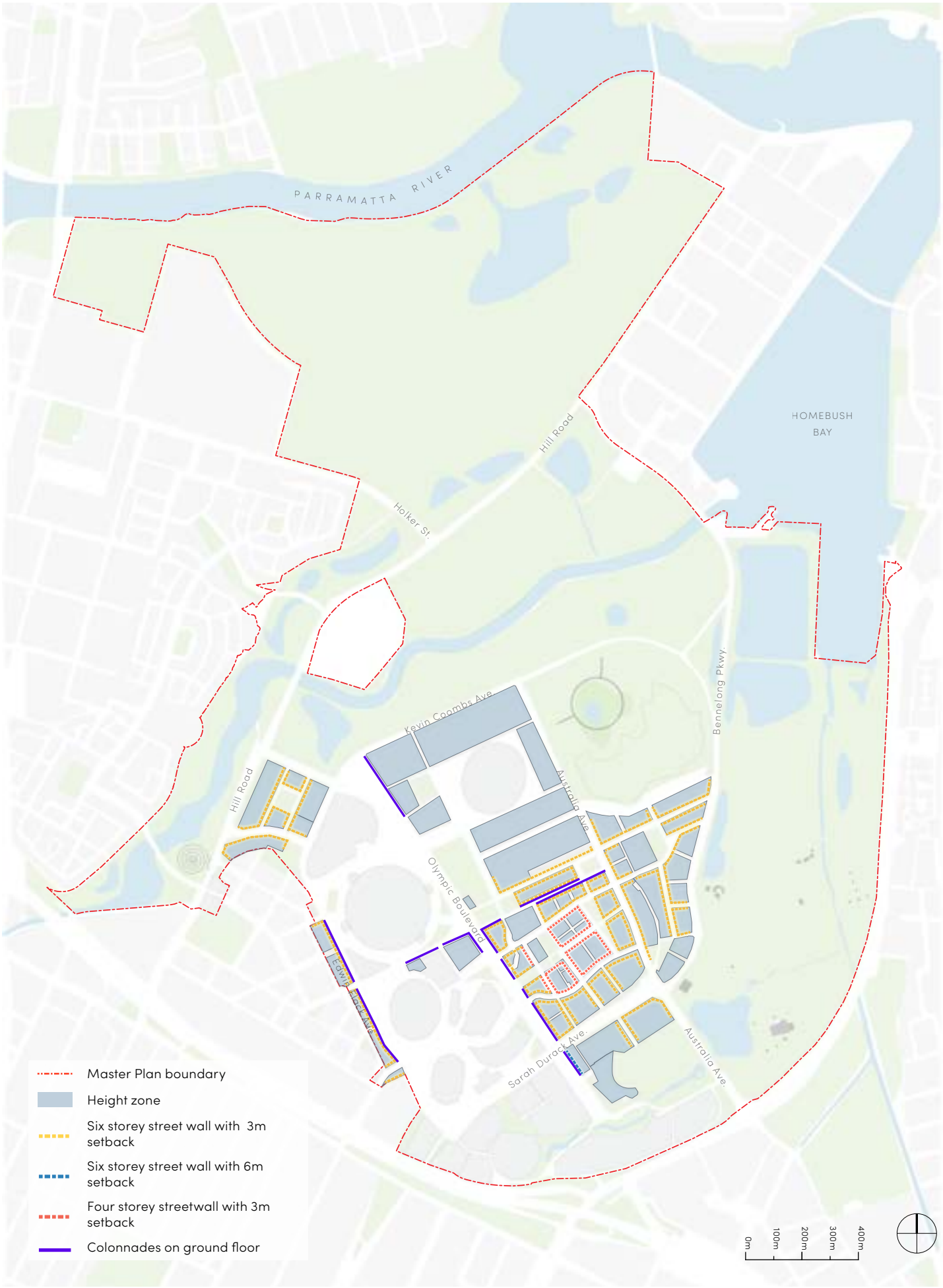


Typical active frontage condition with awnings and setback.



Typical residential interface with deep soil setback and level change to ensure privacy.

Figure 9.3.1 Street wall character plan



9.3.2 Through-site links

As Sydney Olympic Park evolves with increased development, residents, workers, and activity, enhancing pedestrian connections is fundamental to ensure efficient mobility and create a pedestrian-friendly environment that is vibrant and easy to navigate.

As shown in Figure 9.3.2, Sydney Olympic Park shall accommodate a significant number of through-site links, which are either enclosed or open to sky. These links ensure residents and visitors can easily understand and navigate the built form, allowing them to become less dependent on their private vehicles at the same time.

The following principles, incorporate additional design recommendations to ensure through-site links are successfully implemented:

- pedestrian links have been identified and strategically positioned throughout the precinct to enhance permeability. The aim is to prioritise pedestrian movement over vehicular traffic and create a network of legible pedestrian connections between the neighbourhoods and precincts, complementing the street network.
- pedestrian links must be of high-quality design. They should ensure safety, with sufficient lighting, and be accessible. Their design should invite and promote public use.
- pedestrian links that are open to the sky are required to be at ground level. A key consideration is that these links remain publicly accessible throughout the day and night, meaning they should not have any gating mechanisms.
- through-site links that are enclosed, such as arcades, can be incorporated within buildings. These enclosed links should be activated with retail, building entry points, and community-focused uses to promote vibrancy and public participation. Sunlight access to these spaces is desirable.
- all through-site links must provide a minimum clear width of 6 metres. The height must be at least 1.5 times the width. However, if the calculated height falls below 6 metres, a minimum clear height of 6 metres must be maintained.



Open to sky pedestrian link with hospitality (Source: City of Melbourne)

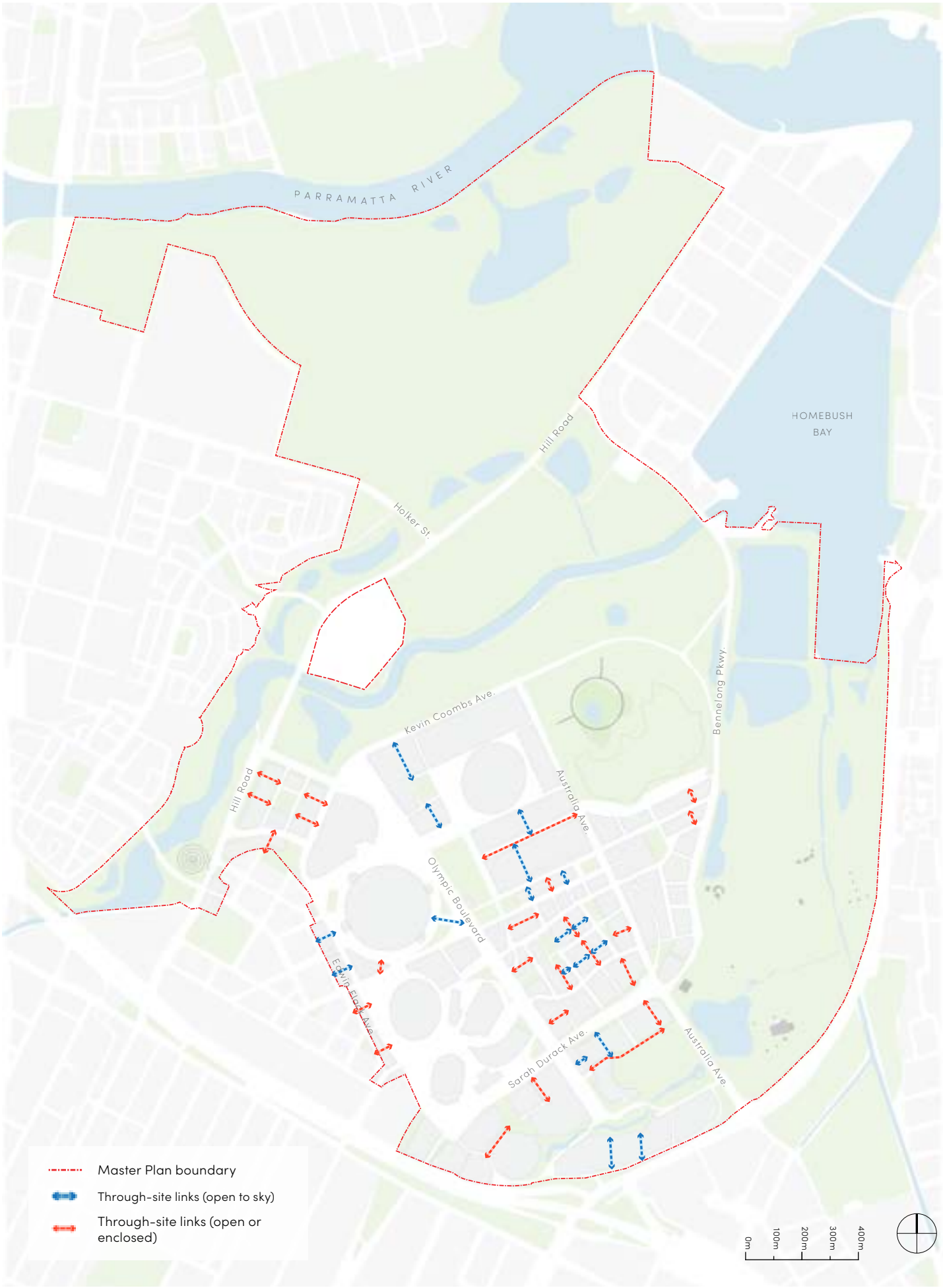


Open to sky pedestrian link with seating opportunities (Source: SJB)



Enclosed pedestrian link (Source: SJB)

Figure 9.3.2 Through-site links plan



9.3.3 Active frontages

Active frontages include retail spaces, cafes, restaurants, outdoor dining, and other uses that maximise public interest and participation in urban life. The location of active frontages was strategically determined by considering the desired pedestrian routes, the proposed movement network, proximity to public transport, and accessibility to social infrastructure including public open spaces. The intent is to create lively and safe streets and public spaces, ensuring new development supports opportunities for pedestrian interaction.

As the adjoining plan demonstrates, Sydney Olympic Park is envisioned to accommodate primary and secondary active frontages as well as colonnades in specific locations.

Primary active frontages are proposed in those locations that are expected to experience the most pedestrian activity, while also reinforcing the north-south and east-west spines of Sydney Olympic Park. These frontages will include at least 70% of glazing and a maximum of 10% of blank surfaces, to maximise their potential in creating a lively and activated street environment, especially around the urban centre.

Secondary active frontages include a minimum of 50% glazing, and shall accommodate pedestrian entrances, or lobbies for commercial buildings. No vehicle access, loading and services shall be located along these frontages, to ensure the vitality of these spaces is maintained.



Active frontage within public square (Source: SJB)

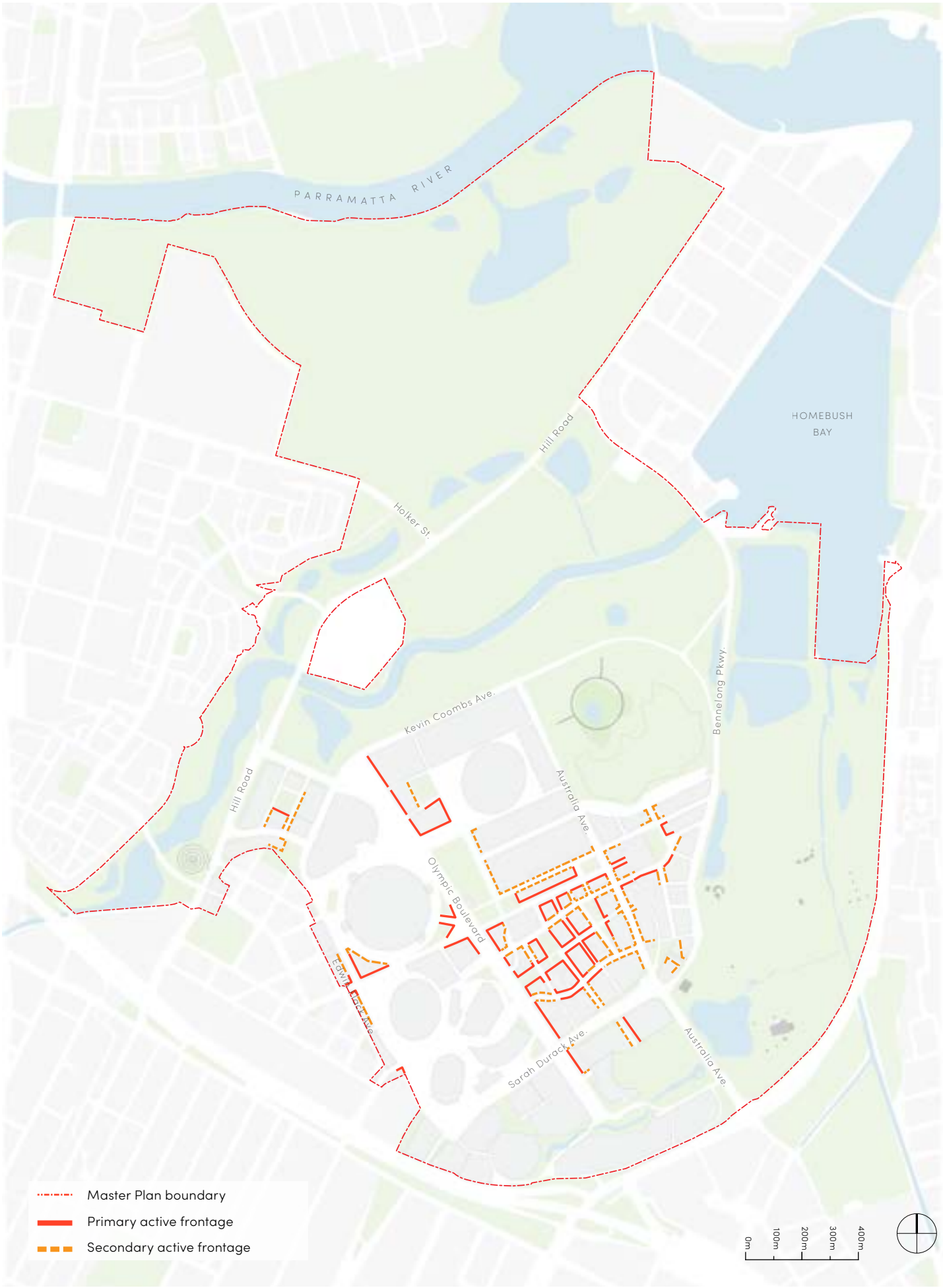


Active frontage with outdoor dining (Source: SJB)



Active frontage with residential above ground floor (Source: SJB)

Figure 9.3.3 Active frontages plan



9.4 Design excellence

The public nature of Sydney Olympic Park means that it will attract visitors from around the globe. Buildings should celebrate Sydney's international status with buildings of excellence along key public streets and along route to sports and leisure venues.

The following principles should underpin the approach to develop buildings of design excellence:

- achieve a high standard of architectural design, built form and materiality.
- individually and collectively must contribute to the overall architectural and urban design quality of Sydney Olympic Park.
- improve the quality and amenity of public open spaces and streets.
- provide a diversity of architectural styles and built form expressions
- suitable locations include Olympic Park and on large development sites involving multiple buildings
- provide greater visual interest, build character and encourage innovation in building design.
- an architectural design competition is required to be held for a proposed development involving:
    - the erection of a new building with a building height greater than 42 metres above ground level (existing),
    - the erection of a new building identified as requiring a competitive design process in Figure 9.4.1.
- an applicant may also elect to undertake an architectural design competition.
- the design competition process must be carried out in accordance with the Sydney Olympic Park Authority Design Excellence Policy.



Casba, Waterloo (Source: SJB)

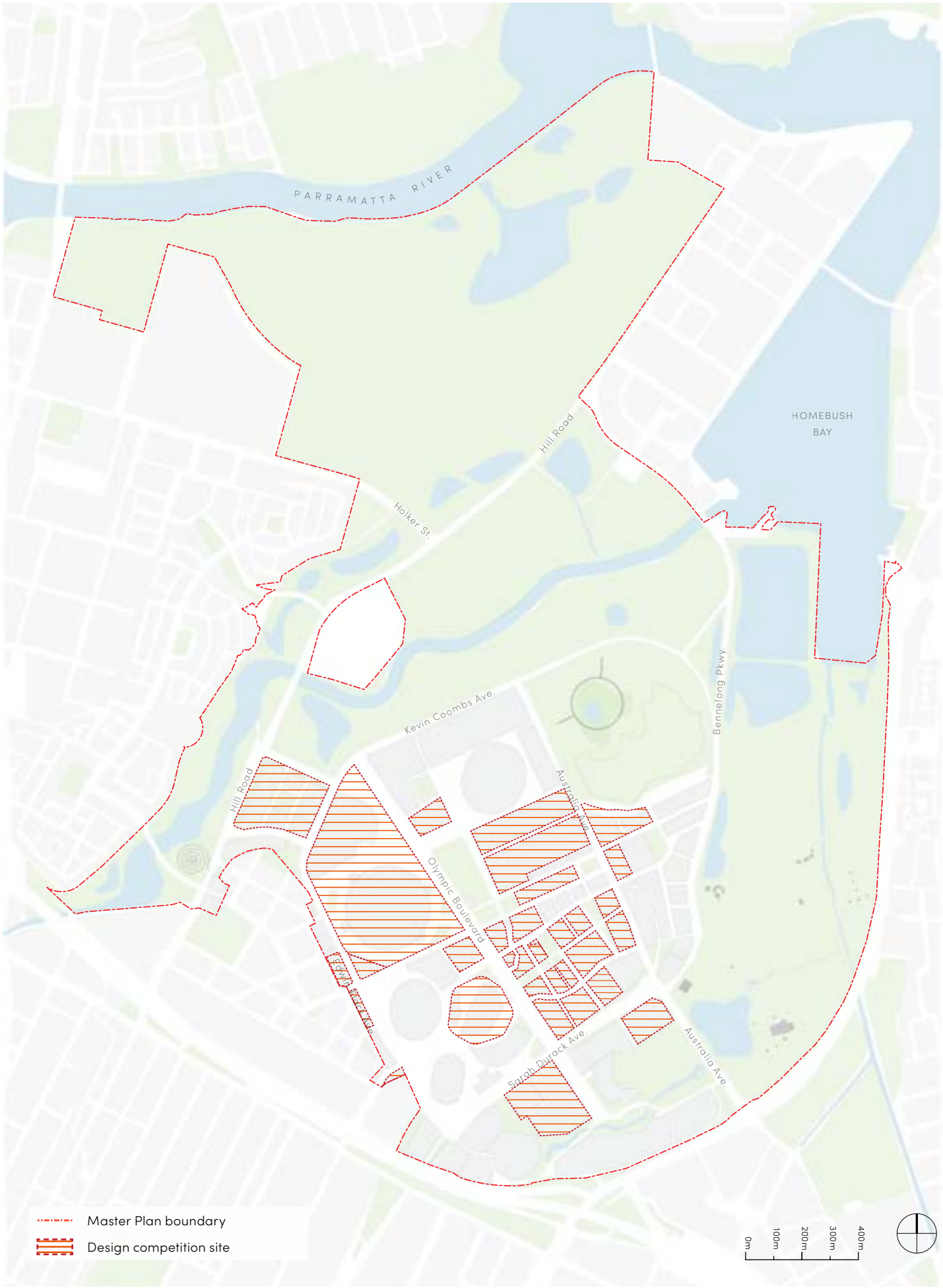


Surry Hills Village, Surry Hills (Source: SJB)



Quay Quarter Lanes, Sydney CBD (Source: SJB)

Figure 9.4.1 Design excellence plan



Character areas

10

10.1 Character areas

Master Plan 2050 designates ten distinct character areas which are subcategorised as 'Neighbourhoods', 'Precincts' and 'Parklands'. Neighbourhoods contain the range of uses required, to support a significant residential population. Precincts have a clear non-residential role generating activity and supporting employment. Parklands are natural spaces supporting the local and regional biodiversity as well as passive and active recreation for people.

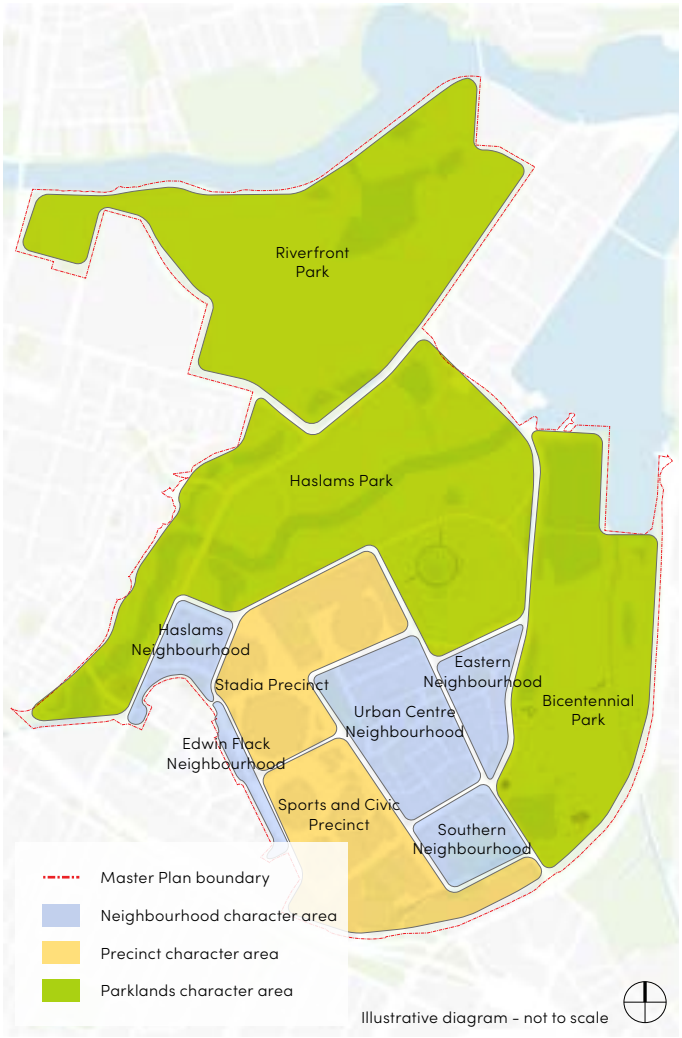
The ten character areas are as follows:

Neighbourhoods	• Urban Centre • Eastern • Southern • Haslams • Edwin Flack
Precincts	• Sports and Civic • Stadia
Parklands	• Riverfront • Haslams • Bicentennial

This chapter provides design statements and detailed spatial overviews for the neighbourhoods and precincts outlined above. Due to their characteristics that identify the parklands as a natural space, the parklands will be examined throughout Turf's Landscape and Public Domain Report.

The design statements for the neighbourhoods and precincts are supported by a series of case studies that characterise how the respective area is envisioned to develop. This also exemplifies how Sydney Olympic Park will develop as a whole.

The adjoining map provides an overview of where the character areas are located within Sydney Olympic Park, which will be elaborated on in further detail throughout this chapter.



10.1.1 Urban centre design statement

The Urban Centre is the primary urban node on the peninsular with a mix and intensity of uses that justify Sydney Olympic Park's designation as a Strategic Centre. It will be the most public of the neighbourhoods and the hub for work and commercial activity.

At the core of the Urban Centre are Central Urban Park and Miluni Plaza, which wrap around the new Sydney Olympic Park Metro station. The Metro station presents a significant mode within Master Plan 2050, as its location along the north-south and east-west intersection connects the adjoining neighbourhoods.

The station forecourt is flanked by a destinational, multi-level retail centre that attracts visitors from along the Metro line and provides a dynamic destination for people attending major sport events. It is linked to a vibrant pedestrianised high street that creates a thriving and stimulating environment, providing for amenity and encouraging social interaction among residents and visitors.

The commercial uses located at the core of the urban centre create a retail loop that starts and ends at the Metro station. This enhances the legibility of the core, making the space easier to navigate.

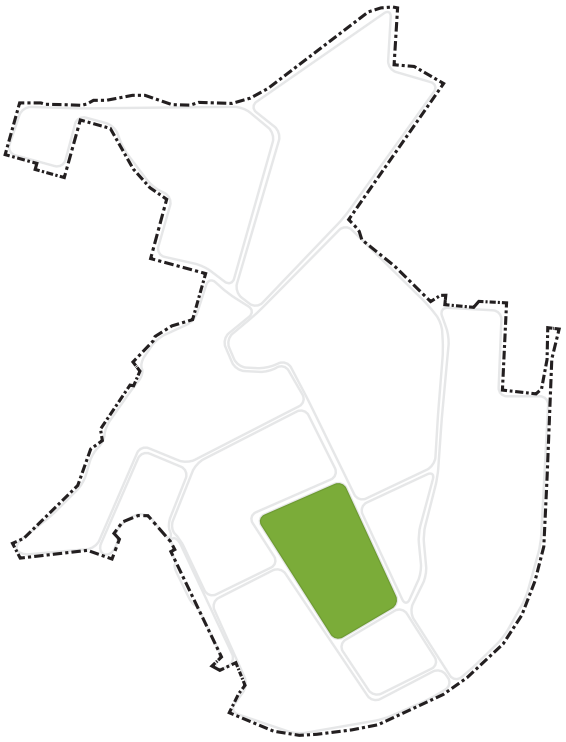
The area north of the pedestrian high street and along Dawn Fraser Avenue is the focus of commercial activity and through site connections to the RAS Precinct. The southern end of the RAS Precinct presents opportunities for complementary uses to support the commercial core. This diverse mix of uses adds to the amenity of the neighbourhood and provides residents, workers and visitors with a variety of attractions day and night.

A new park is created to the east of the retail core to contribute to people's social and recreational needs. The new park is envisioned to feature soft landscaping with facilities for the local community to interact, including hard courts and play spaces, and will the subject for more detailed design.

The Urban Centre also accommodates the State Abattoir Heritage Precinct, which will be feature a community hub integrated into the heritage setting, whilst providing improved pedestrian connectivity to Miluni Plaza.

Olympic Boulevard is transformed into an active green corridor with sustainable urban drainage and activated spaces associated with the existing sports venues. Other streets within the Urban Centre are framed by four and six storey street walls with towers and taller elements set back from the street edge.

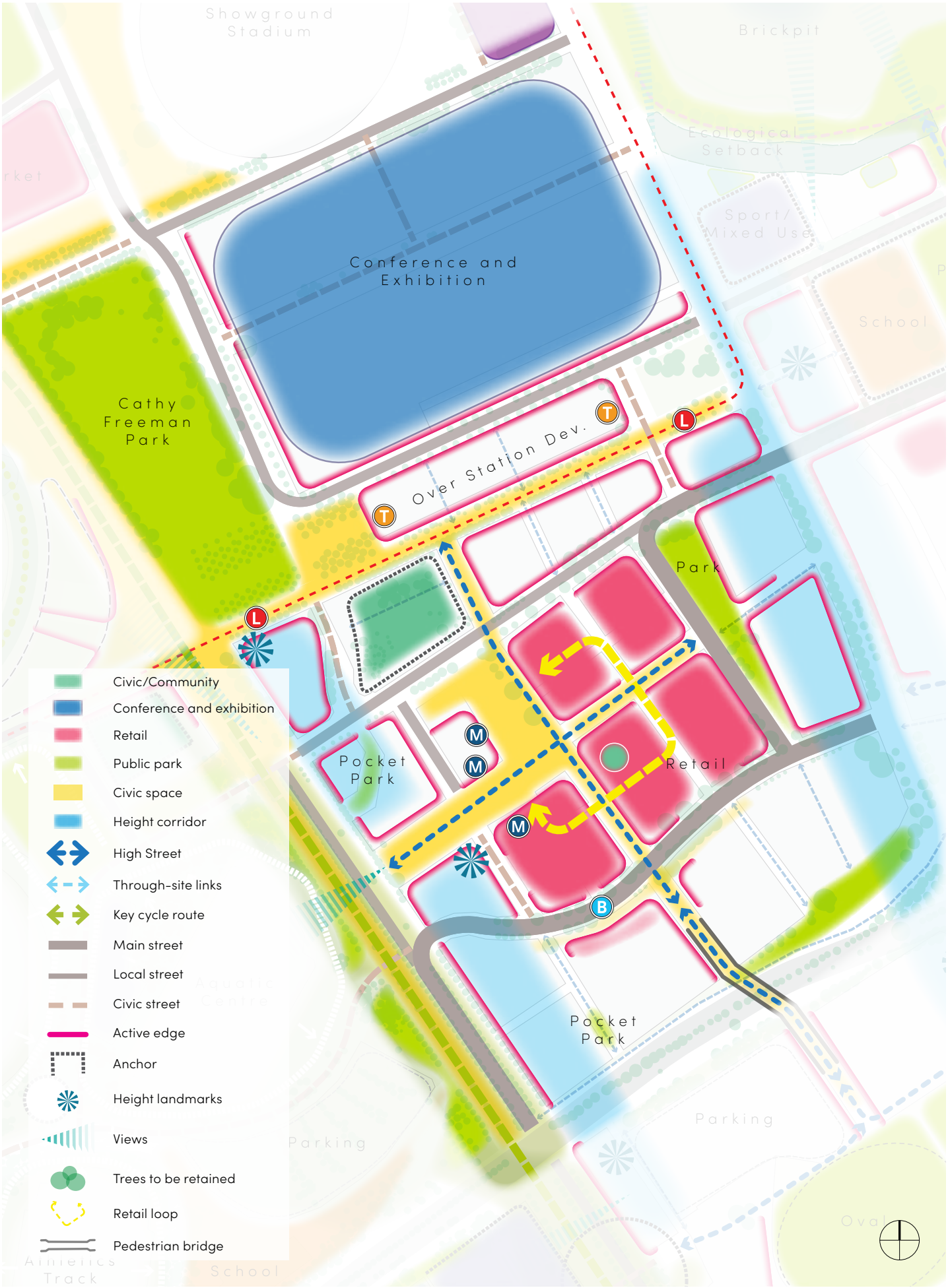
Overall, the Urban Centre will create the lively core of Sydney Olympic Park, creating an attractive and comfortable environment for residents, workers and visitors.



Precinct overview

Dwellings **4,900**	Res. GFA **450,000m²**	People **11,000**	Density **159 du/ha**
Non-res. GFA (exculding retail) **501,800m²**	Retail **63,900m²**	Workers **17,100**	
Community **2x community/ civic space**	Schools **1**	Early childhood **3**	Multi-purpose com. facility **1 - 2**
Civic space **12,100m²**	Open space **31,100m²**	Playgrounds **3**	Tree canopy **20%**

Figure 10.1.1 Urban centre concept diagram



10.1.2 Urban centre characterisation



The dwelling density of the urban core will be slightly less than Kings Cross, Sydney which has 190 du/ha.



The retail destination will be twice the size of East Village, Victoria Park, which accommodates 32,000m^2.



Multi level retail with a diversity of retail and entertainment spaces including indoor and outdoor spaces Cubert Circus Bristol.



The high street (Street UC06) will be similar to Pitt Street, Sydney in its scale, placemaking and public domain interface.



Central urban park will be similar in scale and character to Shannon Reserve, Surry Hills accommodating breakout space for workers and play area for residents.



The vibrant mixed-use urban core around the central urban park will accommodate, retail, community, commercial and hotel uses.

Figure 10.1.2 Urban centre illustrative master plan





Artist impression of the future urban centre (Source: SJB)



10.1.3 Eastern neighbourhood design statement

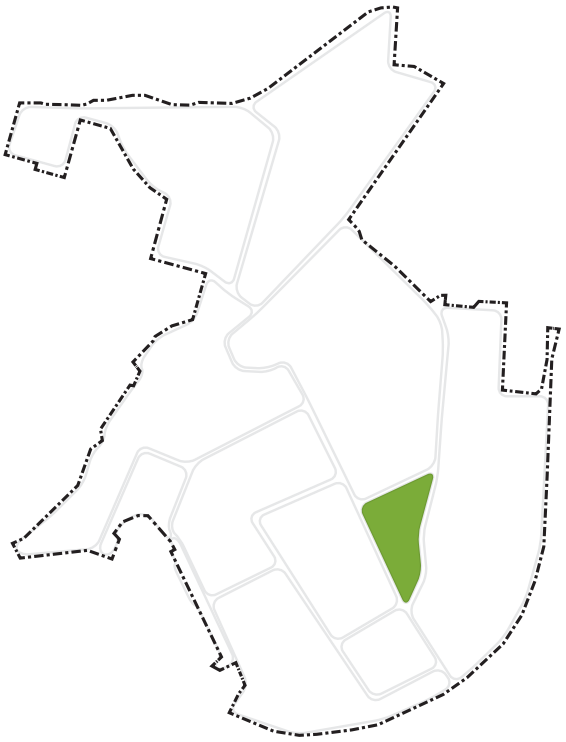
The Eastern Neighbourhood is a high density residential precinct to the east of the Urban Centre. Its residential land uses are complemented with retail and civic facilities, as well as new sporting venues integrated into development on the corner of Australia Avenue and Murray Rose Avenue.

The Eastern Neighbourhood benefits from its proximity to Bicentennial Park and the Brickpit, which offer high levels of amenity for residents. The built form will frame these natural features, creating a consistent edge and providing residents with exceptional views. The environmental value of the Brickpit is maintained through an ecological setback that provides for adequate separation between development and the unique biodiversity located within this area.

A pedestrian spine, which runs north-south is envisioned as an active high street for the local community that accommodates outdoor dining and allows people to satisfy their everyday needs and demands. The park is another new feature of this neighbourhood, and co-located with a new school. The school and park create an important focal for the community, as it does not only fulfill their civic needs but also creates a space for them to meet and socialise. The active uses along the edges of the park provide for overlooking and passive surveillance, enhancing the safety of the public domain at the same time.

Buildings of particular height are located along Australia Avenue, creating a distinct corridor that transitions in scale to lower buildings along Bennelong Parkway. By concentrating building height along Australia Avenue and having a lower built form at the centre of the neighbourhood, appropriate sunlight access is provided to the park and the school, enhancing their amenity and reducing the perceived bulk and dominance of the built form.

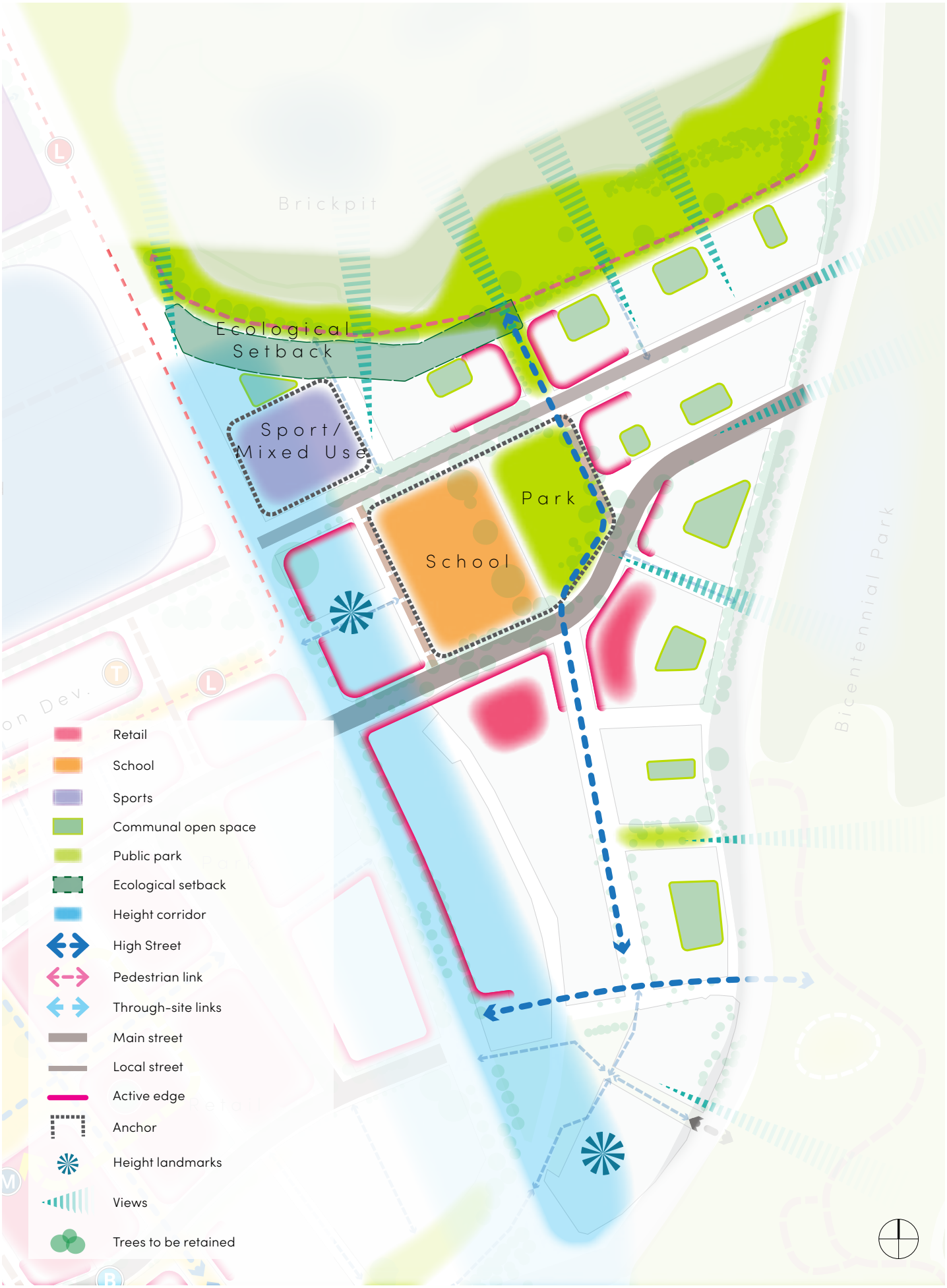
On the whole the Eastern Neighbourhood reflects a vibrant environment that offers variety and richness through the provision of different uses, including exceptional natural spaces.



Precinct overview

Dwellings **4,200**	Res. GFA **380,000m²**	People **9,400**	Density **282 du/ha**
Non-res. GFA (excluding retail) **76,900m²**	Retail **5,800m²**	Workers **2,800**	
Community **2x civic community space**	Schools **1**	Early childhood **4**	Multi-purpose com. facility **-**
Civic space **-**	Open space **24,700m²**	Playgrounds **1**	Tree canopy **20%**

Figure 10.1.3 Eastern neighbourhood concept diagram



10.1.4 Eastern neighbourhood characterisation



Dwelling density of the eastern neighbhourhood will be slightly less than Zetland, which has 200-250 du/ha.



Buildings along Bennelong Parkway and the Brickpit should include communal couryards, similar to UNSW student accommodation, that overlook Bicentennial Park and connect people visually and physically with nature.



The park and playground will be anchored by a school similar to the way the library anchors Green Square.



The park and playground will accommodate space for relaxation and play similar to the Phoenix Park, Rhodes.



Similar to Prince Alfred Park, Surry Hills, the multi purpose courts are envisioned to provide for a range of activities, attracting different users.

Figure 10.1.4 Eastern neighbourhood illustrative master plan





Artist impression of the future eastern neighbourhood (Source: SJB)



10.1.5 Southern neighbourhood design statement

This neighbourhood is the logical southern extension of the urban core and takes advantage of its proximity to the new Sydney Metro station and the amenity provided by Boundary Creek. The southern neighbourhood accommodates the Oval, training facilities and the P3 car park, which will continue to provide 700 car parking spaces for events and the urban centre.

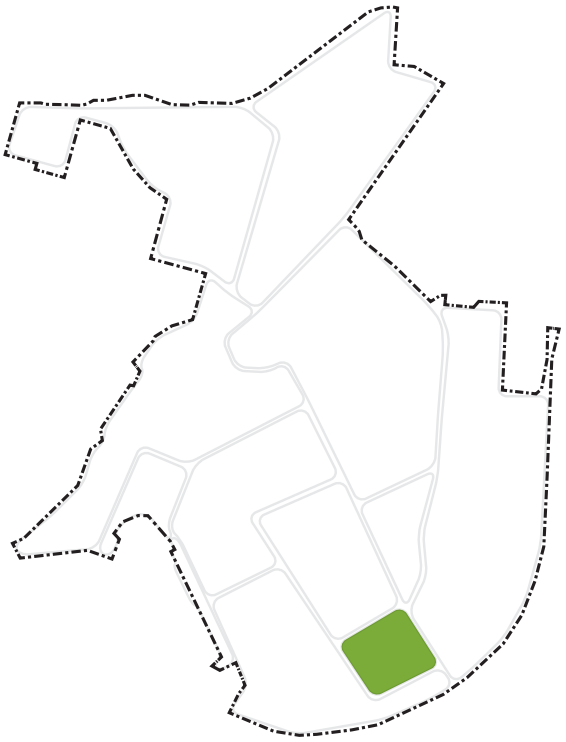
The P3 car park is located adjacent to a new pedestrian bridge that is proposed over Sarah Durack Avenue, offering convenient and safe access to the amenities and opportunities of the urban core. Community and convenience retail uses are located at the foot of the bridge where pedestrian footfall is highest, creating a vibrant civic space that adds to the amenity and appeal of this neighbourhood.

The existing natural qualities of this neighbourhood are added through the revitalisation of Boundary Creek, which will lead to vast ecological improvement for local species.

The southern part of the precinct is also occupied by the Tom Wills sports oval which will be be accessible to the public. Eastern part of the sports oval will provide additonal recreational opportunities through proposed new play areas and multi - purpose courts.

The built form presents a medium rise building height, which predominately consists of existing buildings and structures.

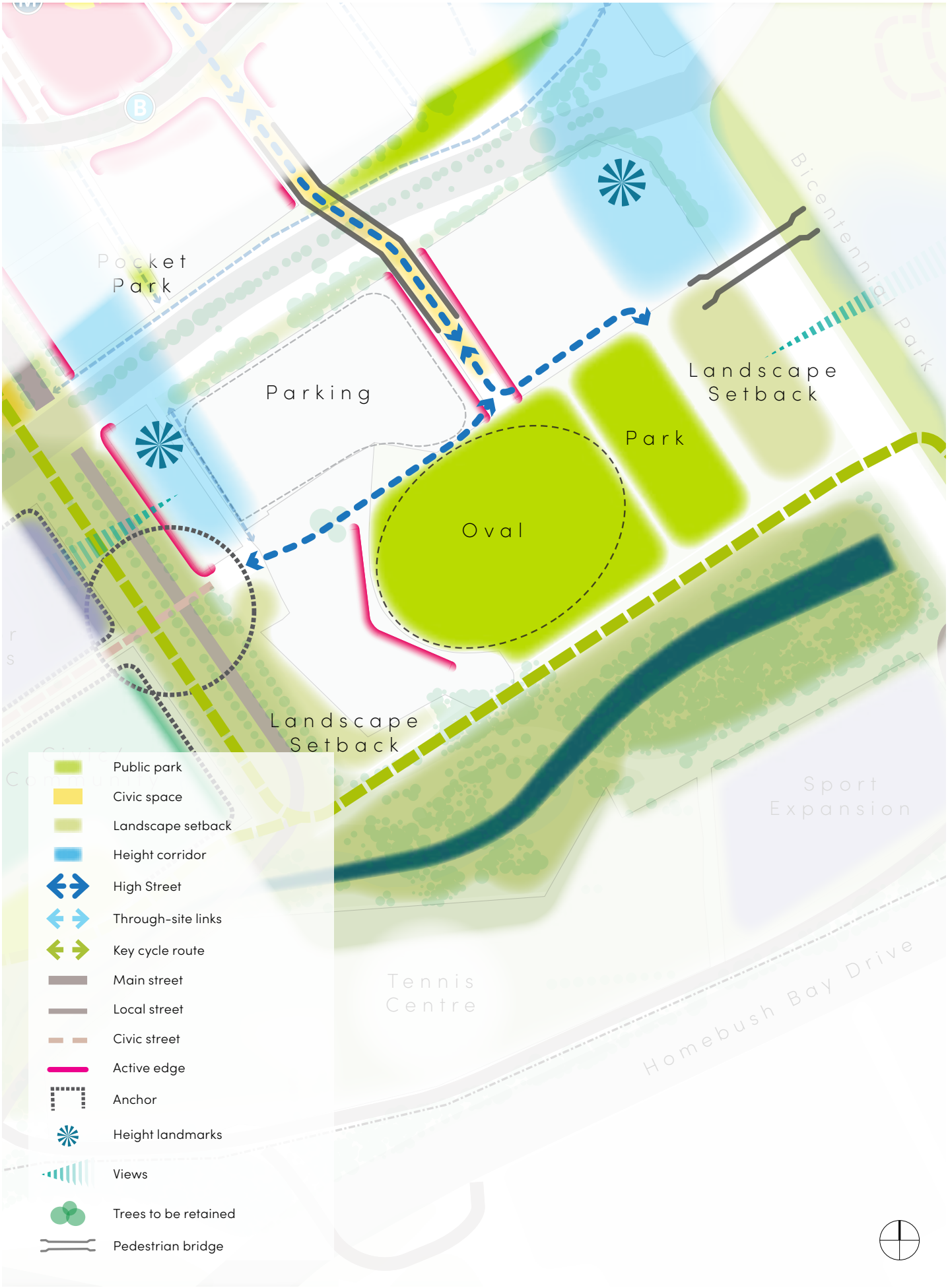
Overall, the southern neighbourhood reflects an environment that maintains its current functions while maximising available opportunities, in particular its close proximity to the urban centre and Boundary Creek.



Precinct overview

Dwellings **1,000**	Res. GFA **93,000m²**	People **2,300**	Density **91 du/ha**
Non-res. GFA (excluding retail) **2,300m²**	Retail **1,800m²**	Workers **150**	
Community **1x civic/ community space**	Schools **-**	Early childhood **1**	Multi-purpose com. facility **-**
Civic space **-**	Open space **52,000m²**	Playgrounds **1**	Tree canopy **30%**

Figure 10.1.5 Southern neighbourhood concept diagram



10.1.6 Southern neighbourhood characterisation



Similiar to the Goodsline, Ultimo the bridge connection to the Urban Centre should be activated and people focused.



The Oval could be a shared resource between elite sports and the community like Redfern Oval, Redfern.



High density development of around 200-250 du/ha should take advantage of views of the parks (East Village - London Olympic Village).



Similar to Hudson Street Park, Lewisham the edge of the park should be activated with pedestrian oriented shared spaces.



The edges of the sports oval should be activated with playgrounds and multi-sports courts, similar to Israel Square, Copenhagen.



An outdoor gym offers space for recreational activity and provides for additional activation of the public park.

Figure 10.1.6.1 Southern neighbourhood illustrative master plan



1. Sports field
2. Tom Wills Playing Field
3. Public plaza
4. Play area
5. Pedestrian and cyclist bridge
6. Boundary Creek
7. Olympic Boulevard
8. Existing parking

- Indicative building footprints
- Public plazas/hard open space
- Parks
- Playground
- Sports field
- Active recreation
- Trees/tree canopy
- Streets and public domain



Artist impression of the future southern neighbourhood (Source: SJB)



Potential Future southern neighbourhood

Figure 10.1.6.2 and the visualisation below illustrates the future aspirations for the southern neighborhood. The neighborhood has potential opportunities for further residential along the Australian Avenue, additional community infrastructure and play areas, whilst celebrating the Boundary creek. This stage is envisioned to be investigated as part of the next iteration of the Master Plan.



Artist impression of the potential future southern neighbourhood (Source: SJB)

Figure 10.1.6.2 Potential future southern neighbourhood illustrative master plan



10.1.7 Haslams neighbourhood design statement

Haslams neighbourhood is a compact urban neighbourhood located on the edge of Haslams Creek and to the west of the Sydney Superdome. Its current uses will be replaced by a residential neighbourhood that benefits from its views over parklands, Haslams Creek and the adjoining suburb of Newington.

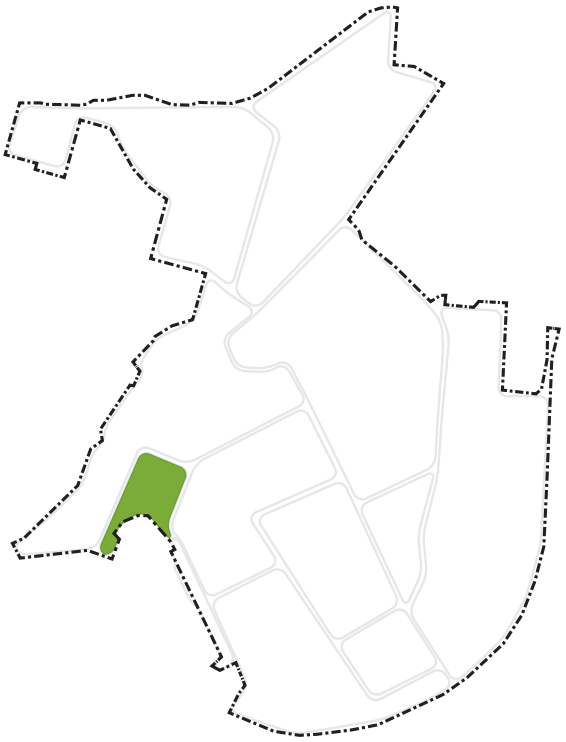
Haslams neighbourhood will reflect distinct natural characteristics in the form of generous communal courtyards, street tree planting and two new parks.

Civic and early childhood education uses will be located adjacent to the new parks, creating active edges and allowing users to satisfy their varying demands in one compact environment. Other than that, the neighbourhood will be characterised by a mix of residential buildings that respond to different street types and locations. Residential and mixed use buildings will range in height from 8-20 storeys to capture views of the parklands, while protecting solar access to the public open space.

The new street layout presents a clear grid that is designed to be car-lite with raised shared streets around the central park, through-site links and wider road corridors to allow for deep soil and landscape areas. The existing cluster of mature trees in the southern end of the precinct is integrated with the second open space, which forms part of the Carter Street development. This space in combination with the other uses, have the potential to serve the Haslams and Carter Street community, providing opportunity for linking and bonding between community members.

The existing coach parking facilities located on Olympic Boulevard will be relocated to Pondage link during the Royal Easter Show allowing new development to address Edwin Flack Avenue.

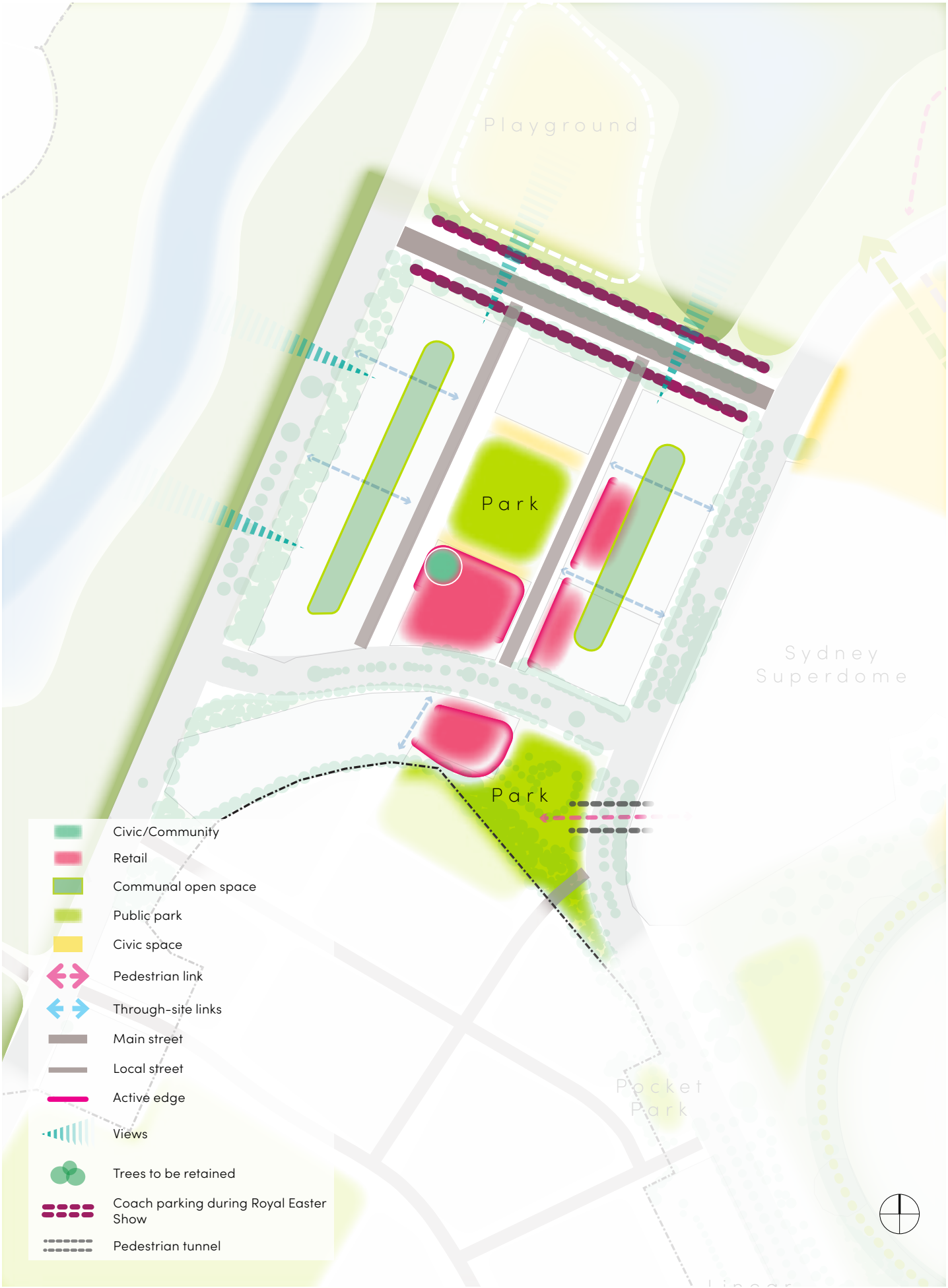
Overall, Haslams will be a tight-knit community that benefits from its access to green open spaces, as well as commercial facilities that ensure residents are independent and do not need a private vehicle to satisfy daily needs and demands.



Precinct overview

Dwellings **2,200**	Res. GFA **205,500 m²**	People **5,000**	Density **277 du/ha**
Non-res. GFA (excluding retail) **2,700m²**	Retail **3,200m²**	Workers **100**	
Community **1x civic/ community space**	Schools **-**	Early childhood **3**	Multi-purpose com. facility **-**
Civic space **1**	Open space **23,700m²**	Playgrounds **-**	Tree canopy **30%**

Figure 10.1.7 Haslams neighbourhood concept diagram



10.1.8 Haslams neighbourhood characterisation



The Erko Development, Erskinville delivers complex and integrated set of predominately residential buildings that range in height. Key corners of the site accommodate active uses and the developed achieved a density of 200du/ha.





The Pyramid shall provide rich play experiences that appeal to children of different ages and needs.



Similar to the Harold Park Precinct, Sydney residential land use will be provide enclosure to public open space to create a well-defined space that provides comfort for all users.



Local streets shall resemble the slow-speed local streets in Bad Salzuflen, Germany with regular tree planting, to soften the interface between the built form and public domain.

Figure 10.1.8 Haslams neighbourhood illustrative master plan





Artist impression of the future Haslams neighbourhood (Source: SJB)



10.1.9 Edwin Flack design statement

Edwin Flack is considered as an extension of the Carter Street neighbourhood and as an active edge to the Stadia Precinct. Residential development, including student housing and co-living will be the dominant uses which will activate the periphery of Sydney Olympic Park by encouraging day-to-day movement and function.

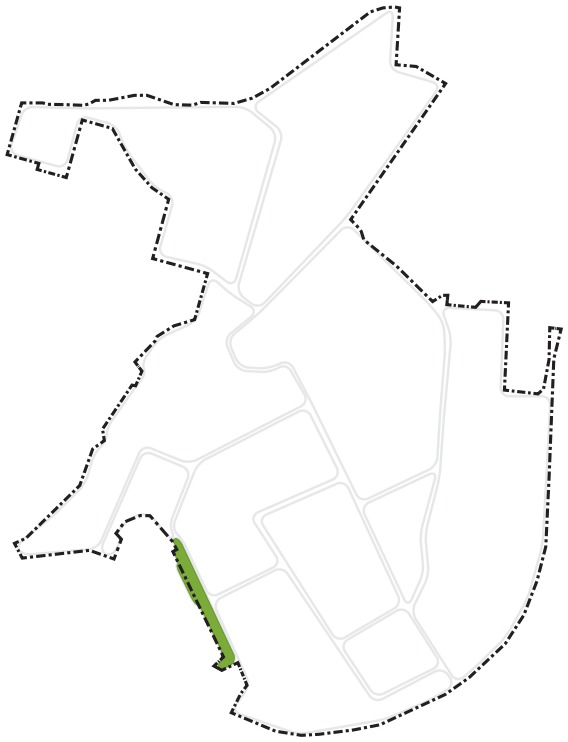
Edwin Flack is envisioned as a generous tree lined avenue with a planted median flanked by big stadiums and sports venues along its eastern side. The tree lined streets are complemented with two new pocket parks and one linear park that also serves as a through-site link from Carter Street. The pocket parks provide residents with immediate access to a green open space, creating an environment for children's play and community interaction, while enhancing the amenity of the neighbourhood at the same time.

On the western edge of Edwin Flack, buildings line the street thus creating a strong urban edge fronting Sydney Olympic Park. These will accommodate tourist and visitor accommodation, supporting a lively ground plain with communal and non-residential uses activating the periphery of Sydney Olympic Park. This also promotes day-to-day movement through the Stadia Precinct and to the Urban Centre, encouraging interchange between community members.

The built form along the western edge of Edwin Flack is complemented with colonnades, which reinforce the north-south corridor of movement, and pay tribute to the adjoining Stadia precinct.

The built form of Edwin Flack ranges in height between high and medium-rise towers with a setback above six storey street wall. This will reduce the bulk and dominance of the built form, and enhance the comfort of pedestrians on the ground plane.

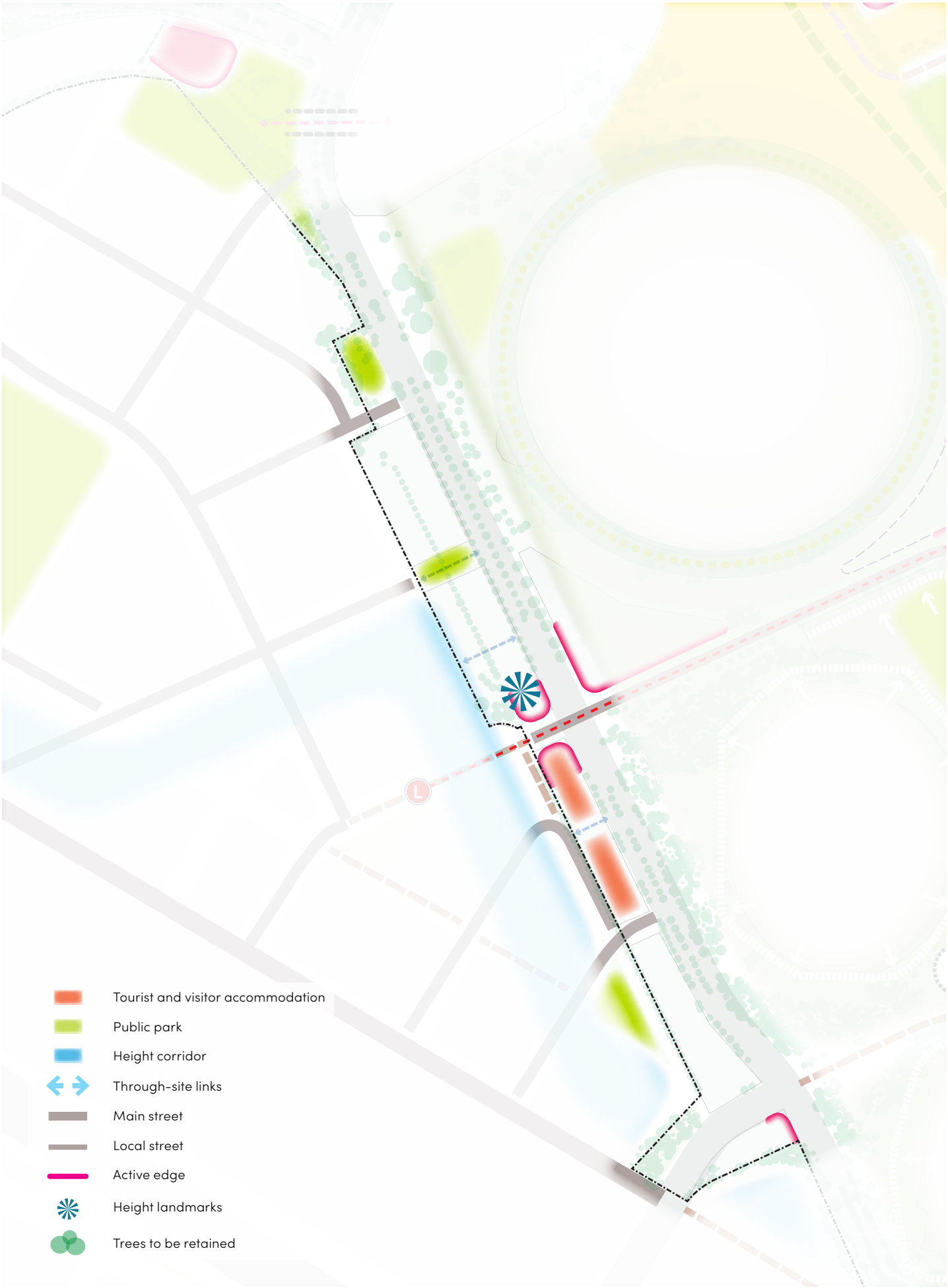
Altogether, Edwin Flack presents a linear but compact neighbourhood that is permeable and legible as a result of new streets and through-site links, which in particular encourage east-west movement between the Urban Centre and Carter Street.



Precinct overview

Dwellings **445**	Res. GFA **41,000m²**	People **1000**	Density **184du/ha**
Non-res. GFA (excluding retail) **48,000m²**	Retail **-**	Workers **900**	
Community **-**	Schools **-**	Early childhood **-**	Multi-purpose com. facility **-**
Civic space **-**	Open space **1,400m²**	Playgrounds **-**	Tree canopy **40%**

Figure 10.1.9 Edwin Flack concept diagram



10.1.10 Edwin Flack characterisation





Residential development of medium to high density creates height variation, which allows for solar access to the surrounding environment and an interesting built form (Viking, Sydney and Quay Apartments, Sydney).



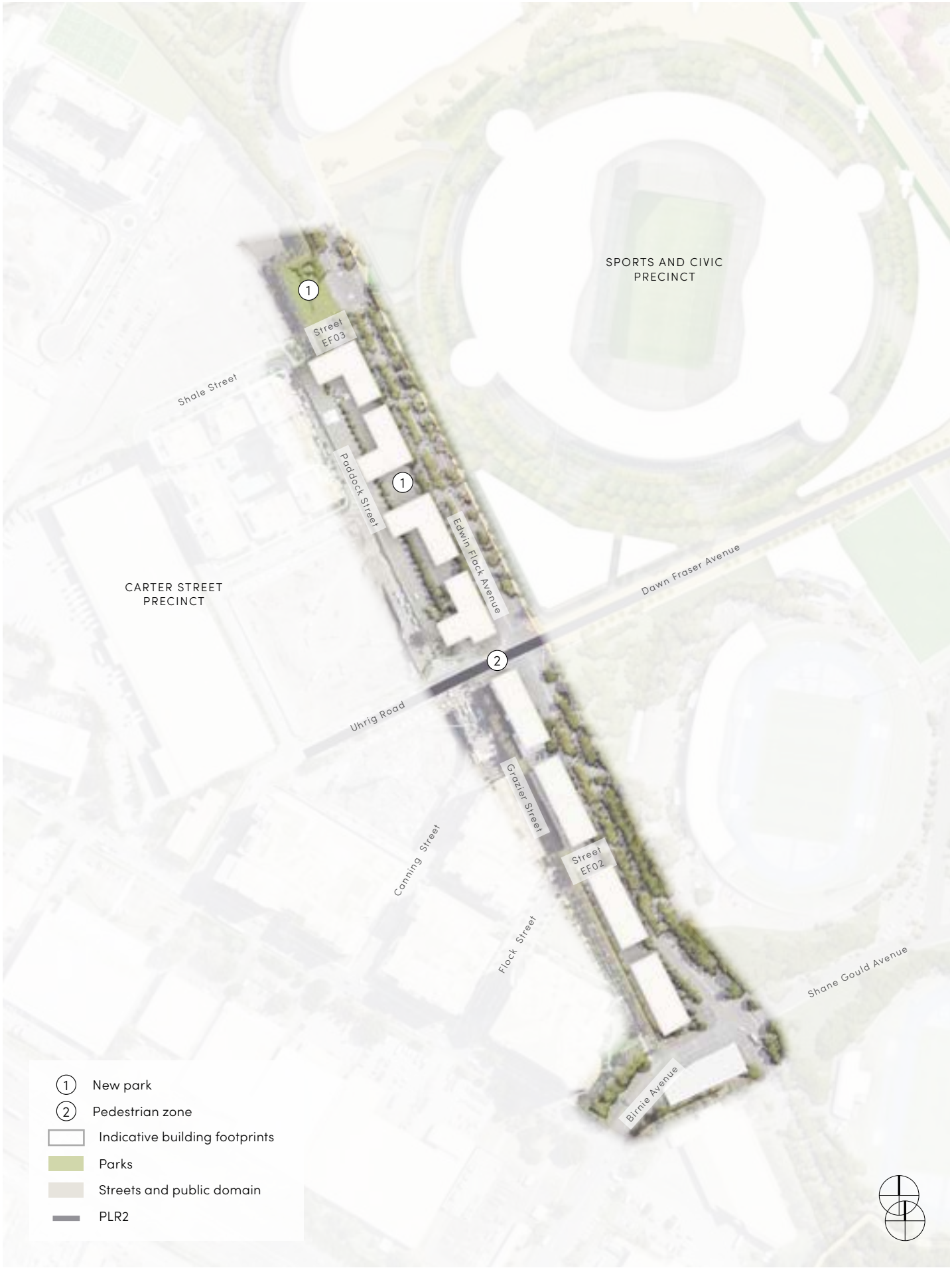
The ground floor along Edwin Flack shall accommodate local retail, convenience and hospitality uses to serve the residential population and enrich the pedestrian zone.





Tourist and visitor accommodation shall be located along the edge to the Stadia precinct providing for activation and overlooking of the street (RMIT University, Melbourne and the Fantauzzo, Sydney).

Figure 10.1.10 Edwin Flack illustrative master plan





Artist impression of the future sports and civic precinct (Source: M.Gerada/SJB)



10.1.11 Stadia design statement

Stadia is the premier events and leisure precinct of Sydney Olympic Park, which has the primary objective of maintaining its functionality to host the Royal Easter Show whilst also to hold major events for NSW (sports and cultural) through Stadium Australia and Sydney Superdome.

Supporting the above is the opportunity to implement tourist and visitor accommodation, which will allow visitors to the Royal Easter Show and other events to easily access functions, while benefiting from being within close proximity to the services and facilities of the Urban Centre.

Another focal point of the stadia, is the proposed agricultural market, which complements the Royal Easter Show and offers opportunities for surrounding land uses to develop in a similar manner. There is potential for new and exciting visitor attractions that celebrate local produce and further reinforce the importance of the Royal Easter Show.

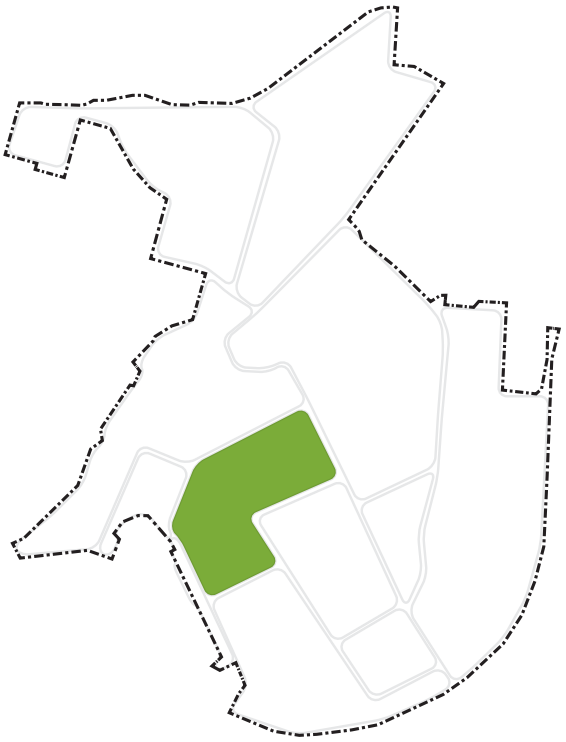
Olympic Boulevard, which is envisioned as a pedestrian-focused civic space, delineates the agricultural-focused events on the eastern side from the sports venues and events on the western side. Here the Sydney Superdome and Stadium Australia are a primary attraction for visitors, as they celebrate the legacy of the Sydney 2000 Games while continuing to attract nation wide sport events.

The diversity of land use within Stadia precinct is further enhanced through education, conference and exhibition spaces that will contribute to the bustling nature of this precinct.

As a result of the consistent activation and vibrancy of described venues and attractions, the Stadia precinct also offers vast opportunity for employment, which further strengthens the significance of the described events.

The existing character of the Stadia precinct will be enhanced significantly through new landscaping in the form of major planting and landscaping, around Stadium Australia, and along Olympic Boulevard. These new areas of planting will notably contribute to the tree canopy coverage helping reduce rising heat impacts and enhance the area's biodiversity. The substantial improvement of the Cathy Freeman Park reinforces this and provides a high quality space for relaxation and play.

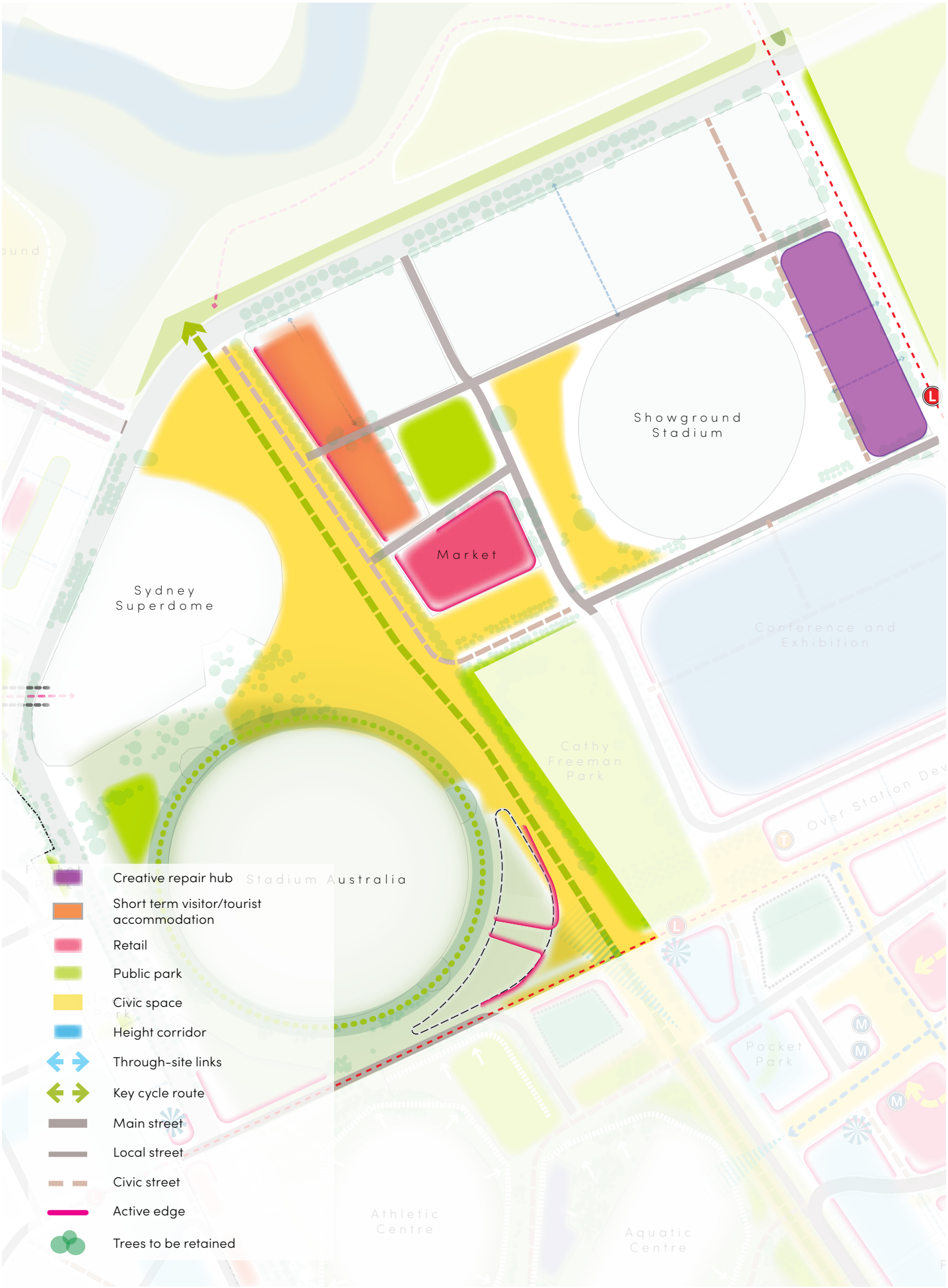
The close proximity of Dawn Fraser Avenue and the proposed PLR2 in combination with new local streets will make the Stadia precinct easily accessible and permeable, further amplifying the diversity and robustness of this precinct.



Precinct overview

Dwellings -	Res. GFA -	People -	Density -
Non-res. GFA (excluding retail) **100,000 - 158,000m²**	Retail **15,800m²**	Workers **800 - 5,000**	
Community -	Schools -	Early childhood -	Multi-purpose com. facility -
Civic space **12,400m²**	Open space -	Playgrounds -	Tree canopy **20%**

Figure 10.1.11 Stadia concept diagram



10.1.12 Stadia characterisation



Development around Wembley Stadium, London is arranged around a centralised pedestrian zone that can be programmed and activated during events.



Stadium Australia, similar to Atanasio Girardot Stadium, Medellin shall be set within a generous green landscape that is versatile and able to accommodate large events and everyday activity.



The agricultural market within the Showground Precinct could resemble the proposed Sydney Fish Market - an icon of State significance and an anchor at the northern end of Cathy Freeman Park.





The spaces around the stadium could be activated with outdoor community events bringing life to the precinct during the course of the day - Atanasio Girardot Sports Complex, Medellin.



Dawn Fraser Avenue could be transformed into a pedestrian focused corridor linking Carter Street to the Urban Centre, providing opportunities for the two communities to socialise and bond.

Figure 10.1.12 Stadia illustrative master plan





Artist impression of the future stadia precinct (Source: M.Gerada/SJB)



10.1.13 Sports and civic design statement

The sports and civic precinct is located west of the urban centre, and will be characterised by a cultural building that acts as a significant landmark, as well as various world-class sports venues.

The cultural building provides Sydney Olympic Park with the opportunity to deliver a State significant facility that ensures equitable access to arts and cultural infrastructure, that enhances the cultural landscape of western Sydney overall.

The civic amenities of this precinct are further added to a with a new school, which shall be located among lush landscaping and attract people from surrounding neighborhoods, encouraging community interaction at the same time.

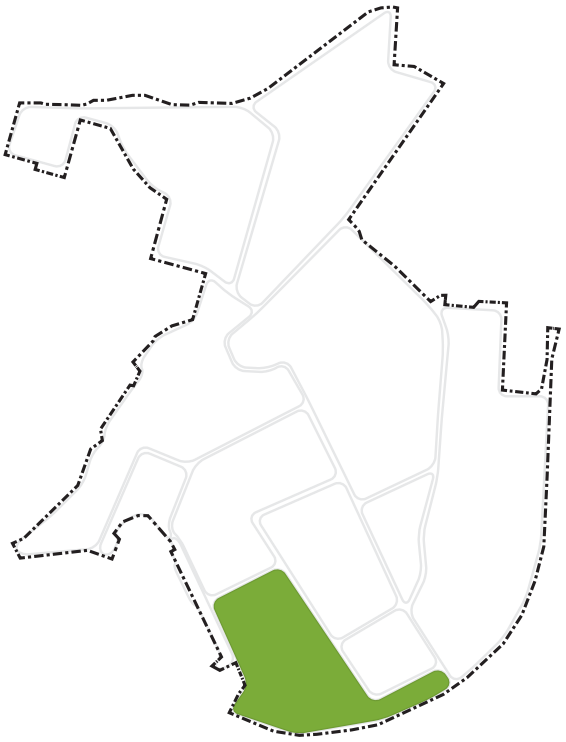
A number of the precinct's various sports facilities, including the Aquatic Centre, Athletic Centre and Tennis Centre will be expanded, redeveloped and enhanced over time, to meet the needs of the growing community, while enabling Sydney Olympic Park to continue to host national and international events.

The green character of this precinct will be enhanced with a renewed focus on Boundary Creek, additional soft landscaping and tree planting between the buildings. The naturalisation of Olympic Boulevard reinforces this allowing it to become an important civic space for residents and visitors.

The permeability of the civic and recreation precinct will be improved through two new streets that link the urban centre to Carter Street and the Parramatta Corridor. These streets also provide alternative vehicular access to Dawn Fraser Avenue as this will be a dedicated PLR2 corridor. The extension of the Pippita Rail Trail, further adds to this, presenting a regional active transport link for Sydney Olympic Park and surrounding neighbourhoods.

The existing P4 car park located at the southern end of the neighbourhood will accommodate a mix of uses including elements dedicated to the servicing of Sydney Olympic Park. These include infrastructure for a circular economy, waste and recycling.

Altogether this precinct's availability of sports and civic facilities will be enhanced significantly to strengthen its role within Sydney Olympic Park and reinforce its importance within the wider region.



Precinct overview

Dwellings -	Res. GFA -	People -	Density -
Non-res. GFA (excluding retail) **131,000m²**	Retail -	Workers **1,000- 2,000**	
Community -	Schools **1**	Early childhood **1**	Multi-purpose com. facility **2**
Civic space -	Open space **89,000m²**	Playgrounds -	Tree canopy **40%**

Figure 10.1.13 Sports and civic concept diagram



10.1.14 Sports and civic characterisation







The Atanasio Girardot Stadium precinct, Medellin brings together a collection of elite and community sporting venues. It is densely planted and includes a diversity of indoor and outdoor spaces as well as naturally ventilated and climate controlled environments. The precinct is also served by a Metro station and activated by a university.



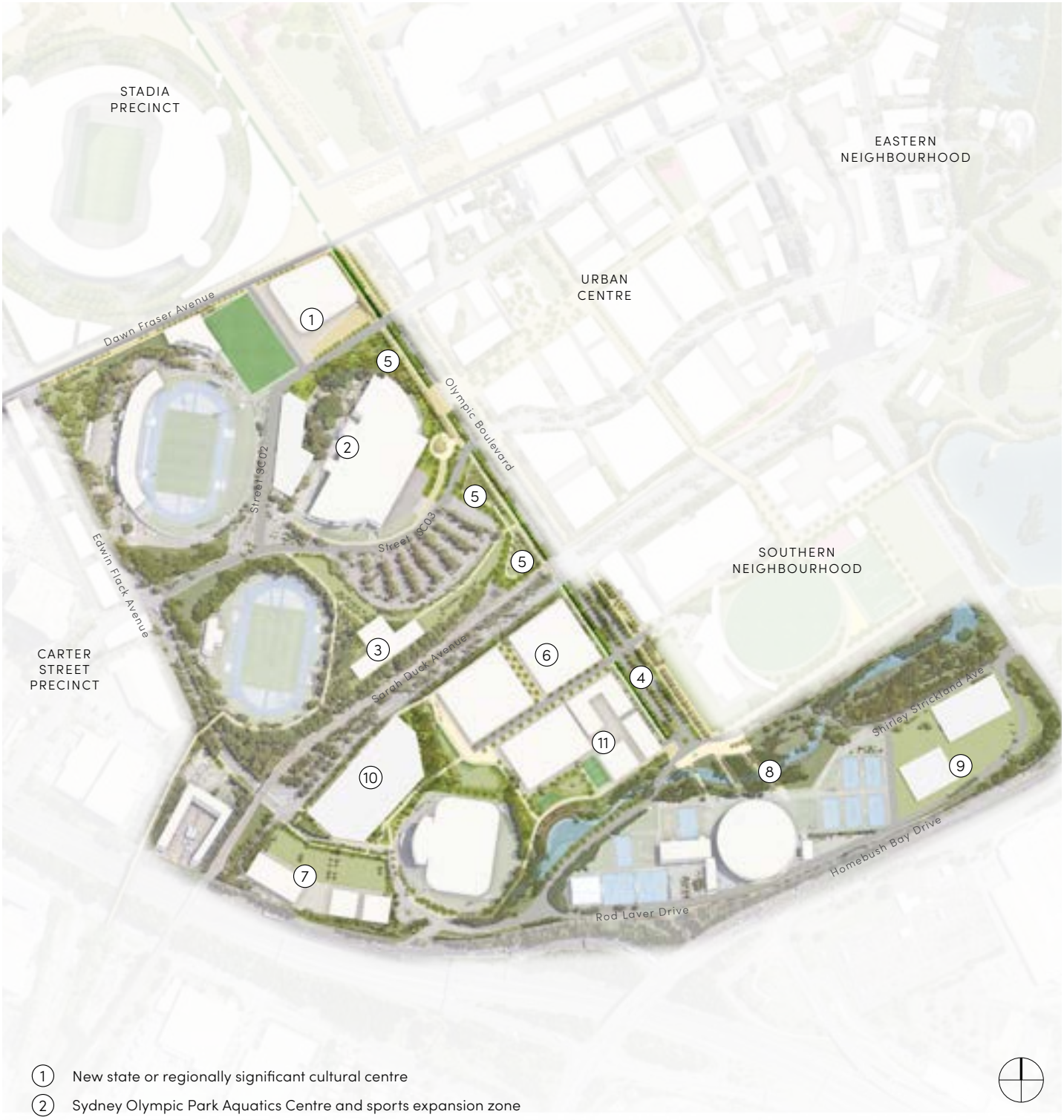


Adelaide Botanical High School, Adelaide presents a suitable example of a school set among a green landscape, with multi-storey buildings on a 4,500m^2 footprint.



The enhancement of Boundary Creek provides opportunity to create a destination of high amenity that is surrounded by built form to provides a space for the community and visitors to socialise and enjoy the diversity of events (Avon River Park, Terraces, Christchurch)

Figure 10.1.14 Sports and civic illustrative master plan

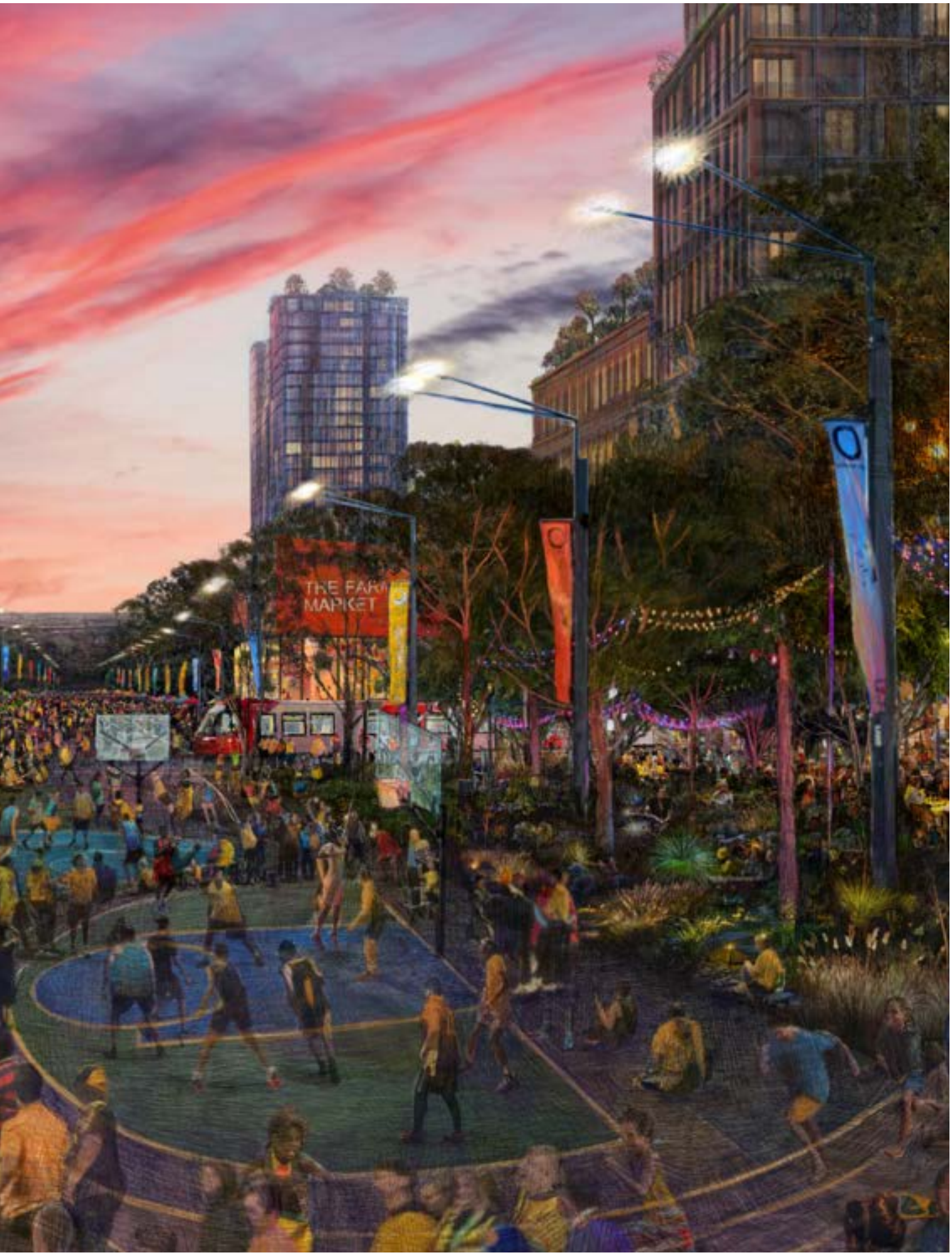


1. New state or regionally significant cultural centre
2. Sydney Olympic Park Aquatics Centre and sports expansion zone
3. New school (non-government)
4. Olympic Boulevard transformed
5. New recreation spaces
6. Redeveloped indoor sports facilities
7. Circular economy / creative industries / services
8. Boundary Creek enhanced
9. Future sports training facility
10. Hockey centre with indoor sports, carpark and coach parking (major events)
11. Community recreation and civic facilities

- Indicative building footprints
- Public plazas
- Parks
- Trees / tree canopy
- Streets and public domain



Artist impression of the future sports and civic precinct (Source: M.Gerada/SJB)


MARKET

Master Plan 2050 reference scheme and testing

11

SydneyOlympicPark

11.1 Reference scheme

This section of the report presents the reference scheme that forms the basis of the proposed development controls outlined in detail in Master Plan 2050.

It is important to recognise and acknowledge that the reference scheme is one potential outcome of the prosed controls and spatial strategies. The nature and character of the individual developments will change within the framework provided by the Master Plan and market conditions at the time of design and development.

This section also outlines solar testing and shadow analysis to illustrate that the reference scheme is functional and does not impose any unacceptable impacts on the existing environment.



Artist impression of the future Sydney Olympic Park (Source: M.Gerada/SJB)

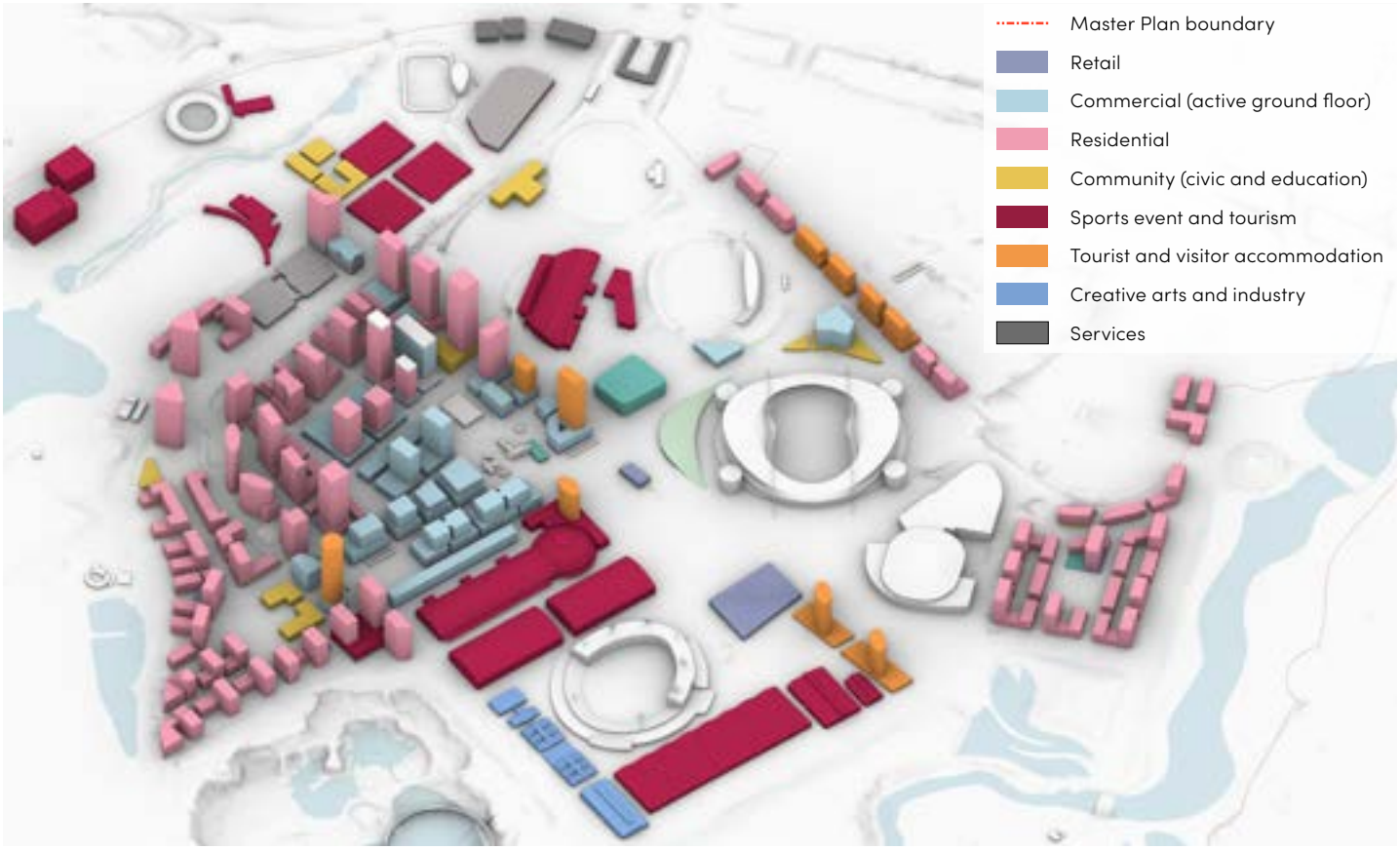
11.1.1 Massing and illustrations



Massing of the reference scheme, viewed from the north.



Massing of the reference scheme, viewed from the south west.



Massing view from the north

Figure 11.1.1 Reference scheme plan

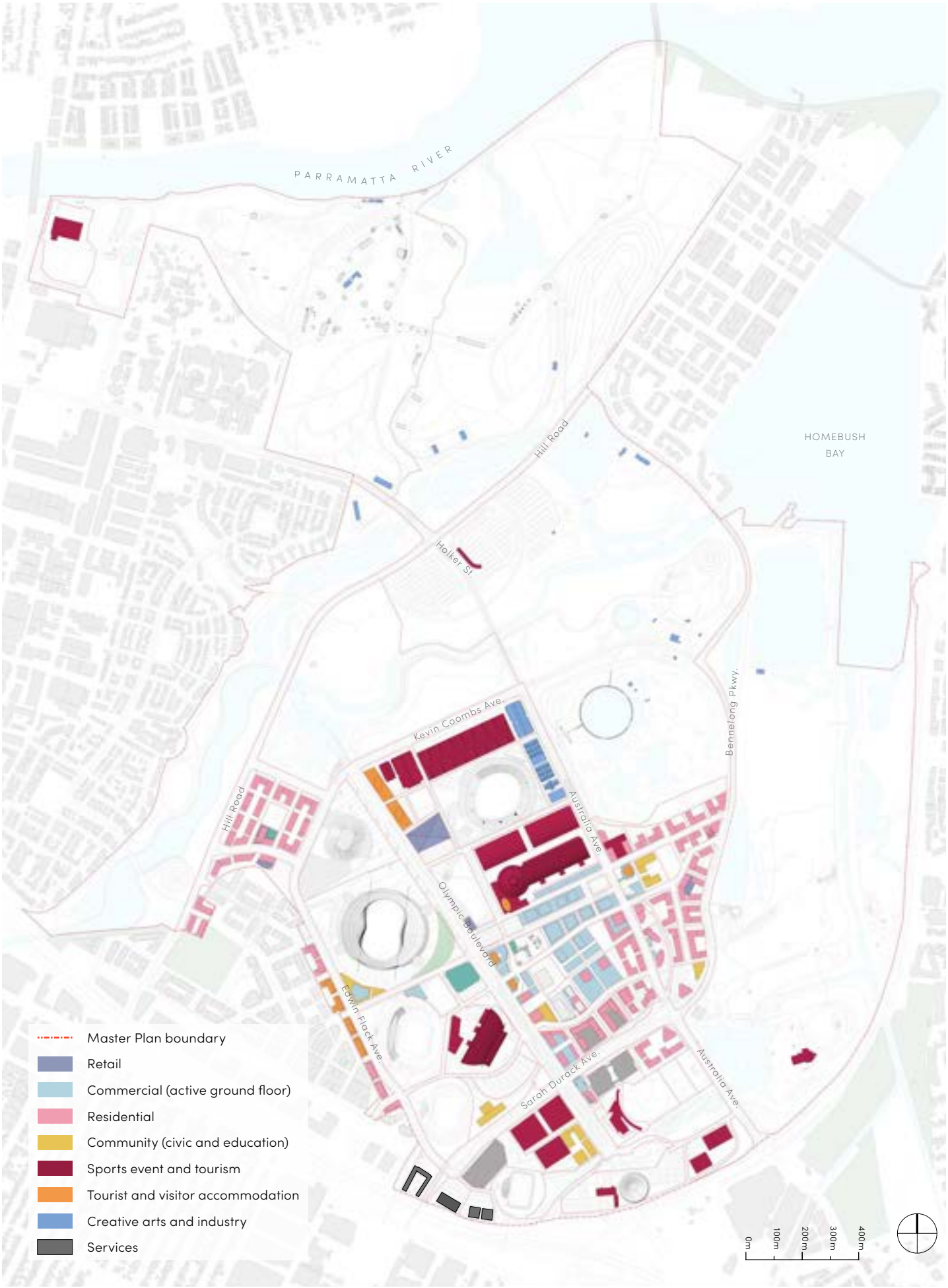
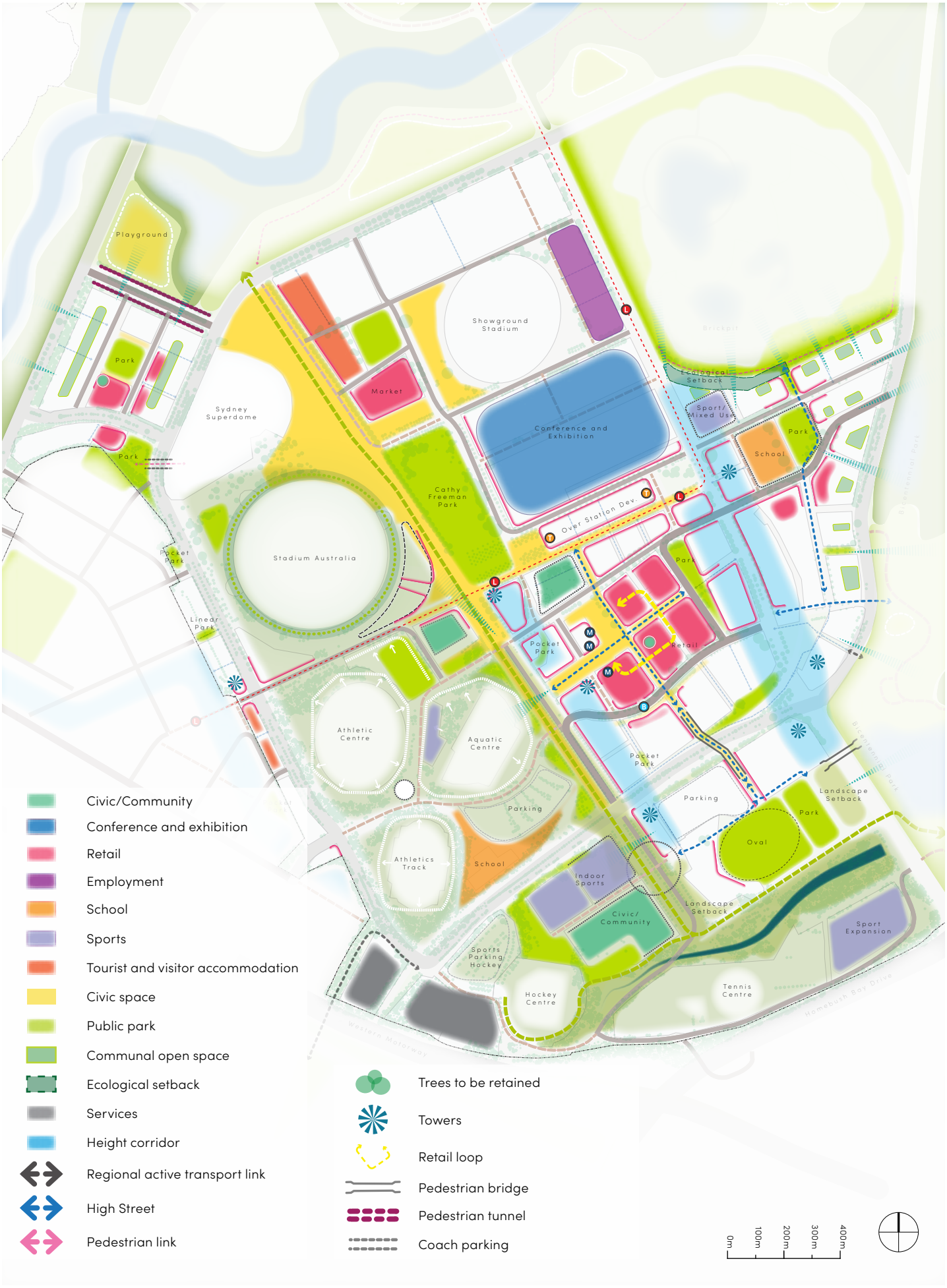


Figure 11.1.2 Illustrative master plan



Figure 11.1.3 Concept plan



11.2 Site Development Assumptions

SITE NO.	ASSUMPTION
1 UC	Redeveloped with new building in reference scheme
2 UC	New building insertion and adaptive reuse of Former Abbatoir Heritage Buildings
3 UC	Redeveloped with new building in reference scheme
4 UC	Redeveloped with new building in reference scheme
5 UC	Redeveloped with new building in reference scheme
6 UC	Redeveloped with new building in reference scheme
7 UC	Redeveloped with new building in reference scheme
8 UC	Southern portion of site redeveloped with new building while northern building 'The Avenue' 10 Herb Elliott Avenue is existing
9 UC	Metro site. Redeveloped with new building in reference scheme. Broadly in accordance with principles of Master Plan Interim Metro review.
10 UC	Metro site. Metro box massing in reference scheme
11 UC	Metro site. Mixed use SSDA proposal in reference scheme
12 UC	Amalgamated site with new building in reference scheme. Refer to site amalgamation section of this chapter.
14 UC	Redeveloped with new building in reference scheme
15 UC	Redeveloped with new building in reference scheme
16 UC	Redeveloped with new building in reference scheme
17 UC	Redeveloped with new building in reference scheme
18 UC	Redeveloped with new building in reference scheme
19 UC	Redeveloped with new building in reference scheme
20 UC	Redeveloped with new building in reference scheme
21 UC	Existing building with no change expected
22 UC	Redeveloped with significant overstation development (OSD)
23 UC	Existing building with no change expected
24 UC	Western portion of building/s redeveloped while no or minimal change expected to eastern portion of building/s
25 UC	Redeveloped with new building in reference scheme
26 UC	Redeveloped with new building in reference scheme
27 UC	Redeveloped with new building in reference scheme
28 UC	Redeveloped with new building in reference scheme

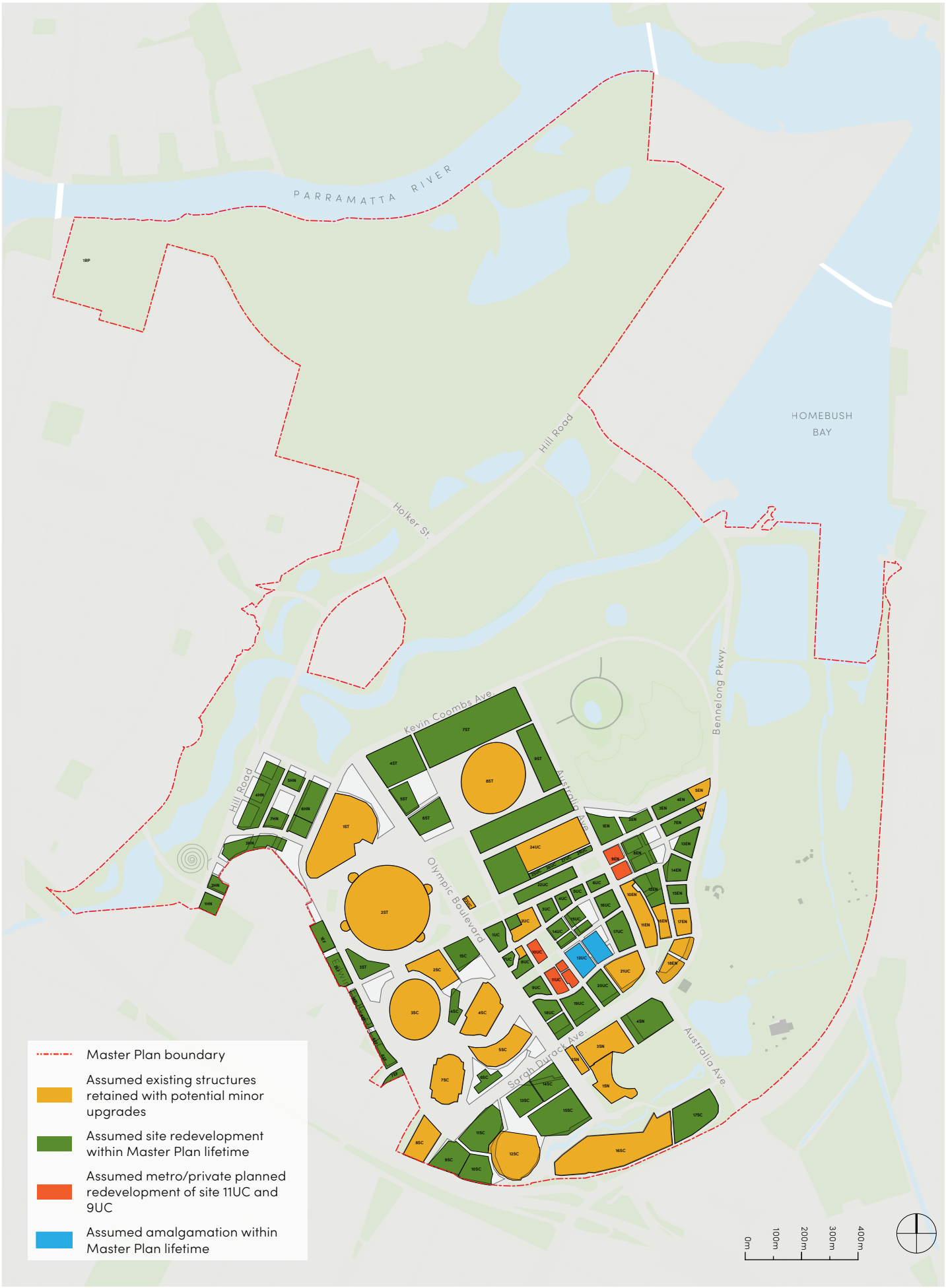
1 EN	Undeveloped site with new building in reference scheme
2 EN	Undeveloped site with new building in reference scheme
3 EN	Redeveloped with new building in reference scheme
4 EN	Redeveloped with new building in reference scheme
5 EN	Existing building (currently under construction) with no change expected
6 EN	Existing building (currently under construction) with no change expected
7 EN	Redeveloped with new building in reference scheme
8 EN	Redeveloped with new school in reference scheme
9 EN	Redeveloped site according to current SSD scheme
10 EN	Existing building with no change expected
11 EN	Existing building with no change expected
12 EN	Redeveloped with new building in reference scheme
13 EN	Redeveloped with new building in reference scheme
14 EN	Redeveloped with new building in reference scheme
15 EN	Redeveloped with new building in reference scheme
16 EN	Existing building with no change expected
17 EN	Existing building with no change expected
18 EN	Existing building with no change expected
1 SN	Existing building with no change expected
2 SN	Existing building with no change expected
3 SN	Existing car parking structure with potential minor alterations and new uses
4 SN	Undeveloped site with new building in reference scheme
1 HN	Undeveloped site with new building in reference scheme
2 HN	Undeveloped site with new building in reference scheme
3 HN	Undeveloped site with new building in reference scheme
4 HN	Undeveloped site with new building in reference scheme
5 HN	Undeveloped site with new building in reference scheme
6 HN	Undeveloped site with new building in reference scheme
7 HN	Undeveloped site with new building in reference scheme

- Assumed existing structures retained with potential minor upgrades
- Assumed site redevelopment within Master Plan lifetime
- Assumed metro planned redevelopment
- Assumed amalgamation within Master Plan lifetime

1 ST	Existing building (Sydney Superdome) with no change expected
2 ST	Existing building (Stadium Australia) with no major change but potential for new pavilions public domain and landscape improvements
3 ST	Undeveloped site with new building in reference scheme broadly reflective of proposed scheme submitted to SOPA
4 ST	Redeveloped with new building in reference scheme broadly reflective of draft RAS Master Plan
5 ST	Redeveloped with new building in reference scheme broadly reflective of draft RAS Master Plan
6 ST	Redeveloped with new building in reference scheme broadly reflective of draft RAS Master Plan
7 ST	Redeveloped with new building in reference scheme broadly reflective of draft RAS Master Plan
8 ST	Existing building (Showground Stadium) with no change expected
9 ST	Redeveloped with new building in reference scheme broadly reflective of draft RAS Master Plan
1 SC	Undeveloped site with new building in reference scheme
2 SC	Existing building with no change expected
3 SC	Existing building (Athletic Centre) with no change expected
4 SC	Existing building (Aquatic Centre) with potential for addition of ancilliary sports related building in reference scheme
5 SC	Existing car park with no change expected
6 SC	Undeveloped site with new building (school) in reference scheme
7 SC	Existing building (Athletic Centre) with no change expected
8 SC	Existing building (Athletic warm up arena) with no change expected
9 SC	Undeveloped site with new building in reference scheme
10 SC	Undeveloped site with new building in reference scheme
11 SC	Undeveloped site with new building (parking and sporting) in reference scheme
12 SC	Existing building (Hockey Centre) with no change expected
13 SC	Redeveloped with new building but same sporting use in in reference scheme
14 SC	Redeveloped with new building but same sporting use in in reference scheme
15 SC	Redeveloped with new building/s in reference scheme
16 SC	Existing building with no change expected
17 SC	Undeveloped site with new building (school) in reference scheme

1 EF	Undeveloped site with new building in reference scheme
2 EF	Undeveloped site with new building in reference scheme
3 EF	Redeveloped with new building in reference scheme
4 EF	Redeveloped with new building in reference scheme
5 EF	Redeveloped with new building in reference scheme
6 EF	Redeveloped with new building in reference scheme
7 EF	Redeveloped with new building in reference scheme

11.3 Site Development Assumptions



11.4 Built Form Assumptions

Built form assumptions

The 2050 Master Plan reference scheme considers the following assumptions while testing its built form and urban fabric.

	Uses	GBA to GFA efficiency *
1	Residential	75 %
2	Commercial	80 %
3	Retail	65 %
4	Civic	80 %
5	Education and Health	80 %
6	Events and Sports	75 %
7	Art and Industry	90 %
8	Hotels / Student Accommodation	80 %

* Note: GBA refers to gross building area and GFA refers to gross floor area.

Other assumptions

People per dwelling assumption	2.25

Dwelling Mix

The 2050 Master Plan reference scheme takes into account the increase in demand for larger apartments, following the growth of flexible working and allowances for additional spaces for home working. Therefore, the minimum size of an average unit (according to Apartment Design Guideline) has been increased from 82 sqm to 92 sqm.

Unit Type	Split	Size (sqm)
Studio	2%	40
1 bed	20%	55
2 bed	55%	80
3 bed	20%	100
3 + bed	3%	110
Ave Unit size (NSA)		78.3
Ave Unit size (GFA)		**92**

Floor to Floor height

Residential	
Ground floor	5 m
Above ground floor	3.2 m
Non - Residential	
Ground floor	5 m
Above ground floor	3.6 m
Rooftop service zone	4 m

11.5 Amalgamation lots

The amalgamation of four lots into 12UC and 13UC in the urban centre maximises the development potential of two sites, and also creates an improved urban outcome for the receiving environment.

The development potential is optimised by providing sufficient space for large format retail/wholefoods stores to be established, while maintaining the flexibility and possibility for a shopping centre. This then could become an important anchor and landmark for the urban centre that assists as a point of reference to enhance the neighbourhood's legibility.

Amalgamation of four lots into 12UC and 13UC further improves the public realm by creating a continuous urban corner that spatially enhances the built form at the intersection of Fig Tree Drive and Street UC09. It defines the Miluni Plaza streetwall and provides for an active frontage along this preeminent new civic space. Similarly, the active frontage enhances the condition of UC06, UC08 and the metro station beyond by creating an appealing space that adds interest, life and vitality to the public realm.

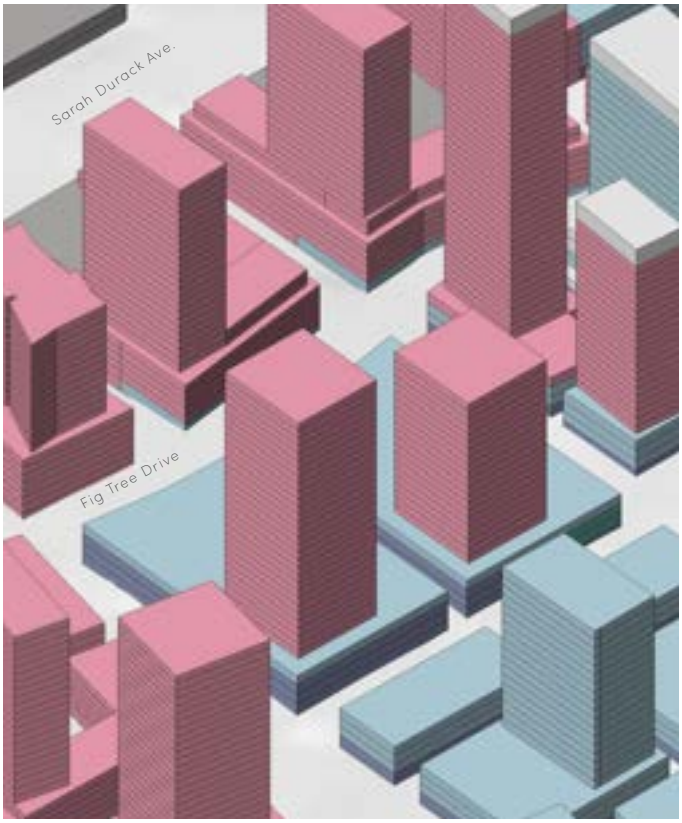
The ground floor of future buildings shall be publicly accessible, to enhance permeability and increase user's degree of choice when navigating the public realm. This, in combination with the above creates a more responsive place overall.

Through the amalgamation of lots to create 12 and 13UC improved solar access to 20UC and 21UC is also enabled, providing for a higher quality of life for future residents.

Overall, the amalgamation of lots 12 and 13UC enables significant uplift, achieves the overall yield and land use split while capitalising on its potential to achieve improved place outcomes at the same time.



Proposed amalgamation of lots 12 and 13 UC.

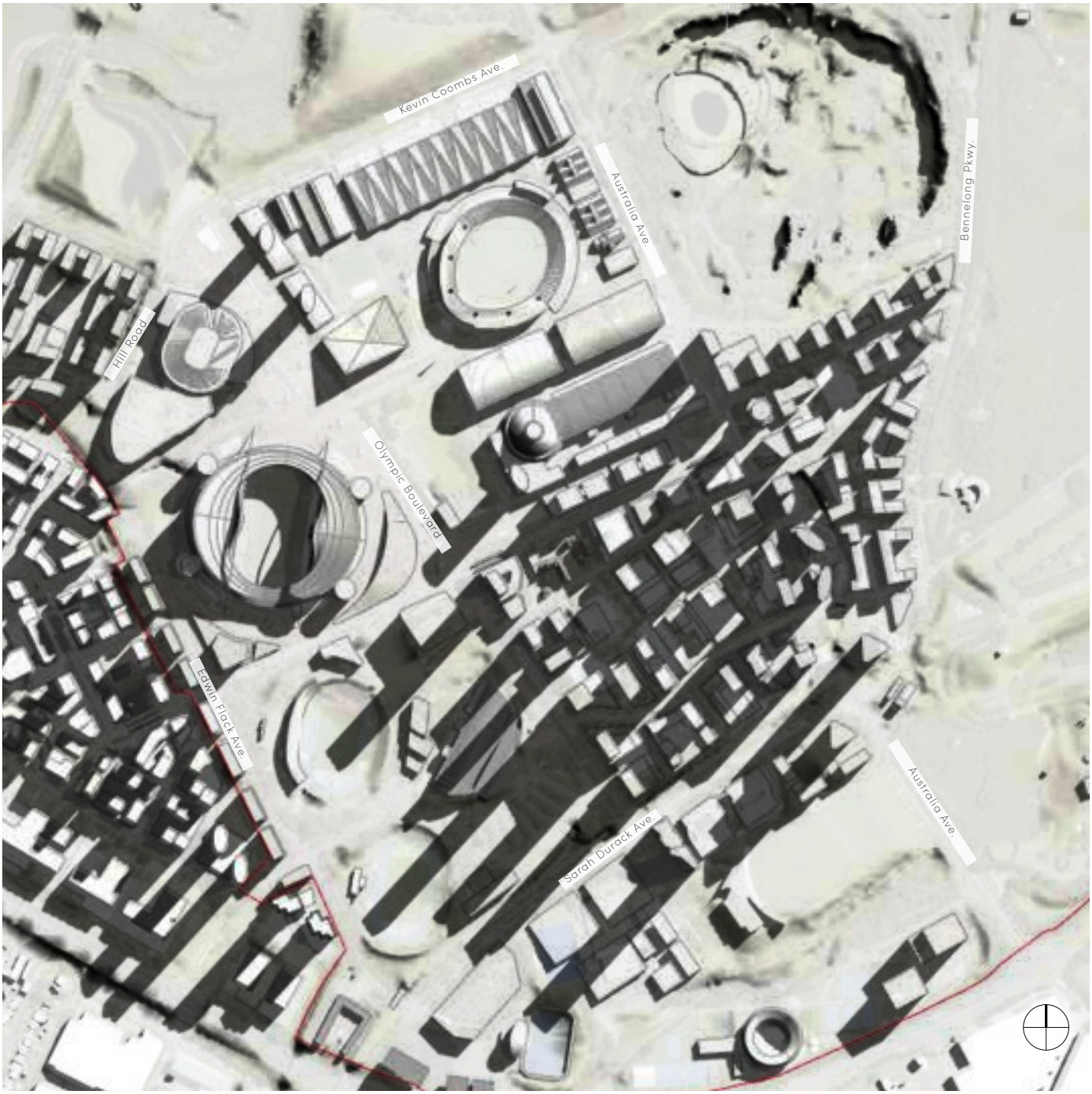


Proposed massing of lots 12 and 13 UC and the surrounding context.

11.6 Shadow analysis

The shadow study below, and on the following six pages demonstrates the movement of shadows cast by Master Plan 2050 on the 21st of June (winter solstice) between 9am - 3pm. This date is the shortest and most shaded day of the year, thus represents the worst possible effects of Master Plan 2050.

9am, 21st of June (winter solstice):



Shadow analysis of Sydney Olympic Park at 9am.

10am, 21st of June (winter solstice):



Shadow analysis of Sydney Olympic Park at 10am.

11am, 21st of June (winter solstice):



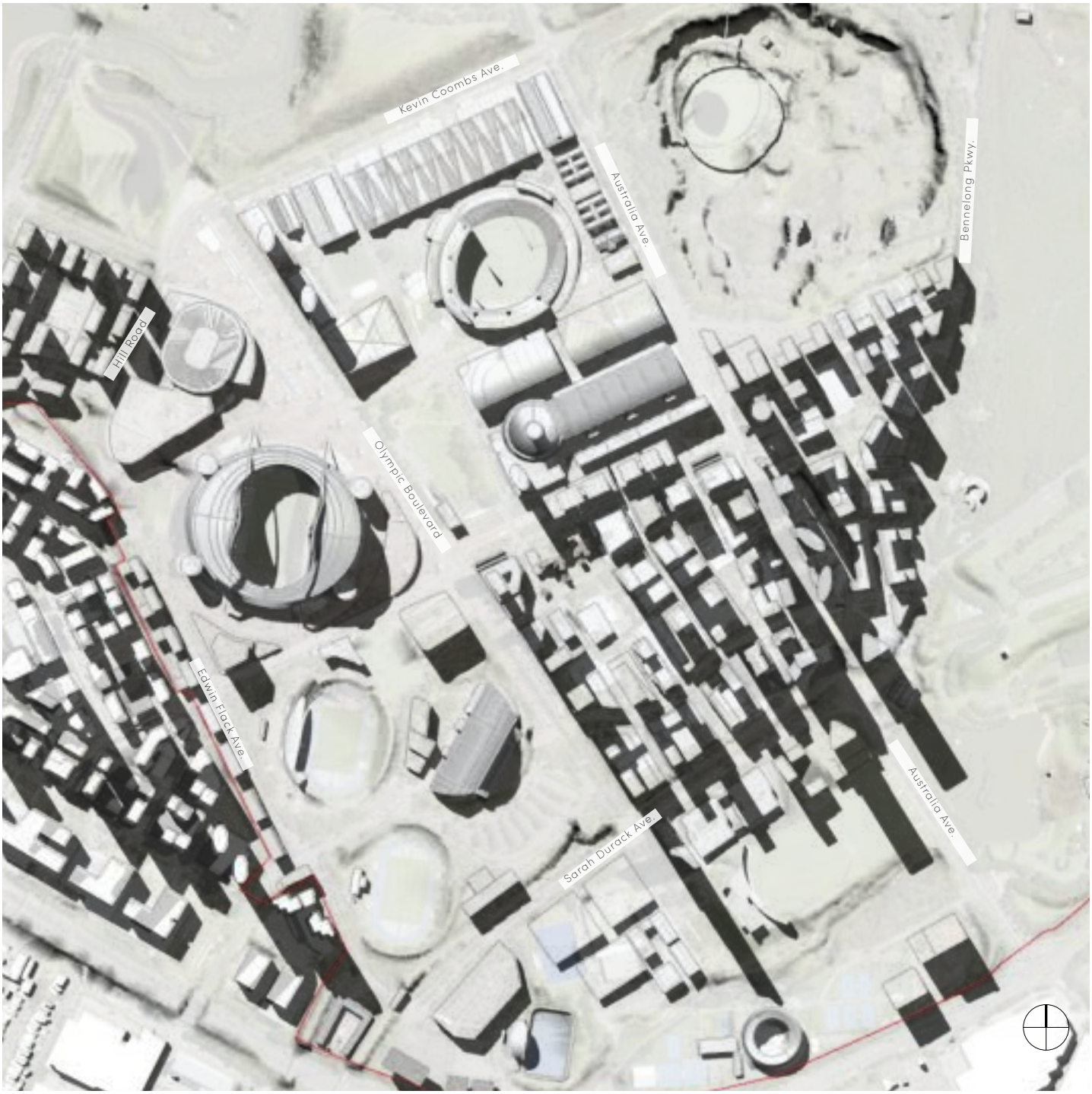
Shadow analysis of Sydney Olympic Park at 11am.

12pm, 21st of June (winter solstice):



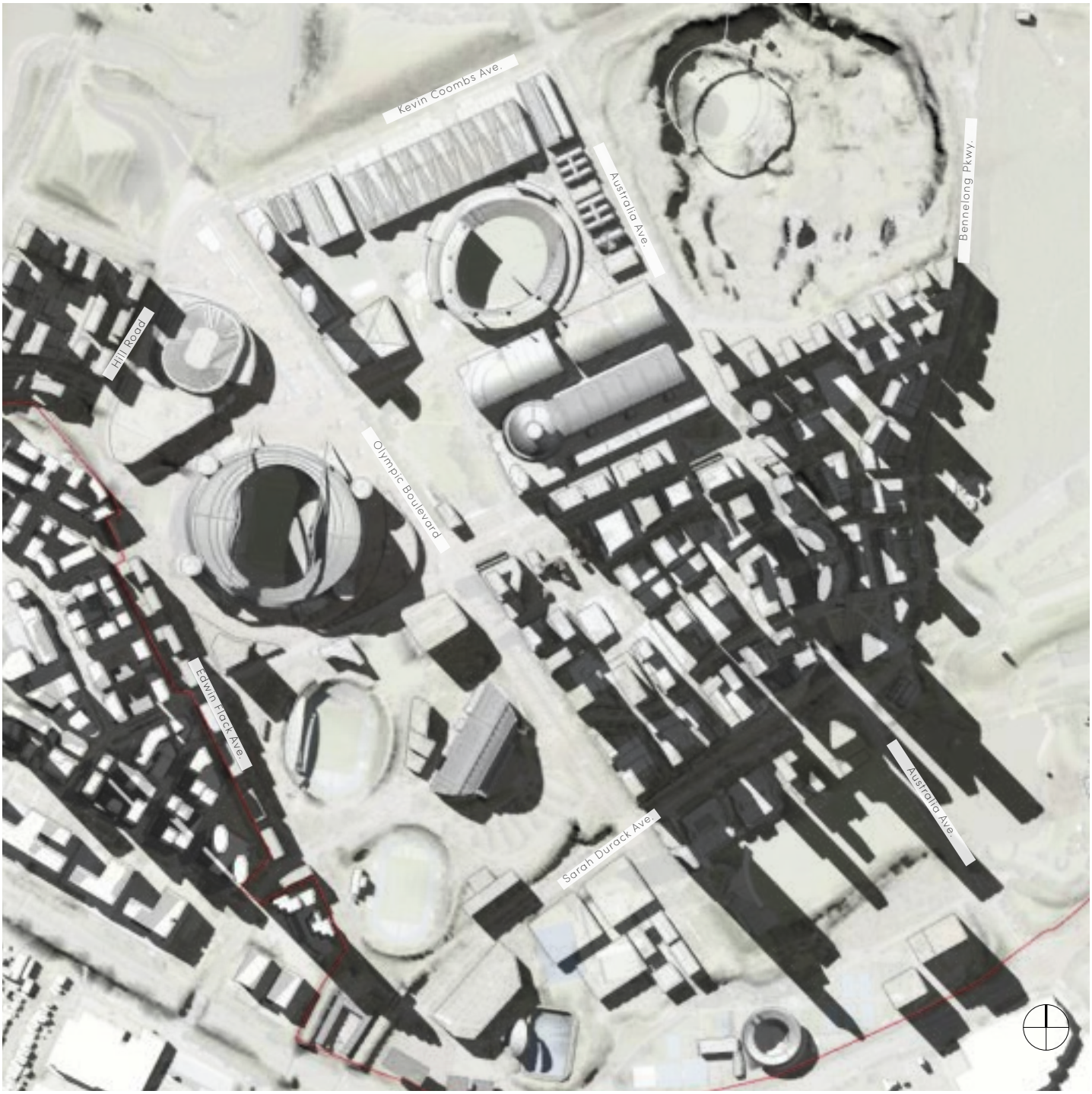
Shadow analysis of Sydney Olympic Park at 12pm.

1pm, 21st of June (winter solstice):



Shadow analysis of Sydney Olympic Park at 1pm.

2pm, 21st of June (winter solstice):



Shadow analysis of Sydney Olympic Park at 2pm.

3pm, 21st of June (winter solstice):



Shadow analysis of Sydney Olympic Park at 3pm.

11.7 Solar insolation to buildings (ADG)

The solar insolation analysis in the following pages has been performed on those neighbourhoods of the reference scheme that contain residential buildings. These are:

- Urban centre
- Eastern neighbourhood
- Southern neighbourhood
- Haslams neighbourhood
- Edwin Flack

This analysis illustrates the number of hours the buildings receive direct sunlight between 9am and 3pm on the winter solstice (typically June 21st) taking into consideration the cumulative impact of surrounding developments.

The analysis is based on following parameters:

- Accounts for overshadowing of surrounding buildings and landscape
- Based on solar attributes of Sydney, NSW
- 2sqm analysis grid of the massing facade
- 15 minute intervals between 9am and 3pm
- Winter solstice (21st of June)

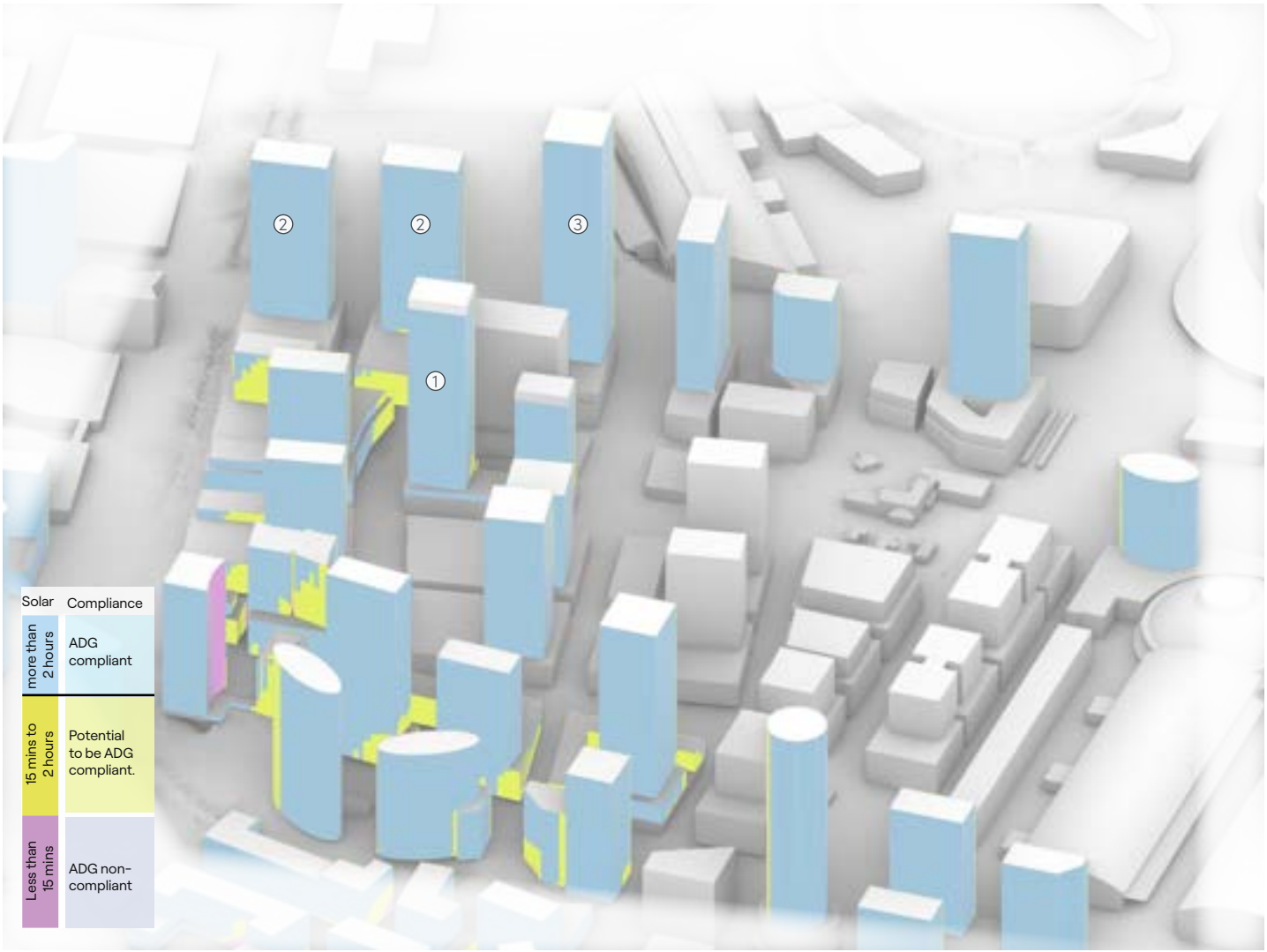


11.7.1 Urban Centre

Urban Centre - View from the north east

The testing clearly demonstrates that the overall increase in separation between the towers relative to the 2030 Master Plan has resulted in improved solar access to the facades of most buildings.

Nevertheless, there are isolated instances where buildings located to the north (1) overshadow buildings to the south (2). To ameliorate this impact, site 18UC (2) towers have been reoriented and relocated along the Olympic Boulevard edge to maximise the separation and distance between the towers, resulting in two complete facades receiving more than 2 hours of direct sunlight (north and north-east facade). The width of the reference scheme mass on site 9UC (3) has been minimised to improve solar access to site 18UC (2).



Urban Centre - View from the north west

The diagram below illustrates the northern facade of the buildings with no significant issues as it achieves more than two hours of direct sunlight.

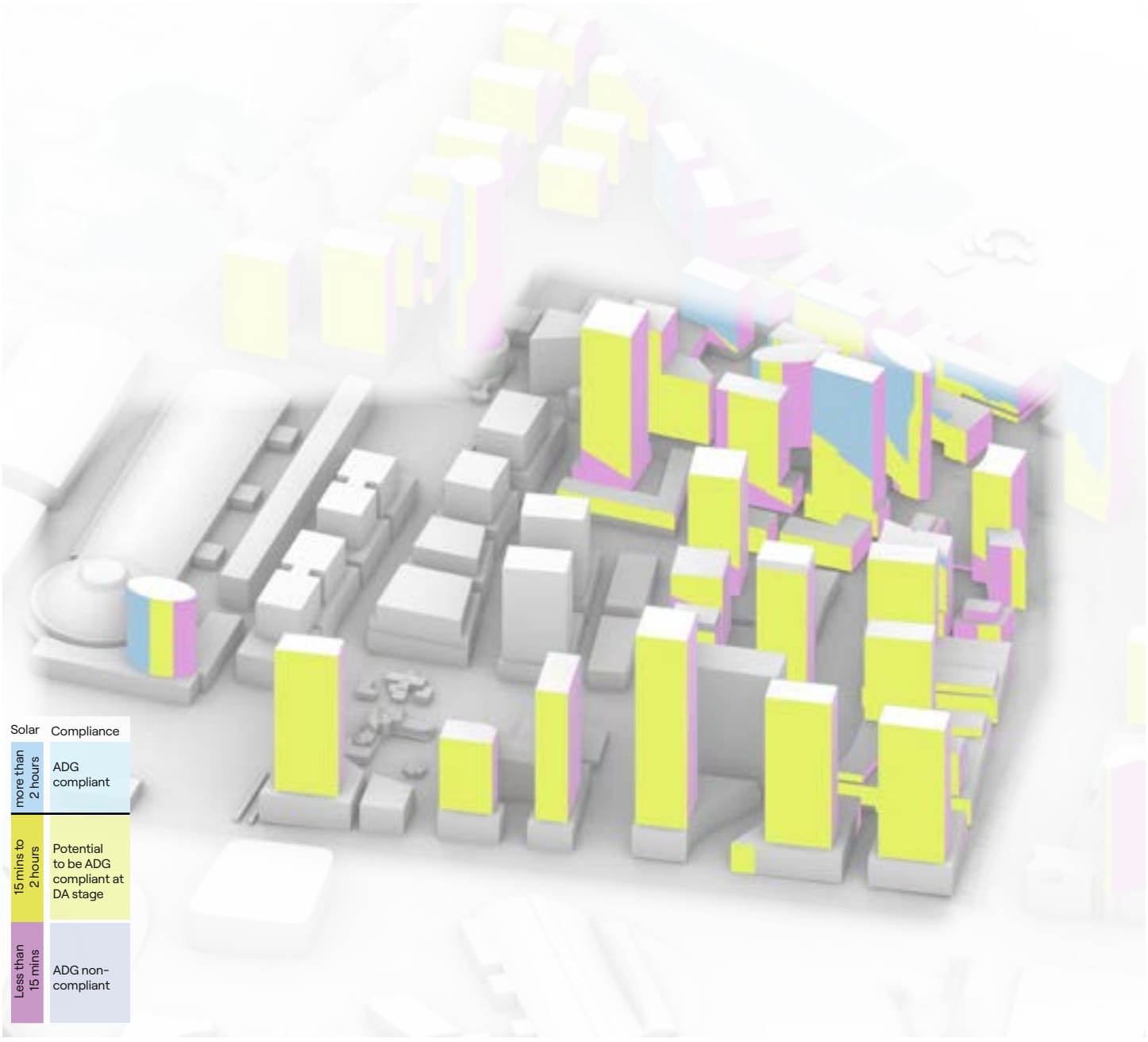


Urban Centre - View from the west

Solar testing of the Urban Centre highlights the design challenge for western facades of buildings set within the north-westernly aligned existing street grid. This off-north street axis is typical of many medium and high density centres in Sydney such as the Sydney CBD, Wentworth Point, Green Square and Parramatta CBD.

The diagram below illustrates many of the western facades of buildings mostly receive between 15 minutes to 2 hours of sunlight. Throughout the detailed architectural design stage, portions of the yellow facades have the potential to achieve the 2 hour threshold to satisfy solar compliance.

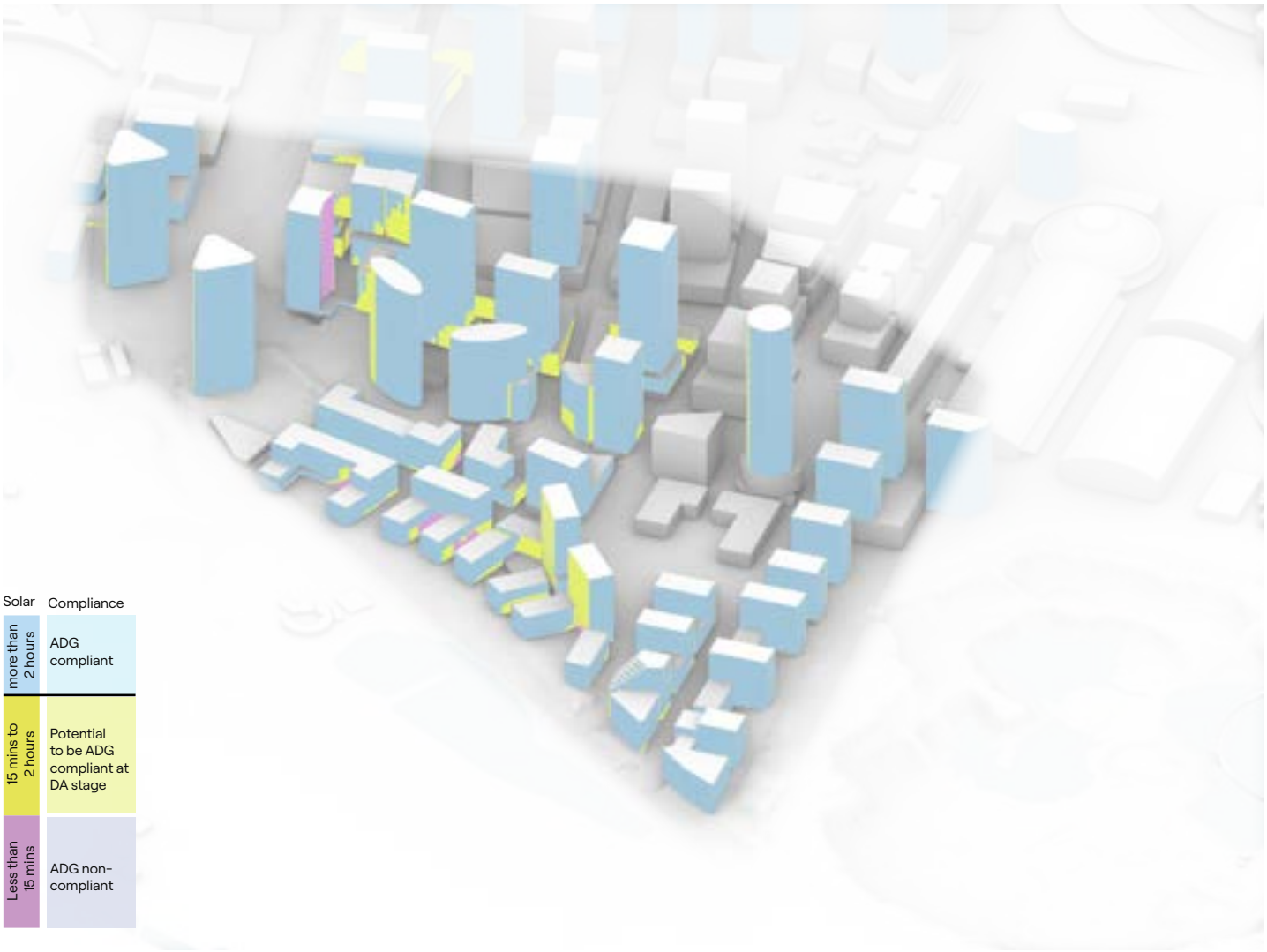
Future detailed design stages should resolve solar compliance by maximising the number of living areas located on building faces which are coloured blue.



11.7.2 Eastern neighbourhood

Eastern neighbourhood - View from the north east

No significant issues were identified in the testing of the eastern neigbourhood from this perspective.



Eastern neighbourhood - View from the north west

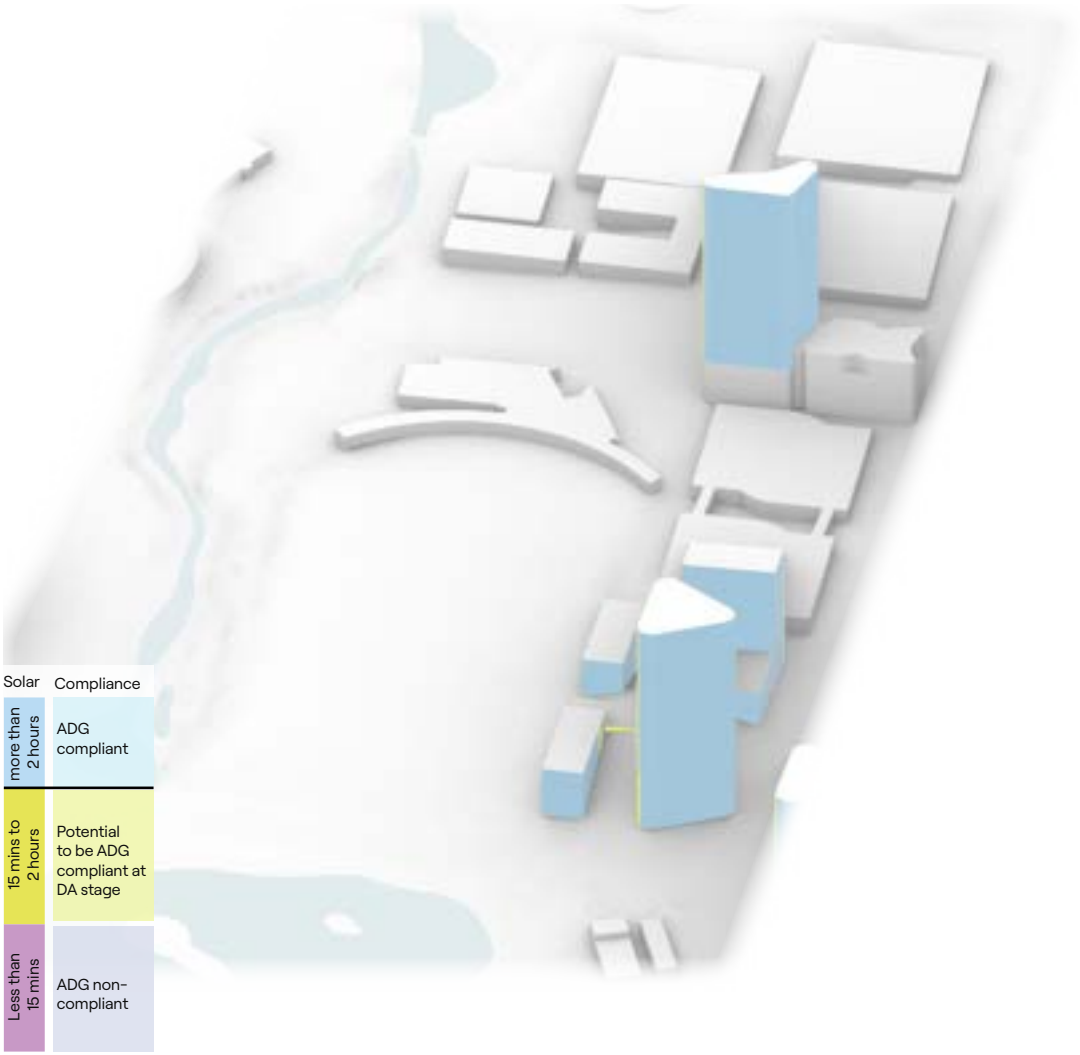
No significant issues were identified in the testing of the eastern neigbourhood from this perspective.



11.7.3 Southern neighbourhood

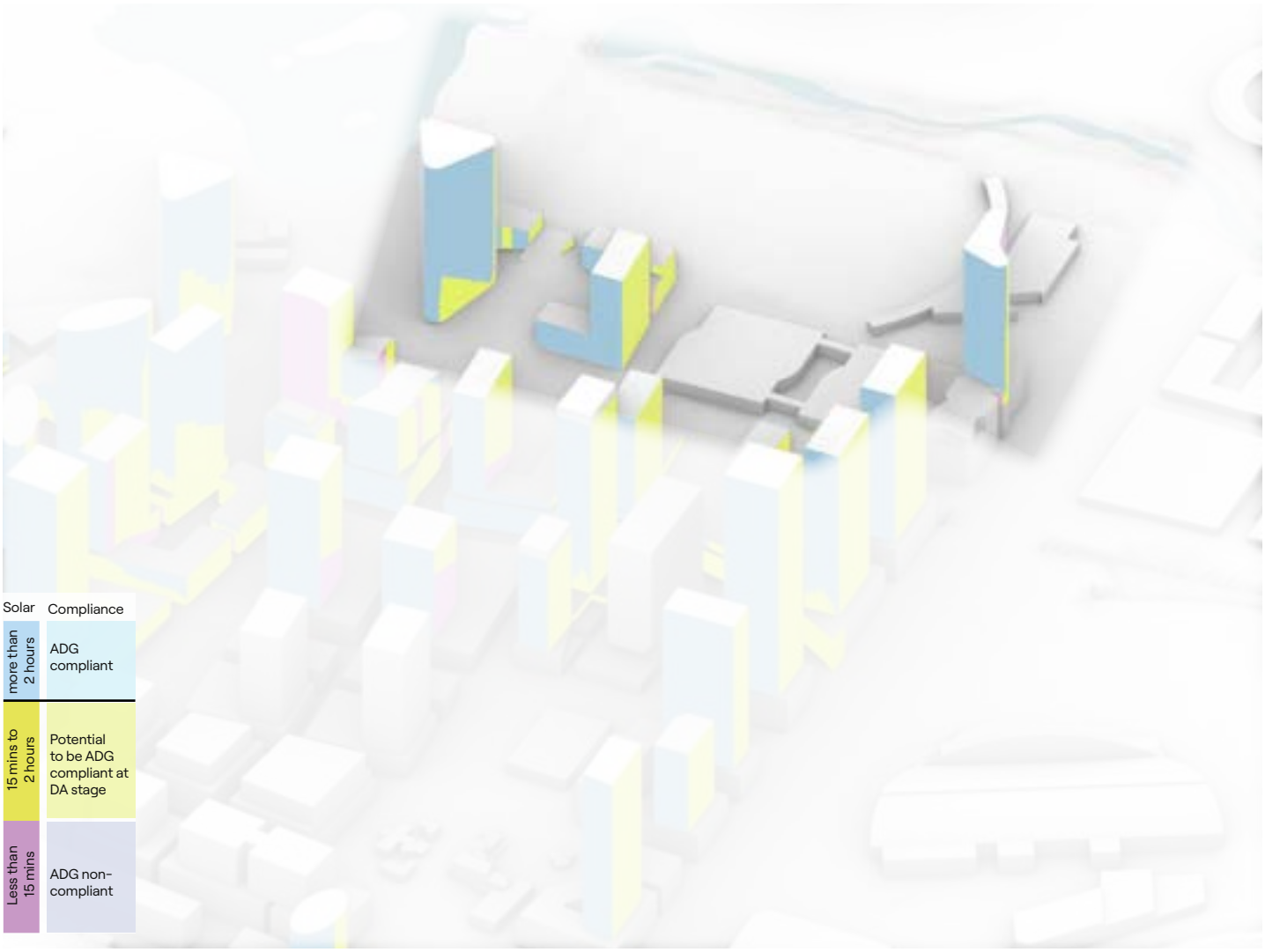
Southern neighbourhood - View from the north east

No significant issues were identified in the testing of the southern neigbourhood from this perspective.



Southern neighbourhood - View from the north west

No significant issues were identified in the testing of the southern neigbourhood from this perspective.



11.7.4 Haslams neighbourhood

Haslams neighbourhood - View from the north east

No significant issues were identified in the testing of the eastern neigbourhood from this perspective.



Haslams neighbourhood - View from the north west

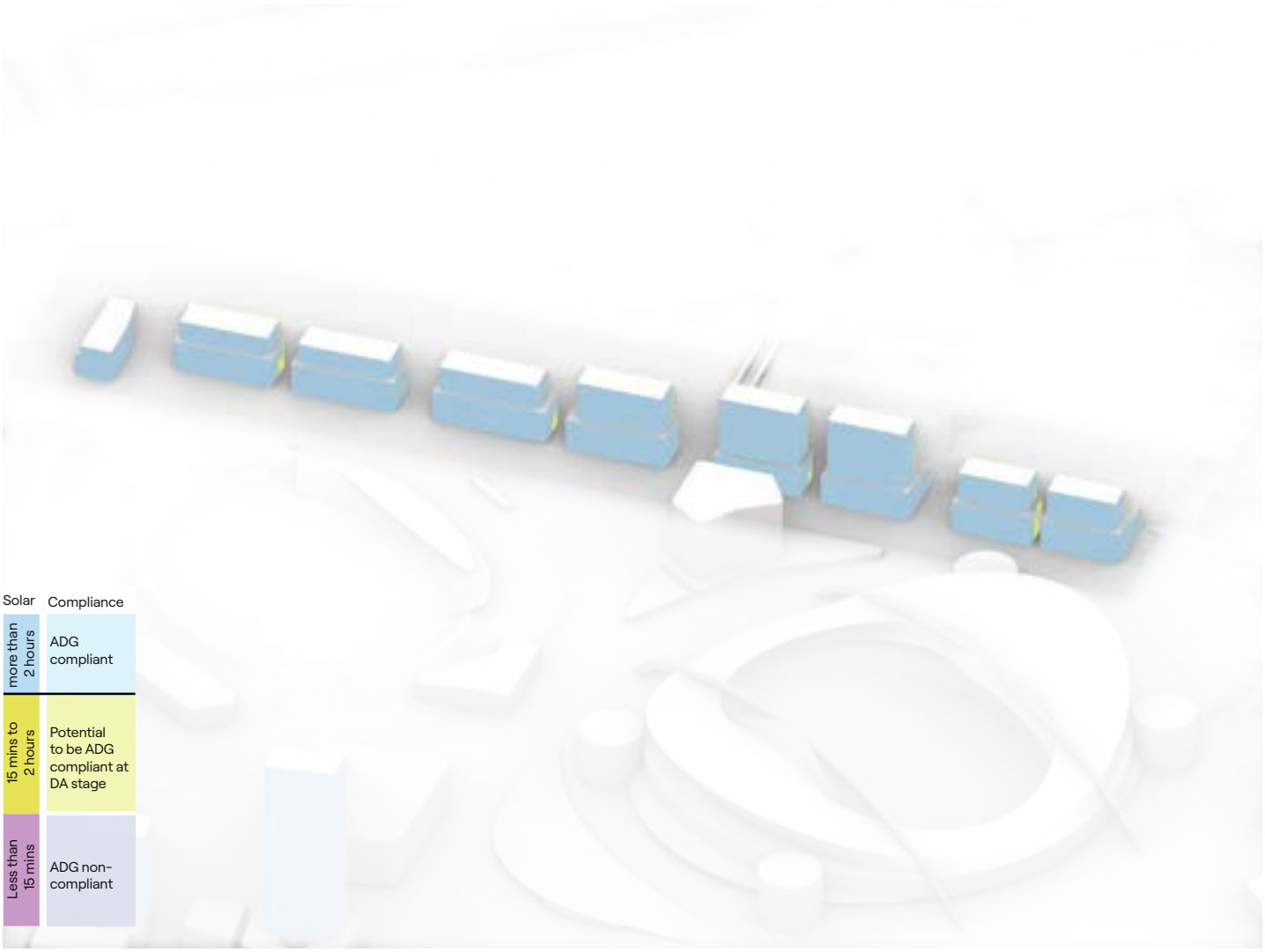
No significant issues were identified in the testing of the eastern neigbourhood from this perspective.



11.7.5 Edwin Flack

Edwin Flack - View from the north east

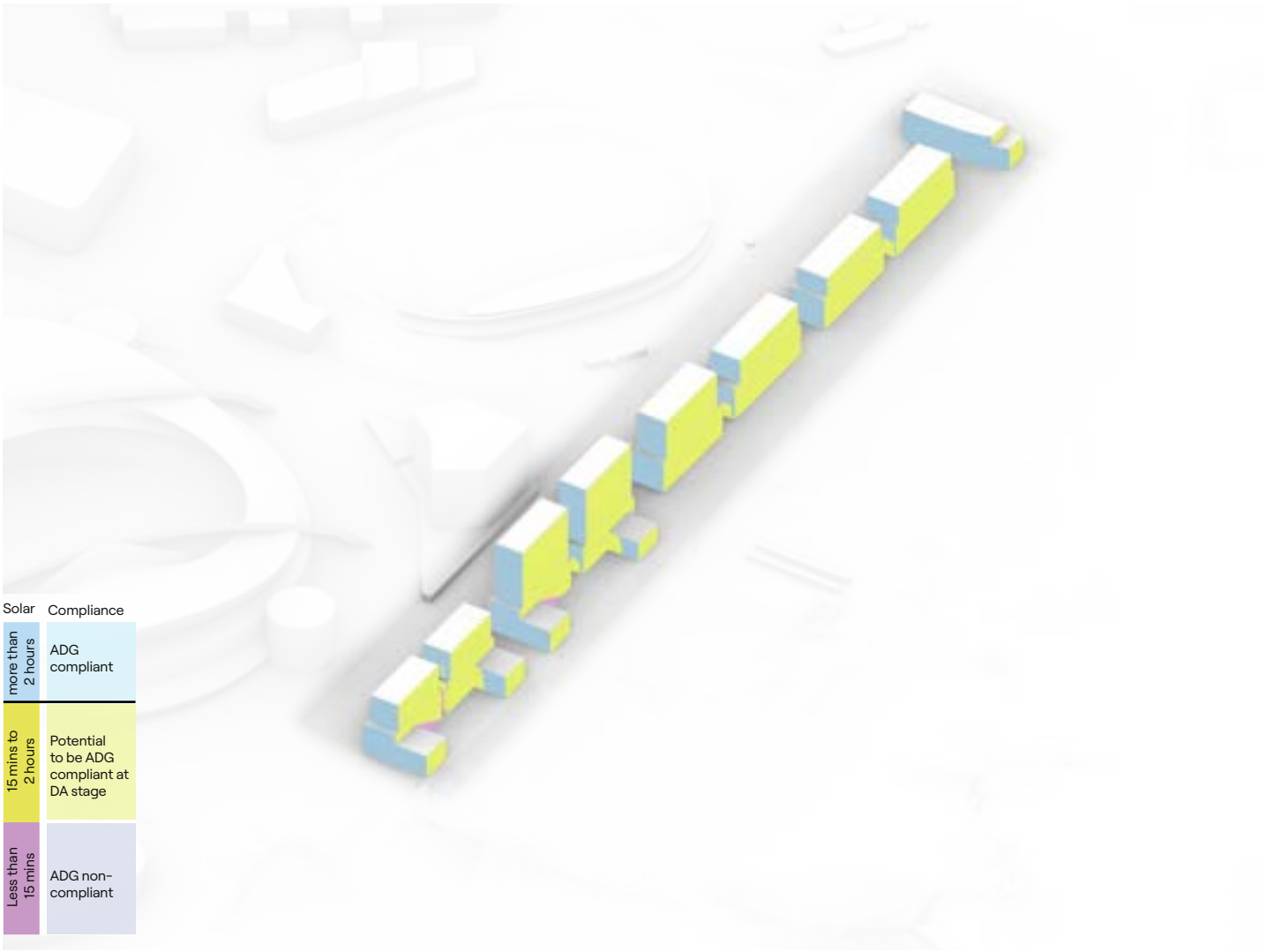
No significant issues were identified in the testing of Edwin Flack from this perspective.



Edwin Flack - View from the north west

The sunlight access to Edwin Flack is impacted by the developments of the Carter Street precinct.

Future detailed design stages should resolve solar compliance by maximising the number of living areas located on building faces which are coloured blue.

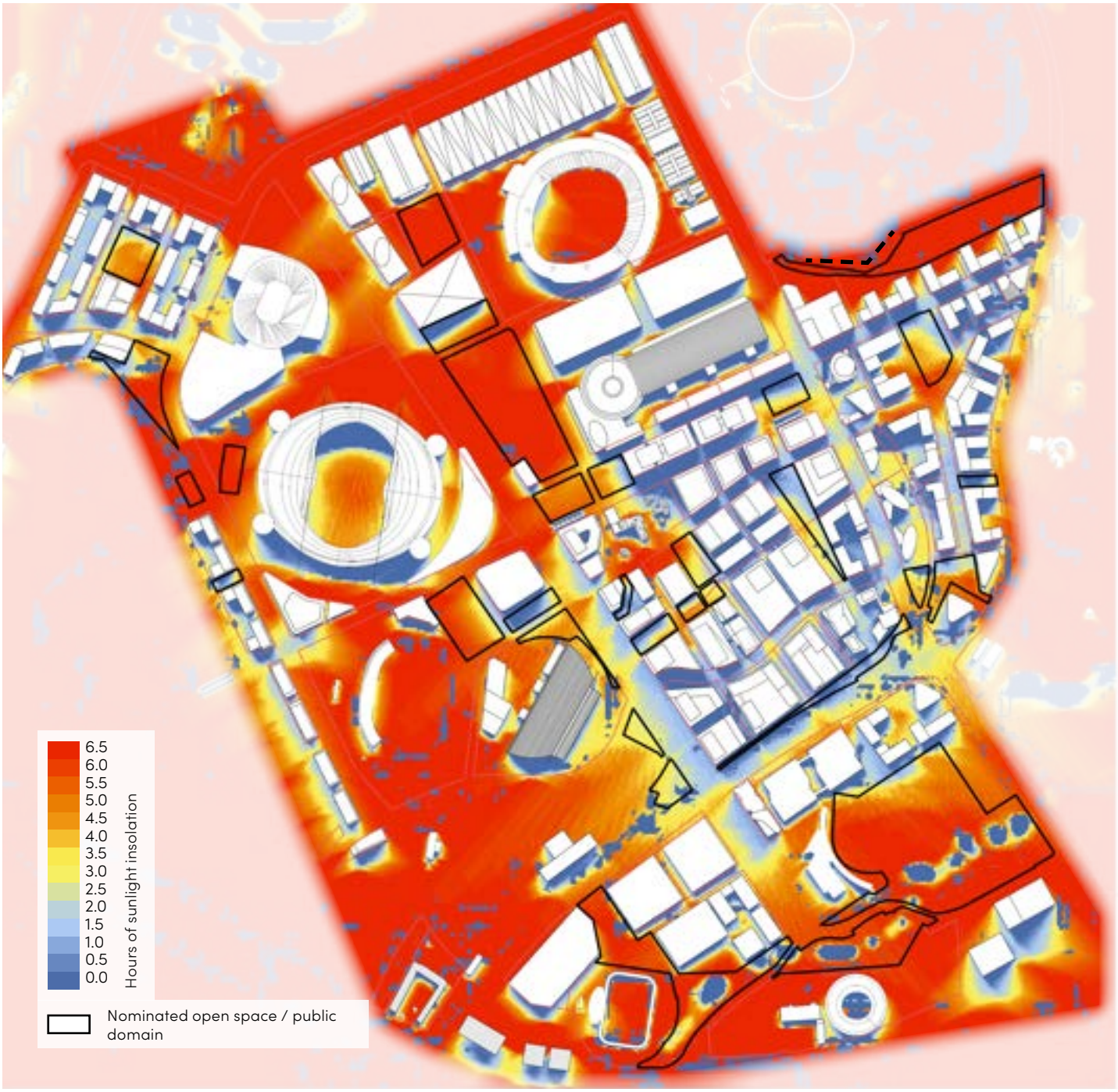


11.8 Solar insolation to ground plane

11.8.1 Public domain

The plan below outlines the cumulative number of hours of direct sunlight received by the public domain on the winter solstice (21st June). Alongside the built form, the public domain also underwent significant testing to ensure proposed buildings would not result in poor outcomes on the ground plane.

The diagram illustrates the vast majority of street and nominated open spaces and public domain areas (see key) receive between 2 and 6.5 hours of sunlight. This ensures that a high quality urban environment is created that attracts users of different needs and demands. It also ensures that any proposed planting and landscaping can thrive and that trees can provide shade where appropriate and required.



11.9 Wind Assessment

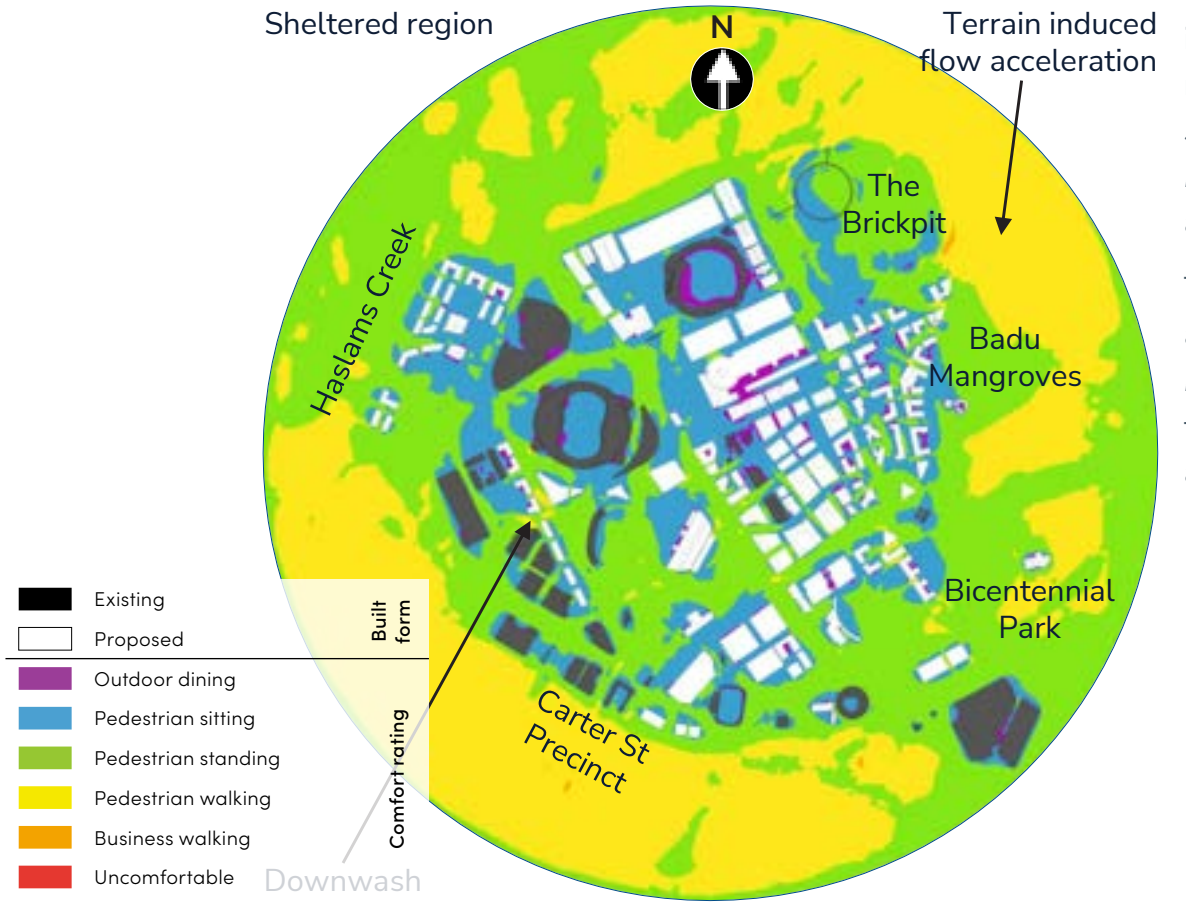
A Wind Comfort Study (2023) was carried out by CPP Wind Engineering Consultants to assess the reference scheme and provide design guidance to ameliorate any wind impacts. The key findings of this report include:

- Urban centre: Wind conditions range from "Outdoor Dining" in sheltered areas to "Pedestrian Standing" along main streets. Such conditions are appropriate for most outdoor activities.
- Stadia precinct: At street level within the Stadia Precinct, wind comfort predominantly ranges from Pedestrian Sitting to Pedestrian Standing.
- Sport and civic precinct: Wind comfort is assessed as "Pedestrian Standing" or better, making these conditions appropriate for short-term standing activities.
- Southern neighburhood and Sport and civic precinct: Wind comfort at street level is rated as "Pedestrian Standing" or better. Such ratings are typically appropriate for various outdoor activities.
- Eastern neighbourhood: Most of the area has a "Pedestrian Sitting" rating. However, pockets are rated as "Pedestrian Standing" because of specific flow patterns like downwash from buildings. These are still appropriate for short-term standing activities.
- Haslams neighbourhood and Stadia precinct: Wind conditions here are also rated as "Pedestrian Standing" or better. This indicates that wind speeds and patterns in these areas are conducive to comfortable pedestrian movement.

The above guidance was carefully considered throughout the proposed urban design approach and Master Plan 2050 through the proposing of a 6m setback above the street wall along Olympic Boulevard. This is to prevent downwash from westerly and southerly winds and will further improve pedestrian comfort. Outdoor Dining is proposed in areas of Urban Centre and Eastern Neighbourhood which is in alignment with the comfort rating of the wind testing.

For all south and west facing buildings over eight storeys in height, setbacks and other design treatments may be required to mitigate any adverse wind conditions.

The wind testing does not consider landscaping and local wind interpolation measures which when combined may increase the comfort rating by at least one rating. Further analysis is provided in CPP's report.



11.10 Compliance with ADG

This Master Plan seeks the approval of a high level planning envelope for the site that includes changes to Land Use Zoning, Height of Building and Floor Space Ratio. In addition Development Controls are being approved and subsequent development proposals will need to be consistent with all these controls as well as with the controls required within the Apartment Design Guide (ADG).

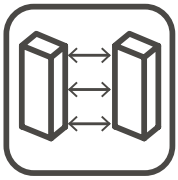
The reference scheme illustrated in this chapter is one of many potential outcomes for the site and the design guidelines have been developed with a level of flexibility to allow for multiple potential outcomes. There are consequently many variables that have not been fixed and will need to be assessed in the next stage of planning approval. Some of these include the size and shape of the open spaces, the development mix (mix and size of units), as well as lift and internal circulation options.

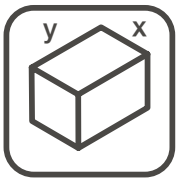
The reference scheme has been developed based on the principles and parameters set out in the ADG and table 11.9.1 highlights the proposed approach and control that align with these.

Table 11.9.1

Theme	Approach	Control

 Deep soil and tree canopy cover	The approach to deep soil and tree canopy has been to concentrate deep soil and tree canopy cover in the streets and public domain with clear requirements being proposed for these spaces and the retaining of existing trees. This will address urban heat, increase urban biodiversity and provide giher amenity outcomes for the public domain.	• Retain all trees in the public domain
		• Where tree removal cannot be avoided, a tree replacement strategy as per the following shall be pursued:
		  • tree replacement at a ratio of 1:1 within the public domain;
		  • tree replacement at a ratio of 2:1 within development sites; and
		  • mature replacement trees with a minimum pot size of 1000L.
		• Provide green cover for all new buildings at 1:1 of the site area, in the form of:
		  • deep soil;
		  • andscaped area;
		  • layered planting on structure (including small and medium trees, as per ADG;
		  • green roofs;
		  • permanent plants on balconies / podiums; and
		  • green awnings.

 Building separation	The proposed approach ensures residential amenity, including visual and accoutic privacy and the provision of communal open spaces, deep soil zones and landscaping.	The buildings within the reference scheme are between 3 and 55 storeys. The building separation is based on the minimum required by the ADG, and increases proportionally based on the proposed building height.

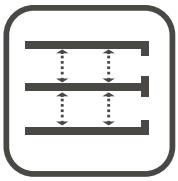


Building depth

The approach to building depth ensures internal amenity, providing for efficient sunlight and daylight access as well as air flow.

The maximum building depths are:

- Residential buildings: 18m (glass line to glass line)
- Commercial buildings: 25m (glass line to glass line)
  - All workstations must be within 12m or less from external window openings or atriums.

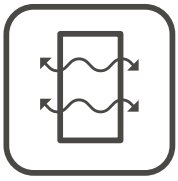


Floor to ceiling heights

Ceiling height is measured internally from finished floor level to finished ceiling level. This approach contributes to internal amenity and the perception of space.

The minimum ceiling heights are:

- Residential:
  - Ground floor: 4m
  - All floors above ground floor: 3.2m
- Mixed use:
  - Ground floor: 5m except for storage and service areas
  - All floors above ground floor:
    - Residential: 3.2m
    - Commercial office: 3.6m
    - Education: 3.2m

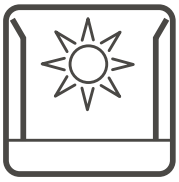


Cross ventilation

The building envelopes in the reference scheme are between 20 and 25m deep and have floor plates that are generally below 900m^2 GFA (1,200m^2 GBA). These floor plate sizes deliver 6-12 units per floor plate. Larger floor plate building will make meeting the cross ventilation requirements of the ADG challenging. Slots and breezeways will need to be designed into towers to ensure cross ventilation. More detail will need to be provided at DA stage when typical floor plates are generated based on the desired development mix.

To provide for efficient cross ventilation:

- At least 60% of apartments are naturally cross-ventilated in the first nine storeys of the building.

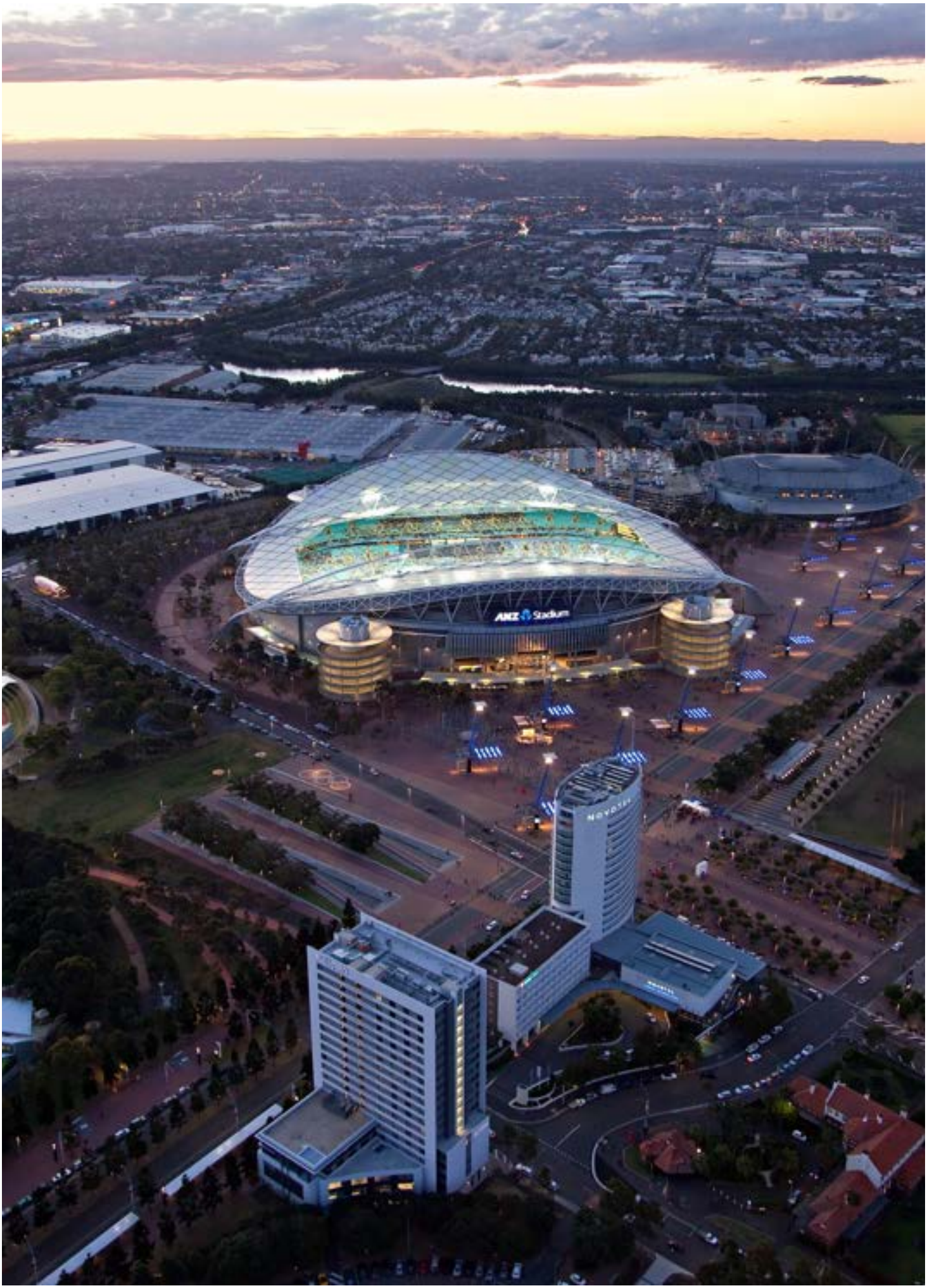


Solar access

Meeting this ADG control will be challenging given the constrained nature of the site, its irregular shape and the east- west orientation of Parade. Modelling undertaken suggests that 73% of the facade of the reference scheme achieves greater than 2 hours sunlight during this time.

Compliance with ADG solar access requirements will depend on the arrangement of individual units on the floor plate. This will be undertaken at the next stage of design when the unit mix is known with the intent to maximise the number of units that face north, east and west.

Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area



Sydney Olympic Park at nighttime (Source: SOPA)

© Sydney Olympic Park Authority

SydneyOlympicPark

Annexure 1: Development Concept Options

12

SydneyOlympicPark

This section of the Urban Design Report describes the alternative approaches undertaken early in the masterplanning process to test different land use, built form strategies and housing distribution to achieve the vision for Master Plan 2050.

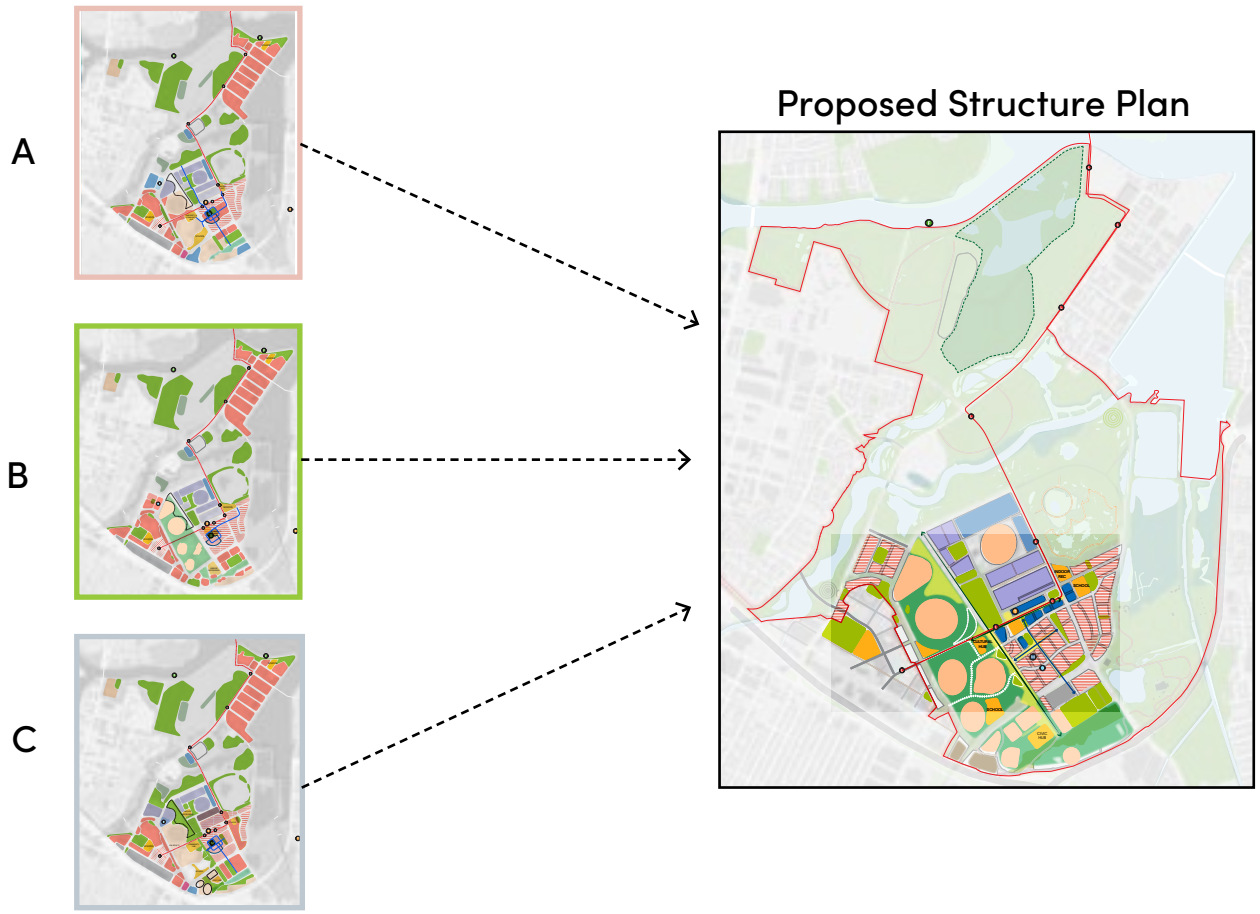


Artistic impression of Sydney Olympic Park in 2050

12.1 Development Concept Options

In the early design phase of the Master Plan process, several design options were explored. Each option explored varied distribution of land uses, restructured streets and different locations of open spaces and civic facilities to address the aspirations of the vision in various different ways.

These key components formed the basis for the Master Plan reference scheme and were iteratively refined through focused workshops with consultants and the client team. The pages below explore these different key components of the three options and their rationales for inclusion in the final structure plan.

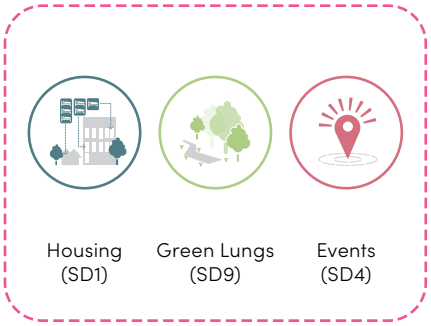


Option A



Balance housing, events and open space

- This option provides a balance between housing and open space while maintaining Sydney Olympic Park's identity as a hub for events and sports.
- Housing is provided along transport routes in the Eastern Neighbourhood and Urban Centre.
- Haslam's Neighbourhood is envisioned as a mixed sports and events precinct, while the Southern Neighbourhood retains its existing recreational character, with additional open space and new housing developments along Sarah Durack Avenue.



1. The East-West spine crosses through Miluni Plaza and Central Urban Park, focusing on pedestrian activity to connect community anchors.
2. The North-South high street connects open spaces: Haslam's Creek to the north and Boundary Creek to the south.
3. A network of anchors and streets defines the urban center, surrounded by development along its edges.

4. Urban Centre

- Residential density in the Urban Centre is concentrated south of the over-station development, with mixed uses proposed to the north to integrate with creative and event uses in the RAS precinct.
- New landscaped park is proposed adjacent to the Miluni Plaza for a concentrated open space approach.

5. Southern Neighbourhood

- Additional open space with play facilities and multi-purpose courts is proposed adjacent to Tom Wills Oval, complementing the Southern Neighbourhood's recreational character.
- Residential uses are situated along Sarah Durack Avenue, as an extension from the Urban Centre.

6. Haslam's neighbourhood is envisioned to be a sports & events precinct with provision for coach parking during events.

7. Pedestrian bridge is located west of the Urban Centre directly connecting Miluni Plaza and Tom Wills Oval.

8. School location

- Larger campus-style school site is proposed alongside the sports venues, within proximity to key amenity, the community hub, and public transport.
- No additional school sites are identified, as this option considers Carter Street School and the campus school site to serve the needs of the residential community.

9. Community Hub is proposed at the junction of two key civic spines, Olympic Boulevard and Dawn Fraser Avenue, providing direct access to transport nodes and acting as a landmark.

10. Indoor recreation center is located alongside residential development in the eastern neighbourhood

11. Olympic Boulevard's character is divided into two parts: the northern part of the street is envisioned as an urban plaza with informal play areas, while maintaining slow vehicular movement. The southern part of Olympic Boulevard is proposed as a street park, providing additional amenities alongside the sports venue.

Option B



Prioritise open space, boost housing and ensure events function on site

- This option priorities open space and boosts housing.
- Housing is located in and around Urban Centres within neighbourhoods - Haslam's , Eastern and Southern neighbourhood, all of which are well equipped with key amenity.
- A green loop is envisioned around sports venues with additional tree canopy, open spaces and lush greenery, acting as a parkland.



1. The East-West spine traverses Herb Elliott Avenue and encircles the retail core in the Urban Centre. Anchored by community and civic hubs, it serves as a destination-style high street linking civic destinations.
2. The North-South connection is established via the green loop around the sports venues, linking Boundary Creek to Haslam's, creating a nature-oriented link.
3. A retail loop and community hub along Miluni Plaza define the urban center.

4. Urban Centre

- Residential density in the Urban Centre expands north of the over-station development to maximize housing availability.
- A community hub with an urban plaza is proposed in the heart of the Urban Centre, marking it as a destination for the precinct.

5. Southern Neighbourhood

- Central open space surrounded by residential community is envisioned for the neighbourhood
- High density residential uses are positioned along Sarah Durack Avenue, as an extension from the Urban Centre.

6. **Haslam's neighbourhood** is proposed as a compact urban residential area with a central open space supported by a play area adjacent to the Pyramid.
7. **Pedestrian bridge** is not considered in this option.
8. **School location**

- A larger campus-style school site is situated on the edge of the Eastern Neighbourhood, maintaining distance from the urban centre's hustle and bustle while providing direct access via a light rail stop..
- No additional school sites are identified, as this option considers Carter Street School and the campus school site to serve the needs of the residential community.

9. **Community Hub** is proposed at the centre of the Urban Centre, adjacent to central open space and a metro transport node, serving as a destination.
10. **Indoor recreation center** is located along southern neighbourhood anchoring Olympic Boulevard and the Green Loop.
11. **Olympic Boulevard's** is envisioned as a key access street for Sydney Olympic Park, facilitating slow vehicular movement to encourage activity and movement along the urban centre's perimeter.

Option C



Prioritise on improving open space and boost events function on site

- This option prioritizes open space and plans for future event and sports facilities, with additional venues and recreational centers situated to the south of the precinct.
- Housing is concentrated in and around Urban Centres — Eastern and Southern neighborhoods — creating transit-oriented communities around the upcoming metro.
- Haslam's neighbourhood is envisioned as a creative / events precinct.



1. The East-West spine cuts through the new urban center's open space, spanning from Miluni Plaza and seamlessly merging into the green linear park of Olympic Boulevard.
2. Multiple North-South connections are established via -Olympic Boulevard serves as a green spine linking expansive recreational areas
   - A centrally located civic spine connects the urban center's heart with the southern neighborhood.
3. A new urban park is introduced between the retail loop and residential areas to the east, enhancing amenities for both visitors and residents.

4. Urban Centre

- Residential density is predominantly situated south of the over station developemnt, with creative and event spaces concentrated in the RAS precinct.
- A community hub and civic center along Olympic Boulevard serve as anchors for the green spine

5. Southern Neighbourhood

- Two linear open spaces run alongside housing, paralleling the pedestrian bridge and Olympic Boulevard.
- Residential development along Australia Avenue and Olympic Boulevard extends the urban center into open spaces.

6. Haslam's neighbourhood is designated as an events precinct, accommodating creative workspaces, events, conferences, and destination markets.

7. A Pedestrian bridge connects the Urban Centre to the Southern Neighborhood, opening into proposed open spaces that further extend to Boundary Creek

8. School

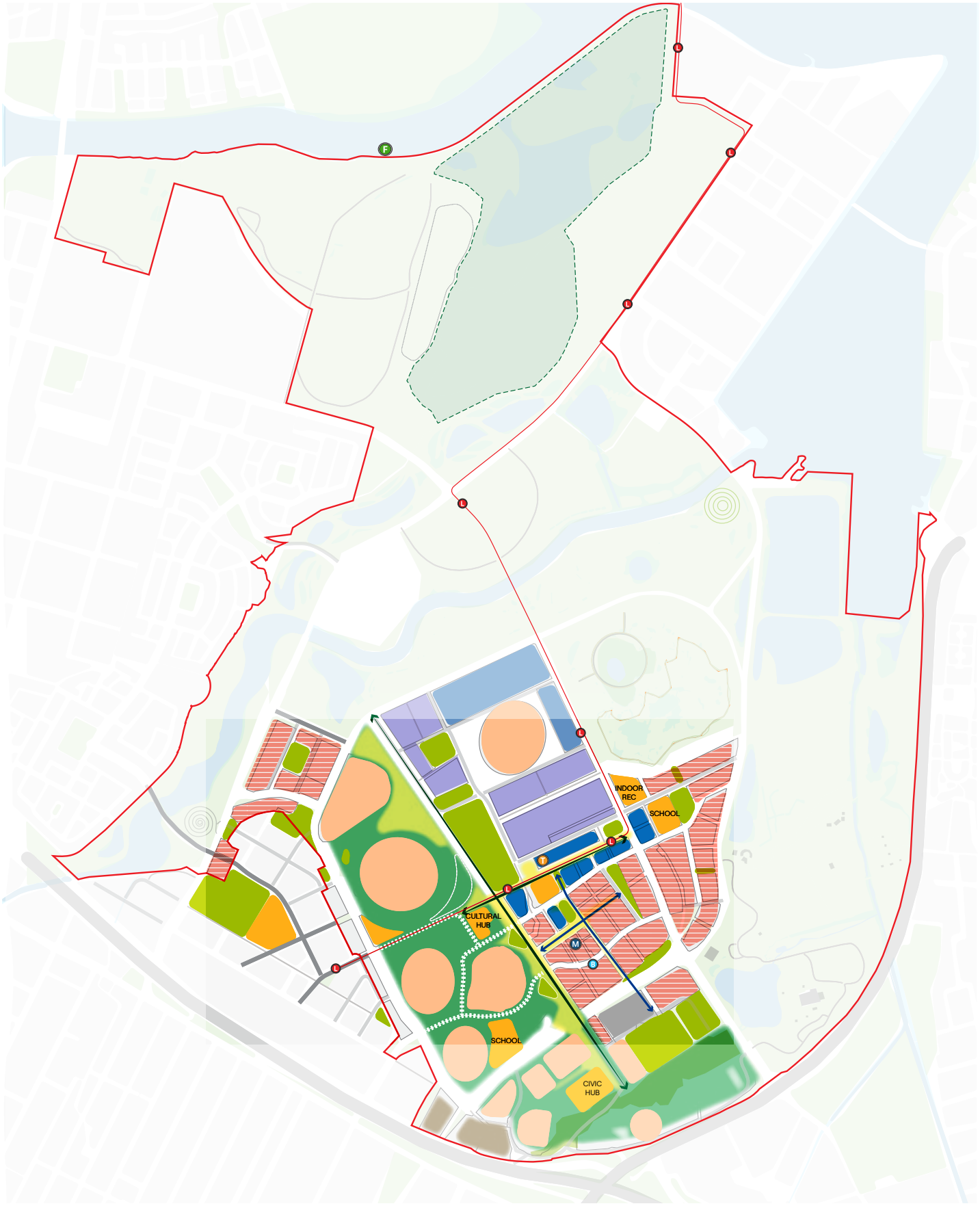
- A school site is proposed alongside a central park in the Eastern Neighborhood, intended as a community focal point
- An additional school is planned near sports facilities and lush landscapes, close to the new metro station.

9. A Community Hub is proposed at the intersection of two civic spines — Olympic Boulevard and Dawn Fraser Avenue — providing direct access to transport nodes and serving as a landmark.

10. Indoor recreation center is located near Cathy Freeman Park and adjacent to the RAS precinct, which is designed with flexibility for future use in events.

11. Olympic Boulevard's is envisioned as a linear green park without vehicular traffic, offering outdoor recreation spaces, gyms, bike paths, and tree canopies alongside civic and community facilities.

Proposed Concept Plan



The final option considered various approaches tested in the three previous options to determine one that is both aspirational and pragmatic.

The proposed plan builds upon this vision and achieves a balance between diverse housing, employment opportunities, event facilities, and the integration of additional open spaces.

- Housing is situated in residential neighborhoods anchored by an Urban Centre that includes jobs, retail spaces, vibrant streets, and regional public transport.
- Additional open spaces are proposed for each neighborhood, serving as focal points for the community and providing high-amenity environments.
- The RAS precinct is complemented by additional mixed uses such as destination markets, creative hubs, conferences, and exhibition spaces.
- The Southern precinct aims to enhance its current recreational character while adding more open spaces along Boundary Creek.
- The sports and events precinct located west of the urban centre is bolstered by new public facilities, including multipurpose recreation and community/ cultural facilities.
- A green loop is established between Boundary Creek and Haslam's Creek, incorporating new urban greening initiatives and intensifying tree canopy coverage.

Key Elements

1. The East-West spine traverses through the new urban center's open space, extending from Miluni Plaza and merging into the shared section of Olympic Boulevard.
2. Multiple North-South connections are established via -Olympic Boulevard serves as a green spine linking expansive recreational areas
   - A centrally located civic spine connects the urban center's heart with the southern neighborhood.
3. A network of anchors and streets defines the urban center, surrounded by development along its edges.

4. Urban Centre

- Residential density is concentrated south of the over-station development, with mixed uses planned to the north to complement civic, commercial, hospitality, and entertainment facilities outlined in the RAS master plan.

5. A new landscaped park is proposed adjacent to retail and residential areas, enhancing amenities for both visitors and residents.

6. Southern neighbourhood

- Additional open space with play facilities and multi-purpose courts is proposed adjacent to Tom Wills Oval, complementing the Southern Neighbourhood's recreational character.
- Residential development is positioned at the corner of Sarah Durack Avenue and Australia Avenue, addressing challenges posed by contamination in the Southern Neighbourhood.

7. Haslam's neighbourhood is envisioned as a compact urban residential area with a central open space supported by a play area adjacent to the Pyramid.

8. Pedestrian bridge is proposed at the center of the Urban Centre, directly connecting Miluni Plaza and Tom Wills Oval.

9. School location

- A school site is proposed alongside a central park in the Eastern Neighbourhood, intended as a community focal point.
- An additional school is planned near sports facilities and lush landscapes, in close proximity to the new metro station and community hub.

10. A new Community Hub is proposed at the junction of two key civic spines — Olympic Boulevard and Dawn Fraser Avenue — providing direct access to transport nodes and serving as a landmark.

11. Olympic Boulevard character is split into three parts -

- The northern and southern sections are envisioned as slow vehicular streets with large green setbacks and pocket parks connecting the entire northern spine.
- The middle section of Olympic Boulevard, adjacent to the metro entry, will be a pedestrianized space accommodating active recreation, community events, and major pedestrian movements during events.

Annexure 2: Master Plan Comparison

13

SydneyOlympicPark

This section of the Urban Design Report compares Master Plan 2050 and Master Plan 2030. The comparison is focused on the urban layout, changes to the planning controls and differences in solar access to streets and spaces as a result of the revised development controls.

The solar insolation analysis performed on the ground plane of the reference scheme above illustrates the number of hours of direct sunlight received by the ground plane on the 21st June (winter solstice) between 9am and 3pm.



Artistic impression of Sydney Olympic Park in 2050

13.1 Urban Centre

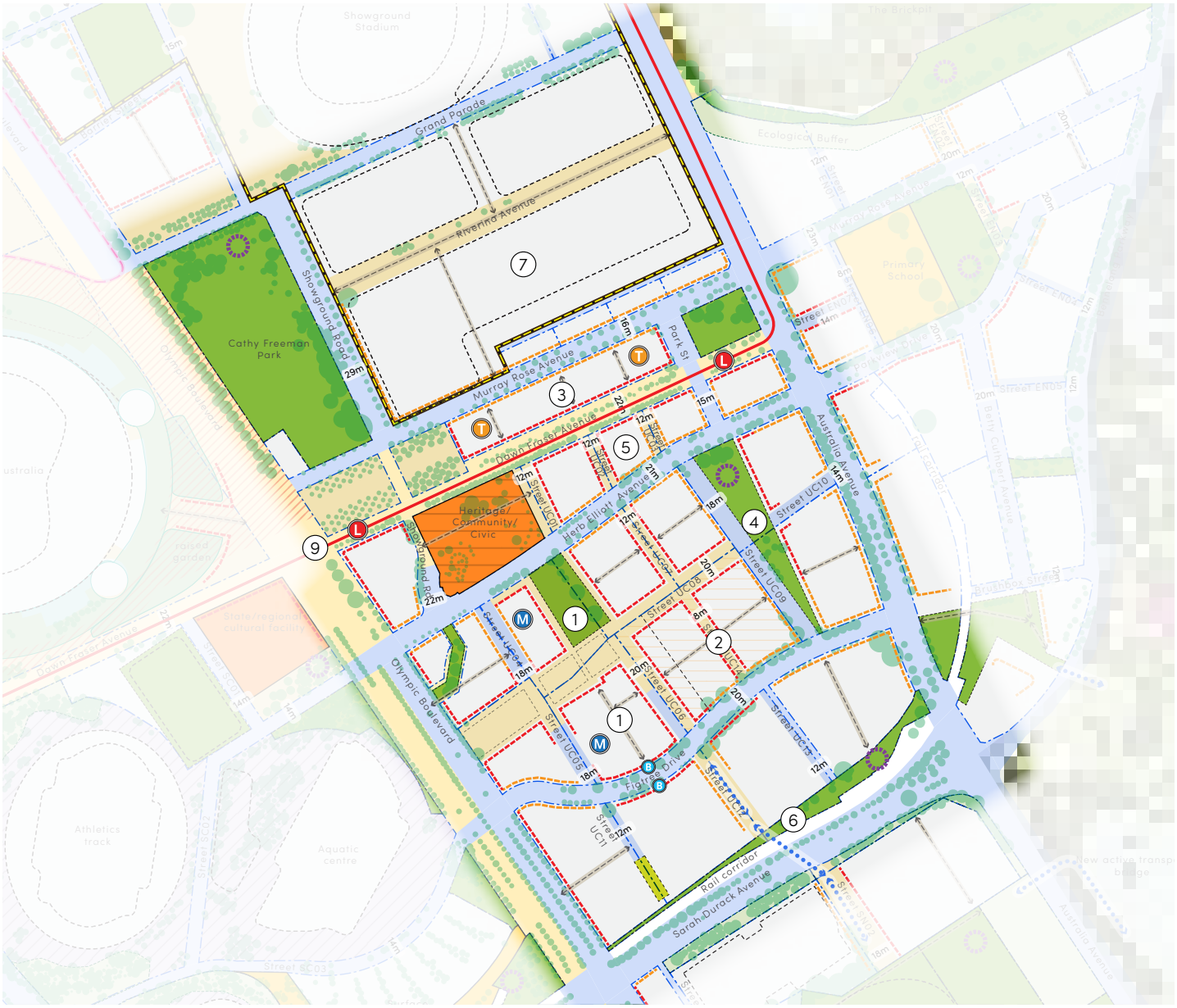
13.1.1 Master Plan comparison



Master Plan 2030

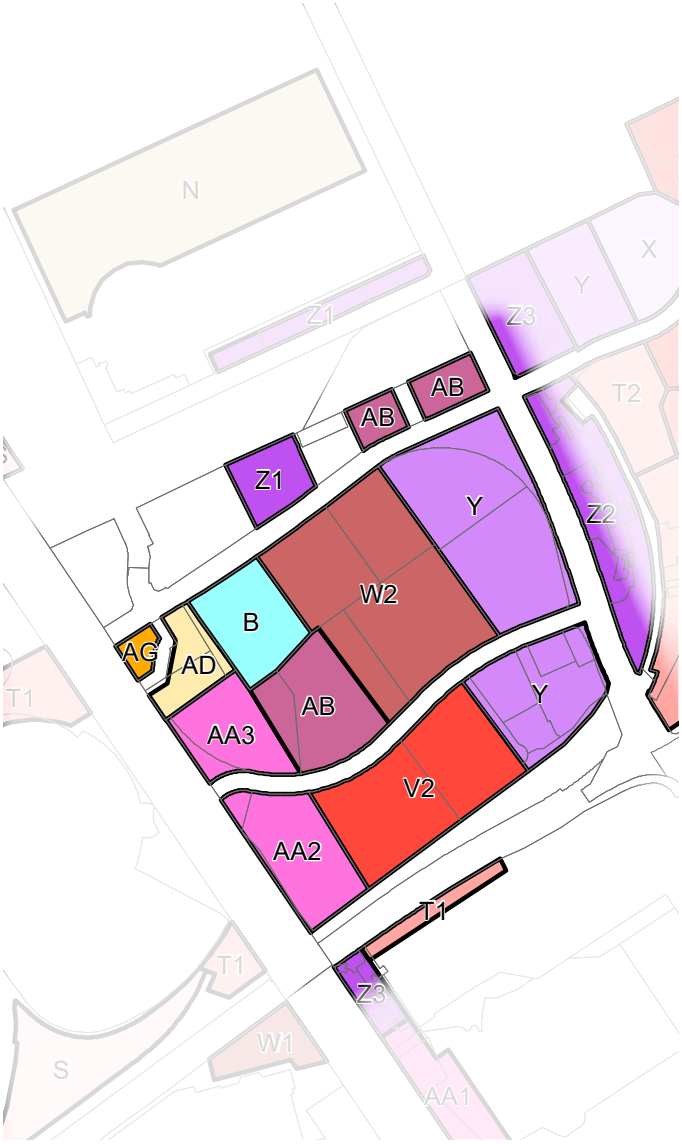
Key differences

1. Updated to accommodate Sydney Metro (SSDA & SSI) and adjacent open space.
2. Consolidated development site (through site links retain design intent of pedestrian permeability while allowing delivery flexibility).
3. Overstation development above existing train station.
4. New triangular open space.
5. Stockroute Park transitioned to development site.
6. Reduction of linear park along the rail way line.
7. Larger footprint site including with conferencing and exhibition space in RAS.
8. Bridge over Sarah Durack Avenue to new Southern Neighbourhood.
9. PLR2 indicative design accommodated.

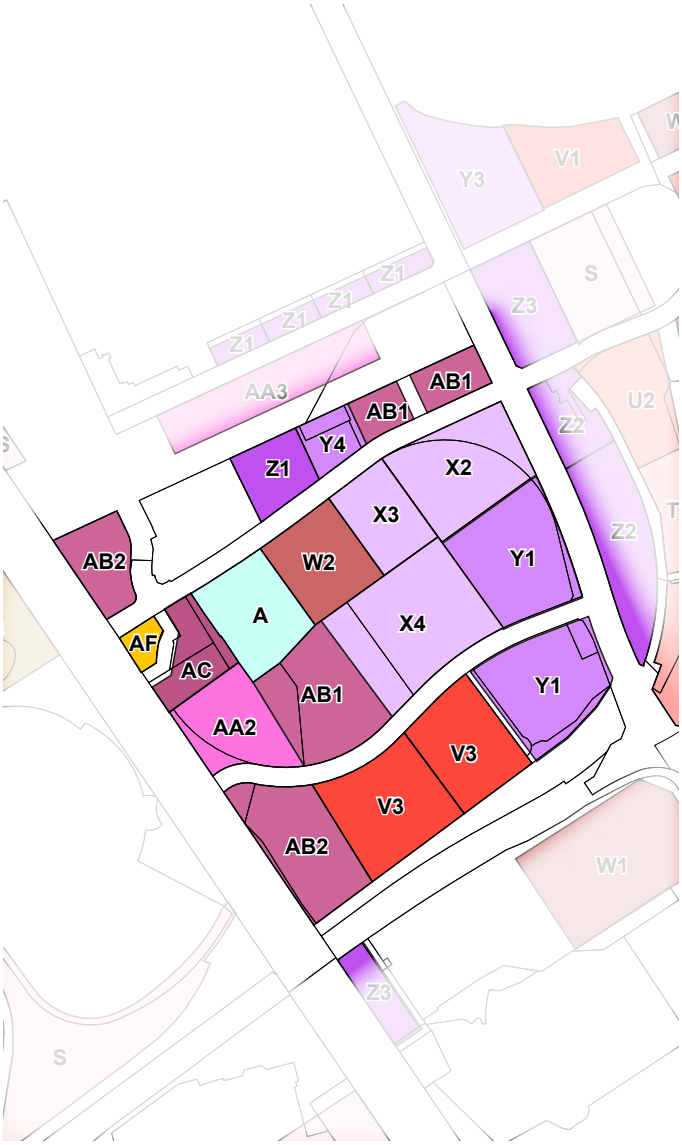


Master Plan 2050

13.1.2 Floor space ratio



Existing SEPP



Proposed SEPP amendment

Maximum Floor Space Ratio (n:1)

B	0.3	X	4
D	0.5	Y	4.5
N	1	Z1	5
S	1.5	Z2	5.25
T1	2	Z3	5.5
T2	2.2	AA1	6
T3	2.25	AA2	6.5
U	2.5	AA3	6.6
V1	3	AB	7
V2	3.2	AD	8
W1	3.5	AG	12
W2	3.6		

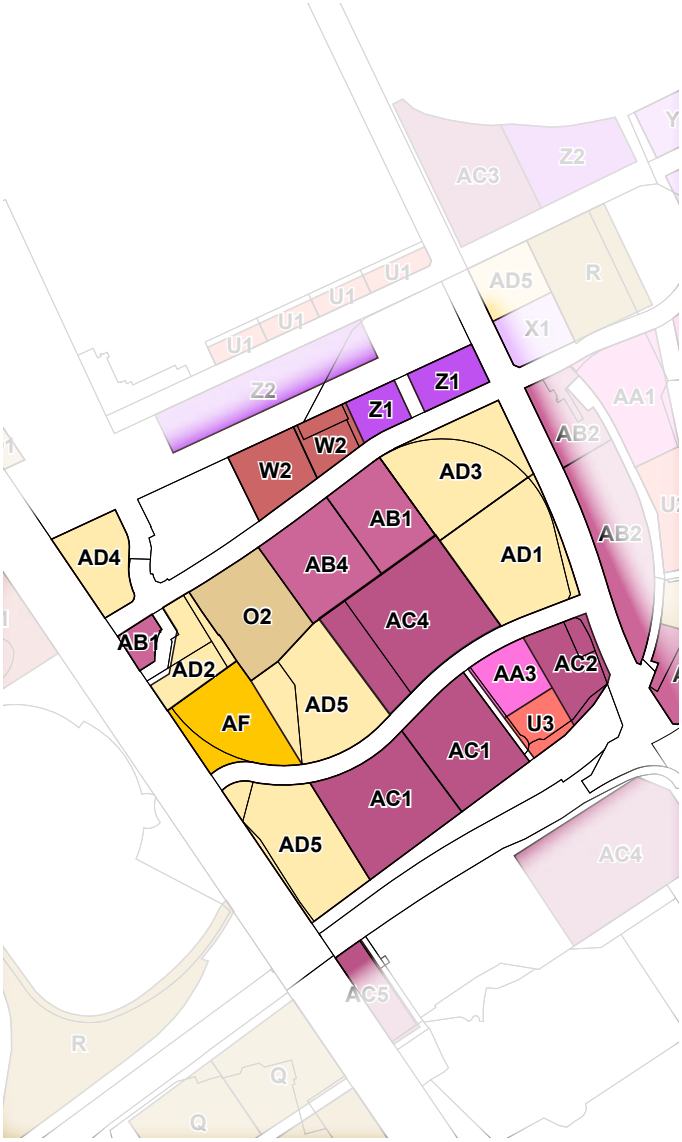
Maximum Floor Space Ratio (n:1)

A	0.3	S	1.5	V1	3	W1	3.5	X3	4.2	Y4	4.9	AA2	6.6	AF	11
D	0.5	T1	2	V2	3.1	W2	3.6	X4	4.4	Z1	5	AA3	6.7		
L1	0.8	T2	2.3	V3	3.2	W3	3.8	Y1	4.5	Z2	5.25	AB1	7		
P	1.2	U1	2.7	V4	3.3	X1	4	Y2	4.6	Z3	5.5	AB2	7.3		
Q	1.3	U2	2.9	V5	3.4	X2	4.1	Y3	4.8	AA1	6	AC	8.1		

13.1.3 Height of building



Existing SEPP



Proposed SEPP amendment

Maximum Building Height (m)

J	9	U2	33
O1	15	W	41
O2	16	Y	50
R1	21	AA	74
R2	22	AB1	84
S	24	AB2	90
T1	26	AC1	102
T2	29	AC2	122
U1	30	AD	149

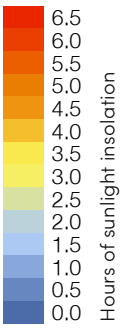
Maximum Building Height (m)

J	9	S	24	U4	34	X1	46	Z2	56	AA4	76	AB4	96	AC5	122
O1	15	T	26	V	36	X2	49	Z2	58	AA5	78	AC1	100	AD1	131
O2	16	U1	30	W1	40	Y1	50	AA1	61	AB1	86	AC2	102	AD2	137
O	20	U2	31	W2	41	Y2	52	AA2	67	AB2	90	AC3	107	AD3	140
R	22	U3	33	W3	42	Z1	55	AA3	74	AB3	93	AC4	118	AD4	146

13.1.4 Solar insolation

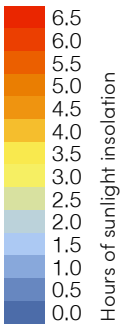


Master Plan 2030





Master Plan 2050



13.2 Eastern Neighbourhood

13.2.1 Master Plan comparison



Master Plan 2030

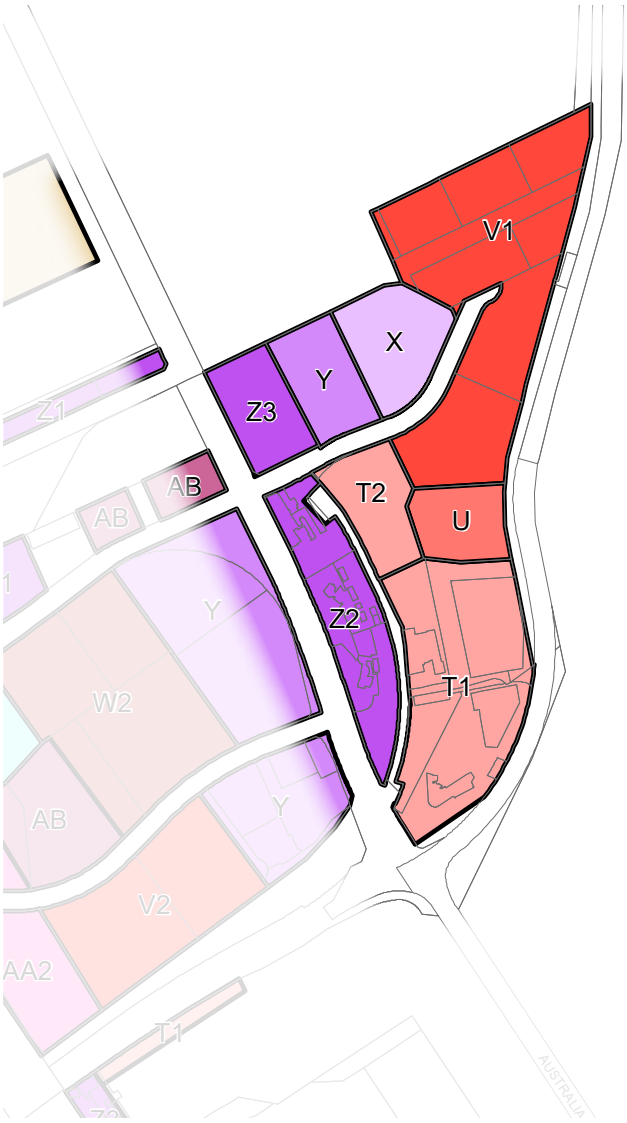
Key differences

1. New school (primary).
2. New central open space (shared with school).
3. New residential development site (formerly P6 car park). Representative of shift from commercial use of precinct to residential neighbourhood.
4. Minor development site boundary adjustments to reflect delivered road.
5. Designation of open space to reflect delivery.
6. Designation of brick pit as park.
7. Removal of open space.
8. Addition of civic spaces.
9. Addition of bridge over Bennelong Parkway to reflect delivery.

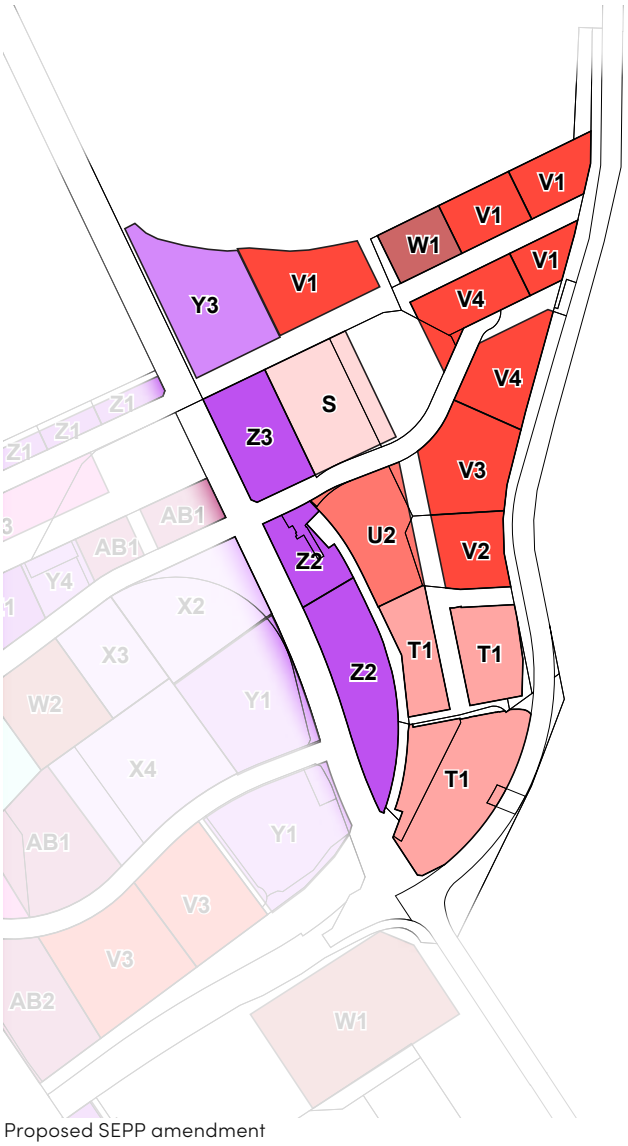


Master Plan 2050

13.2.2 Floor space ratio



Existing SEPP



Proposed SEPP amendment

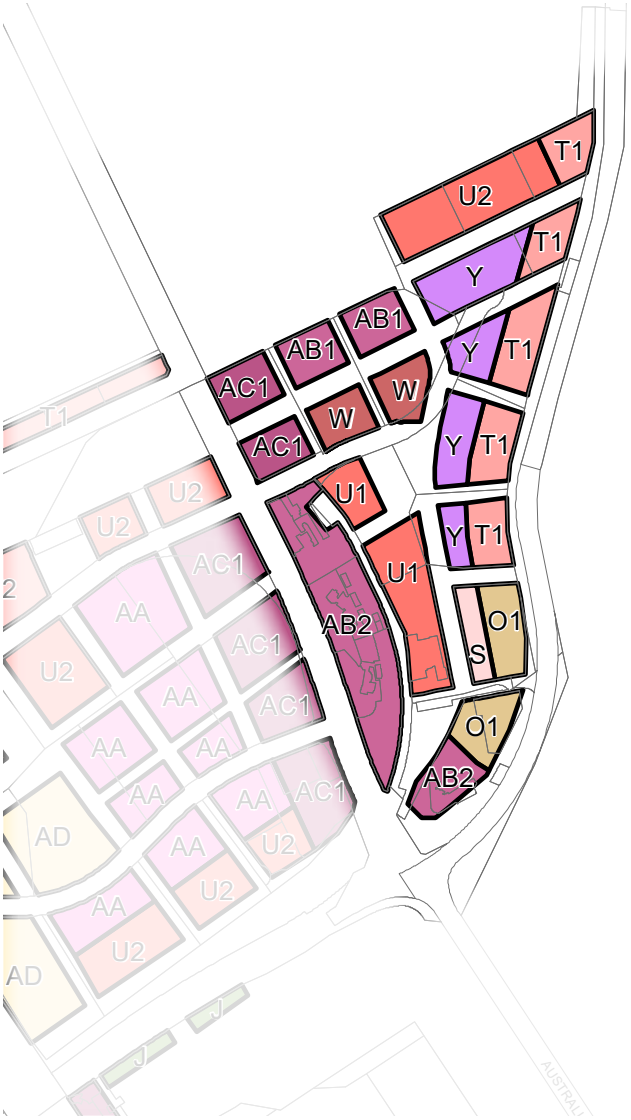
Maximum Floor Space Ratio (n:1)

B	0.3	X	4
D	0.5	Y	4.5
N	1	Z1	5
S	1.5	Z2	5.25
T1	2	Z3	5.5
T2	2.2	AA1	6
T3	2.25	AA2	6.5
U	2.5	AA3	6.6
V1	3	AB	7
V2	3.2	AD	8
W1	3.5	AG	12
W2	3.6		

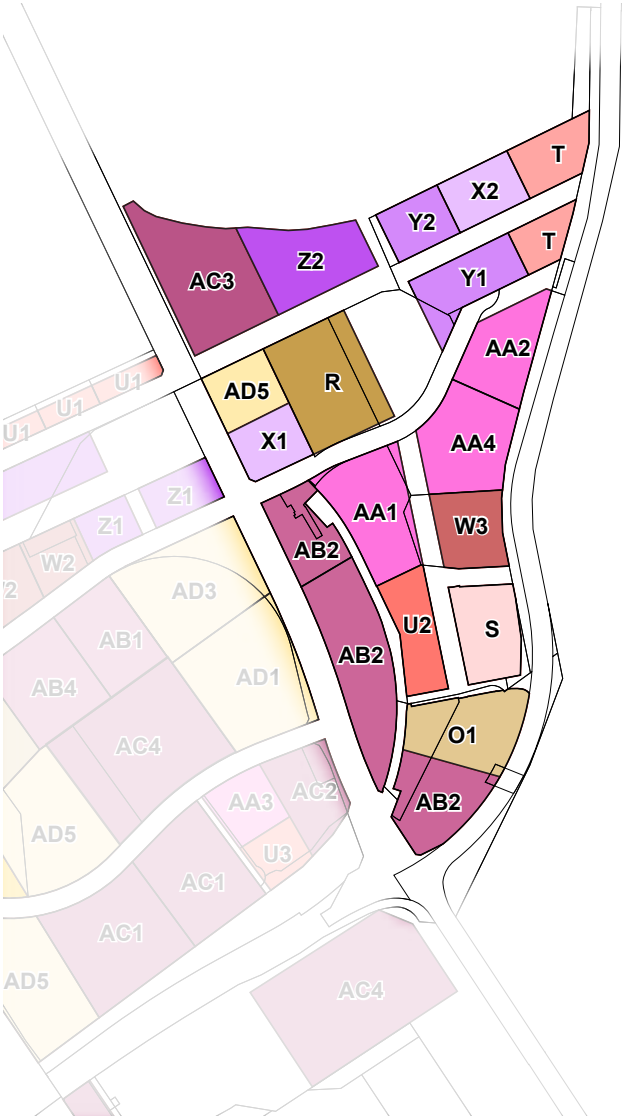
Maximum Floor Space Ratio (n:1)

A 0.3	S 1.5	V1 3	W1 3.5	X3 4.2	Y4 4.9	AA2 6.6	AF 11		
D 0.5	T1 2	V2 3.1	W2 3.6	X4 4.4	Z1 5	AA3 6.7			
N 0.8	T2 2.3	V3 3.2	W3 3.8	Y1 4.5	Z2 5.25	AB1 7			
P 1.2	U1 2.7	V4 3.3	X1 4	Y2 4.6	Z3 5.5	AB2 7.3			
Q 1.3	U2 2.9	V5 3.4	X2 4.1	Y3 4.8	AA1 6	AC 8.1			

13.2.3 Height of building



Existing SEPP



Proposed SEPP amendment

Maximum Building Height (m)

J	9	U2	33
O1	15	W	41
O2	16	Y	50
R1	21	AA	74
R2	22	AB1	84
S	24	AB2	90
T1	26	AC1	102
T2	29	AC2	122
U1	30	AD	149

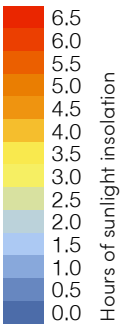
Maximum Building Height (m)

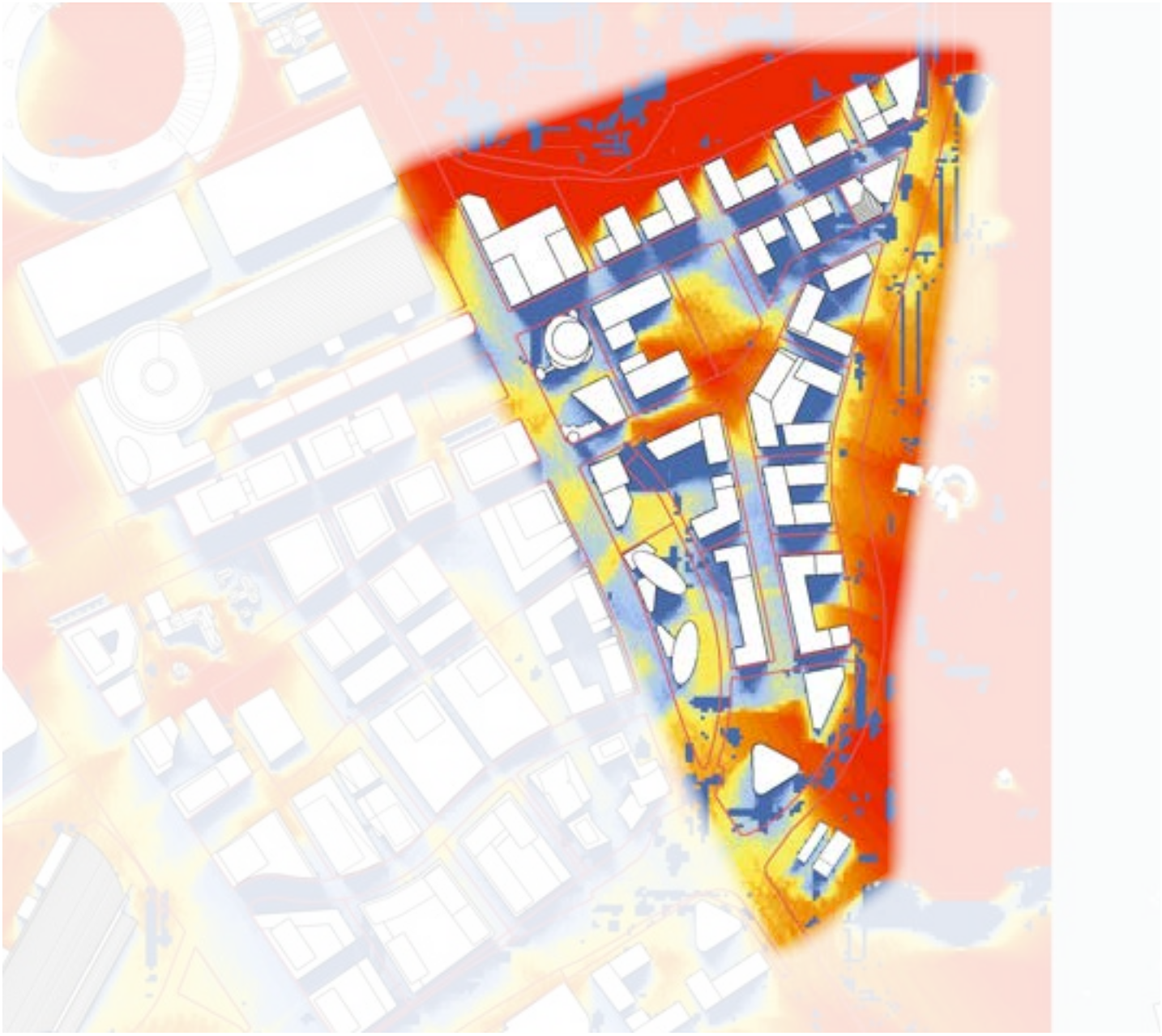
J	9	S	24	U4	34	X1	46	Z2	56	AA4	76	AB4	96	AC3	122
O1	15	T	26	V	36	X2	49	Z2	58	AA5	78	AC1	100	AD1	131
O2	16	U1	30	W1	40	Y1	50	AA1	61	AB1	86	AC2	102	AD2	137
O	20	U2	31	W2	41	Y2	52	AA2	67	AB2	90	AC3	107	AD3	140
R	22	U3	33	W3	42	Z1	55	AA3	74	AB3	93	AC4	118	AD4	146

13.2.4 Solar insolation

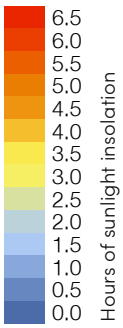


Master Plan 2030





Master Plan 2050



13.3 Southern Neighbourhood

13.3.1 Master Plan comparison



Master Plan 2030

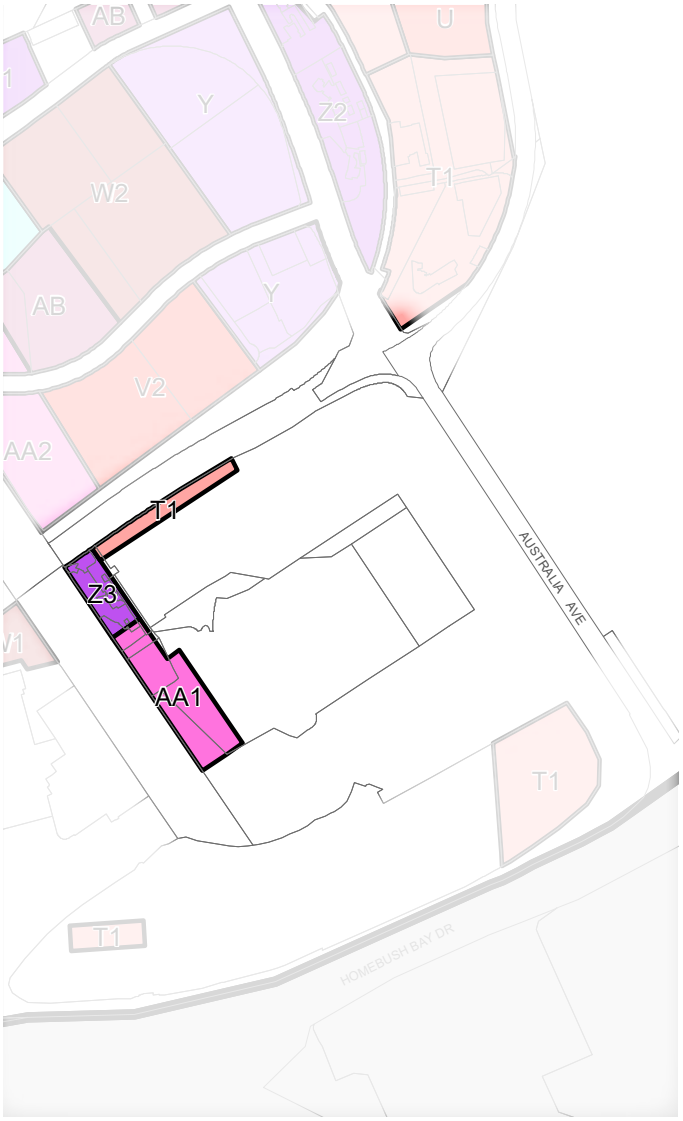
Key differences

1. New development site on existing hill ('marker').
2. Bridge connecting Urban Centre to Southern Neighbourhood with new public plaza.
3. Potential for upgrades to western carpark frontage to improve condition with new plaza (street SN02).
4. Landscape setbacks defined.
5. Public domain works to improve connection with Boundary Creek.
6. Removal of development site on current sporting facility.

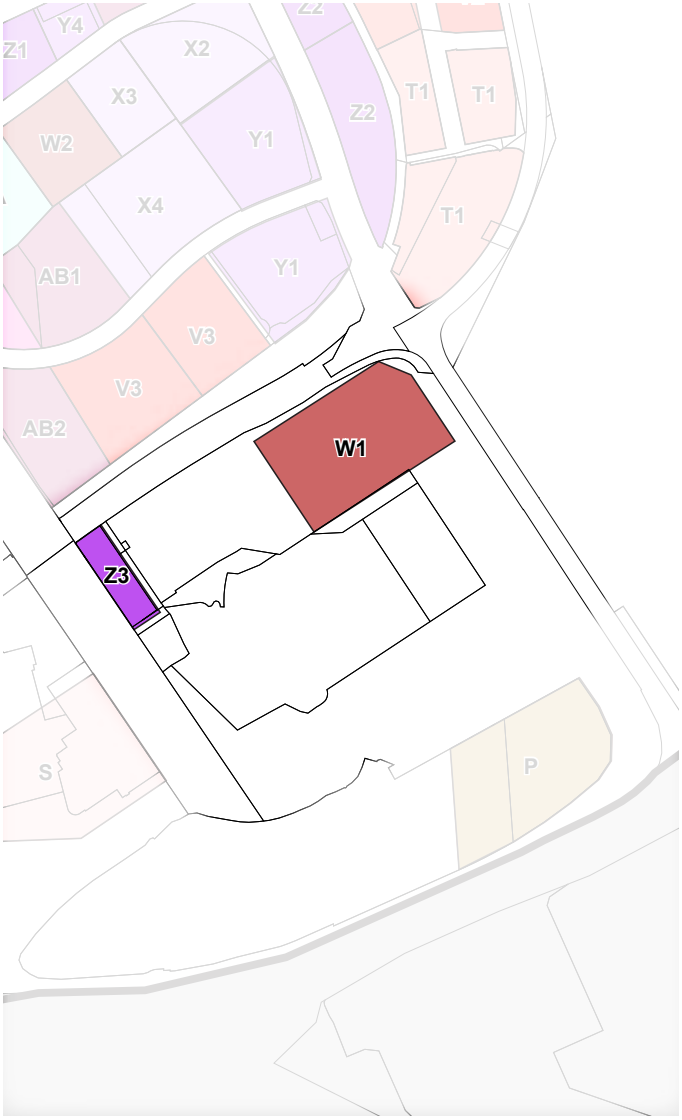


Master Plan 2050

13.3.2 Floor space ratio



Existing SEPP



Proposed SEPP amendment

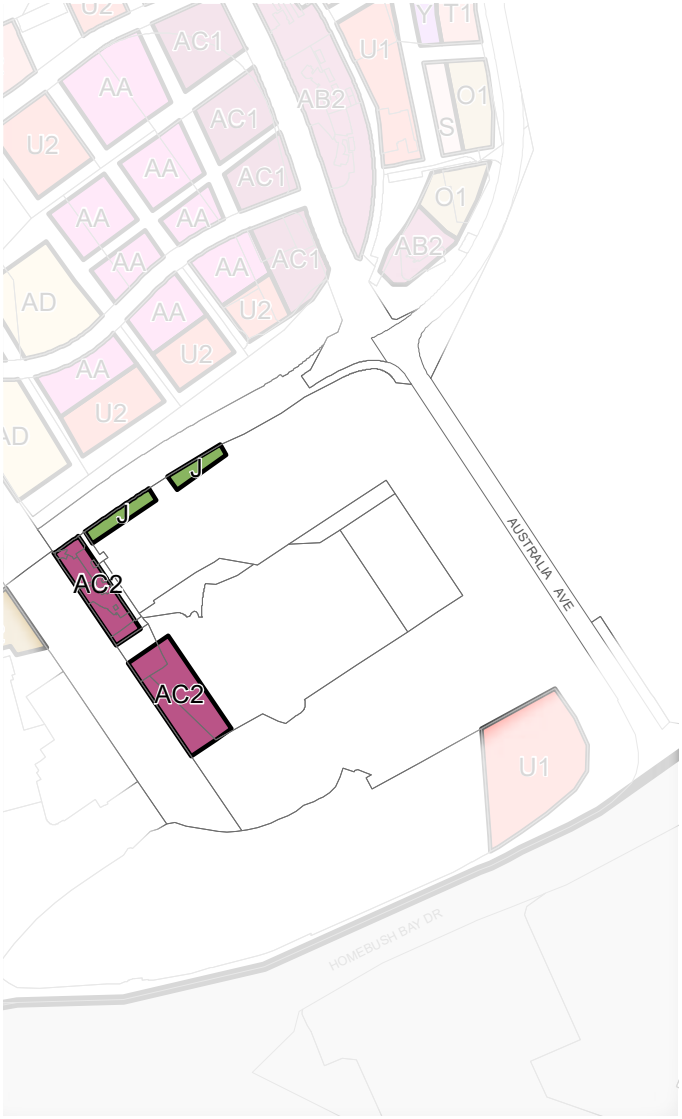
Maximum Floor Space Ratio (n:1)

B	0.3	X	4
D	0.5	Y	4.5
N	1	Z1	5
S	1.5	Z2	5.25
T1	2	Z3	5.5
T2	2.2	AA1	6
T3	2.25	AA2	6.5
U	2.5	AA3	6.6
V1	3	AB	7
V2	3.2	AD	8
W1	3.5	AG	12
W2	3.6		

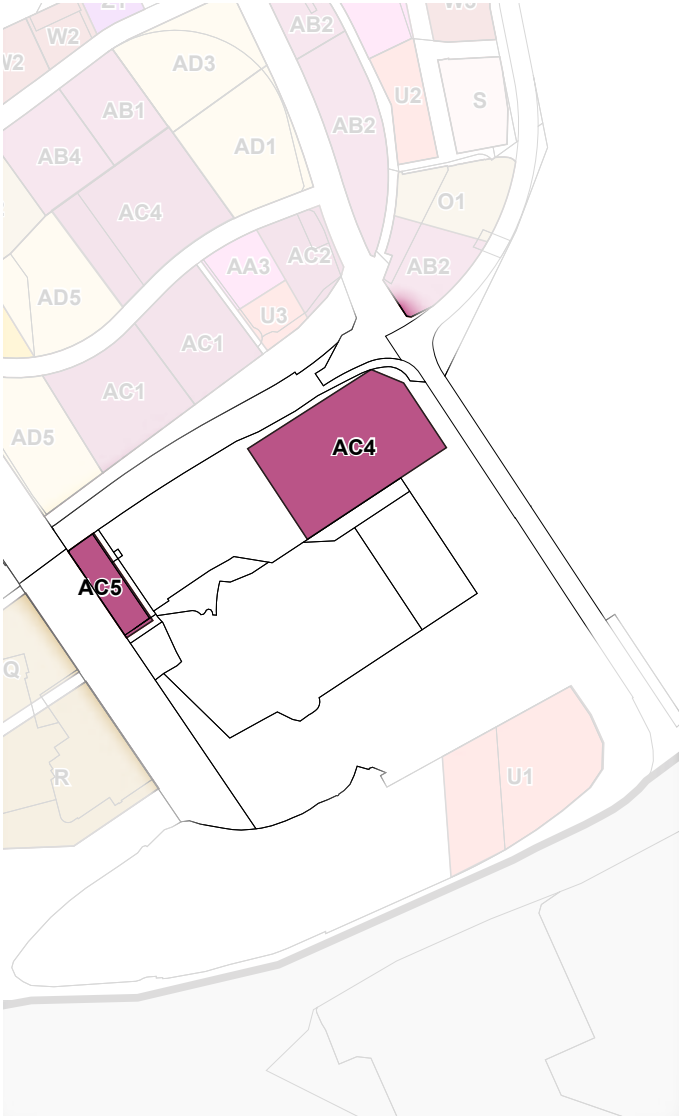
Maximum Floor Space Ratio (n:1)

A 0.3	S 1.5	V1 3	W1 3.5	X3 4.2	Y4 4.9	AA2 6.6	AF 11		
D 0.5	T1 2	V2 3.1	W2 3.6	X4 4.4	Z1 5	AA3 6.7			
N 0.8	T2 2.3	V3 3.2	W3 3.8	Y1 4.5	Z2 5.25	AB1 7			
P 1.2	U1 2.7	V4 3.3	X1 4	Y2 4.6	Z3 5.5	AB2 7.3			
Q 1.3	U2 2.9	V5 3.4	X2 4.1	Y3 4.8	AA1 6	AC 8.1			

13.3.3 Height of building



Existing SEPP



Proposed SEPP amendment

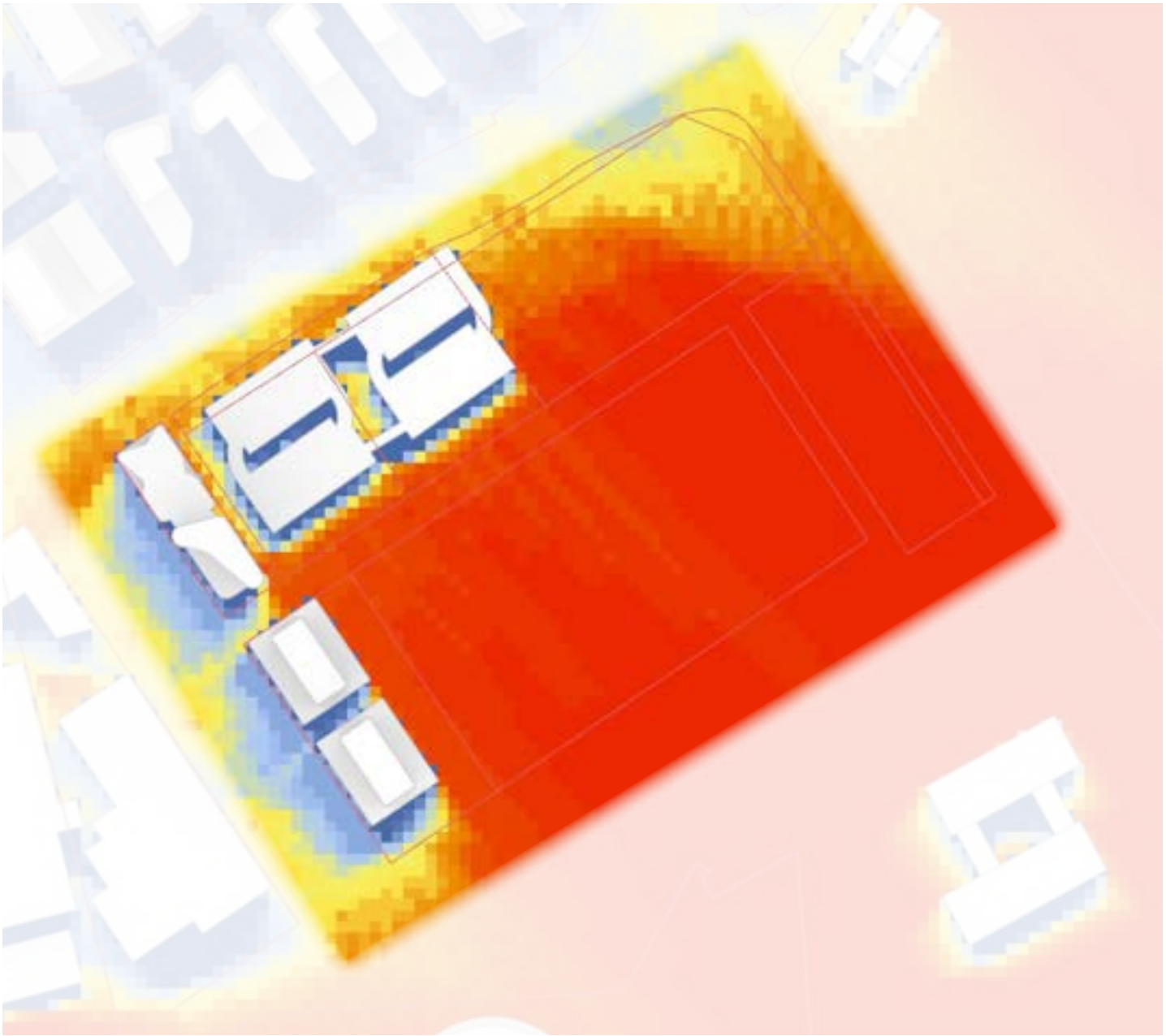
Maximum Building Height (m)

J	9	U2	33
O1	15	W	41
O2	16	Y	50
R1	21	AA	74
R2	22	AB1	84
S	24	AB2	90
T1	26	AC1	102
T2	29	AC2	122
U1	30	AD	149

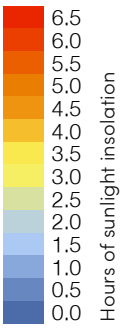
Maximum Building Height (m)

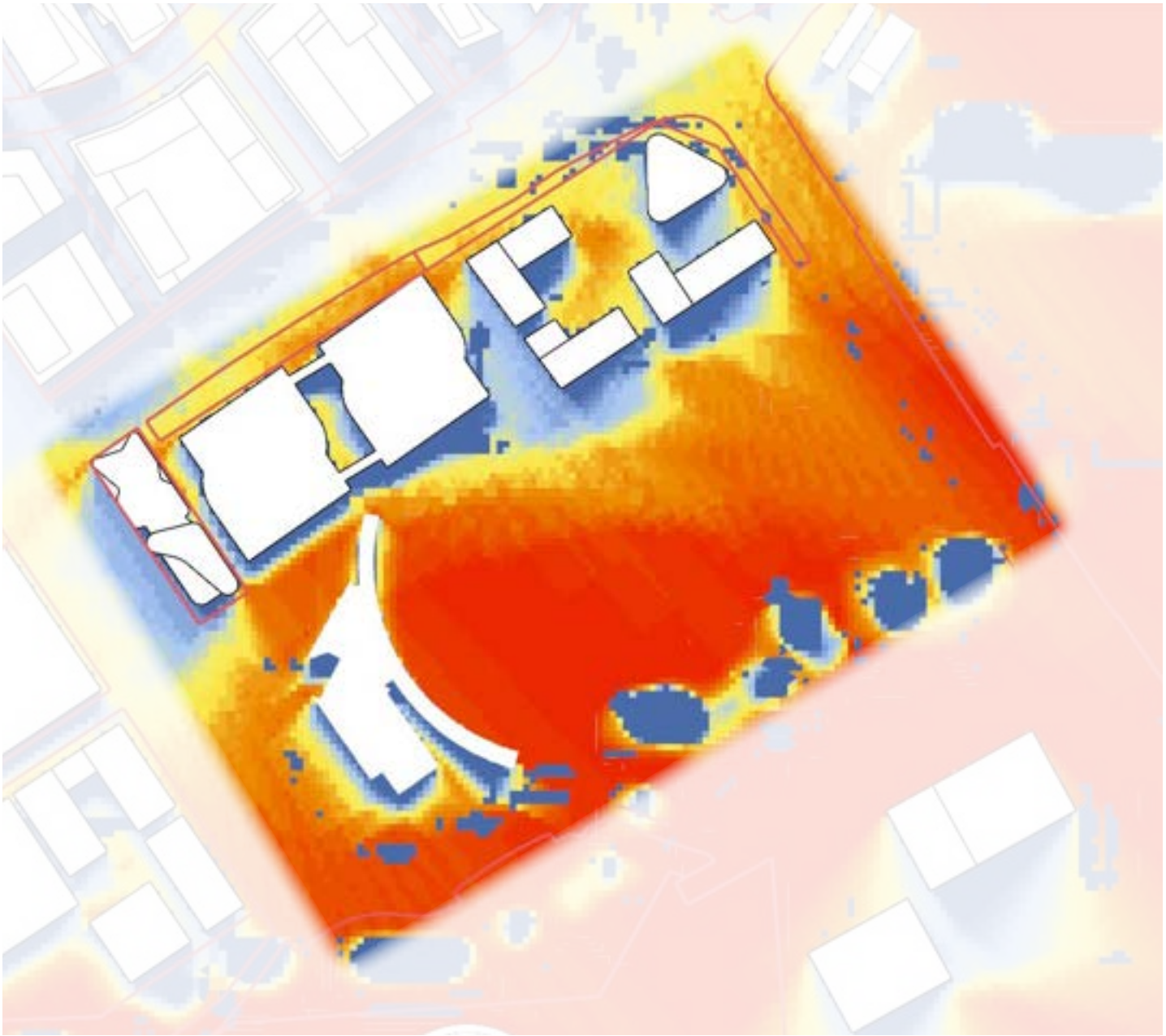
J	9	S	24	U4	34	X1	46	Z2	56	AA4	76	AB4	96	AC5	122
O1	15	T	26	V	36	X2	49	Z2	58	AA5	78	AC1	100	AD1	131
O2	16	U1	30	W1	40	Y1	50	AA1	61	AB1	86	AC2	102	AD2	137
Q	20	U2	31	W2	41	Y2	52	AA2	67	AB2	90	AC3	107	AD3	140
R	22	U3	33	W3	42	Z1	55	AA3	74	AB3	93	AC4	118	AD4	146

13.3.4 Solar insolation

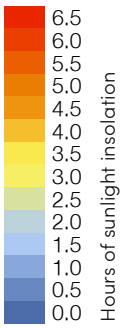


Master Plan 2030





Master Plan 2050



13.4 Haslams Neighbourhood

13.4.1 Master Plan comparison



Master Plan 2030

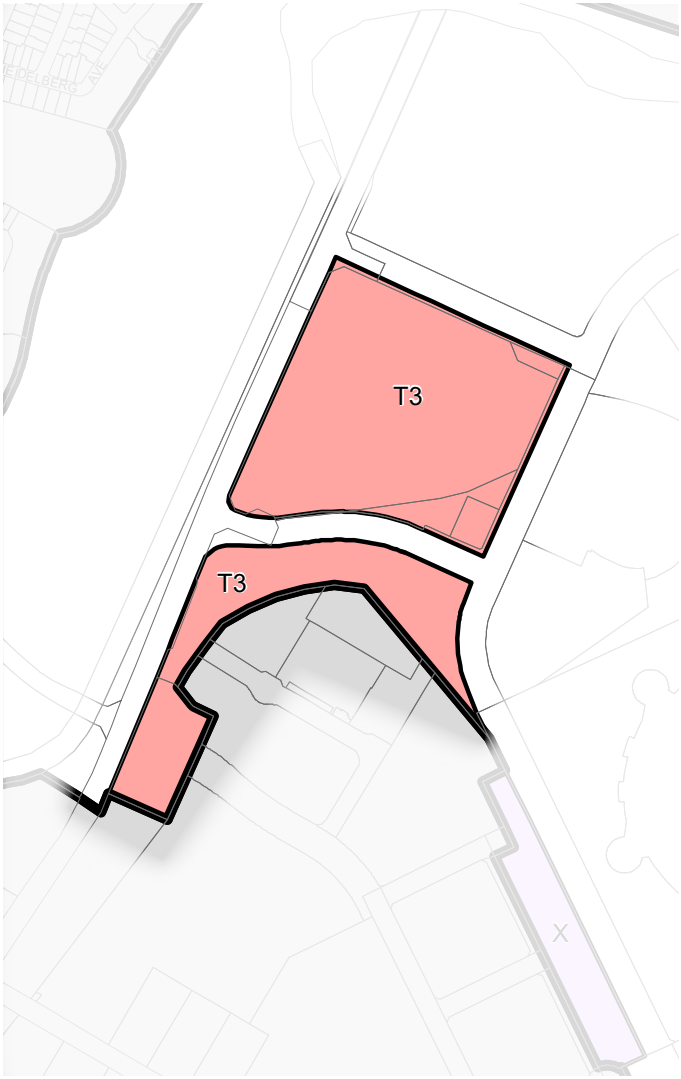
Key differences

1. Peripheral landscape setbacks with significant existing tree canopy defined.
2. Linear park removed as it has limited ability to contribute to the amenity of the built form and no direct street crossing at either end of the block.
3. New central open space which provides amenity to all urban blocks.
4. New open space which adjoins the delivered Carter Street open space, retains existing canopy and accommodates the existing pedestrian tunnel.
5. Movement of undercroft coach parking in Master Plan 2030 to on street temporary coach layover on Pondage Link.

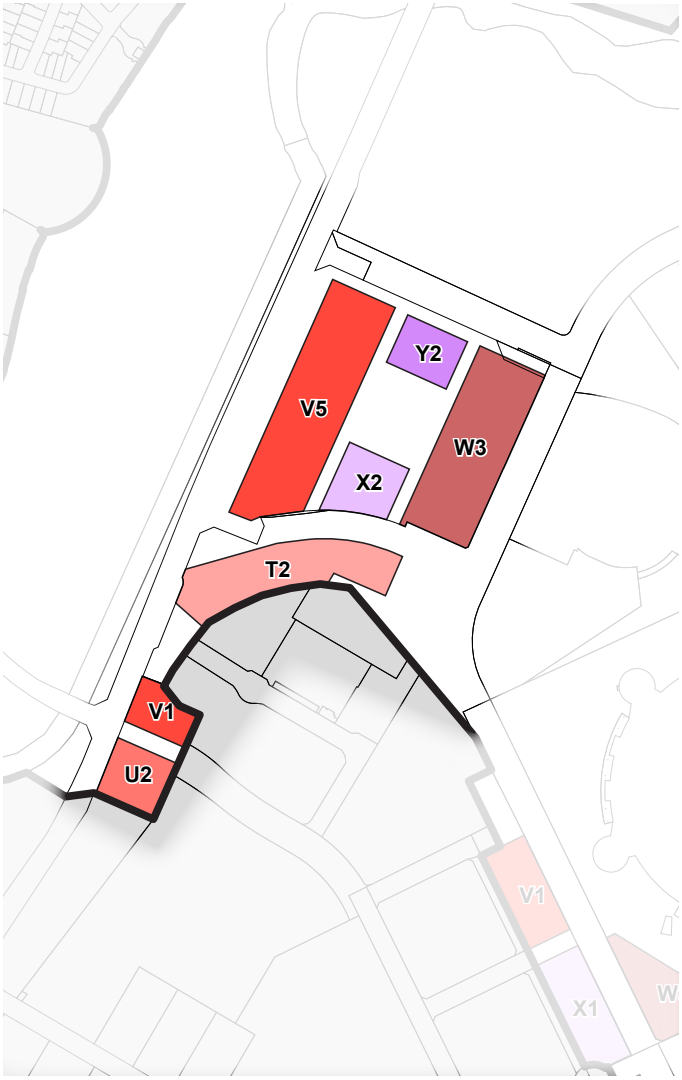


Master Plan 2050

13.4.2 Floor space ratio



Existing SEPP



Proposed SEPP amendment

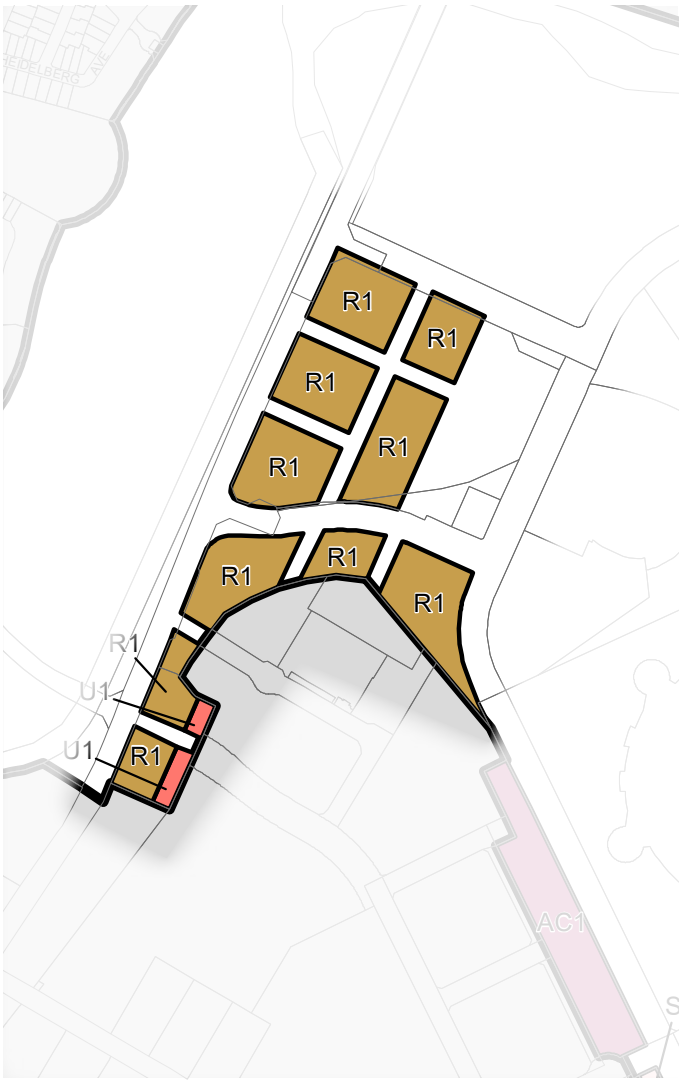
Maximum Floor Space Ratio (n:1)

B	0.3	X	4
D	0.5	Y	4.5
N	1	Z1	5
S	1.5	Z2	5.25
T1	2	Z3	5.5
T2	2.2	AA1	6
T3	2.25	AA2	6.5
U	2.5	AA3	6.6
V1	3	AB	7
V2	3.2	AD	8
W1	3.5	AG	12
W2	3.6		

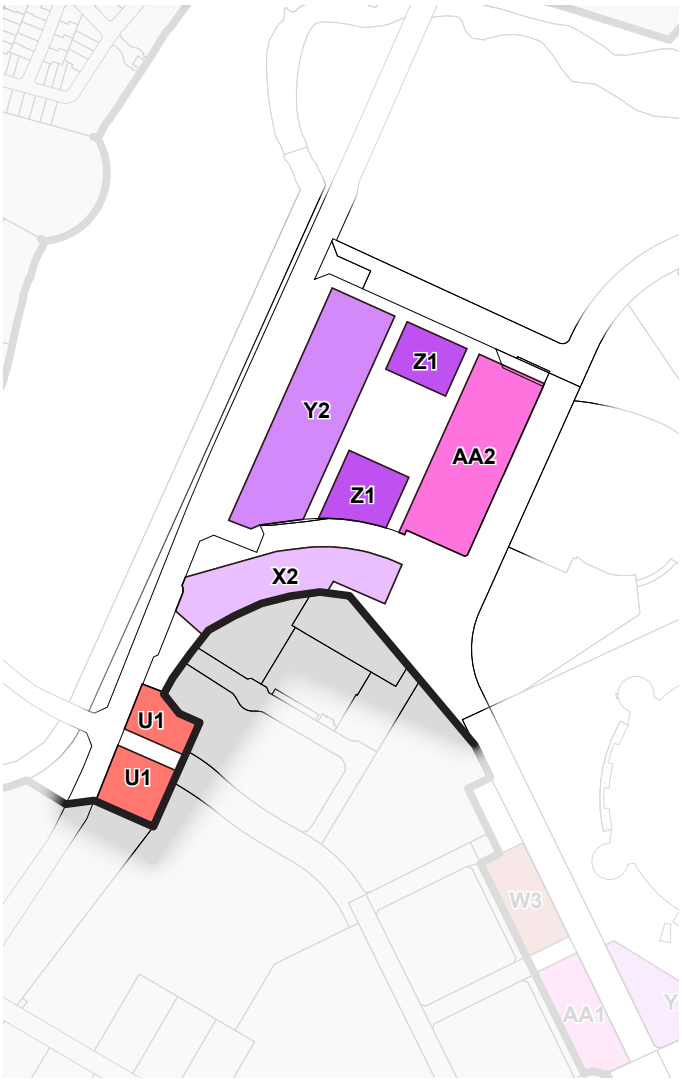
Maximum Floor Space Ratio (n:1)

A 0.3	S 1.5	V4 3	W1 3.5	X3 4.2	Y4 4.9	AA2 6.6	AF 11		
D 0.5	T1 2	V2 3.1	W2 3.6	X4 4.4	Z1 5	AA3 6.7			
N 0.8	T2 2.3	V3 3.2	W3 3.8	Y1 4.5	Z2 5.25	AB1 7			
P 1.2	U1 2.7	V4 3.3	X1 4	Y2 4.6	Z3 5.5	AB2 7.3			
Q 1.3	U2 2.9	V5 3.4	X2 4.1	Y3 4.8	AA1 6	AC 8.1			

13.4.3 Height of building



Existing SEPP



Proposed SEPP amendment

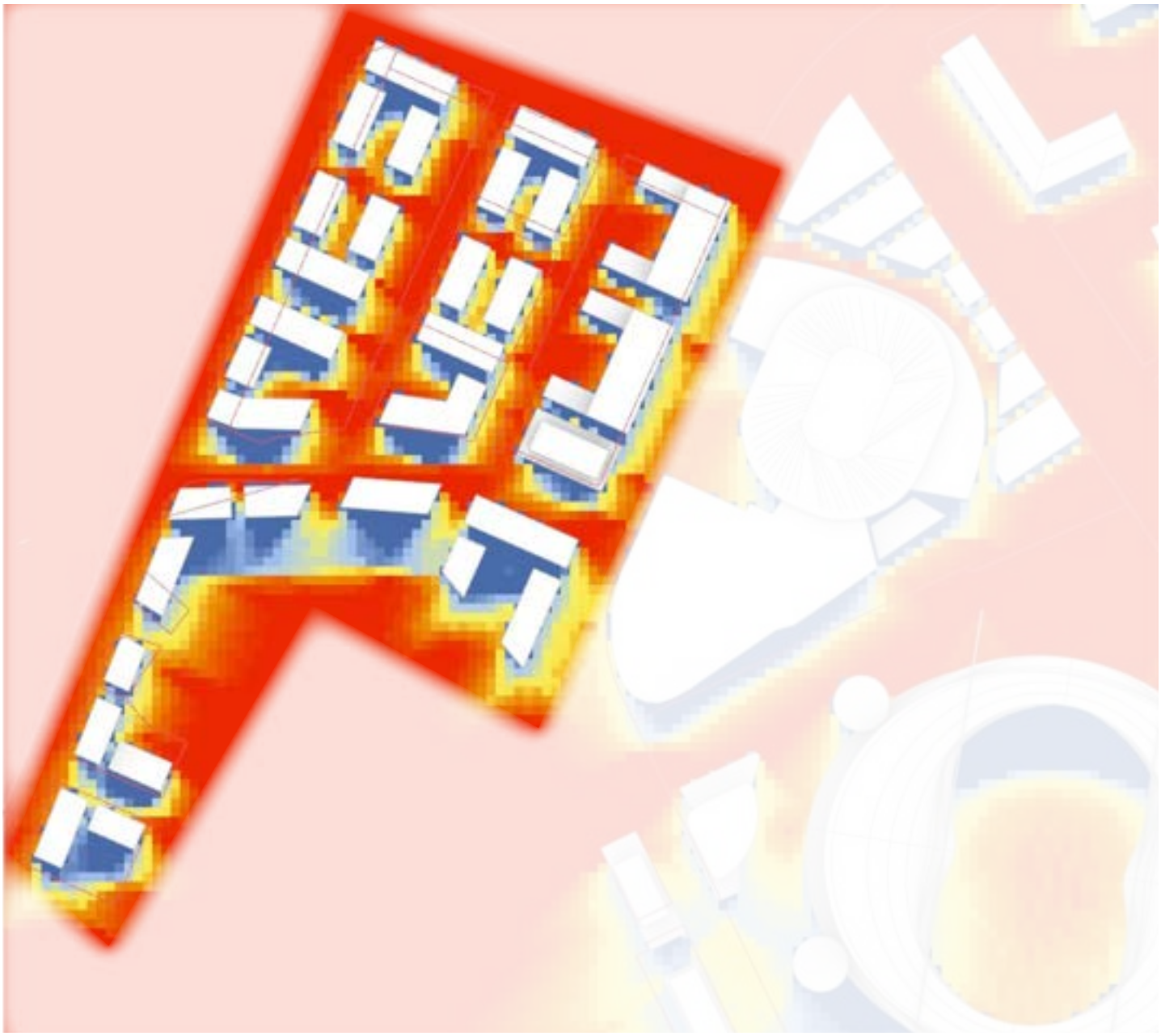
Maximum Building Height (m)

J	9	U2	33
O1	15	W	41
O2	16	Y	50
R1	21	AA	74
R2	22	AB1	84
S	24	AB2	90
T1	26	AC1	102
T2	29	AC2	122
U1	30	AD	149

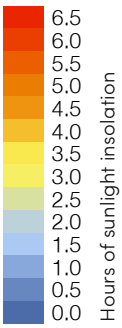
Maximum Building Height (m)

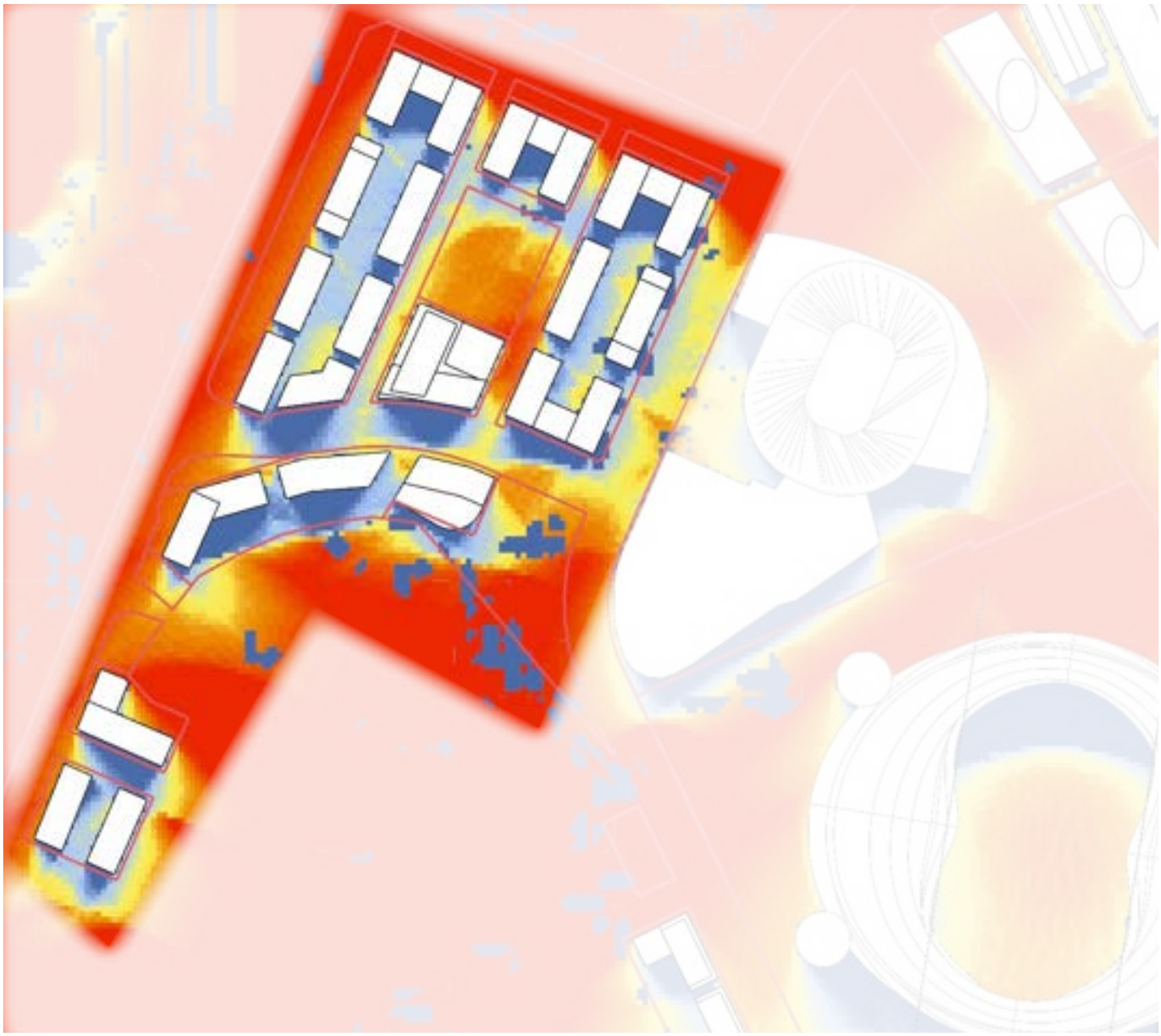
J 9	S 24	U4 34	X1 46	Z2 56	AA4 76	AB4 96	AC3 122		
O1 15	T 26	V 36	X2 49	Z2 58	AA5 78	AC1 100	AD1 131		
O2 16	U1 30	W1 40	Y1 50	AA1 61	AB1 86	AC2 102	AD2 137		
O 20	U2 31	W2 41	Y2 52	AA2 67	AB2 90	AC3 107	AD3 140		
R 22	U3 33	W3 42	Z1 55	AA3 74	AB3 93	AC4 118	AD4 146		

13.4.4 Solar insolation

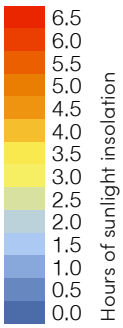


Master Plan 2030





Master Plan 2050



13.5 Edwin Flack Neighbourhood

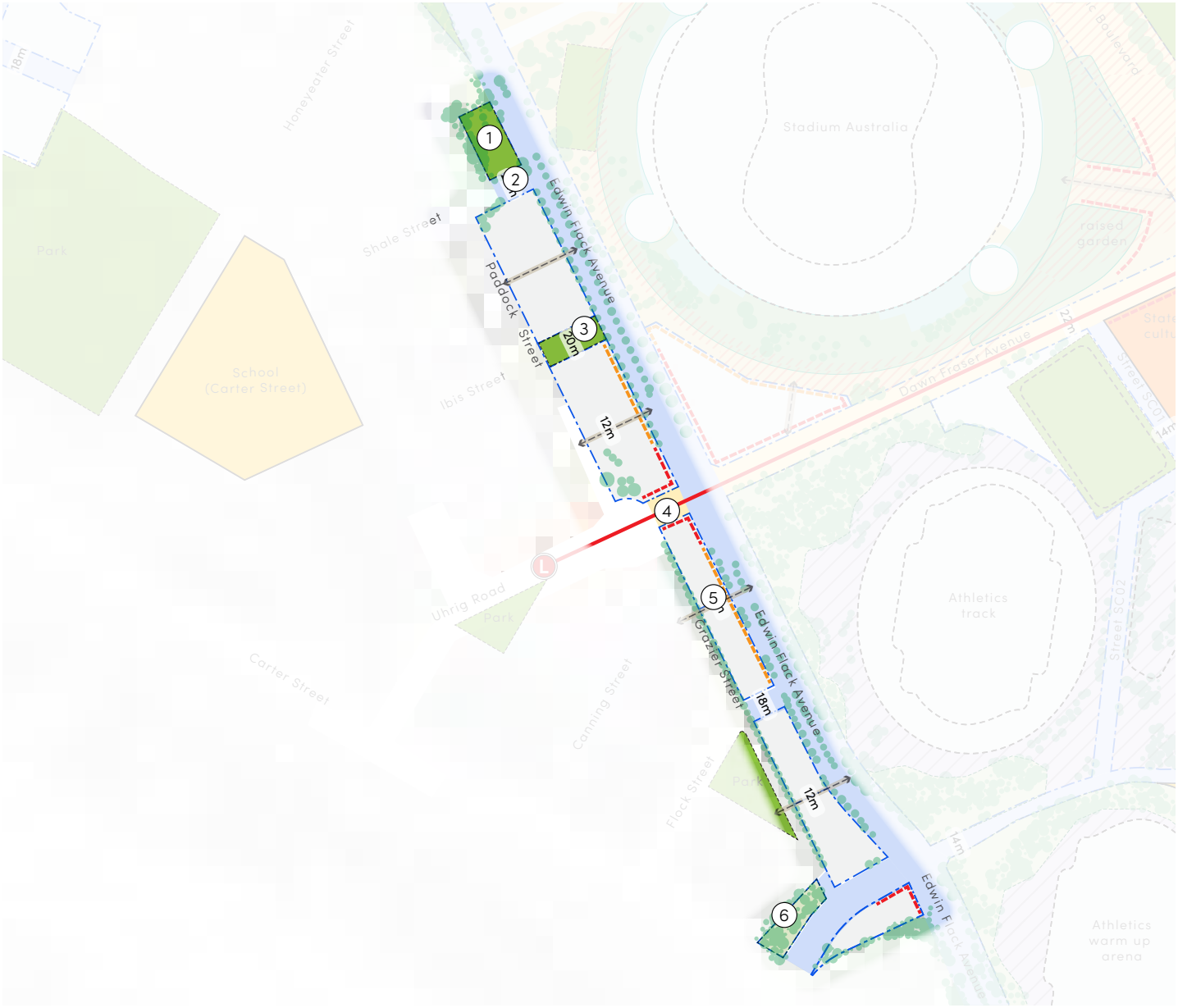
13.5.1 Master Plan comparison



Master Plan 2030

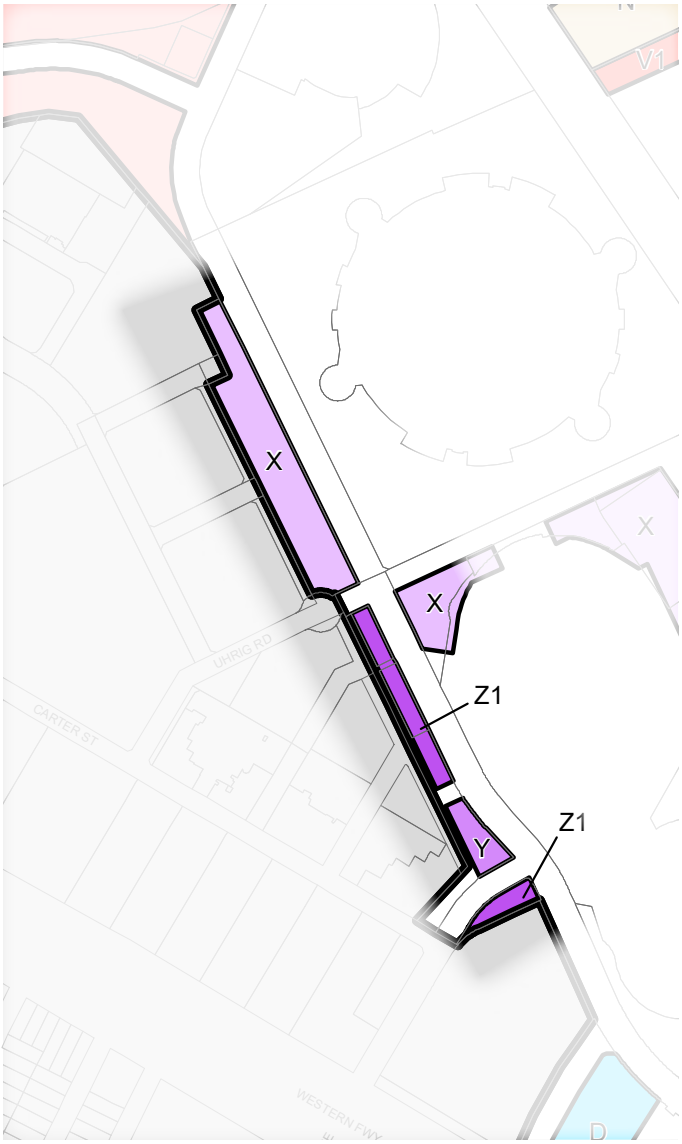
Key differences

1. New open space (pocket park).
2. New street connecting Carter Street to Edwin Flack Avenue.
3. New open space (pocket park) to create pedestrian link through to Ibis Street.
4. Lightrail (PLR2) accommodated on Dawn Fraser Avenue.
5. Block as level change will not permit new street and flexibility required for built form articulation.
6. Landscape setbacks to accommodate existing tree canopy.



Master Plan 2050

13.5.2 Floor space ratio



Existing SEPP



Proposed SEPP amendment

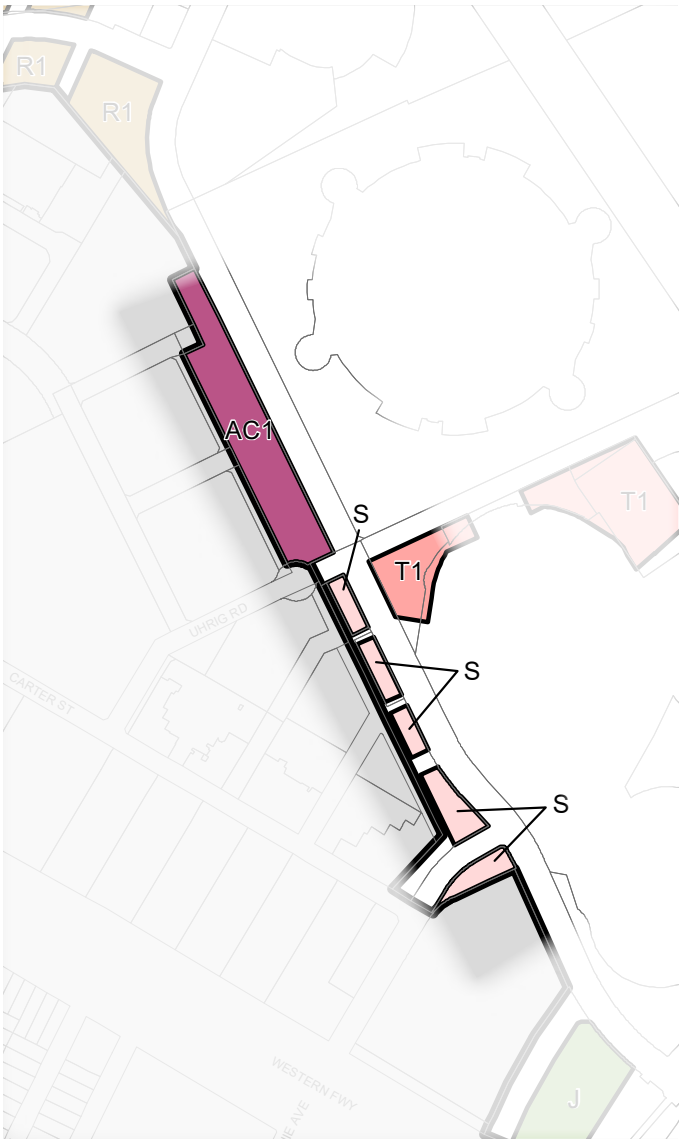
Maximum Floor Space Ratio (n:1)

B	0.3	X	4
D	0.5	Y	4.5
N	1	Z1	5
S	1.5	Z2	5.25
T1	2	Z3	5.5
T2	2.2	AA1	6
T3	2.25	AA2	6.5
U	2.5	AA3	6.6
V1	3	AB	7
V2	3.2	AD	8
W1	3.5	AG	12
W2	3.6		

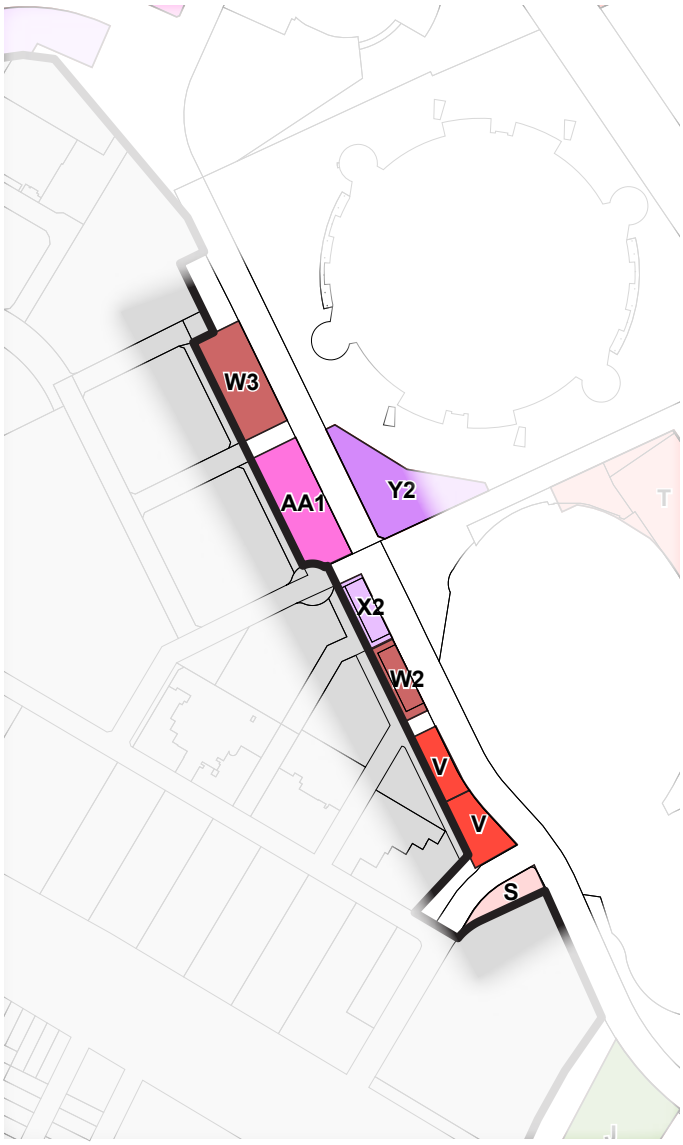
Maximum Floor Space Ratio (n:1)

A 0.3	S 1.5	V1 3	W1 3.5	X3 4.2	Y4 4.9	AA2 6.6	AF 11		
D 0.5	T1 2	V2 3.1	W2 3.6	X4 4.4	Z1 5	AA3 6.7			
N 0.8	T2 2.3	V3 3.2	W3 3.8	Y1 4.5	Z2 5.25	AB1 7			
P 1.2	U1 2.7	V4 3.3	X1 4	Y2 4.6	Z3 5.5	AB2 7.3			
Q 1.3	U2 2.9	V5 3.4	X2 4.1	Y3 4.8	AA1 6	AC 8.1			

13.5.3 Height of building



Existing SEPP



Proposed SEPP amendment

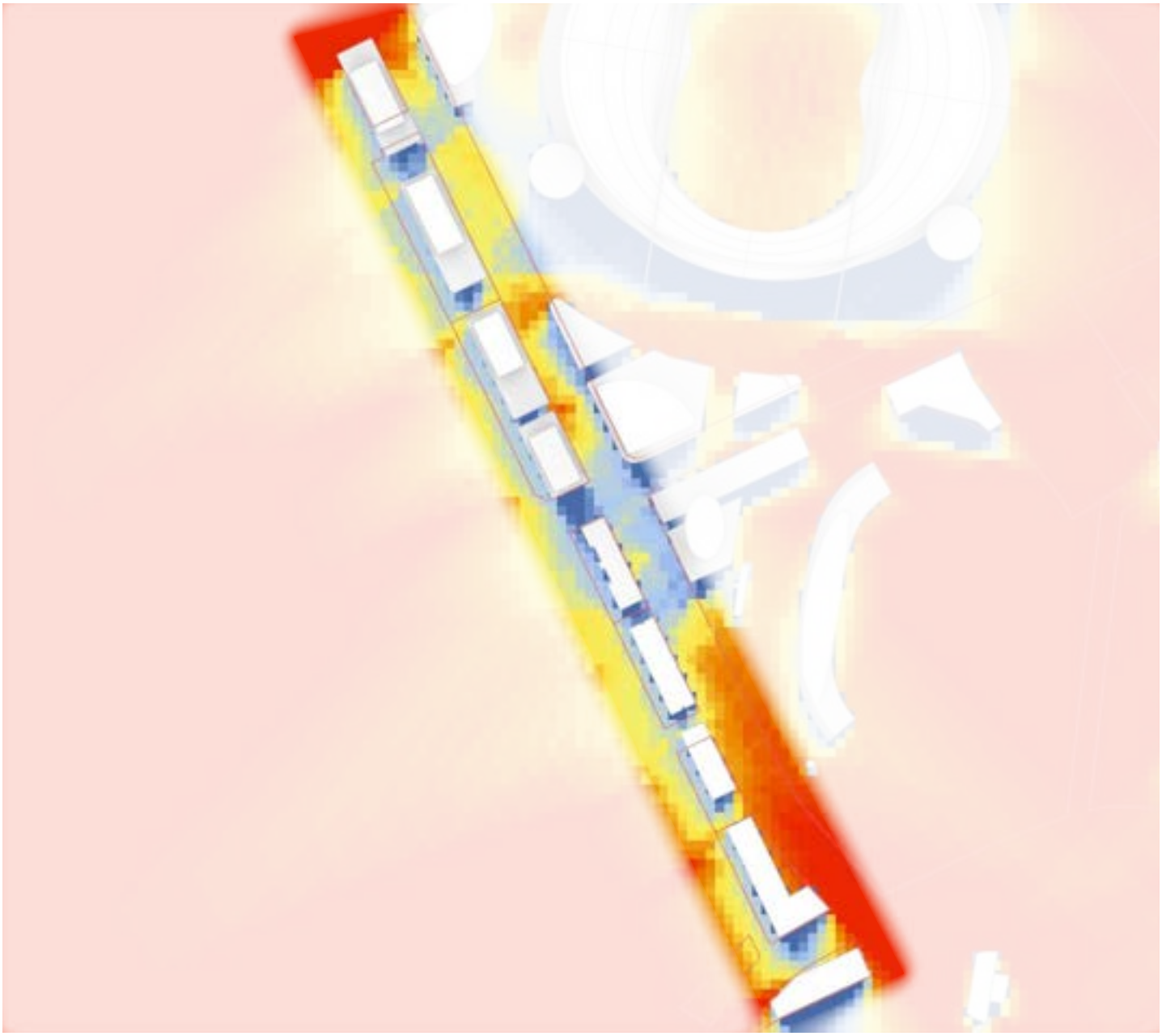
Maximum Building Height (m)

J	9	U2	33
O1	15	W	41
O2	16	Y	50
R1	21	AA	74
R2	22	AB1	84
S	24	AB2	90
T1	26	AC1	102
T2	29	AC2	122
U1	30	AD	149

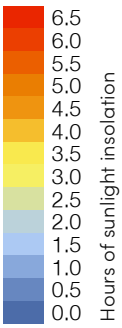
Maximum Building Height (m)

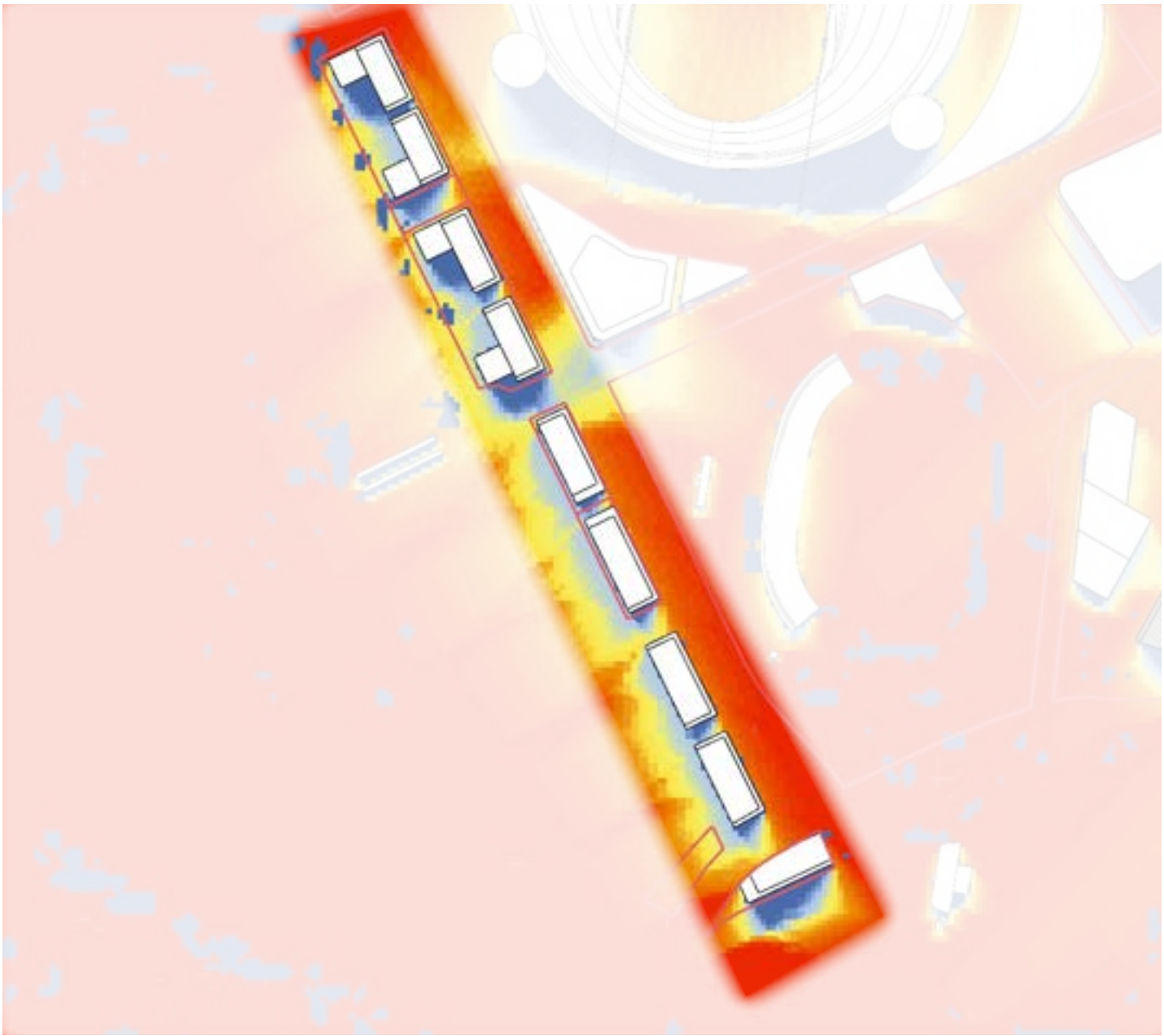
J	9	S	24	U4	34	X1	46	Z2	56	AA4	76	AB4	96	AC3	122
O1	15	T	26	V	36	X2	49	Z2	58	AA5	78	AC1	100	AD1	131
O2	16	U1	30	W1	40	Y1	50	AA1	61	AB1	86	AC2	102	AD2	137
O	20	U2	31	W2	41	Y2	52	AA2	67	AB2	90	AC3	107	AD3	140
R	22	U3	33	W3	42	Z1	55	AA3	74	AB3	93	AC4	118	AD4	146

13.5.4 Solar insolation

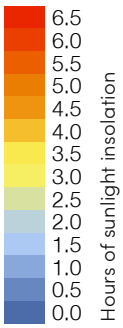


Master Plan 2030





Master Plan 2050



13.6 Stadia Precinct

13.6.1 Master Plan comparison



Master Plan 2030

Key differences

1. Nomination of forecourts and Olympic Boulevard as pedestrian oriented public open space.
2. Identification of RAS zone and operational curtilage of Stadium Australia and Qudos Bank Arena.
3. 'Floating Garden' proposal and WSU building location adopted.
4. Open space formalised and existing trees retained.
5. Streets defined throughout RAS.
6. Open space formalised in RAS.
7. Removal of 'apron' built form sites around Sydney Superdome



Master Plan 2050

13.6.2 Floor space ratio



Existing SEPP



Proposed SEPP amendment

Maximum Floor Space Ratio (n:1)

B	0.3	X	4
D	0.5	Y	4.5
N	1	Z1	5
S	1.5	Z2	5.25
T1	2	Z3	5.5
T2	2.2	AA1	6
T3	2.25	AA2	6.5
U	2.5	AA3	6.6
V1	3	AB	7
V2	3.2	AD	8
W1	3.5	AG	12
W2	3.6		

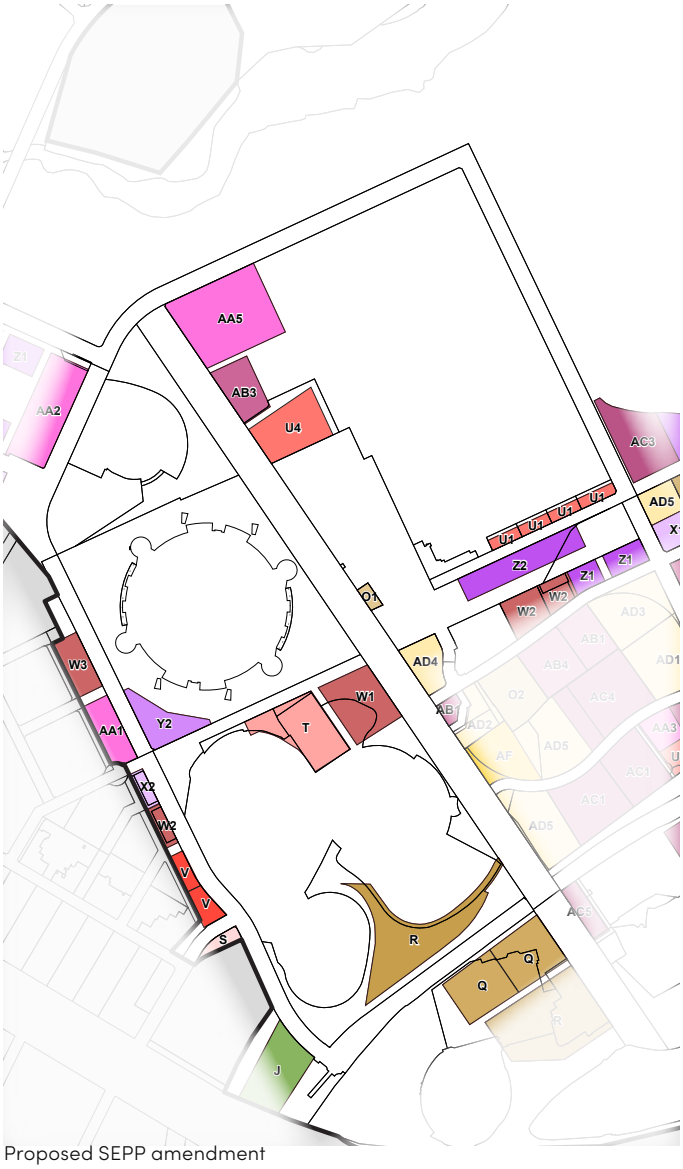
Maximum Floor Space Ratio (n:1)

A	0.3	S	1.5	V4	3	W1	3.5	X3	4.2	Y4	4.9	AA2	6.6	AF	11
D	0.5	T1	2	V2	3.1	W2	3.6	X4	4.4	Z1	5	AA3	6.7		
N	0.8	T2	2.3	V3	3.2	W3	3.8	Y1	4.5	Z2	5.25	AB1	7		
P	1.2	U1	2.7	V4	3.3	X1	4	Y2	4.6	Z3	5.5	AB2	7.3		
Q	1.3	U2	2.9	V5	3.4	X2	4.1	Y3	4.8	AA1	6	AC	8.1		

13.6.3 Height of building



Existing SEPP



Proposed SEPP amendment

Maximum Building Height (m)

J	9	U2	33
O1	15	W	41
O2	16	Y	50
R1	21	AA	74
R2	22	AB1	84
S	24	AB2	90
T1	26	AC1	102
T2	29	AC2	122
U1	30	AD	149

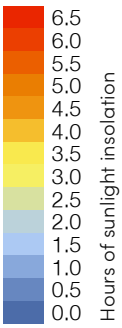
Maximum Building Height (m)

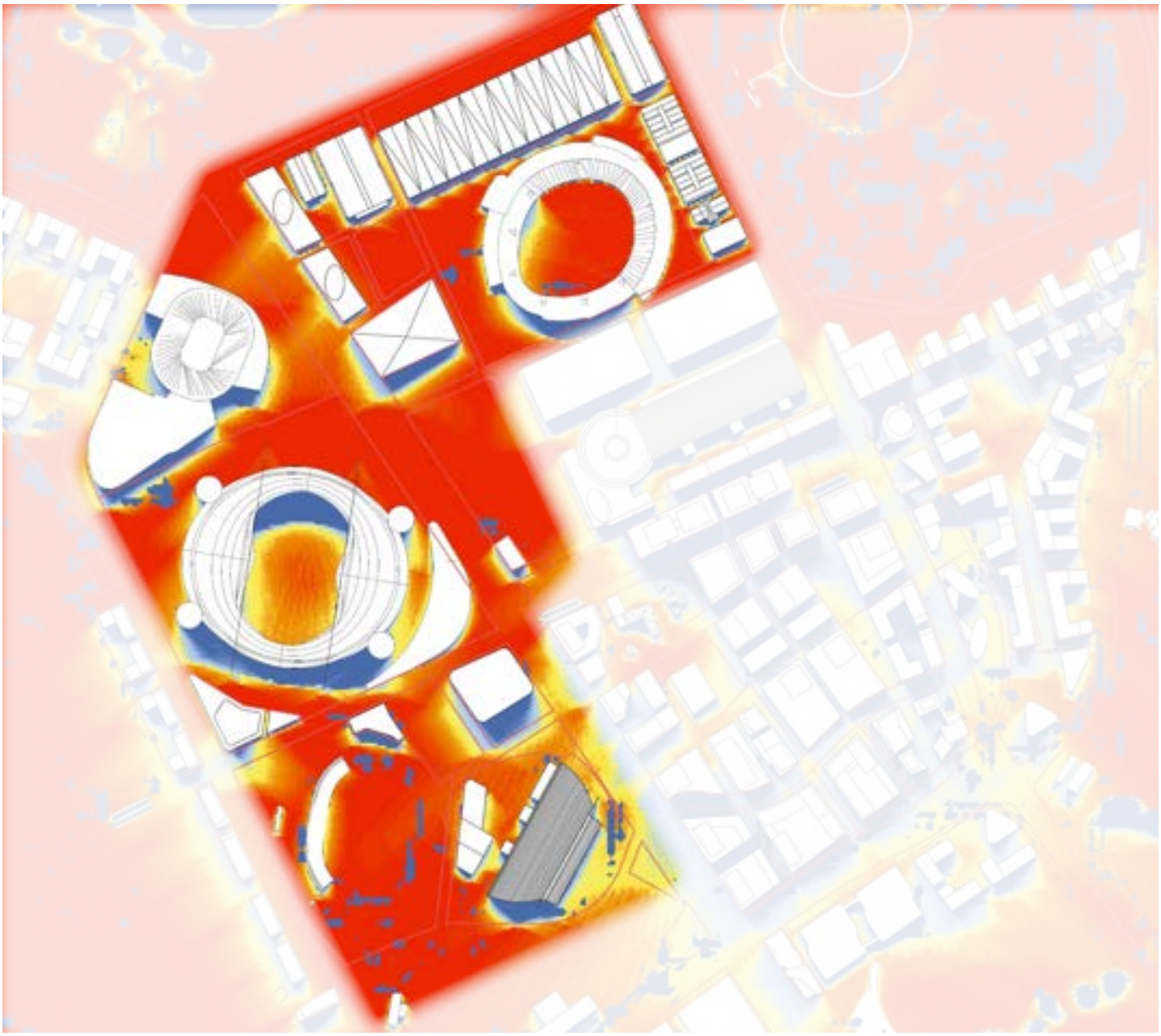
J	9	S	24	U4	34	X1	46	Z2	56	AA4	76	AB4	96	AC5	122
O1	15	T	26	V	36	X2	49	Z2	58	AA5	78	AC1	100	AD1	131
O2	16	U1	30	W1	40	Y1	50	AA1	61	AB1	86	AC2	102	AD2	137
Q	20	U2	31	W2	41	Y2	52	AA2	67	AB2	90	AC3	107	AD3	140
R	22	U3	33	W3	42	Z1	55	AA3	74	AB3	93	AC4	118	AD4	146

13.6.4 Solar insolation

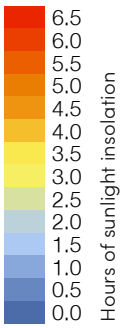


Master Plan 2030





Master Plan 2050



13.7 Sports and Civic Precinct

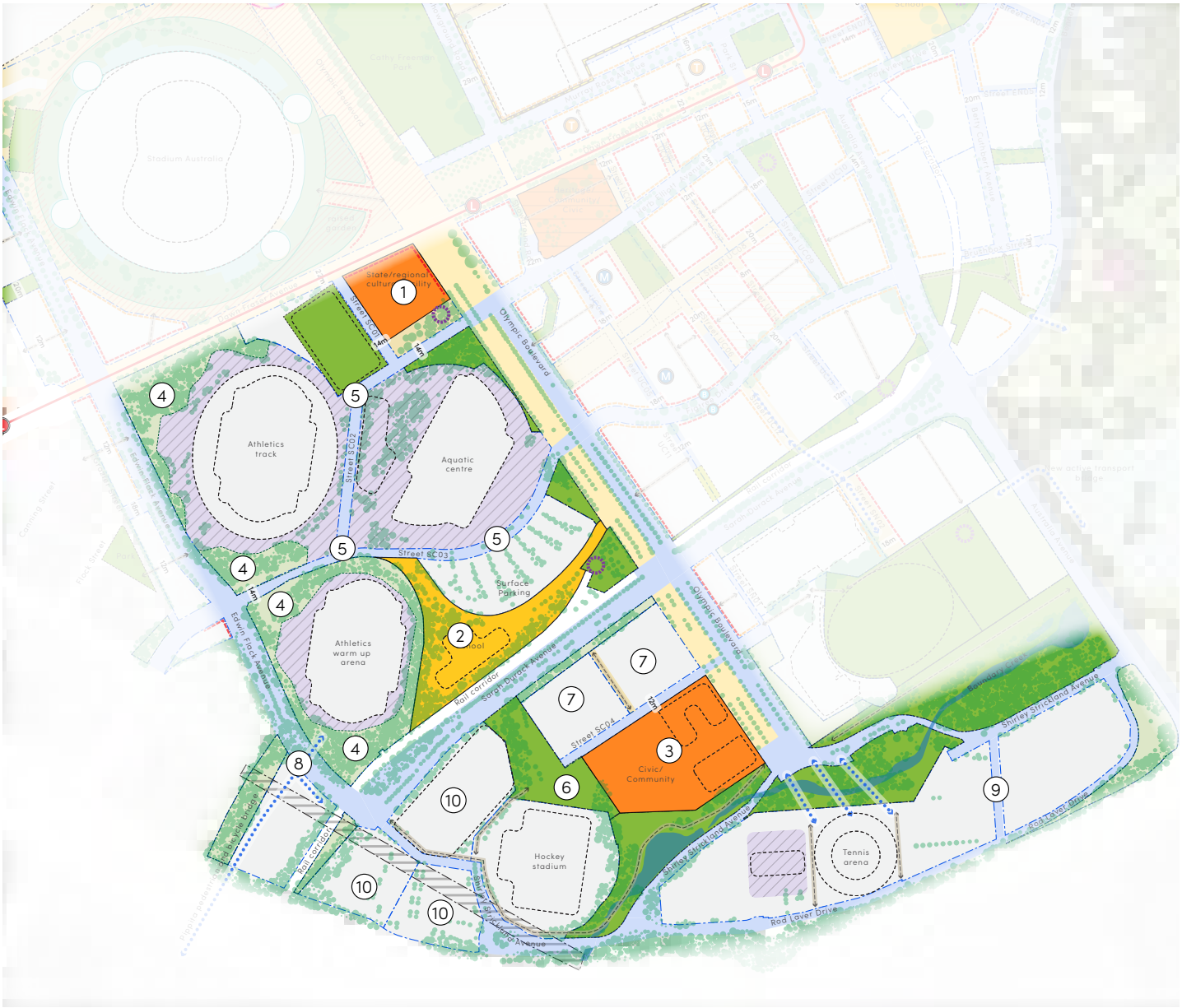
13.7.1 Master Plan comparison



Master Plan 2030

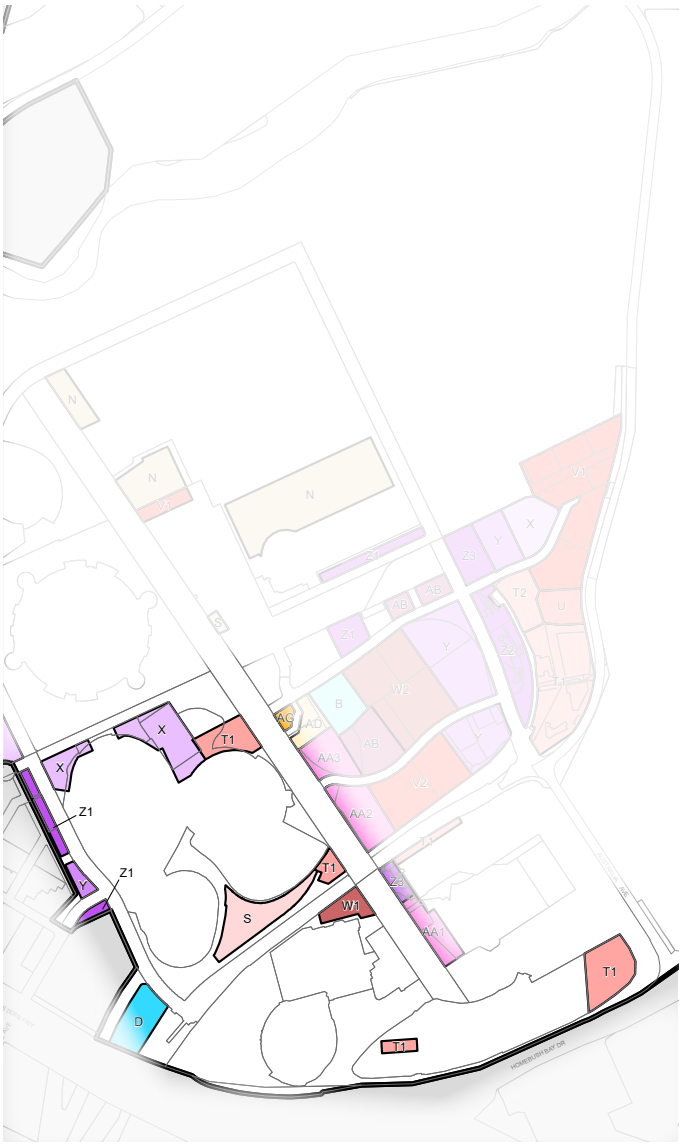
Key differences

1. New civic community building defining. intersection of Olympic Boulevard and Dawn Fraser Avenue.
2. School site boundary realigned.
3. New civic community building.
4. Landscaped setting of sporting facilities defined.
5. New through-block streets defined.
6. New open space defined.
7. New sites defined to accommodate future redevelopment of existing sporting facilities.
8. New pedestrian / cycle bridge over Edwin Flack Avenue connecting to Pippita Rail Trail.
9. New street alignment.
10. New sites defined and surface carpark transformed into multistorey carpark.

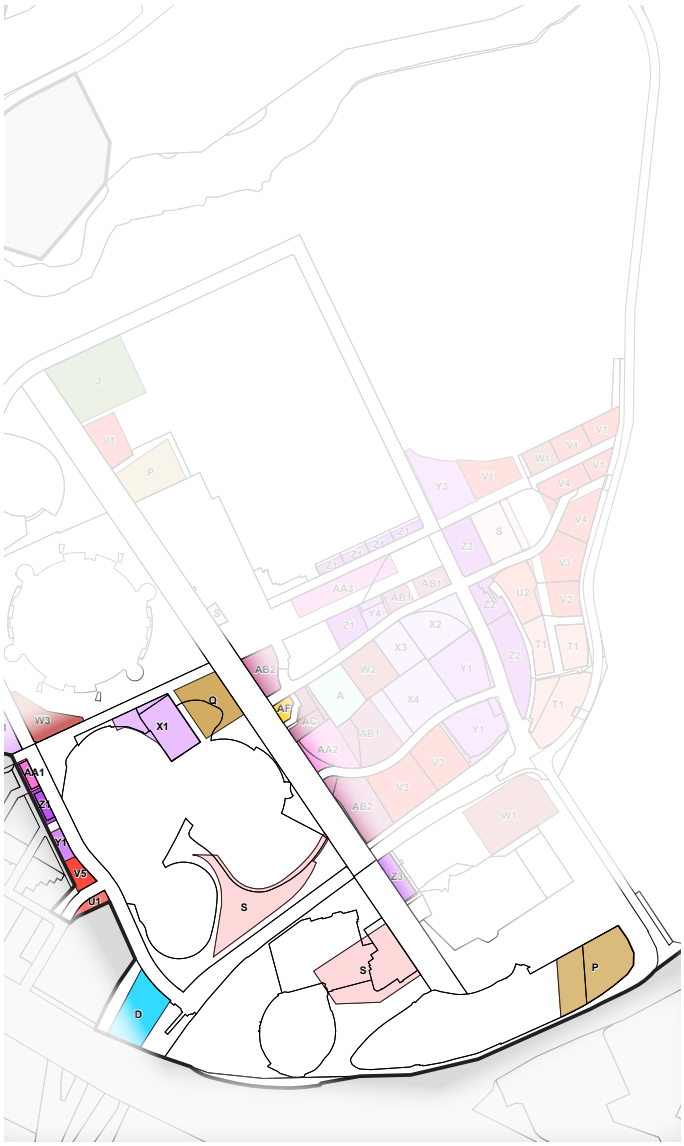


Master Plan 2050

13.7.2 Floor space ratio



Existing SEPP



Proposed SEPP amendment

Maximum Floor Space Ratio (n:1)

B	0.3	X	4
D	0.5	Y	4.5
N	1	Z1	5
S	1.5	Z2	5.25
T1	2	Z3	5.5
T2	2.2	AA1	6
T3	2.25	AA2	6.5
U	2.5	AA3	6.6
V1	3	AB	7
V2	3.2	AD	8
W1	3.5	AG	12
W2	3.6		

Maximum Floor Space Ratio (n:1)

A	0.3	S	1.5	V1	3	W1	3.5	X3	4.2	Y4	4.9	AA2	6.6	AF	11
D	0.5	T1	2	V2	3.1	W2	3.6	X4	4.4	Z1	5	AA3	6.7		
J	0.8	T2	2.3	V3	3.2	W3	3.8	Y1	4.5	Z2	5.25	AB1	7		
P	1.2	U1	2.7	V4	3.3	X1	4	Y2	4.6	Z3	5.5	AB2	7.3		
Q	1.3	U2	2.9	V5	3.4	X2	4.1	Y3	4.8	AA1	6	AC	8.1		

13.7.3 Height of building



Existing SEPP

Maximum Building Height (m)

J	9	U2	33
O1	15	W	41
O2	16	Y	50
R1	21	AA	74
R2	22	AB1	84
S	24	AB2	90
T1	26	AC1	102
T2	29	AC2	122
U1	30	AD	149

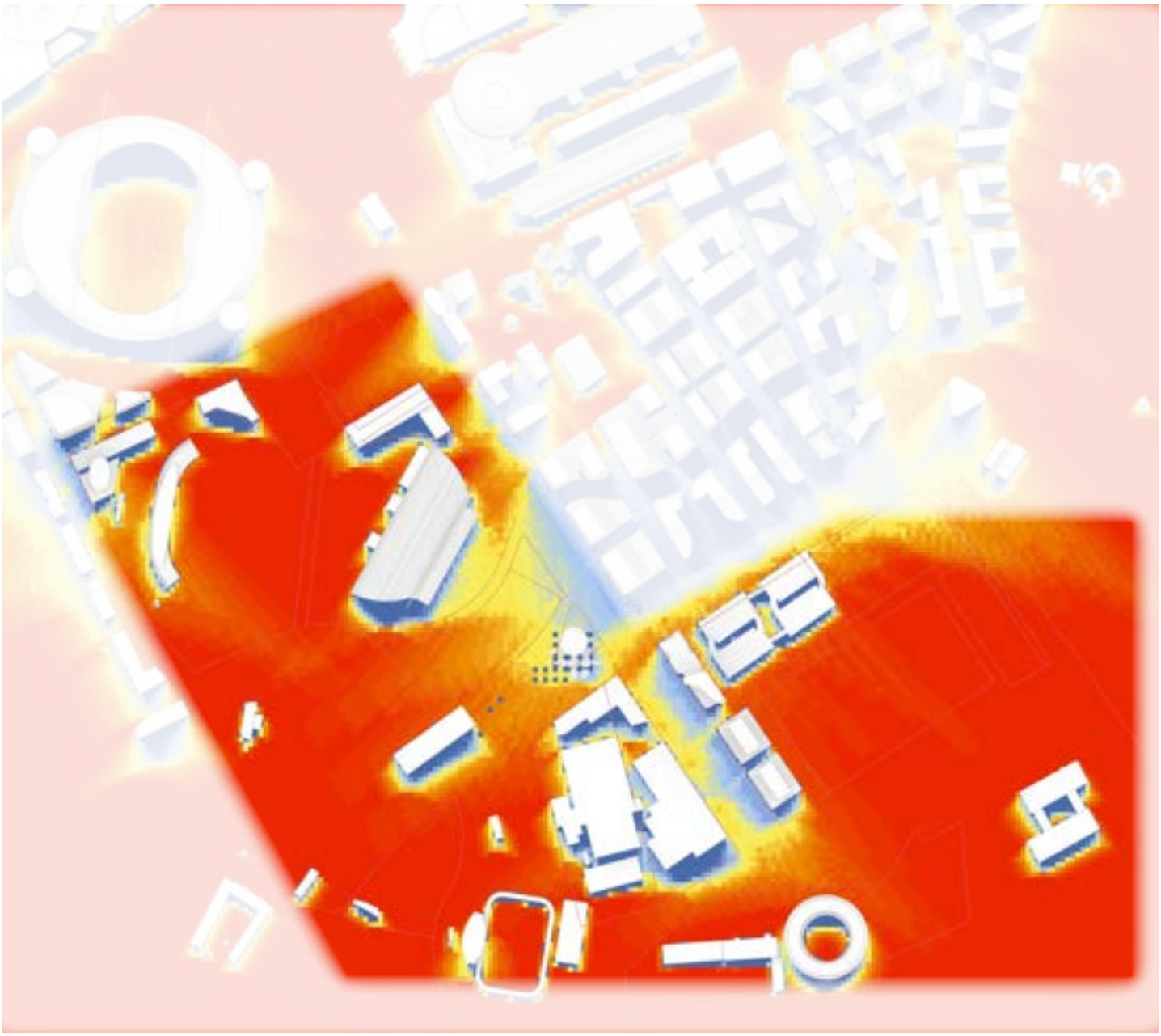


Proposed SEPP amendment

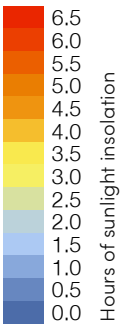
Maximum Building Height (m)

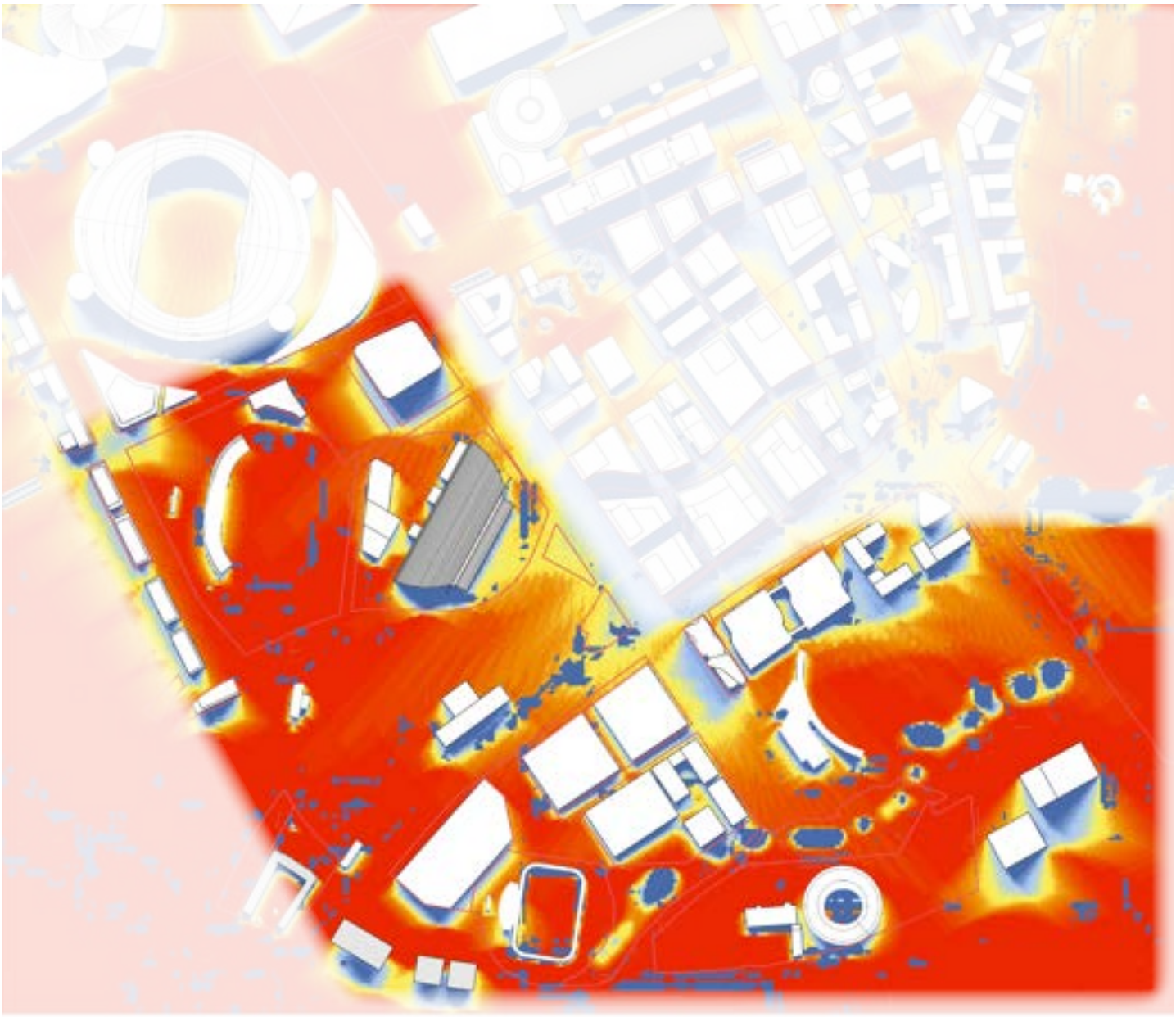
J	9	S	24	U4	34	X1	46	Z2	56	AA4	76	AB4	96	AC5	122
O1	15	T	26	V	36	X2	49	Z2	58	AA5	78	AC1	100	AD1	131
O2	16	U1	30	W1	40	Y1	50	AA1	61	AB1	86	AC2	102	AD2	137
Q	20	U2	31	W2	41	Y2	52	AA2	67	AB2	90	AC3	107	AD3	140
R	22	U3	33	W3	42	Z1	55	AA3	74	AB3	93	AC4	118	AD4	146

13.7.4 Solar insolation

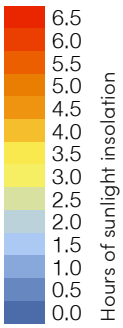


Master Plan 2030





Master Plan 2050



Annexure 3: Studies and Benchmarking

14

SydneyOlympicPark

The following precedent and design studies have been undertaken throughout the Master Planning process to guide design decisions.

The purpose of these studies is to ensure Master Plan 2050 aligns with comparable examples and best practice case studies and provide assurance that the Master Plan achieves a successful outcome for future development.



Pop concert in Stadium Australia (Source: SJB)

14.1 Lessons from Queen Elizabeth Olympic Park legacy project

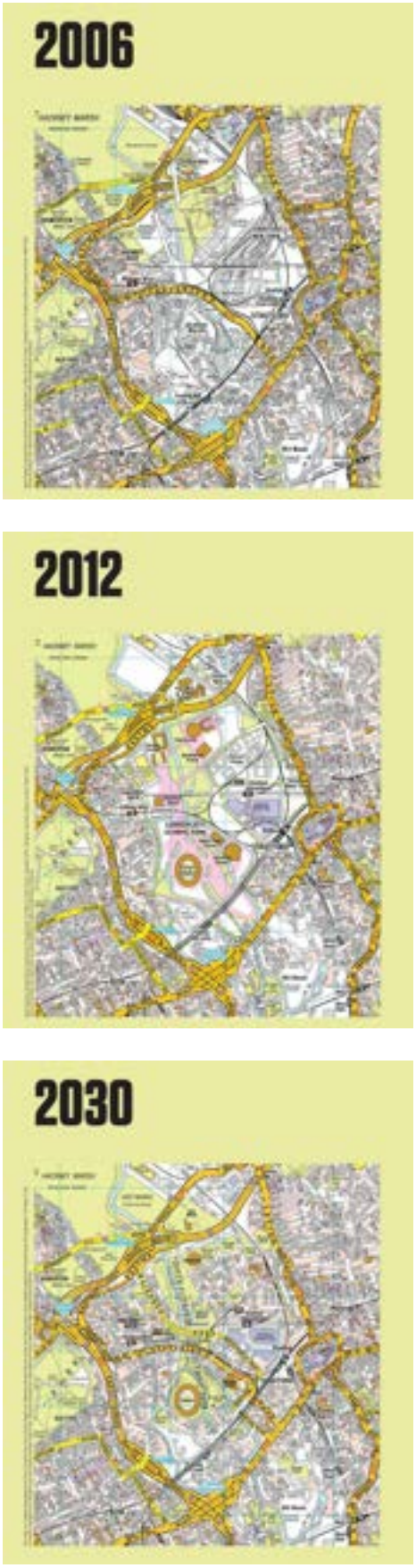
The delivery of the Olympic Legacy Master Plan through the Queen Elizabeth Olympic Park (QEOP) in London is a best practice example of the transformation of an Olympic Sporting park into a piece of the City after the event. The fundamental differences in approach between the Sydney and London experiences are:

- The 2012 London Olympics benefited heavily from Sydney 12 years earlier and lessons from other games. The Legacy Plan had a longer term view and envisaged the transformation of the industrial wastelands and backwaters of the River Lea into a piece of urban landscape that accommodated the games as opposed to a sporting precinct which would become a piece of the city post games.
- Key Olympic venues were distributed across London and were not concentrated in a single corridor.
- The athletes village was conceived as a high density neighbourhood embedded in the park and re-purposed later for affordable and market housing.
- The management, coordination and delivery of the park and legacy project are fundamentally different.

The key findings below inform Sydney Olympic Park Master Plan 2050 and are derived from the review on the pages that follow.

Key findings

- **Bring people and nature together: The river systems and parklands as a multi functional and unified landscape.**
- **Leverage transport infrastructure to attract business and activity.**
- **Build connections, knitting the surrounding neighborhoods into the park.**
- **Create streets, not roads.**
- **Focus on the edges and interfaces.**
- **Ensure a mix of uses across the park and local anchors.**
- **Clearly defined neighbourhoods each with a clear structure and centre.**
- **Provide a mix of different housing typologies and development types.**
- **Embed sustainability.**



Illustrations from the legacy plan conceptually showing the long term integration of the OEOP into London's urban fabric (Source: London legacy development corporation)



Queen Elizabeth Olympic Park Legacy Master Plan (Source: London legacy development corporation)

14.2 Key Findings



Bring people and nature together by considering the river systems and parklands as a multi functional and unified landscape

QEOP saw the transformation of an former industrial and neglected waterway into a regional urban park that hosted the Olympic Games. The river system was deliberately re-engineered and intentionally programed to accommodate a range of activities and functions with a number of bridges provided over the waterways, railway lines and barriers.

The polluted landscape was cleaned and green infrastructure implemented to ensures that the open space performs a number of functions including water treatment and storage, promoting biodiversity and supporting urban ecologies and recreation.

Considerations for Master Plan 2050

- The open space network at Sydney Olympic Park is vast with large sections enjoying protection for ecological reasons. A more progressive approach to ecological spaces through the Designing with Country lens may offer the opportunity to re-imagine these spaces and create more opportunities to engage with nature in Country-centric way rather than separating humans from nature.
- The delivery of green infrastructure at Sydney Olympic Park could expand upon existing natural systems to create a more multi-functional landscape that is a reflection of its location surrounded by urban systems.



Leverage transport infrastructure to attract business and activity

The delivery of the Olympic games supported the elevation of Stratford Station as one of the busiest and best connected stations in London. It is a multi modal public transport interchange serving the bus network, the London Underground, London Overground, Docklands Light Railway, National Rail station, West Anglia Main Line and the Great Eastern Main Line.

Early investments in the upgrading of the station have followed through with the stations integration with Crossrail. This ensured that there was capacity for the Olympics and that the park was well connected to the rest of London. The conversion of the athletes village into market and affordable housing after the games, the development of Westfield Shopping Centre and the residential and employment related development that followed ensured that the additional capacity in the public transport network was taken up leading to greater operational performance.

Considerations for Master Plan 2050

- The delivery of Sydney Metro West will radically improve the way Sydney Olympic Park is accessed within the metropolitan region. Deliberate land use intervention is required to ensure that public transport supports destination uses like employment and entertainment.



Build connections to knit the surrounding neighborhoods into the park

The Master Plan includes links into the surrounding neighbourhoods which contribute to the life of the park. The delivery of the links was coordinated and planned, with some links funded by the Olympic games and others that were delivered by others.





Considerations for Master Plan 2050

- The boundaries of the Master Plan are limited to areas controlled by Sydney Olympic Park. For the park to be of benefit to the surrounding communities the delivery of links into the adjacent neighbourhoods of Newington, Carter Street Precinct, Wentworth Point and Homebush need to be coordinated and delivered.
- The Master Plan and development controls should include provisions for new bridges over waterways, motorways and other barriers and the delivery of these connections should be linked to particular agencies or developments and staged accordingly.

Clearly defined neighbourhoods each with a clear structure and centre

The Master Plan acknowledges the neighbourhoods adjoining the park as contributing to its identity and provides amenity for the residents. As a result there is a broader sense of ownership of the spaces and places.





Considerations for Master Plan 2050

- The Master Plan and controls must clearly articulate the relationship of Sydney Olympic Park and its constituent precincts to the adjacent neighborhoods such as Wentworth Point and Carter Street.
- The role, function and layout of each precinct should be interrogated to ensure each precinct has a heart or series of defining features (high street or public open space) that people can identify with.
- These centres should be people focused and be grounded with social cultural institutions and community infrastructure to create successful places for people.

Provide a mix of different housing typologies and development types

The QEOP approach was established to enable the transition of the place over time. It was acknowledged that the park was a element of the broader urban fabric that would be delivered by different stakeholders over time. The housing typologies delivered are mixed and reflective of the built form and urban tradition of London. This includes medium rise housing terraced typologies and a significant amount of affordable housing such as 50% of the first stage.

The relatively low rise typologies (3-8 storeys) enable a direct relationship between where people live and the ground plane. This creates opportunities for a more intimate and personal relationship with place and culture.



Typology blocks sketch



Illustrative zonal masterplan

Considerations for Master Plan 2050

- The Master Plan should consider a greater diversity of housing typologies in addition to high density apartments delivered by the private sector.
- More attention needs to be given to delivering and maintaining an inclusive housing mix providing accommodation for a range of income groups.
- Alternative urban housing typologies should be explored and delivered over the longer term.

Embed sustainability

The Master Plan includes a number of sustainability initiatives including Combined Cooling, Heating and Power (CCHP) plants sized for legacy development, sources of non-potable water (ground and canal/ river water), flood protection, biodiversity and habitat protection as part of the Games landscape and existing infrastructure for waste reduction, reuse and recycling.



Considerations for Master Plan 2050

- The Master Plan must look to celebrate and make more visible the sustainability initiatives implemented as part of the Green Games.
- More progressive approaches to green infrastructure that is informed by Country and sensitive to natural systems could offer new opportunities for delivering more broad based goals.
- District level opportunities for heating, cooling and energy supply could be further investigated. This may include geothermal, solar, wind and passive design.

14.3 Strategic centres benchmarking

Why are we looking at this?

The scale of change anticipated at Sydney Olympic Park is unprecedented in Sydney, both in terms of scale and rate of delivery. This study serves to benchmark the 2030 Master Plan against other strategic centres and urban neighbourhoods.

Master Plan 2030 Block Plan



Key findings

- Sydney Olympic Park is unique within Sydney because of its aspiration to combine the events and designational uses with **high density mixed use and residential development within a parklands** setting.
- **The size of some urban blocks** in the 2030 Master Plan **are too fragmented** and not able to accommodate the large floor plate uses (shopping centres) typically found in strategic centres.
- **Public facilities are often iconic stand along buildings.**

Darling Square, Sydney



Darling Square is similar in scale and mix of uses that is anticipated in the Sydney Olympic Park Urban Centre. It contains 1,250 dwellings and 2,200 people. While the urban spaces are compact and well defined the urban blocks are much larger to accommodate large scale development. The comparative block form of this study suggests that some of the blocks in the 2030 Master Plan (red overlay) could be consolidated.

East Rhodes, Sydney



East Rhodes has seen rapid development over the past 20 years. The core around the railway station includes high density, mixed use development with towers and integrated retail and leisure centres. The area is still under redevelopment with the core accommodating 4,500 people in 4,100 dwellings. East Rhodes has a significant variety of block forms and typologies when compared to the blocks in Master Plan 2030 (red overlay).

Chatswood, Sydney



Chatswood is another useful comparison for Sydney Olympic Park as it is a strategic centre that has seen significant growth and development over the past 20 years. This centre also includes schools and large format shopping centres. The central core is still largely commercial with only 1,700 people living in 900 apartments. The adjacent overlay illustrates that it would be difficult for blocks in Master Plan 2030 to accommodate large floorplate retailers especially when aggregated into large shopping centres.

Green Square, Sydney



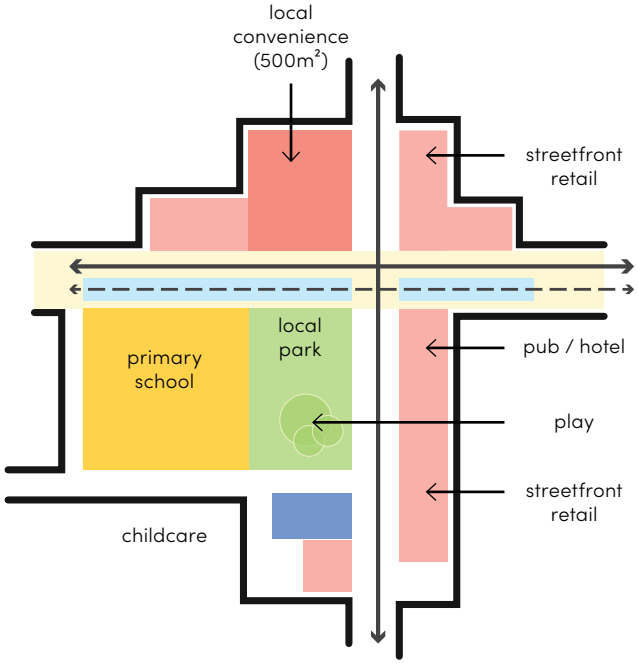
The block sizes of Green Square town centre are larger when compared to the block pattern of Sydney Olympic Park. The library and public space are at the centre of the neighbourhood and uniquely integrated together with the library built underneath the open space.

The key difference between Green Square and the Urban Centre of Sydney Olympic Park is that Green Square is largely residential while the Urban Centre of Sydney Olympic Park will have a much higher proportion of commercial uses.

14.4 Neighbourhoods

Why are we looking at this

In neighbourhoods, the deliberate arrangement of public open space, streets, land uses and community infrastructure can play a strong role in creating character and forming a sense of belonging and identity. The understanding of these relationships will inform the layout of Master plan 2050.



Key concept for neighbourhoods

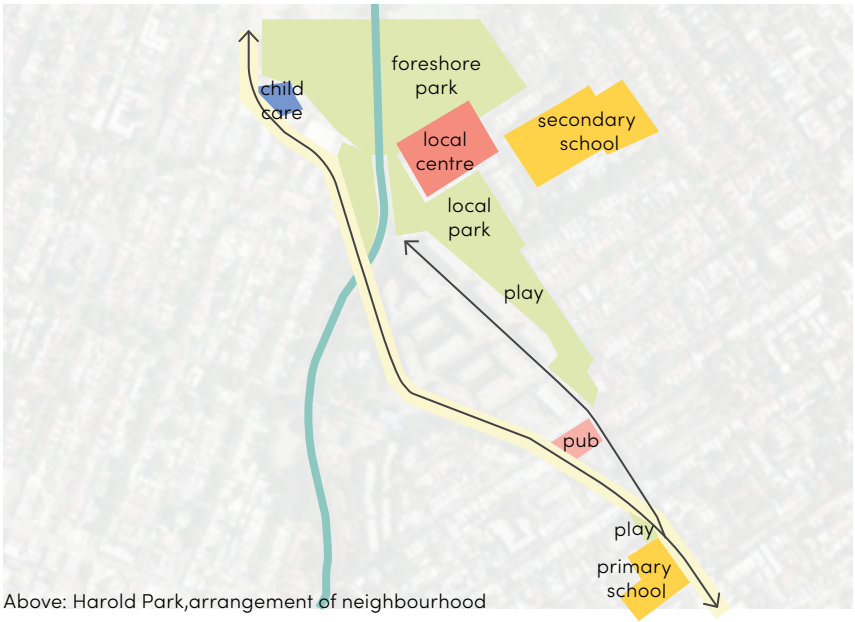
Key findings

- **Active mobility connections and walkable streets are crucial for a successful neighbourhood.**
- **A local open space** is usually centrally located to form the heart of the neighbourhood with close proximity to educational facilities, local convenience stores and community centres.
- **Primary schools** are strong social anchors drawing people together. School facilities can also be used after hours by clubs, religious groups and community based organisations. Schools benefit from being located together with open spaces.
- **Child care facilities** also benefit from being located close to a primary school, centre of the neighbourhood and adjacent to public open space.
- **A local convenience store** of 500-900m² (metro facility) where residents can purchase everyday needs. They are often located on the junction of a slow and a fast street, nearby open spaces and on streets which host significant pedestrian movement.
- **Local entertainment and leisure facilities** such as hotels and pubs have traditionally been anchors for Australian local centres catering for a wide cross section of the population, including families.
- **Food and drink** often located around open spaces and on streets with significant pedestrian movement.
- **Streetfront retail** and **Local personal services** such as hair dressers are typically found along local high streets.

Harold Park, Forest Lodge, Sydney

Medium density community





Above: Harold Park,arrangement of neighbourhood

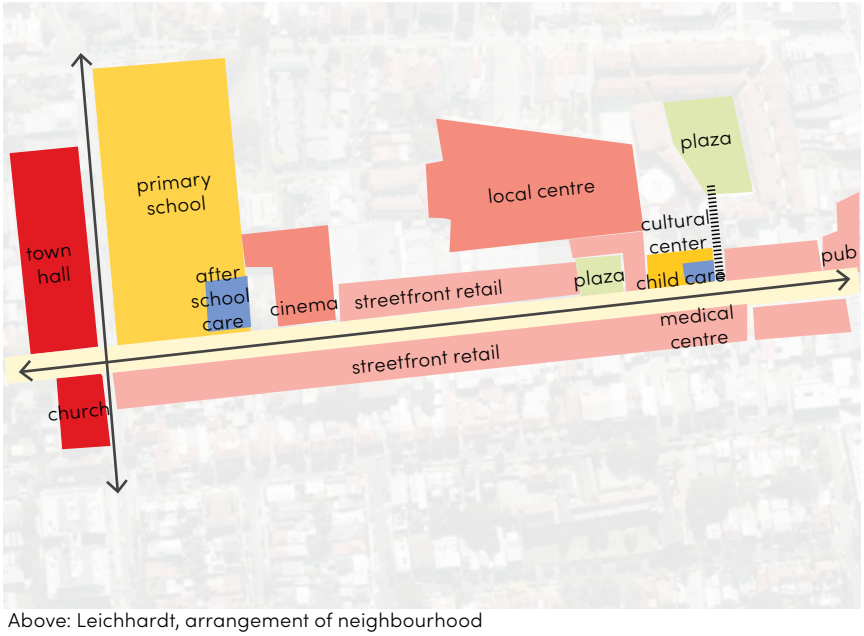


- Medium density residential neighbourhood with central green space, play areas and BBQ areas.
- One local centre with small community hall, convenience store, food and drink and local services like hairdressers and medical clinic.
- Access to natural landscapes local centre, green spaces, play areas, childcare and schools.
- Primary and secondary schools acting as anchors for street activation.

Norton Street, Leichhardt, Sydney

Fine grain historical neighbourhood







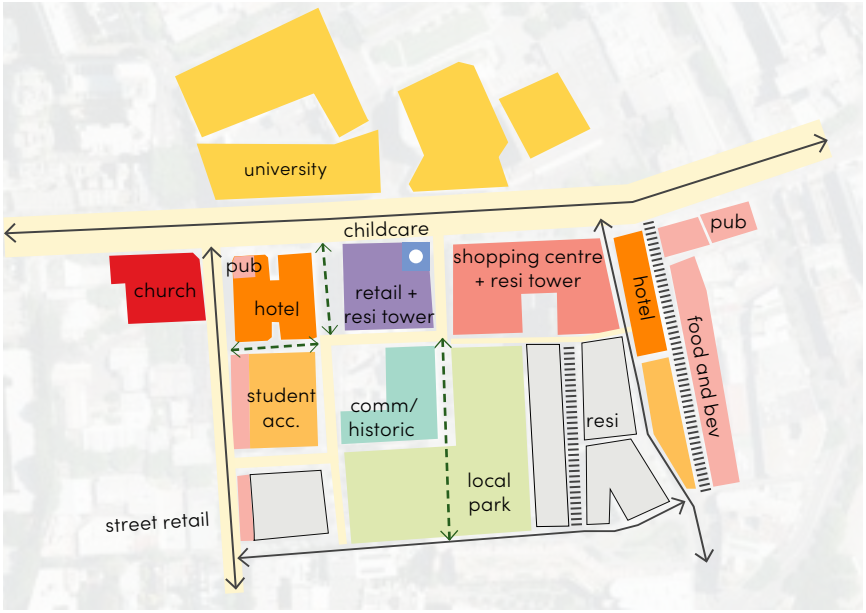
Above: Leichhardt, arrangement of neighbourhood

- Low density residential neighbourhood with an active high street which is anchored by a school and church on one end and local entertainment such as pub on the other end.
- Streetfront retail in a shop-top housing typology.
- A local shopping centre to serve the neighbourhood surrounded by a cultural centre, child care facility and an urban plaza.
- 40km/hr slow zone street with high pedestrian activity.

Central Park, Chippendale, Sydney

High density village







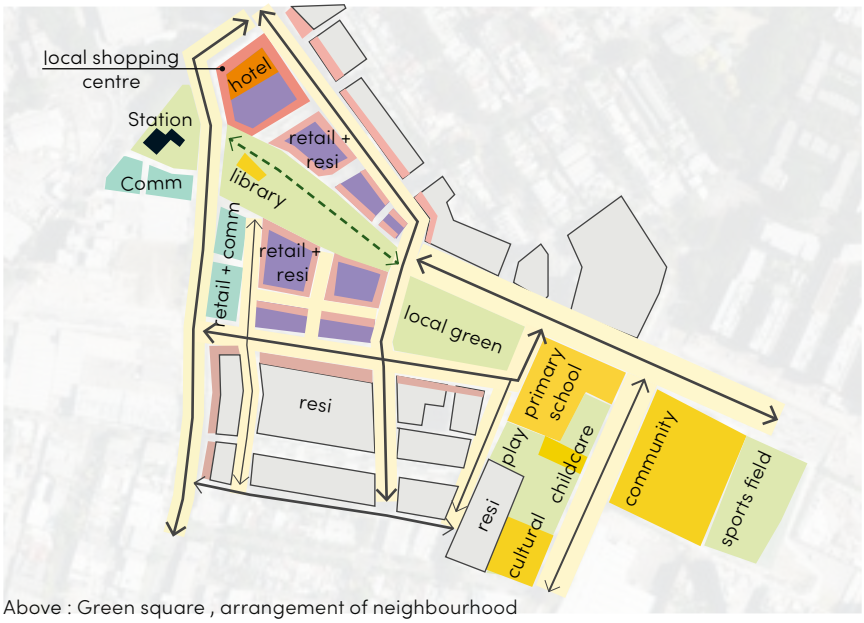
Above : Central Park, arrangement of neighbourhood

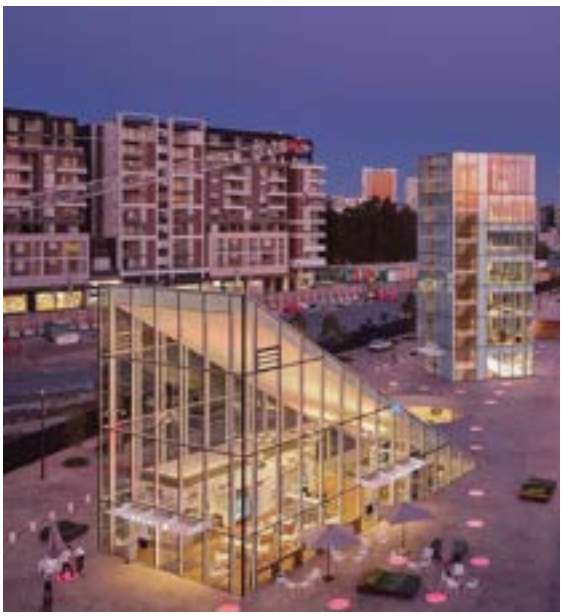
- High rise urban village typology with a local park in the middle, surrounded by shopping centre, food and drink, commercial and hotel uses.
- Retail on ground plane is located with immediate access to open spaces, hotel edges or streets located next to the main street.
- Student accommodation is located on the periphery adjacent to hotels and residential towers.
- Childcare is located on the podium of a residential tower adjacent to the shopping centre.

Green Square, Sydney

High density town centre







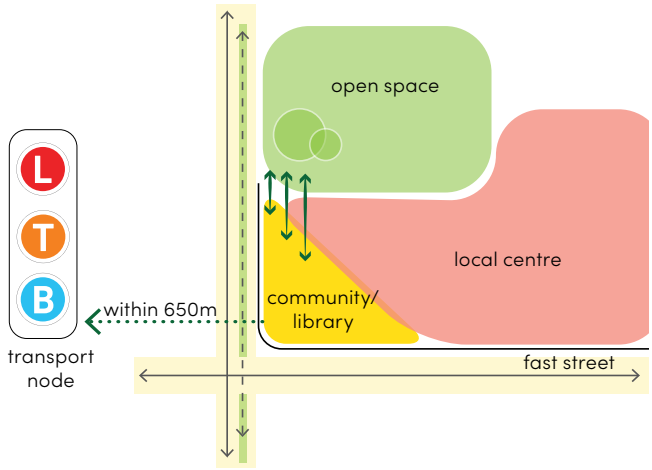
Above : Green square , arrangement of neighbourhood

- High density town centre with a central open space and arrangement of uses to enhance walkability and active transport.
- Co-location of schools, fields, cultural facilities and open spaces for flexibility of use.
- Community and civic facilities are located within 650m of the transport nodes.
- Retail and supermarkets are adjacent to transport key routes and open spaces for maximum catchment and activation.

14.5 Community Centres and Libraries

Why are we looking at this

Community facilities are crucial for a thriving neighbourhood. They are the network of spaces, services and uses that support the quality of life and wellbeing of residents and visitors. The system of community infrastructure including creative spaces, multipurpose halls, gyms, libraries, galleries and meeting rooms contribute to the social identity and growth of local people.



Key concept for community facilities

Key findings

- **Community facilities are centrally located** in a town centre, usually occupying corners or junctions which define the identity or gateway of a precinct.
- **The size and type of the community facilities are proportionally related to the scale of the precinct.** For low scale precincts, the community infrastructure is often combined with the local centre. For medium scale development, they are either stand alone or integrated. For high density development, they are often integrated in the podium of a mixed use tower.
- **They are often co-located with open spaces**, retail / local centres and educational facilities for after hour use of school by the community.
- They are **located along primary pedestrian connections** and are typically located within 650m of public transport.
- They are a **destination and heart for the neighbourhood**.

Community Centres

Harold Park, Forest Lodge, Sydney
Small scale intergrated









Area : 500m² (part of tramsheds)
Height : N/A
GFA : N/A
Uses: Community hall for 200 capacity with kitchenette

Located within the Tramsheds shopping complex, Harold Park Community Hall provides community gathering space for local residents and surrounding neighbourhoods of Glebe, Forest Lodge and Annandale. It is a 500m² located on the second floor of a supermarket which can be used for a range of functions such as workshops, health classes and family functions.

- Part of the shopping centre includes a supermarket, hairdressers, gym and medical centre for medium density neighbourhoods.
- Mix of community and retail in proximity of an open space.
- Within 150m of public transport.

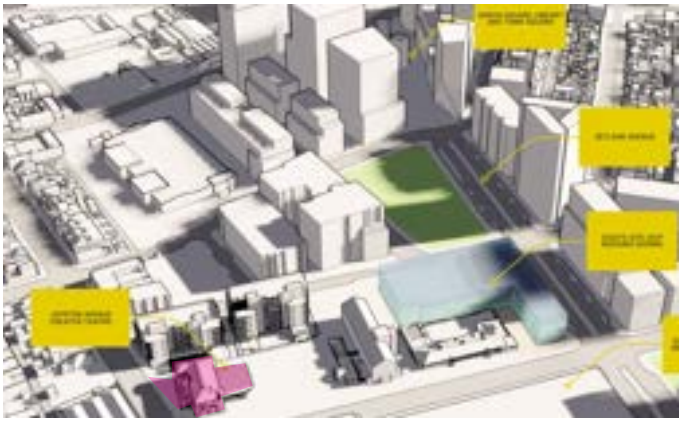
Joynton Avenue Creative Centre, Zetland, Sydney

Small scale, stand alone









Site: 510m²
Height : 2 storeys
GFA : 1,000m²
Uses: Creative rooms, event spaces, meeting rooms, classrooms, semi outdoor spaces , gallery and studios with kitchenette facilities

This community centre is an adaptive reuse of a former hospital building which has been turned into a dynamic public arts precinct. It incorporates private spaces for offices, start-ups and workshops with semi-private communal spaces for exhibitions and creative centre. A central outdoor open space acts as a focal point for community gatherings, social interaction and hub for the town centre.

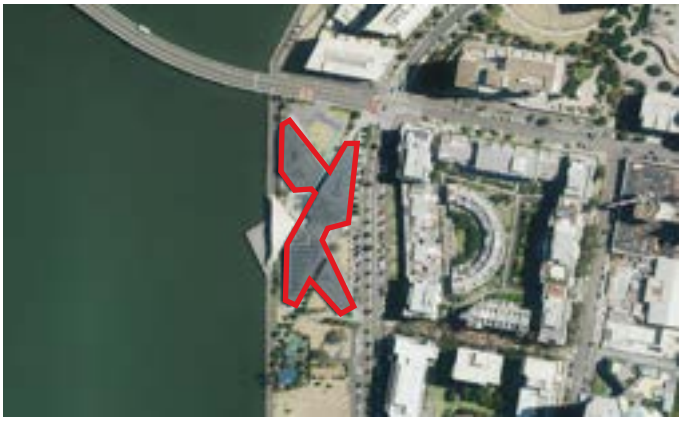
- Centre has good relationship to central open green lawn space
- Proximity to other civic facilities such as primary schools, childcare centres and outdoor courts.
- Located on primary pedestrian pathways promoting passive involvement.
- Acts as an anchor space for creating a sense of community.

The Connection, Rhodes, Sydney

Medium scale, stand alone









Site: 3,283m²
Height : 2 storeys
GFA : 4,000m²
Uses: E-resource centre and learning space, digital gallery, multi-purpose and event space, community meeting rooms, training spaces, playgroups and a café/ restaurant.

Adaptive reuse of a hospital building into a vibrant space to learn, work and play for the community. The project also incorporates an urban park which utilities the site levels and incorporates functions for children and elderly people.

- Centrally located site on Rhodes West on the Homebush Bay waterfront which is the primary open space for the precinct
- Enjoys harbour views and waterfront edge
- Located on the primary pedestrian peninsular path.

Rhodes Indoor Leisure Centre, Sydney

Large scale, integrated









Site: 6,920m²
Height : 4 storeys (podium only)
GFA : N/A
Uses: Childcare, health services, workshop space, community lounge, gym , gymnastic centre, two multi-use court with mezzanine, cafe and car park.

Rhodes Indoor Leisure Centre is planned as a destination with a focus on public amenity amongst high density living. It is envisaged as a community living room which promotes community well - being and physical health. It is located on a four level podium structure with a residential tower above. It's central location provides good accessibility, and acts as a catalyst for the regeneration of the Rhodes Peninsula.

- Podium of a mixed use building used for civic/ community functions.
- Large development catering to a higher density, acting as a destination for town centre.
- Located centrally and amongst primary pedestrian pathways promoting passive involvement.

14.6 Schools

Why are we looking at this

Public spaces and educational facilities are the foundation for community interaction and social integration. They play an important role in creating the sense of place and anchor a community physically. Educational facilities that respond positively to their physical, social and environmental context are essential for fostering a successful community.

Where did we look

- Government Architect NSW (GANSW) Better Placed - Guide for Schools
- NSW Government - School Site Selection and Development - guideline for developing appropriate school sites
- NSW Department of Planning and Environment - Child Care Planning Guideline
- Precedents in Sydney

Key findings

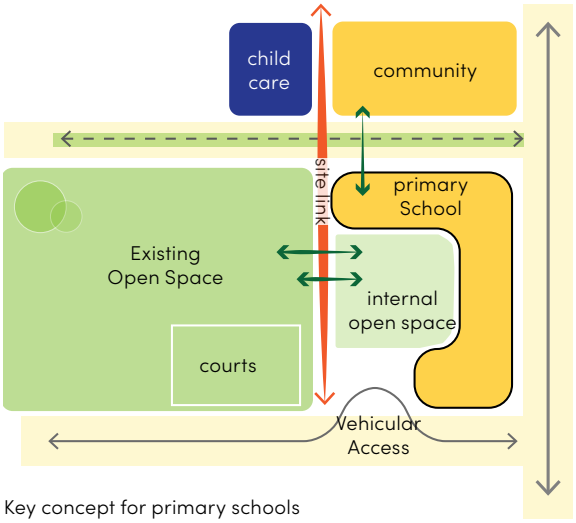
Explore opportunities for co-locating schools with public open space, courts and fields to enable dual use of open spaces and facilities.

Primary Schools

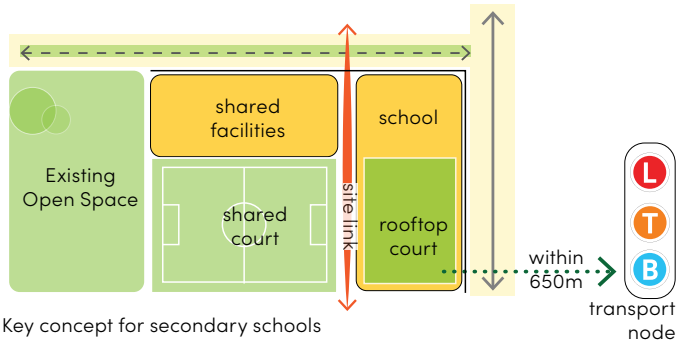
- Require good vehicular access for drop-off and pick-up and are generally located closer to active areas for safety and surveillance.
- Often organised architecturally as inward facing L, U, or V shaped buildings to create safe internal open spaces.
- Adaptable, long-life, loose-fit spaces which aim to reduce building bulk and maximise use across the day. This is also tied to the provision of community and childcare space within a primary school.

Secondary Schools

- Well connected to public transport and cycleways.
- Built form tends to be less insular and more outward facing to adjacent streets and spaces.
- More flexibility to incorporate functions in a vertical fashion, leading to taller building.
- Close proximity to existing courts, fields, stadiums and open spaces.



Key concept for primary schools



Key concept for secondary schools

Spatial guide for primary schools

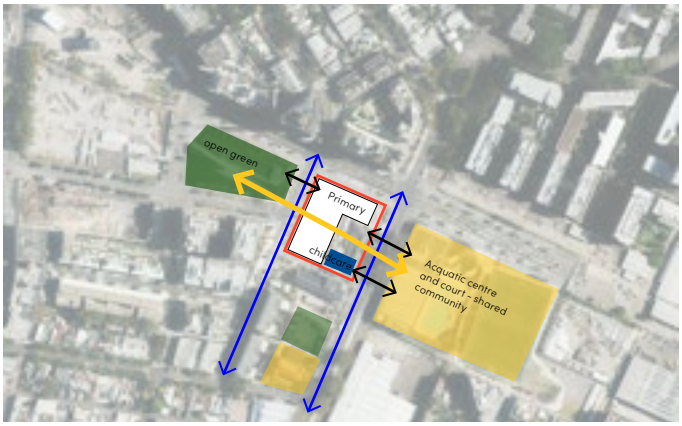
- High density / town centre - 1.5ha for a Primary School (capacity of up to 1,000 students)
- Preferably 4 storey height
- Gross Floor area between 8,000m^2 and 10,000m^2 for 1,000 students.
- 10sqm per student open space allocation
- Ideal floor plates : 2,000m^2 to 2,500m^2

Spatial guide for secondary schools

- High density / town centre - 2.5ha for a Secondary School (capacity up to 2,000 students)
- Gross Floor area between 22,000m^2 and 27,000m^2 for 2,000 students.
- 10m^2 per student open space allocation
- Shared rooftop courts
- Ideal floor plates - 1,000m^2 to 1,500m^2

Primary and Secondary Schools

Green Square Public School (unbuilt)
Co-sharing primary and community facilities

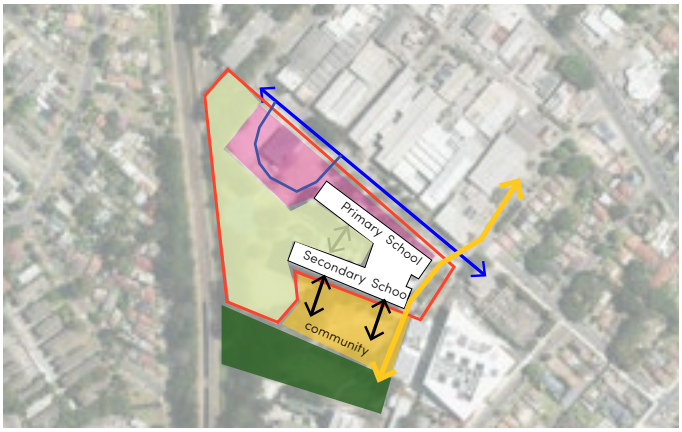




Type : primary / community
Population : 600
Site : 2.71 ha
Height: 4 storeys
GFA: 9,680m²
Open Space: 5,287m²

- Flexible, multi-use spaces for school and community
- Proximity to public transport
- Location of school next to existing open space
- Central location
- Activation of local area
- Situated along road for easy drop-off and pick-up
- Inward facing primary school

Marsden High & Meadowbank Public School
Co-sharing primary and secondary





Type : primary / high school
Population : 1,000 / 1,500
Site : 3.34 ha
Height: 5-8 storeys
GFA: 5,782 m² + 17,263m²
Open Space: 10,461m² + 20,611m²

- Planning allows for continuation of learning as students transition between schools
- Proximity to public transport
- Primary school situated along a road for easy drop-off and pick-up.
- Located at the intersection of low density residential area and civic centre
- Inward facing primary school

Alexandria Park Community School

Co-sharing primary, secondary and community facilities



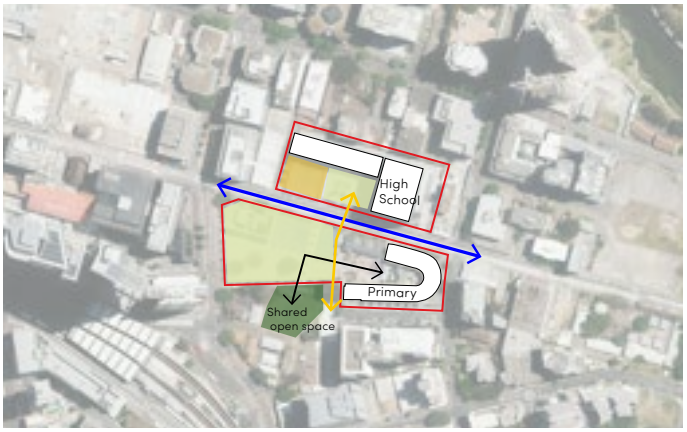


Type : primary / high school / community center / childcare
Population : PS 1,000 / HS 1,200
Site : 2.83 ha
Height: 5 storeys
GFA: 7,586 m2 / 12,782m²
Open Space: 8,023m² / 6,500m² sports field / 41,000 m² adjacent park

- Strategic location of school next to existing open space
- Rooftop play spaces
- Proximity to public transport
- Primary school situated along a road for easy drop-off and pick-up.
- Shared community spaces on ground floor + childcare center
- Inward facing primary school

Arthur Phillip High and Parramatta Public School

Co-located primary and secondary





Type : Co-located primary / secondary
Population : PS 1,000 / HS 2,000
Site : 1.78 ha / 1.2 ha
Height: 4 storeys / 17 storeys
GFA: 6,785m² / 24,521m²
Open Space: 8,000m² / 14,442m²

- Centralised location within Parramatta CBD
- Strategic location next to existing open space
- Excellent proximity to public transport
- Primary school situated along a road for easy drop-off and pick-up
- Inward facing primary school

14.7 Early Childcare Education Centres

Why are we looking at this

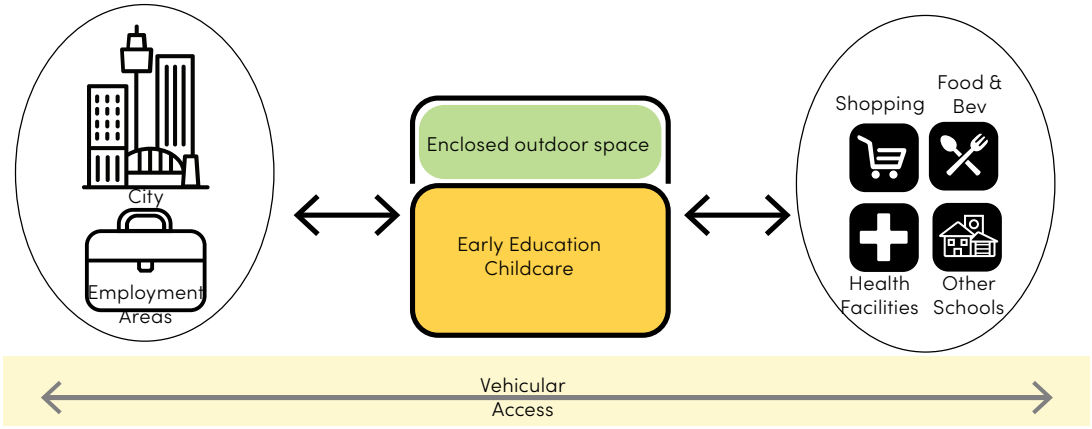
The envisaged density of built form, jobs and houses of future Sydney Olympic Park requires a more urban approach to the provision of child care facilities to create a healthy development environment for children. This study looks at examplar child care facilities in Sydney to inform the Master Plan.

Spatial requirements for Childcare centres

The size and spatial requirements of early learning centres and childcare facilities are diverse and typically determined by the service provider. The NSW Department of Planning and Environment - Childcare Planning Guidelines suggest the following ratios:

Play space, indoor care and services = 14**m² aggregate assumption per child**

Typical capacity of a childcare centre is 70 to 120 kids



Key concept for early childcare education centre

Key findings

- **Proximity to employment areas such as offices and easy access for pick up and drop off.**
- Typically located near civic uses such as schools, community centres, parks, health facilities, places of public worship.
- Located in areas with pedestrian connectivity to the local community such as businesses, shops, and services for provision of passive surveillance.
- No potential environmental contaminants on the land, or the general proximity of land where hazardous materials remediation is needed.
- Enclosed outdoor play area for security and safety.
- Flexible typology as it is mostly driven by private sector, with very minimal dependency on neighbouring uses.

Waranara Early Learning Centre, Green Square





Area : 775m²
Capacity for 74 children

- Adjacent to employment areas for easy access for commuting parents
- Proximity to health, retail and recreational services
- Less busy road on the periphery for drop off areas and non-busy environments
- Located in the Green Square Town centre and within a 400m walk of a train station
- Enclosed outdoor play area

East Sydney Early Learning Centre





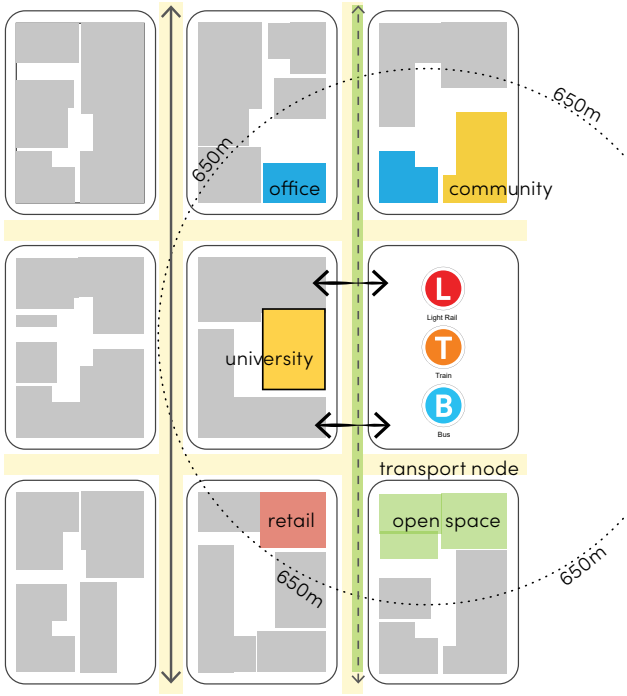
Area : 1,200m², 350m² open space
Capacity for 60 children

- Situated in a strategic location just outside of the Sydney CBD, providing 'en route' access for commuting parents
- Located in a low-medium density residential neighborhood on a quiet street for ease of access and drop-off
- Within the vicinity of a large primary and secondary school for girls as well as St. Vincents Hospital, a large-scale health facility
- Enclosed outdoor play area on the roof and adjacent to the building

14.8 Tertiary Education

Why are we looking at this

Sydney Olympic Park is aiming to attract young people to live and learn in the centre. Tertiary institutions are also key for supporting Research and Development and attracting innovative businesses to this Strategic Centre. These case studies look to reveal the principles and strategies for effectively integrating tertiary education into the Master Plan.



Key concept for tertiary education

Key findings

- University buildings in an urban context, especially as flagship buildings located away from a main campus, tend to be large multi-story buildings in order to incorporate all of the space and amenity typically spread out across a conventional university campus.
- Centrally located in often dense city centers.
- Excellent connection to public transportation, typically with access to at least two forms of transport.
- Located in areas with pedestrian connectivity to the local community such as businesses, shops, and services.
- Buildings acts as a catalyst for the local context.

University of Newcastle - NeW Space

Central urban sattelite campus, large scale





Site : 3,810m²
Height : 10 storeys
Total Area : 18,110m²
Floor plate : 1,600m² to 12,000m²

- Multi-story building including lecture theaters, a library, teaching and learning spaces, office spaces and ancillary retail space
- Ground level site pedestrian linkages and permeability
- Located in the centre of Newcastle with commercial, residential, retail, and open green space surrounding
- Directly adjacent to a tram station and a number of bus stops
- Envisioned as a key element in the renewal of Newcastle's city centre

Western Sydney University, Parramatta
Urban Campus, medium scale





Site : 2,943m²
Height : 14 storeys
Total Area : 26,500m²
Floor plate : 886m² to 1,540m²

- Multi-storey building consolidating a number of functions including lecture halls, informal learning spaces, group study rooms, commercial office space, and retail frontages
- Excellent location within the Parramatta CBD with access to Parramatta station and bus interchange
- Surrounded by commercial buildings, residential towers, retail, schools, and parks

Victoria University - City Tower
Urban Campus, large scale





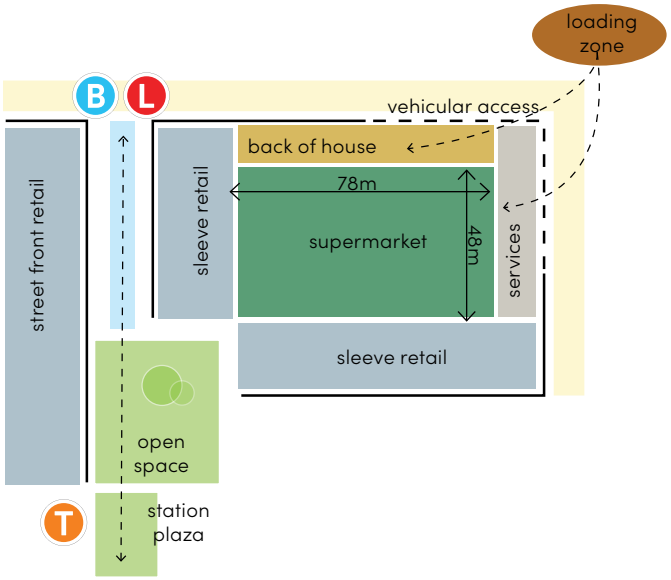
Site: 1,943m²
Height : 32 storeys
Total Area : 24,146m²
Floor plate : 1,812m²

- Australia's largest vertical university building, the tower consolidates a number of VU's former campuses into one building, incorporating classrooms, clinics, media hubs, informal learning spaces, two cafes, and a student hub.
- The building is well connected to public transport, with access to light rail, bus stops, and metro all in close walking distance.
- Located in the centre of the CBD, the building is in a vibrant part of the city with commercial office towers, high-rise residential, shops and restaurants, and a large green park, Flagstaff Gardens, around the corner.
- Contributes to the vibrancy of Melbourne's city centre

14.9 Retail

Why are we looking at this

Shopping centres and retail play a major role in attracting people to town centres. It is important that these centres retain retailing as a core function and provide a diversity of shopping choice, and high quality services and amenities, for residents and visitors alike, thereby supporting their ongoing role and their viability as the focus of the social, commercial and civic life of their communities.



Key concept for retail

Key findings

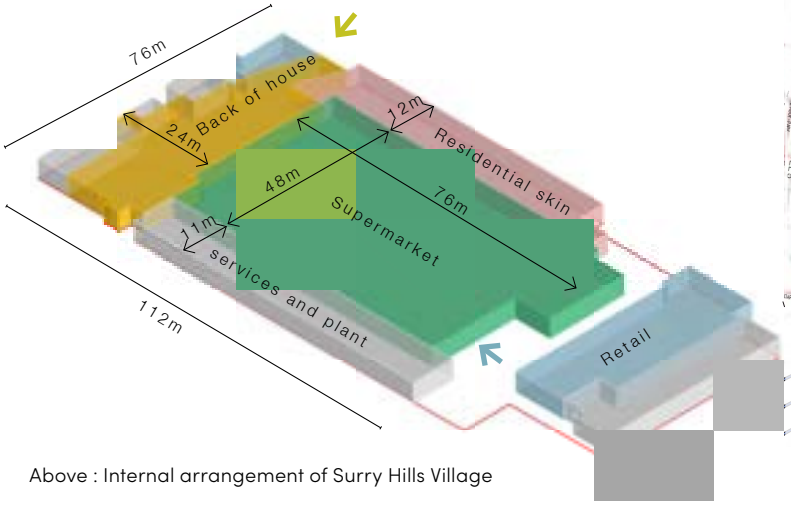
- **A station plaza** provides a pedestrian focused transition space for commuters using public transport. Proximity of retail services to public transport nodes and open spaces is crucial.
- **Active retail frontages** are typically aligned to streets and spaces that experience high pedestrian flows. Residential frontages are typically placed on secondary edges where pedestrian volumes are lower with an appropriate transition from private to public space.
- A **range of rectilinear urban blocks of various sizes** enables the centre to efficiently accommodate larger floorplate uses such as the supermarkets and high density residential buildings.
- **Supermarkets** should be integrated into the arrangement of the larger precinct rather than a standalone building. An uninterrupted retail volume for the supermarket which is clear of circulation, cores or servicing which acts as sleeves and provides active edges for the building.
- **Clear and legible vehicular access** paths with immediate access to back of house facilities, services and loading zones.

Surry Hills Village, Sydney

Integrated retail with small scale residential development









Above : Internal arrangement of Surry Hills Village

Site Area : 17,345m²
Total GFA : 26,695m²
Retail GFA : 3,840m²
Loading zone: 1,160m²

Surry Village Shopping centre is a mixed use development with a range of residential, hotel, commercial and retail spaces.

This approved proposal includes a 3,400m² supermarket and shop top housing in an urban context.

The site provides an opportunity for optimising street frontages by playing with existing levels. Due to the arrangement of the ground floor with supermarket and services, the site is able to achieve active frontages on all facades using level changes.

The site also provides a laneway for pedestrian and cycling connectivity from Marriott Street through to Baptist Street.

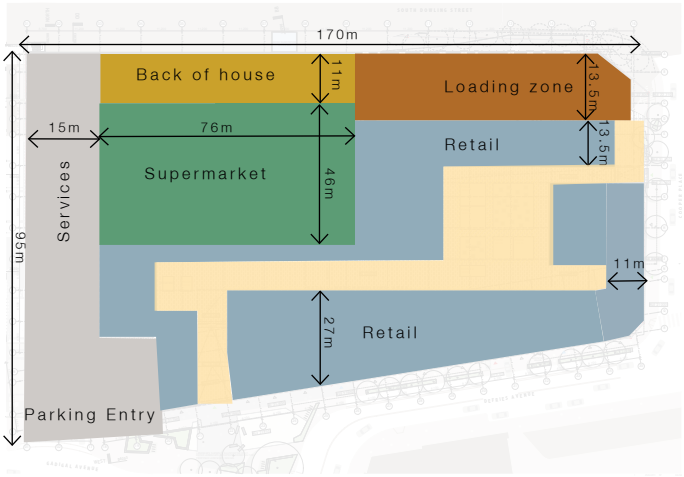
- Placement of supermarket on the lower level can provide opportunity for provision of retail and community uses on the ground plane to enable active frontages on multiple sides.
- Provision of through site connection for permeability and increased accessibility.
- Village typology with residential tower and landscape spaces above ground for a vibrant, enriching focal point for the neighbourhood.
- Located on a key junction and very close to the main street with key transport routes and open spaces for maximum catchment and activation.
- Unscreened supermarket box size is 48m x 76m

East Village Shopping Centre, Zetland, Sydney

Integrated retail with medium scale residential development









Above : Internal arrangement of East Village Shopping centre

Site Area : 15,890m²
Total GFA : 47,317m²
Retail GFA : 32,961m²
Loading zone: 900m²

The East Village Shopping centre located in Zetland sits amongst a series of low-rise residential buildings, formed around a communal open space.

The development incorporates a supermarket, supporting retail, gym, residential, car service centre and parking.

The podium building is 4 storeys high while the residential buildings are an additional 3-4 storeys in height.

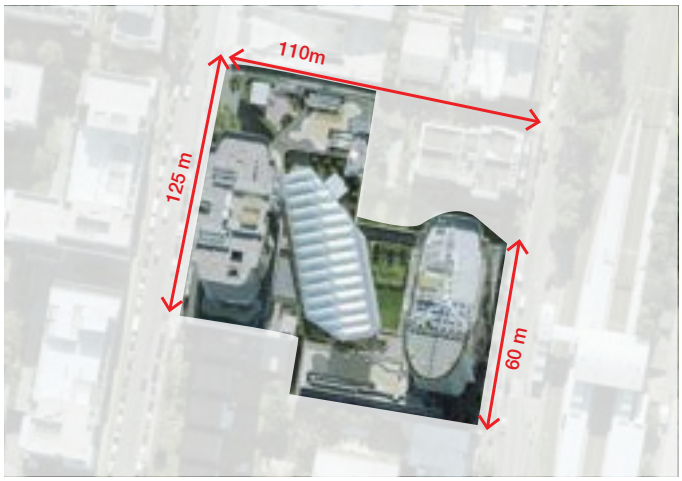
Activation of adjacent streets is constrained but works well for the site due to its location next to a motorway.

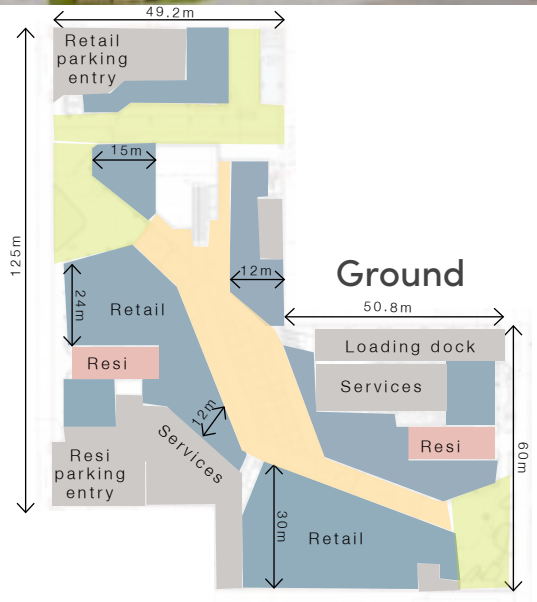
- Placement of retail sleeves around the building corner leads to enhanced activation of the street edges.
- Internal drive through leading to the back of the supermarket for loading dock access.
- Provision of terraced landscapes above retail can act as a buffer between the residential tower and ground floor public functions.
- Proximity of childcare, gym and community hall next to the open space rather than retail.
- Unscreened supermarket box size is 46m x 76m

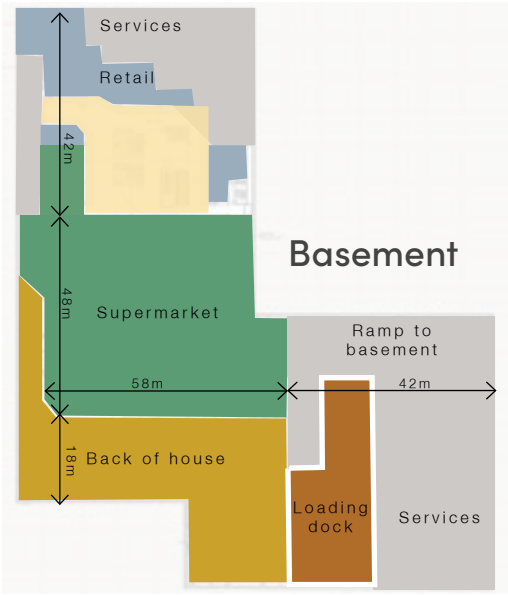
Rhodes Central, Sydney

Integrated retail with large scale residential development









Above : Internal arrangement of Rhodes Central

Site Area : 11,121m²
Total GFA : 63,128m²
Retail GFA : 12,820m²
Loading zone: 2,048m²

Rhodes Central incorporates commercial and three level of retail spaces, a supermarket, a major Council recreation centre with fitness club, indoor sporting courts, gymnastics, community centre and an early childhood education centre.

It is a 39 storey tower and a second 25 storey tower with a 4 storey podium building. The supermarket is located in the lower level adjacent to the back of house facilities, loading dock and ancillary retail.

This provides opportunity to activate the ground level by placement of retail next to street edge.

- Supermarket, loading dock and services on the lower level increases the opportunity for retail on ground plane.
- An internal arcade provides a primary spine from the train station through the block.
- Functions are distributed vertically with retail on ground, supermarket/services in the basement and community functions with landscaped green spaces on podium spaces.
- Supermarket size : 48m x 58m

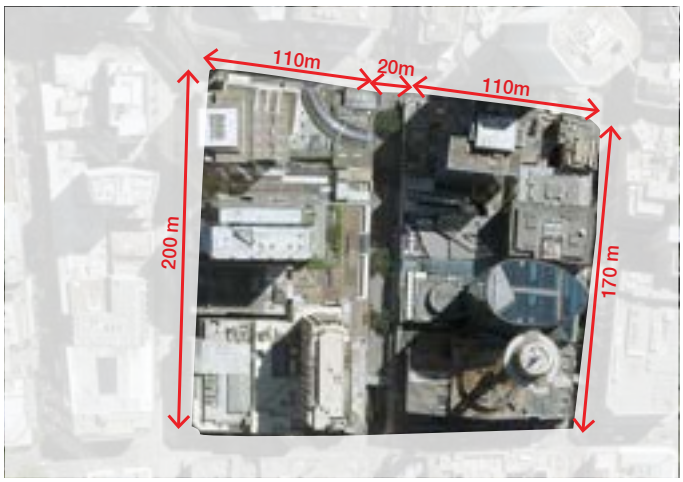
Pitt Street Mall, Sydney CBD

High Street









Site Area : 3,800m²
Total GFA : N/A
Retail GFA : N/A
Loading zone: N/A

Pitt Street Mall is a successful example of a high intensity retail high street in the Sydney CBD. The street is part of a broad intergated system of pedestrian lanes and spaces with retail frontages, mulit level retain centres and integrated with lobbies of large office towers.

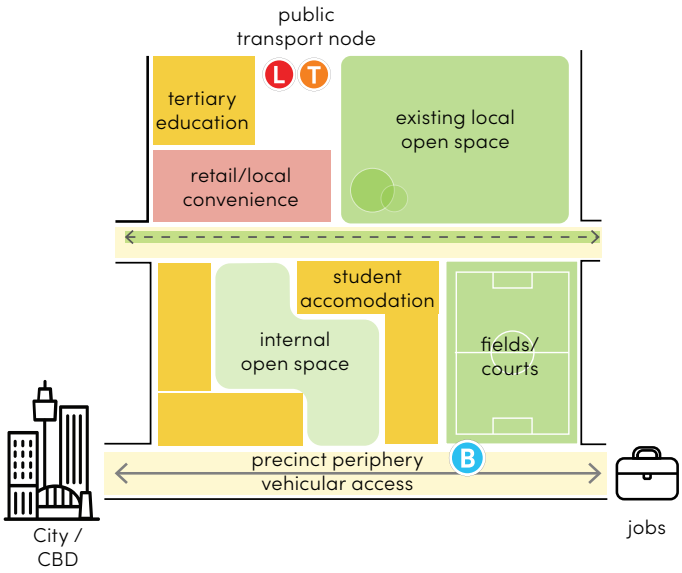
The public domain is high quality with detailed cobbled paving, trees in planters, street furniture and benches interspersed along the length of the street. Street and catenary lighting and banners add vibrancy to the space.

- The street facilitates high pedestrian and retail activity due to limited service vehicle movements and emphasis on high quality placemaking and public domain.
- Dimensions of shop sizes (built form) is crucial for an active edge and the flexibility for provision of variety of retailers.
- Incorporating internal arcades, smaller blocks, free flowing plaza space for organic uses and street furniture plays a very important role in a high street retail model.

14.10 Student Accommodation

Why are we looking at this

Attraction of tertiary academic institutions and students is part of the vision for Sydney Olympic Park to become a strategic centre. The new Sydney Metro station will provide improved access between Parramatta CBD, the Sydney CBD and Sydney Olympic Park and facilitate this transition. This study therefore looks at typical characteristics of student accommodation to inform the best location within the study area for these uses.



Key findings

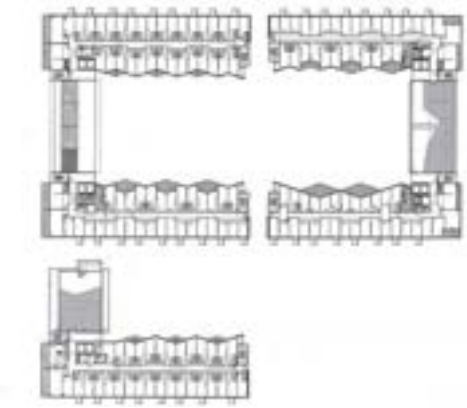
- Co-locate the student housing near sportsfileds, open space and local conveniences. Access to open space and recreation opportunities is important for the student population.
- Locate in areas of high-connectivity, reducing the need for private vehicles.
- Activation of local retail and night-time economies, countering the peaks/lulls of events.

UNSW Kensington Colleges , Sydney
Large scale , On - campus accomodation









Site: 9,800m²
Height : 6- 8 storeys
GFA : 26,000m²
Floor plate : 2000m²
Students: 778

- Internal greens and semi private spaces for student events and socialising.
- Located on the periphery of the campus with good public transport connections.

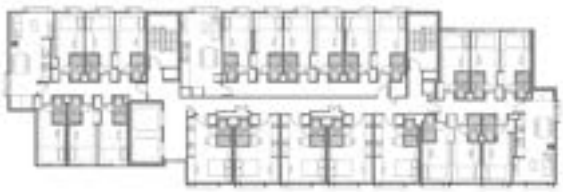
Iglu Refern Street, Sydney (High rise | Off campus)
Large scale , Off - campus accomodation











Site: 1,450m²
Height : 18 storeys
GFA :12,000 m2
Floor plate : 400m²
Students: 370

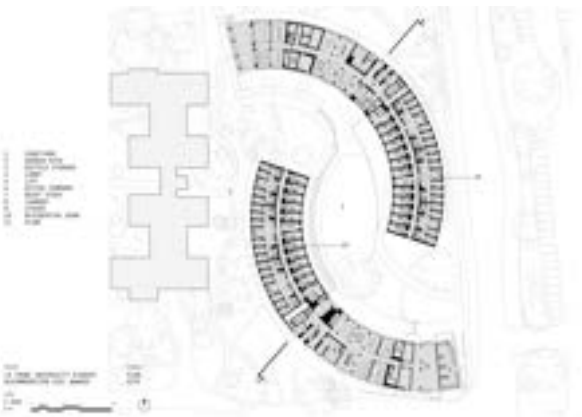
- Located centrally in the town centre with proximity to retail, parks and public transport.
- Accommodates retail/cafes and community at the ground level for activation of the neighbourhood.

La Trobe University - North/South Apartments , Melbourne (Medium density | On - campus)
Medium scale , On - campus accommodation









Site: 9,800m²
Height : 13 storeys
GFA : 19,200m²
Floor plate : 1450m²
Students: 624

- Located near sports field and open spaces for after hours use.
- Semi private spaces for social interaction and socialising.