



Sydney Olympic Park
Master Plan
2030
(2018 Review)

© Crown copyright ...

Sydney Olympic Park Authority
8 Australia Avenue
Sydney Olympic Park
NSW 2127

Printed ...

ISBN 978-0-9805976-0-8

Illustrations by Tim Throsby

DISCLAIMER

While every reasonable effort has been made to ensure that this document is correct at the time of printing, Sydney Olympic Park Authority, its agents and its employees, disclaim any and all liability to any persons in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

Contents

1.0 Introduction

1.1 Sydney Olympic Park	2
1.2 Sydney Olympic Park Master Plan 2030	6
1.3 Purpose of this Master Plan	6
1.4 Name and Commencement of this Master Plan	8
1.5 Land and Development Covered by this Master Plan	8
1.6 Relationship to Other Planning Documents	8
1.7 Repeal of Plans	9
1.8 Consent Authority	9
1.9 Development Process	9
1.10 Local Infrastructure Contributions Framework 2030	9
1.11 Review of Master Plan 2030	10
1.12 Structure of Master Plan 2030	10
1.13 Nine Precincts	10

2.0 Background

2.1 Overview	14
2.2 Historical Context	14
2.2.1 Indigenous	14
2.2.2 Colonial/Pastoral	15
2.2.3 Naval	15
2.2.4 Industrial	16
2.2.5 Olympic Legacy	17
2.3 Regional Context	18
2.4 Planning Context	20
2.4.1 Master Plan 1995	20
2.4.2 Master Plan 2002	20
2.4.3 Vision 2025	22
2.4.4 Master Plan 2030	22
2.4.5 Master Plan 2030: the first five years	24
2.5 Master Plan 2030 (2018 Review)	26
2.5.1 Related Studies and Strategies	28

3.0 Planning Principles

3.1 Introduction	32
3.1.1 Existing Site Elements	32
3.1.2 Sustainability	32
3.1.3 Land Uses	32
3.1.4 Public Domain	32
3.1.5 Landscape	32
3.1.6 Access and Transport	32
3.1.7 Building Form and Height	33
3.1.8 Major Event Capability	33
3.1.9 New Facilities and Infrastructure	33
3.1.10 Neighbourhood and Community	33
3.1.11 Implementation	33
3.2 Existing Site Elements	34

Contents

3.2.1	Existing Heritage and Olympic Legacy	34
3.2.2	Existing Views	36
3.3	Sustainability	38
3.4	Land Uses	40
3.5	Public Domain	42
3.5.1	Public Space Strategy	42
3.5.2	Streets and Street Hierarchy	44
3.5.3	Public Art	48
3.6	Landscape	50
3.7	Access and Transport	52
3.7.1	Vehicular Access	52
3.7.2	Parking	54
3.7.3	Public Transport	56
3.7.4	Pedestrian and Bicycle	58
3.8	Building Form and Height	60
3.9	Major Event Capability	62
3.9.1	Major Event Hosting Capacity	62
3.9.2	Major Event Operations Capacity	63
3.9.3	Major Event Impact Assessment Guidelines	63
3.10	New Facilities and Infrastructure	64
3.11	Neighbourhood and Community	66
3.12	Implementation	66
4.0	General Controls and Guidelines	
4.1	Introduction	70
4.2	Sustainability	71
4.2.1	Controls	71
4.3	Public Domain	73
4.3.1	Controls	73
4.4	Event Access and Closures	80
4.4.1	Controls	80
4.5	Land Uses and Density	84
4.5.1	Land Use Controls	84
4.5.2	Floor Space Ratio Controls	86
4.5.3	Commercial Use Controls	87
4.6	Building Form and Amenity	87
4.6.1	Development Site Controls	87
4.6.2	Building Zone Controls	88
4.6.3	Building Depth Controls	88
4.6.4	Building Height Controls	88
4.6.5	Rooftop Services Zone Controls	89
4.6.6	Building Separation Controls	89
4.6.7	Building Setbacks	90
4.6.8	Tower Building Controls	90
4.6.9	Accessibility Controls	93
4.6.10	Design Excellence Controls	93
4.6.11	Building Expression Controls	95
4.6.12	Safety and Security Controls	96

Contents

4.6.13	Light Well Controls	96
4.6.14	Cross Ventilation Controls	97
4.6.15	Noise Controls	97
4.6.16	Waste Management Controls	101
4.6.17	Residential Building Controls	103
4.6.18	Minor Alterations and Additions	106
4.7	Access and Parking	106
4.7.1	Controls	106
4.8	Transport Strategies and Infrastructure	109
4.8.1	Controls	111
4.9	Landscape and Site	111
4.9.1	Controls	111
4.10	Community Facilities	114
4.10.1	Controls	114
5.0 Precinct Controls and Guidelines		
5.1	Introduction	118
5.2	Central Precinct	121
5.2.1	Description	121
5.2.2	Site Configuration Controls	121
5.2.3	Floor Space Ratio Controls	121
5.2.4	Land Use Controls	122
5.2.5	Building Height Controls	122
5.2.6	Building Zone and Setback Controls	122
5.2.7	Event Controls	123
5.3	Central Sports Precinct	131
5.3.1	Description	131
5.3.2	Site Configuration Controls	131
5.3.3	Floor Space Ratio Controls	132
5.3.4	Land Use Controls	132
5.3.5	Building Height Controls	132
5.3.6	Building Zone and Setback Controls	132
5.3.7	Event Controls	133
5.4	Stadia Precinct	141
5.4.1	Description	141
5.4.2	Site Configuration Controls	141
5.4.3	Floor Space Ratio Controls	141
5.4.4	Land Use Controls	141
5.4.5	Building Height Controls	142
5.4.6	Building Zone and Setback Controls	142
5.4.7	Event Controls	142
5.5	Sydney Showground Precinct	151
5.5.1	Description	151
5.5.2	Site Configuration Controls	151
5.5.3	Floor Space Ratio Controls	151
5.5.4	Land Use Controls	151
5.5.5	Building Height Controls	151

Contents

5.5.6	Building Zone and Setback Controls	152
5.5.7	Event Controls	152
5.6	Parkview Precinct	161
5.6.1	Description	161
5.6.2	Site Configuration Controls	161
5.6.3	Floor Space Ratio Controls	161
5.6.4	Land Use Controls	162
5.6.5	Building Height Controls	162
5.6.6	Building Zone and Setback Controls	162
5.6.7	Event Controls	163
5.7	Boundary Creek and Tennis Precincts	171
5.7.1	Description	171
5.7.2	Site Configuration Controls	171
5.7.3	Floor Space Ratio Controls	171
5.7.4	Land Use Controls	172
5.7.5	Building Height Controls	172
5.7.6	Building Zone and Setback Controls	172
5.7.7	Event Controls	173
5.8	Southern Sports Precinct	181
5.8.1	Description	181
5.8.2	Site Configuration Controls	181
5.8.3	Floor Space Ratio Controls	181
5.8.4	Land Use Controls	182
5.8.5	Building Height Controls	182
5.8.7	Building Zone and Setback Controls	182
5.8.8	Event Controls	183
5.9	Haslams Precinct	191
5.9.1	Description	191
5.9.2	Site Configuration Controls	191
5.9.3	Floor Space Ratio Controls	191
5.9.4	Land Use Controls	191
5.9.5	Building Height Controls	192
5.9.6	Building Zone and Setback Controls	192
5.9.7	Event Controls	193

Appendices and Additional Information

Appendix A — Development Requirements

List of Information Required for Development and Project Applications	202
Requirements for Design Competition Processes	206

Appendix B — New Public Spaces

Urban Park – Central (11)	209
Local Park – Parkview (12)	210
Local Park – Haslams (13)	211
Local Park – Central Sports (14)	212
Local Park – Central Linear Park (15)	213
Public Domain – Athletics Centre (16)	214
Public Domain – Warm Up Track (17)	215

Contents

Landscape Corridor – Boundary Creek (18)	216
Landscape Corridor – Parkview (19)	217
Appendix C – Streets Plans and Sections	
Street 1 Olympic Boulevard North	220
Street 2 Olympic Boulevard South	222
Street 3 Dawn Fraser Avenue East	224
Street 4 Dawn Fraser Avenue Central	225
Street 5 Dawn Fraser Avenue West	226
Street 6 Murray Rose Avenue East	227
Street 7 Murray Rose Avenue Central	228
Street 8 Australia Avenue	229
Street 9 Kevin Coombs Avenue	230
Street 10 Edwin Flack Avenue	231
Street 11 Sarah Durack Avenue	232
Street 12 Pondage Link	233
Street 13 Old Hill Road	234
Street 14 Herb Elliott Avenue	235
Street 15 Shane Gould Avenue East	236
Street 16 Shane Gould Avenue West	237
Street 17 Showground Road	238
Street 18 Grand Parade	239
Street 19 Central Shopping	240
Street 20 Median Street	241
Street 21 Figtree Drive	242
Street 22 Parkview Drive	243
Street 23 North South Street	244
Street 24 Verge Street	245
Street 25 Pedestrian Street	246
Street 26 Shared Way	247
Street 27 Service Street	248
Street 28 Coach Parking Street	249
Street 29 Bennelong Parkway	250
Street 30 Marjorie Jackson Parkway	251
Street 31 Shirley Strickland Avenue	252
Street 32 Park Edge Street Haslams	253
Street 33 Park Edge Street Boundary Creek	254
Street 34 Rod Laver Drive	255
Street 35 Central Park Edge	256
Appendix D – List of Figures and Tables	257
Glossary	261
Acronyms and Abbreviations	263
Key Documents Related to Master Plan 2030	264
Bibliography	265



Foreword

While the Sydney 2000 Olympic and Paralympic Games may have occurred over a decade ago, the legacy and spirit lives on at Sydney Olympic Park which continues to thrive, delivering significant benefits to the community.

Today, Sydney Olympic Park is a unique suburb in the heart of metropolitan Sydney. It contributes to Sydney's growth as a global city – delivering world class events that generate significant benefits for the NSW economy and providing outstanding lifestyle opportunities in its sports & entertainment venues and extensive urban parklands. Home to thousands of residents, workers and students and millions of visitors each year, Sydney Olympic Park is a place like no other.

Sydney Olympic Park Authority, a NSW Government statutory authority, manages Sydney Olympic Park, ensuring the best use of this important resource for the people of Sydney and NSW. The Park's vibrant and diverse Town Centre, iconic buildings, major event facilities, grand public spaces and precious natural environment are all balanced to coexist in harmony.

The future growth of Sydney Olympic Park is guided by *Master Plan 2030*, a carefully researched blueprint designed to fulfil one of the most enduring legacies of the Sydney 2000 Olympic Games and become one of the world's greatest contemporary places.

Providing for the growing community in and around Sydney Olympic Park, the Town Centre will become the urban hub of the Olympic Peninsula where residential communities thrive and businesses prosper.

The vision for Sydney Olympic Park is an internationally recognised place with world-class events, venues, parklands and a great place to live and work, built on its Olympic legacy in a sustainable way.

Considered the benchmark for Olympic legacy, Sydney Olympic Park has become an integral part of Sydney and Australia.

The Sydney Olympic Park Authority acknowledges the assistance and support of the NSW Department of Planning and Environment and the Greater Sydney Commission in the 2018 Review of Master Plan 2030.

1.0 Introduction

1.1	Sydney Olympic Park	2
1.2	Sydney Olympic Park Master Plan 2030	6
1.3	Purpose of this Master Plan	6
1.4	Name and Commencement of this Master Plan	8
1.5	Land and Development covered by this Master Plan	8
1.6	Relationship to Other Planning Documents	8
1.7	Repeal of Plans	9
1.8	Consent Authority	9
1.9	Development Process	9
1.10	Local Infrastructure Contributions Framework 2030	9
1.11	Review of Master Plan 2030	10
1.12	Structure of Master Plan 2030	10
1.13	Nine Precincts	10

1.0 Introduction

1.1 Sydney Olympic Park

Sydney Olympic Park is a large and unique area covering 640 hectares, located just 14 kilometres west of Sydney's central business district. It was officially named as a suburb by the NSW Geographic Names Board in 2009.

Sydney Olympic Park, in its evolution from the host venue for the world's largest event to a thriving economic Town Centre and growing residential community in the heart of metropolitan Sydney, is building on considerable strengths. These include its outstanding sports and entertainment venues and the expansive and diverse urban parklands, which offer riverside settings, picnic areas and playgrounds, important heritage areas and protected ecological habitats. The Park continues to build on its strong record in environmental sustainability and access for people of all abilities, both important legacies from the Sydney 2000 Olympic Games.

Today, over 20,000 residents, workers and students make up the daily community and hundreds of organisations are located at Sydney Olympic Park, which continues to attract major investment in commercial, sporting, education and hospitality development. Confidence in the precinct has been demonstrated by the significant number of developments projects since 2000, valued at over \$2 billion of investment.

Sydney Olympic Park Master Plan 2030 (2018 Review) (hereafter referred to as *Master Plan 2030 (2018 Review)*) will guide Sydney Olympic Park's continued evolution.

Sydney Olympic Park provides an opportunity to establish a best practice example of sustainable urban development as well as remaining available for major sporting and entertainment events. *Master Plan 2030 (2018 Review)* builds on the Park's internationally recognised initiatives in energy and water management, green building design and sound economic and ecological management. The Park's sporting and recreational facilities and 430 hectares 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.

1.0 Introduction

Figure 1.1 Sydney Olympic Park and surrounds in 2016



Figure 1.2 Artist's Impression of Sydney Olympic Park and surrounds in 2030



1.0 Introduction

Figure 1.3 Sydney Olympic Park and context in 2016



Key

 Sydney Olympic Park	 Sydney Olympic Park Town Centre
---	---

1.0 Introduction

Figure 1.4 Sydney Olympic Park Town Centre in 2016



Key

 Sydney Olympic Park Town Centre

- | | |
|----------------------|--|
| 1. Sydney Showground | 7. Hockey Centre |
| 2. The Arena | 8. Sports Centre |
| 3. The Stadium | 9. Netball Central |
| 4. Athletic Centre | 10. Tennis Centre |
| 5. Aquatic Centre | 11. Tom Wills Oval and Community Field |
| 6. Warm Up Arena | |

1.0 Introduction

1.2 Sydney Olympic Park Master Plan 2030 (2018 Review)

Master Plan 2030 (2018 Review) is a vision for the sustainable development of Sydney Olympic Park. It builds on *Sydney Olympic Park's Vision 2025* as described in Section 2 and *Sydney Olympic Park Master Plan 2002*, and also complements the Greater Sydney Commission's *A Metropolis of Three Cities*, which was released in 2018.

Master Plan 2030 (2018 Review) is consistent with the aims and objectives of *Sydney Regional Environmental Plan No. 24 - Homebush Bay Area* and establishes guidelines and controls for the future development of Sydney Olympic Park.

An artist's impression of Sydney Olympic Park Town Centre in 2030 is shown in *Figure 1.2*.

1.3 Purpose of this Master Plan

Master Plan 2030 (2018 Review) has been prepared in accordance with the requirements of the *Sydney Olympic Park Authority Act 2001* and amendment number 20 to *State Environmental Planning Policy SEPP (State Significant Precincts) 2005*.

Its purpose is to:

- provide a comprehensive approach to the development of Sydney Olympic Park
- ensure Sydney Olympic Park becomes an active and vibrant Town Centre within Metropolitan Sydney
- protect the role of Sydney Olympic Park as the premier destination for cultural, entertainment, recreation and sporting events
- protect and enhance the public domain
- protect and enhance the Sydney Olympic Park parklands
- provide detailed planning and design principles and controls to encourage development that responds to its context and contributes to the quality of the built environment and the future character and cultural significance of the site.

SEPP (State Significant Precincts) 2005 requires that, except in certain circumstances, the consent authority may only grant consent to development at Sydney Olympic Park if it has first considered this Master Plan and that development is consistent with this Master Plan.

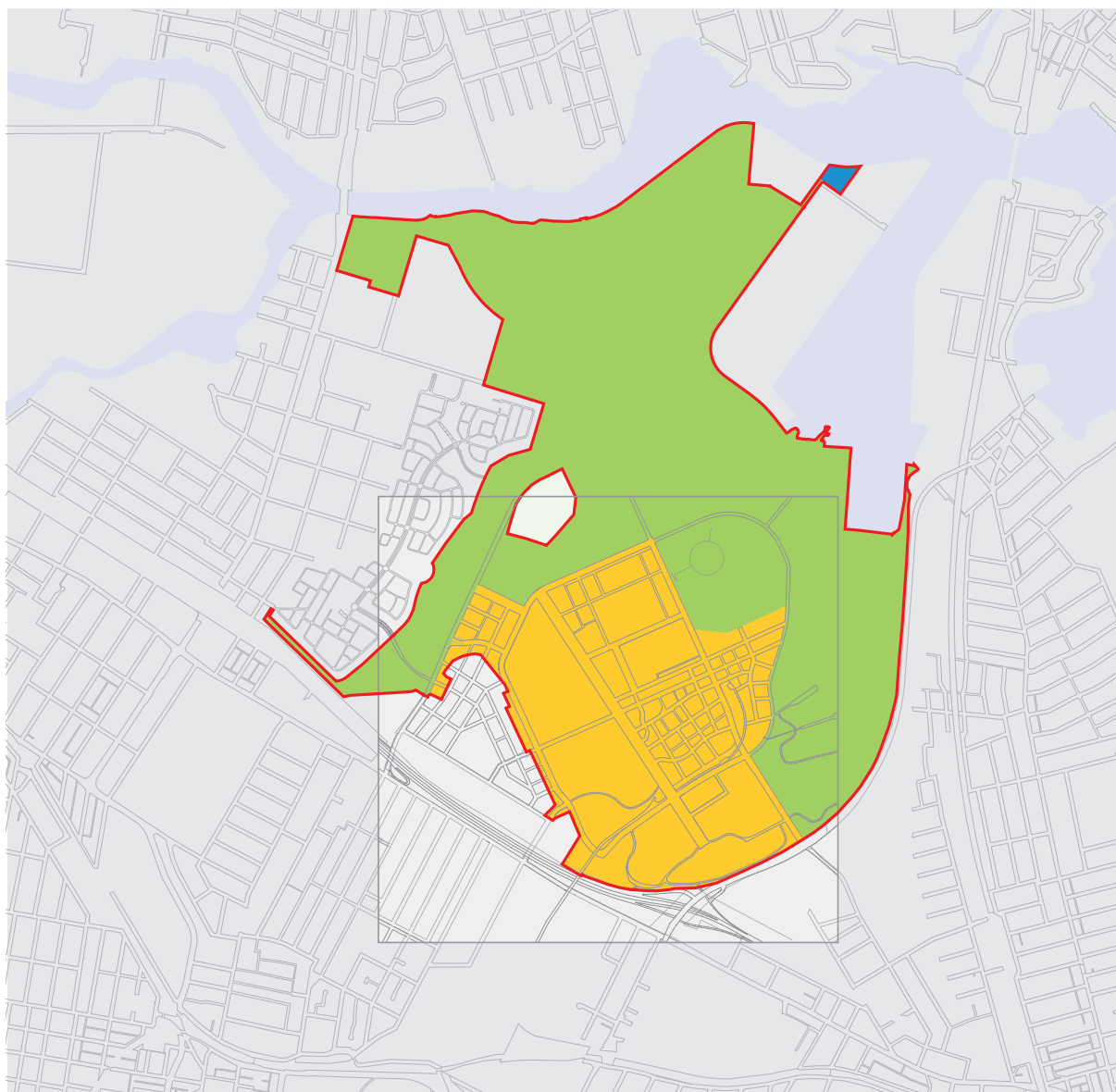
A development proposal that contains a variation to any provision in this Master Plan may still be considered to be consistent with this Master Plan if the variation is justified in terms of the principles, strategies and intent of this Master Plan.

Consistency with this Master Plan will be assessed on the following:





- the ability to demonstrate that the proposal will deliver a superior outcome, including exemplar visitor experience, high quality urban amenity and a significant contribution to the Authority's delivery of major event objectives,
- the development proposal has been subject to the 'design excellence' process outlined in this Master Plan, and
- that it achieves the overall vision, planning principles and key elements of the relevant precinct.

1.0 Introduction

Figure 1.5 Land covered by Master Plan 2030 (2018 Review)



Key

-  Land covered by Sydney Olympic Park Master Plan 2030 (2018 Review)
-  Planning provisions contained in Sydney Olympic Park Master Plan 2030 (2018 Review)
-  Provisions contained in the Sydney Olympic Park, *Parklands Plan of Management* (2010)
-  Refer to Sydney Olympic Park Master Plan 2030: Wentworth Point Precinct

1.0 Introduction

1.4 Name and Commencement of this Master Plan

This Master Plan is called *Sydney Olympic Park Master Plan 2030 (2018 Review)*.

It was originally approved by the Minister for Planning in 2010.

1.5 Land and Development Covered by this Master Plan

This Master Plan applies to all land outlined in red in *Figure 1.5*. Detailed planning provisions are found in this document for those areas coloured yellow. For those areas coloured green, this plan adopts the provisions of the *Parklands Plan of Management (2010)*. For areas coloured blue, this plan adopts the provisions contained in the *Sydney Olympic Park Master Plan 2030: Wentworth Point Precinct*.

1.6 Relationship to Other Planning Documents

This plan is a Master Plan under Section 18 of the *Sydney Olympic Park Authority Act 2001* and amendment number 20 of *SEPP (State Significant Precincts) 2005*, which are the principal statutory planning instruments regulating land use at Sydney Olympic Park.

State Environmental Planning Policies (SEPPs) and *Regional Environmental Plans (REPs)* apply to Sydney Olympic Park where relevant and the statutory provisions of these policies and plans will prevail over this Master Plan.

If there is any inconsistency between the provisions of this Master Plan and any other *Development Control Plan (DCP)*, or Code, the provisions of this Master Plan shall prevail, unless otherwise stated.

This Master Plan should be read in conjunction with the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. Other documents that are relevant to development at Sydney Olympic Park include, but are not limited to:

- *Sydney Olympic Park Authority Act 2001* and Regulations
- Sydney Olympic Park Environmental Guidelines 2008

1.0 Introduction

- Sydney Olympic Park, *Parklands Plan of Management* 2010
- State and Regional Environmental Planning Policies including:
 - *SEPP 65 Apartment Design Guide*
 - *SEPP 64 Advertising and Signage*
 - *SEPP (State Significant Precincts) 2005*
 - *SEPP 55 Remediation of Land*
 - *SREP Sydney Harbour Catchment 2005*.

1.7 Repeal of Plans

This Master Plan repeals the *Sydney Olympic Park Master Plan 2002*, and updates the *Sydney Olympic Park Master Plan 2030* that was adopted in 2010.

1.8 Consent Authority

The New South Wales Minister for Planning is the consent authority for all development within Sydney Olympic Park, with the exception of exempt development, as defined in *SEPP (State Significant Precincts) 2005*. Subject to the nature and scale of development, consent may either be granted by the Minister for Planning or a delegate or the NSW Department of Planning. Applicants are advised to refer to www.sydneyolympicpark.com.au for further information.

1.9 Development Process

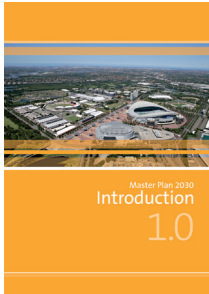
Prior to lodging an application, applicants should discuss their proposal with Sydney Olympic Park Authority or the Department of Planning.

The information required in development or project applications is described in Appendix A, List of Information Required for Development and Project Applications.

1.10 Local Infrastructure Contributions Framework 2030

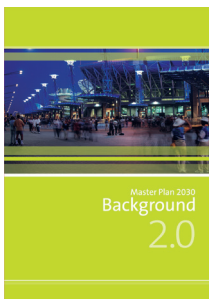
A *Local Infrastructure Contributions Framework (ICF 2030)* has been prepared in conjunction with this Master Plan. *ICF 2030* indicates potential funding sources for local infrastructure required to support the development permitted under *Master Plan 2030 (2018 Review)*.

1.0 Introduction



1.11 Review of Master Plan 2030

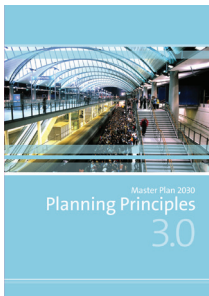
Master Plan 2030 may be reviewed every 5 years after the date of adoption to ensure that the document remains up to date.



1.12 Structure of Master Plan 2030

There are five sections plus appendices:

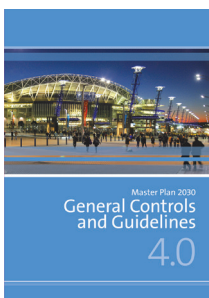
- Section 1 identifies the Master Plan, the land it affects, its purpose and relationship to other planning documents, and identifies the nine precincts that make up Sydney Olympic Park
- Section 2 describes the context and planning history of Sydney Olympic Park and the regional planning context
- Section 3 identifies the planning principles that form the framework for the future use and development of the Town Centre
- Section 4 sets out general controls and guidelines for development and the public domain within the Town Centre
- Section 5 provides specific controls and guidelines for the nine precincts to ensure the planned future character of each is achieved.



1.13 Nine Precincts

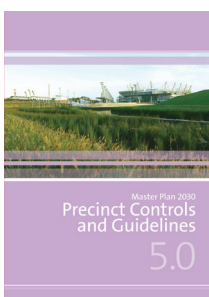
The Town Centre has been divided into nine precincts:

- Central Precinct
- Central Sports Precinct
- Stadia Precinct
- Sydney Showground Precinct
- Parkview Precinct
- Boundary Creek Precinct
- Tennis Precinct
- Southern Sports Precinct
- Haslams Creek Precinct



The precinct boundaries fall along natural edges created by the main streets, the parklands and the surrounding suburbs. The nine precincts are shown in *Figure 1.6*.

The main event areas are: the Central Sports Precinct; the Stadia Precinct; and the Sydney Showground Precinct.



The main residential areas are: the Central Precinct, which is also the new residential and commercial heart; the Parkview Precinct; and the Haslams Precinct. These precincts also include associated retail and commercial uses. The main park and recreational use precincts are: the Boundary Creek Precinct, the Tennis Precinct, and the Southern Sport Precinct.

1.0 Introduction

Figure 1.6 Nine Precincts for Sydney Olympic Park

