

Sydney Olympic Park

Frequently asked questions

August 2018

What is being planned for Sydney Olympic Park?

- *The Minister for Planning approved the Sydney Olympic Park Master Plan 2030 (2018 Review).*
- *The Sydney Olympic Park Master Plan 2030 is a blueprint to guide the future growth and sustainable development of the world-class sporting and event precinct, surrounded by more than 430 hectares of parklands.*
- *The Master Plan 2030 identifies opportunities to transform the precinct into a thriving town centre with a new school, additional open space, residential communities, employment opportunities and retail. The Master Plan 2030 will also allow for five new parks.*
- *The review of the Master Plan 2030 sets out detailed planning and design principles for future development, along with planning controls to encourage development that contributes to the quality and character of the precinct.*
- *The Master Plan 2030 is accompanied by an amendment to the State Environmental Planning Policy (State Significant Precincts) 2005 which includes the planning controls for Sydney Olympic Park, including land zoning, height of buildings and floor space ratios.*

Why was the Master Plan reviewed?

- *The review of Sydney Olympic Park's Master Plan 2030 commenced in 2016 and was finalised in 2018, taking into consideration the changing landscape in and around Sydney Olympic Park. The review identified a number of changes, particularly with regards to land uses and development density.*
- *The State Environmental Planning Policy (State Significant Precincts) 2005 require the Sydney Olympic Park Authority to review the Master Plan every five years.*

What were the main issues raised in submissions?

- *We received a total of 60 submissions during the exhibition period. 24 submissions were from government agencies and councils, 21 from stakeholders and 15 from the local community.*
- *The key issues raised in submissions included:*
 - *traffic and transport*
 - *affordable housing*
 - *schools*
 - *building design elements and heights, and*
 - *open space and community facilities.*

What are the benefits for the community?

- The review identified a number of changes to the Master Plan 2030 to realise the potential of Sydney Olympic Park, including:
 - a new school to provide for the growing community
 - provide for 34,000 jobs
 - a new central urban park and improve or expand local parks
 - improve walking and cycling connections, and increase overall access to new streets and intersection upgrades
 - an increase in housing options, and
 - new developments adjacent to the major venues to activate and enhance the precinct.

What are the key changes to the plans in response to the submissions received?

- Key amendments proposed by Sydney Olympic Park Authority (SOPA) in response to the submissions received include:
 - guidelines to ensure sustainable development occurs
 - an increase in affordable housing
 - guidelines to ensure the look and feel of buildings reflect contemporary standards
 - establishing a Green Star rating for design excellence (the Master Plan 2030 encourages environmental sustainability through the requirement for all development to achieve a minimum Green Star rating with higher ratings for design excellence), and
 - adjustments to land uses and building heights in the Stadia Precinct.

Will new schools be provided?

- The community has expressed the need for a new primary and high school in Sydney Olympic Park, to cater for the growing community.
- The Department of Education has confirmed that a high school will be provided. The Department of Education and SOPA are assessing a number of site options for a new high school in the Park. Students living in Sydney Olympic Park are currently part of the Concord High School catchment.
- A new primary school opened in 2018 in nearby Wentworth Point and a new primary school is also planned for the adjoining Carter Street Precinct.

How will traffic at Sydney Olympic Park be improved?

- *The capacity of the transport network to cater for growing communities is a key challenge for Sydney Olympic Park. Traffic and transport issues were one of the most frequent issues brought up in community submissions.*
- *As part of the review, we have looked at existing and potential future connections across Sydney Olympic Park as well as to the surrounding road network. A number of public transport improvements have been proposed including:*
 - *the proposed Parramatta Light Rail Stage 2 connection between Sydney Olympic Park and Parramatta,*
 - *investigation of a new Sydney West Metro to connect Sydney Olympic Park with the Sydney CBD and Parramatta CBD.*
- *The Master Plan 2030 proposes an expanded street network to improve connectivity, as well as improvements to walking and cycling paths.*
- *A traffic and transport assessment study has been undertaken on behalf of SOPA. The study identified several upgrades to local and regional roads and intersections to manage the impact of future development and additional traffic. The study outlined a number of recommendations and is available to view on our website at planning.nsw.gov.au/olympicpark as part of the exhibition material.*

Will the plans allow for additional public open space?

- *Residents will have access to a total of 430 ha of parklands and five additional or enhanced parks including:*
 - *a large urban park in the Central Precinct*
 - *a major upgrade of the Central Linear Park*
 - *a new local park in Parkview Precinct*
 - *upgrades to the Tom Wills Oval, and*
 - *new sporting field at the Archery Centre.*
- *A network of open spaces will be managed by SOPA, including the Newington Nature Reserve and wetlands that will allow access to walking, cycling and picnicking to meet the needs of future residents and workers in Sydney Olympic Park.*
- *SOPA will ensure that the proposed form and height of buildings will be carefully designed to ensure direct sunlight to local parks.*
- *The review of the Master Plan also encourages the creation of balconies or terraces and communal areas.*

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What type of infrastructure will be required to support a growing community?

- The review has considered the need for new and upgraded infrastructure to support the future growth within Sydney Olympic Park. The upgrades include improved public transport, walking and cycling paths, road upgrades, public open space, and community and education facilities.
- Sydney Metro West has also announced a station will be located at Sydney Olympic Park and this will improve access and decrease travel times to and from the Sydney CBD and Parramatta for both employment and event purposes.
- SOPA is planning for better access to Bicentennial Park, Wilson Park and Newington Armory, as well as new centrally located areas of public open space in the Central and Parkview Precincts.
- The review also identified the need for a new multi-purpose community hub including a community centre and branch library, additional child care centres and a new high school site.

What happens next?

- We will continue to work with SOPA and other key agencies to guide future development in Sydney Olympic Park.
- In accordance with the State Environmental Planning Policy (State Significant Precincts) 2005, the Master Plan will be reviewed within five years to ensure the planning framework for Sydney Olympic Park remains relevant to the changing urban landscape.
- Sydney Olympic Park will remain a major event precinct and a platform for the development of both community and elite sports. The Park's environmental and recreational value will also be preserved.

Where can I find out more?

- The revised Master Plan 2030 (2018 Review) can be viewed online at either planning.nsw.gov.au/olympicpark or sydneyolympicpark.com.au/future or during business hours at Sydney Olympic Park Authority, Level 1, 8 Australia Avenue, Sydney Olympic Park

I have other questions. Who can I contact?

- You can contact Sydney Olympic Park Authority's on 02 9714 7300 or planninginfo@sopa.nsw.gov.au.
- You can also contact the Department of Planning and Environment Information Line on 1300 305 695.

