SYDNEY OLYMPIC PARK
MASTER PLAN 2050

SydneyOlympicPark

Acknowledgement

Sydney Olympic Park Authority recognise First Nations Peoples' unique cultural and spiritual relationships to place and the rich contribution made to society.

First Nations Peoples 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 Master Plan 2050 are based on the premise upheld by Aboriginal peoples 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 Gadigal, 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 water birds. 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.

Project Team: SJB, Turf, WSP, Cred, Atelier 10, Civille, Yerrabingin, CPP, RWDI, SGS, GML, VG Consulting, GLN, Stantec, Mott MacDonald, SOPA
On the cover: an artistic impression of Sydney Olympic Park in 2050.
Source: Mark Gerada
© Sydney Olympic Park Authority

SydneyOlympicPark

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 ensures that a coordinated, long term development plan is prepared for the whole of Sydney Olympic Park and outlines detailed precinct controls to guide sustainable growth.

By 2050, Sydney Olympic Park is set to accommodate up to 33,000 residents and up to 26,000 jobs. 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.

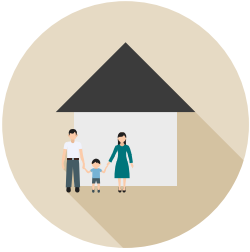
Sydney Olympic Park will be a thriving suburb offering a rich mix of experiences. Many will live and work within Sydney Olympic Park and others will visit for events, sport, attractions or for everyday retail and entertainment. Master Plan 2050 will shape the development of Sydney Olympic Park to ensure it reaches its potential.

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
- the 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 provides 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. The aspiration for this community remains the same, to ensure each individual has an incredible experience that's unique to this place.



Up to 15,000 homes

Up to 26,000 jobs

5 Neighbourhoods and 2 Precincts

430 ha of parklands

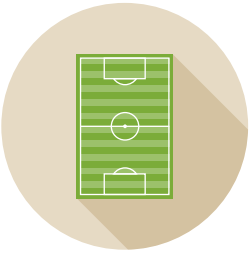
New education sites

A new community, sports and leisure centre

A new library and community hub

A major retail destination and neighbourhood shops

New public spaces



4 new sports fields

More than 15 playgrounds

'Car-lite' precinct

An artistic impression of Sydney Olympic Park in 2050. Source: Mark Gerada

Acronyms and abbreviations

ADG	Apartment Design Guide
AHD	Australian Height Datum
CBD	Central Business District
Central River City Precinct SEPP	*State Environmental Planning Policy (Precincts – Central River City) 2021*
CLM Act	*Contaminated Land Management Act 1997*
Codes SEPP	*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
CPTED	Crime Prevention Through Environmental Design
DSI	Detailed Site Investigation
DPHI	Department of Planning, Housing and Infrastructure
Environmental Guidelines	Sydney Olympic Park Environmental Guidelines in force
EPA	Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
FSR	Floor Space Ratio
GANSW	Government Architect New South Wales
GBA	Gross Building Area
GEM	Gust Equivalent Mean
Ha	Hectare
ICF 2050	Sydney Olympic Park Infrastructure Contributions Framework 2050
Km	Kilometre
LGA	Local Government Area
LTEMP	Long Term Environmental Management Plan
Master Plan 2050	Sydney Olympic Park Master Plan 2050
NABERS	National Australian Built Environment Rating System
Newington Armory	Newington Armaments Depot
NSW	New South Wales
Parklands	Millennium Parklands
Parklands Plan of Management	Sydney Olympic Park Parklands Plan of Management in force
PLR2	Parramatta Light Rail (Stage 2)
PV	Photovoltaic
RAS	Royal Agricultural Society
SEPP	State Environmental Planning Policy
SOPA	Sydney Olympic Park Authority
SOPA Act	*Sydney Olympic Park Authority Act 2001*
SRI	Solar Reflectance Index
Sydney 2000 Games	Sydney 2000 Olympic and Paralympic Games
TfNSW	Transport for New South Wales
UHI	Urban Heat Island
WELS	Water Efficient Labelling System
WSUD	Water Sensitive Urban Design

Aerial view of Tennis Centre. Source: SOPA

Contents

1 Introduction . . . 9

1.1 Purpose . . . 10

1.1.1 Purpose of this Master Plan . . . 10

1.1.2 Aims of this Master Plan . . . 10

1.1.3 Where this Master Plan applies . . . 10

1.1.4 Structure of this Master Plan . . . 10

1.1.5 Relationship to other policies . . . 12

1.1.6 Infrastructure Contributions Framework 2050 . . . 12

1.1.7 Sydney Olympic Park Authority . . . 13

1.1.8 Consent authority . . . 13

1.1.9 Implementation and review . . . 13

2 Place and Vision . . . 15

2.1 Sydney Olympic Park . . . 16

2.1.1 Location . . . 16

2.1.2 History . . . 17

2.1.3 Sydney Olympic Park today . . . 18

2.2 Connecting with Country . . . 20

2.2.1 Elements of Country . . . 21

2.2.2 Exploring Wangal Country . . . 22

2.2.3 Designing with Country approach . . . 23

2.3 Place vision . . . 24

2.4 Structure plan . . . 26

3 General Controls . . . 31

3.1 Embedding Country . . . 32

3.2 Heritage . . . 36

3.3 Master Plan 2050 Sites . . . 38

3.4 Design excellence . . . 40

3.5 Ecology and environmental sustainability . . . 43

3.5.1 Water systems . . . 46

3.5.2 Environmental conservation and protected areas . . . 50

3.5.3 Landscape and urban canopy . . . 52

3.5.4 Environmental building performance and sustainability . . . 54

3.5.5 Contamination and rehabilitation . . . 56

3.6 Land use . . . 59

3.6.1 Land use concept . . . 62

3.6.2 Commercial uses . . . 64

3.6.3 Residential uses . . . 65

3.6.4 Sports, events, entertainment uses, tourist and visitor accommodation . . . 66

3.6.5 Creative industries . . . 67

3.6.6 Night-time economy . . . 67

3.6.7 Noise . . . 68

3.7 Public open space and public facilities . . . 69

3.7.1 Public open spaces . . . 72

3.7.2 Public facilities . . . 76

3.7.3 Education facilities . . . 78

3.7.4 Streets . . . 78

3.8 Movement . . . 79

3.8.1 Street role and character . . . 81

3.8.2 Active transport . . . 84

3.8.3 Public transport . . . 86

3.8.4 Event transport . . . 88

3.8.5 Vehicle access and parking . . . 90

3.9 Built form . . . 93

3.9.1 Views and landmarks . . . 96

3.9.2 Active frontages and street interfaces . . . 98

3.9.3 Awnings and colonnades . . . 101

3.9.4 Through-site links . . . 102

3.9.5 Building heights . . . 104

3.9.6 Building layout and design . . . 106

3.9.7 Wind effects . . . 106

4 Character Areas . . . 107

4.1 Urban Centre . . . 111

4.1.1 Character statement . . . 112

4.1.2 Layout and land use . . . 116

4.1.3 Built form . . . 122

4.1.4 Public open spaces . . . 128

4.1.5 Movement . . . 138

4.2 Eastern Neighbourhood 163
4.2.1 Character statement 164
4.2.2 Layout and land use 168
4.2.3 Built form 172
4.2.4 Public open spaces 178
4.2.5 Movement 180
4.3 Southern Neighbourhood 195
4.3.1 Character statement 196
4.3.2 Layout and land use 200
4.3.3 Built form 206
4.3.4 Public open spaces 208
4.3.5 Movement 212
4.4 Haslams Neighbourhood 219
4.4.1 Character statement 220
4.4.2 Layout and land use 224
4.4.3 Built form 230
4.4.4 Public open spaces 232
4.4.5 Movement 234
4.5 Edwin Flack Neighbourhood 243
4.5.1 Character statement 244
4.5.2 Layout and land use 248
4.5.3 Built form 252
4.5.4 Public open spaces 254
4.5.5 Movement 256
4.6 Sports and Civic Precinct 261
4.6.1 Character statement 262
4.6.2 Layout and land use 266
4.6.3 Built form 270
4.6.4 Public open spaces 274
4.6.5 Movement 276
4.7 Stadia Precinct 283
4.7.1 Character statement 284
4.7.2 Layout and land use 288
4.7.3 Built form 292
4.7.4 Public open spaces 296
4.7.5 Movement 298

5 Parklands 305
5.1 Riverfront Park 307
5.1.1 Character statement 308
5.1.2 Design principles 310
5.1.3 Design guidelines 312
5.1.4 The Newington Armory and Blaxland Riverside Park design guidelines . . . 316
5.1.5 Woo-la-ra design guidelines 318
5.2 Haslams Park 323
5.2.1 Character statement 324
5.2.2 Design principles 326
5.2.3 Design guidelines 327
5.2.4 Haslams Park North design guidelines 332
5.2.5 Haslams Park West Design Guidelines 334
5.2.6 Haslams Park South Design Guidelines 336
5.3 Bicentennial Park 339
5.3.1 Character statement 340
5.3.2 Design principles 345
5.3.3 Design guidelines 345

6 Appendix: Glossary 348
6.1 Glossary 349

Sydney Olympic Park is on the traditional lands of the Wann clan, known as the Wann-gal or Wangal.

Haslams Creek. Source: Paul K Robbins

Introduction

1

SydneyOlympicPark

1.1 Purpose

1.1.1 Purpose of this Master Plan

Master Plan 2050 has been prepared to guide the planning, development, management and protection of Sydney Olympic Park in accordance with the requirements of the *Sydney Olympic Park Authority Act 2001* (the SOPA Act).

1.1.2 Aims of this Master Plan

The aims of Master Plan 2050 are to:

- Provide a comprehensive approach to the development of Sydney Olympic Park;
- Ensure Sydney Olympic Park becomes a vibrant, Country-first and nature-positive suburb within Metropolitan Sydney;
- Demonstrate a meaningful and enduring connection with Country;
- Protect the role of Sydney Olympic Park as a premier destination for urban innovation, recreation, entertainment and sporting events;
- Deliver a diverse mix of housing, anchored by neighbourhood facilities, for a growing and changing population;
- Support job growth and the establishment of diverse employment opportunities;
- Protect and enhance public spaces and provide for immersive, rich and unique experiences;
- Enhance the liveability and amenity of Sydney Olympic Park, to support healthy and resilient communities;
- Support an efficient transport network throughout Sydney Olympic Park, including connected and comfortable active transport routes;
- Protect and enhance Sydney Olympic Park's ecologically significant landscapes and Millenium Parklands (Parklands); and
- Provide general controls and character statements to facilitate development which responds to its context and contributes to the quality of the built environment.

1.1.3 Where this Master Plan applies

Master Plan 2050 applies to all land located within Sydney Olympic Park shown at Figure 1.1.1.

1.1.4 Structure of this Master Plan

Master Plan 2050 is comprised of four chapters with supporting appendices.

Chapter 1: Introduction

Provides the statutory and operational details relevant to Master Plan 2050.

Chapter 2: Place and Vision

Outlines the past, present and future of Sydney Olympic Park including the core values and approach to Master Plan 2050 and the overarching vision.

Chapter 3: General Controls

Establishes general objectives and controls to shape development across Sydney Olympic Park.

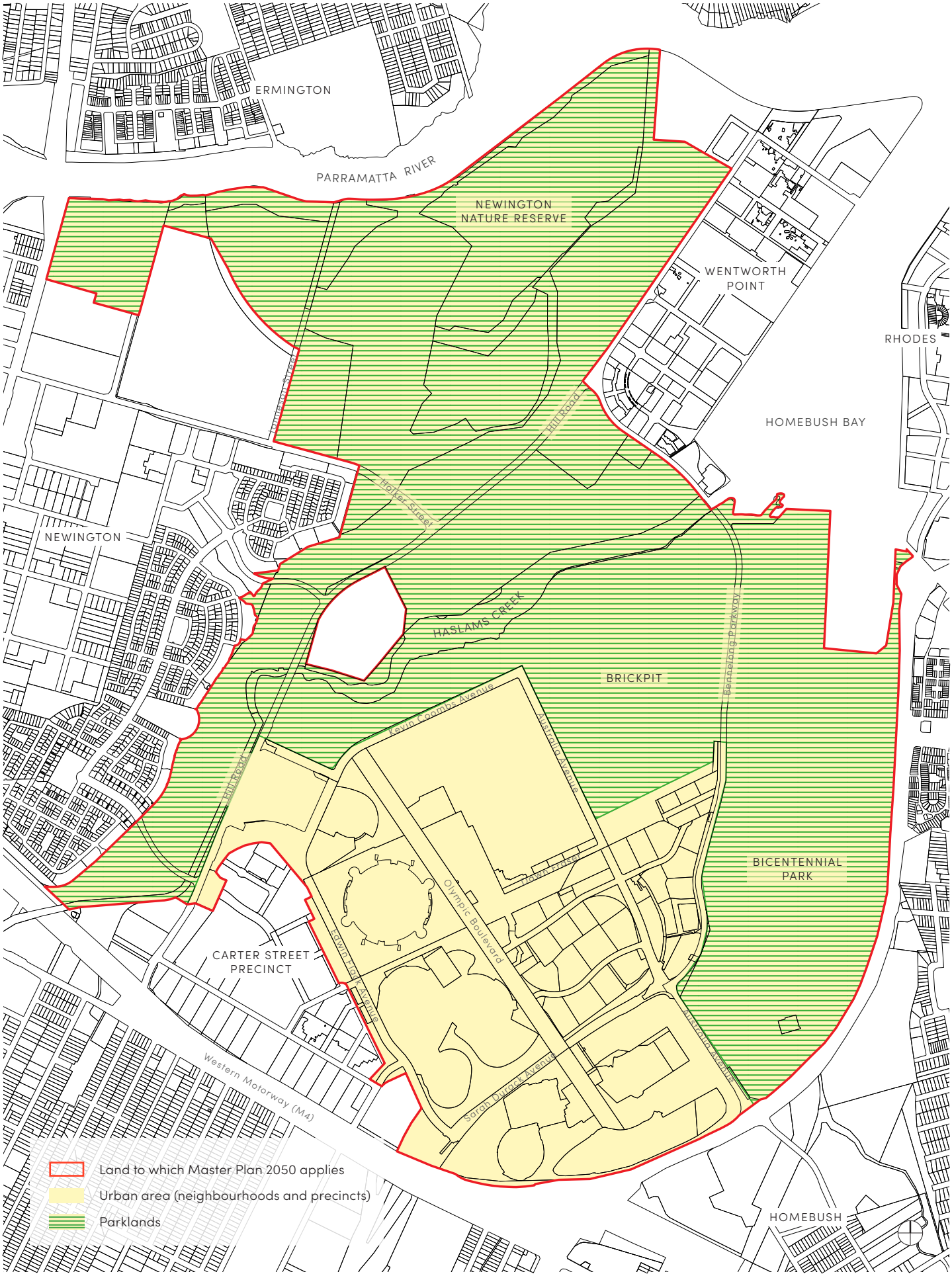
Chapter 4: Character Areas

Presents a character statement, and prescribes specific objectives and controls, to guide development in each Character Area.

Appendices

Contains additional relevant information including a glossary.

Figure 1.1.1 Land to which Master Plan 2050 applies



1.1.5 Relationship to other policies

Master Plan 2050 forms part of a broader planning framework which applies to the development and management of Sydney Olympic Park.

Master Plan 2050 is made under Section 18 of the SOPA Act. In accordance with the SOPA Act, Master Plan 2050 is consistent with:

- Sydney Olympic Park Parklands Plan of Management in force; and
- Sydney Olympic Park Environmental Guidelines in force.

The Parklands Plan of Management (Parklands Plan of Management) is the key policy which guides and controls development within the Parklands. All development within the Parklands must be consistent with the Millenium Parklands Plan of Management. Master Plan 2050 provides design guidance for the Parklands to supplement the Parklands Plan of Management.

The Sydney Olympic Park Environmental Guidelines (Environmental Guidelines) identifies core areas for environmental performance and management at Sydney Olympic Park. All development within the Parklands must be consistent with the Environmental Guidelines. Master Plan 2050 supports the environmental management initiatives contained within the Environmental Guidelines.

The *State Environmental Planning Policy (Precincts - Central River City) 2021* (Central River City Precinct SEPP) is the principal planning instrument regulating development at Sydney Olympic Park. The Central River City Precinct SEPP establishes the land use zoning and other key planning controls for Sydney Olympic Park. It also requires that, except in certain circumstances, the consent authority may only grant consent to development within Sydney Olympic Park if it has considered the master plan in force. Master Plan 2050 provides design and planning objectives and controls to supplement the provisions of the Central River City Precinct SEPP.

Master Plan 2050 should also be read in conjunction with the *Environmental Planning and Assessment Act 1979* (EP&A Act). Other applicable legislation comprises various acts, regulations and environmental planning instruments, including but not limited to:

- *Sydney Olympic Park Authority Regulation 2018;*
- *Biodiversity Conservation Act 2016;*
- *Contaminated Land Management Act 1997;*
- *Standard Instrument - Principal Local Environmental Plan (2006 EPI 155a);*
- *State Environmental Planning Policy (Sustainable Buildings) 2022;*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP);
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021;*
- *State Environmental Planning Policy (Housing) 2021;*
- *State Environmental Planning Policy (Industry and Employment) 2021;*
- *State Environmental Planning Policy (Planning) 2021;*
- *State Environmental Planning Policy (Resilience and Hazards) 2021; and*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021.*

The provisions of the applicable legislation will prevail over Master Plan 2050 to the extent of any inconsistency.

Master Plan 2050 should also be read together with all other Sydney Olympic Park Authority (SOPA) plans and policies, including but not limited to:

- Conservation Management Plan for Newington Armament Depot and Nature Reserve;
- Remediated Lands Management Plan;
- Design Excellence Policy;
- Design Manual;
- Affordable Housing Policy;
- Commercial Signage Policy;
- Stormwater Management and Water Sensitive Urban Design Policy; and
- Urban Greening Policy.

The provisions of Master Plan 2050 will prevail over any SOPA policies to the extent of any inconsistency, unless otherwise stated.

Terminology used in Master Plan 2050 is defined in accordance with the following:

- The dictionary contained in the *Standard Instrument – Principal Local Environmental Plan (2006 EPI 155a)*, unless stated otherwise; and
- The glossary contained within the appendix.

1.1.6 Infrastructure Contributions Framework 2050

An updated Sydney Olympic Park Infrastructure Contributions Framework (ICF 2050) has been prepared to support Master Plan 2050. ICF 2050 outlines required local infrastructure contributions for development envisaged by Master Plan 2050.

1.1.7 Sydney Olympic Park Authority

Pursuant to the SOPA Act, Sydney Olympic Park is managed by SOPA. Following the conclusion of the Sydney 2000 Olympic and Paralympic Games (Sydney 2000 Games), SOPA was established to oversee the place management and plan for the next phase of development across Sydney Olympic Park.

The objects of the SOPA Act are set out at section 3. The objects require that SOPA *make all reasonable attempts to –*

a. *ensure that Sydney Olympic Park becomes an active and vibrant centre within metropolitan Sydney, and*
b. *ensure that Sydney Olympic Park becomes a premium destination for cultural, entertainment, recreation and sporting events, and*
c. *ensure that any new development carried out under or in accordance with this Act accords with best practice accessibility standards and environmental and town planning standards, and*
d. *ensure the protection and enhancement of the natural heritage of the Millennium Parklands.*

1.1.8 Consent authority

The New South Wales (NSW) Minister for Planning is the consent authority for development within Sydney Olympic Park.

Subject to the nature and scale of development, consent may either be granted by the Minister for Planning, or their delegate, including the Department of Planning, Housing and Infrastructure (DPHI) and SOPA.

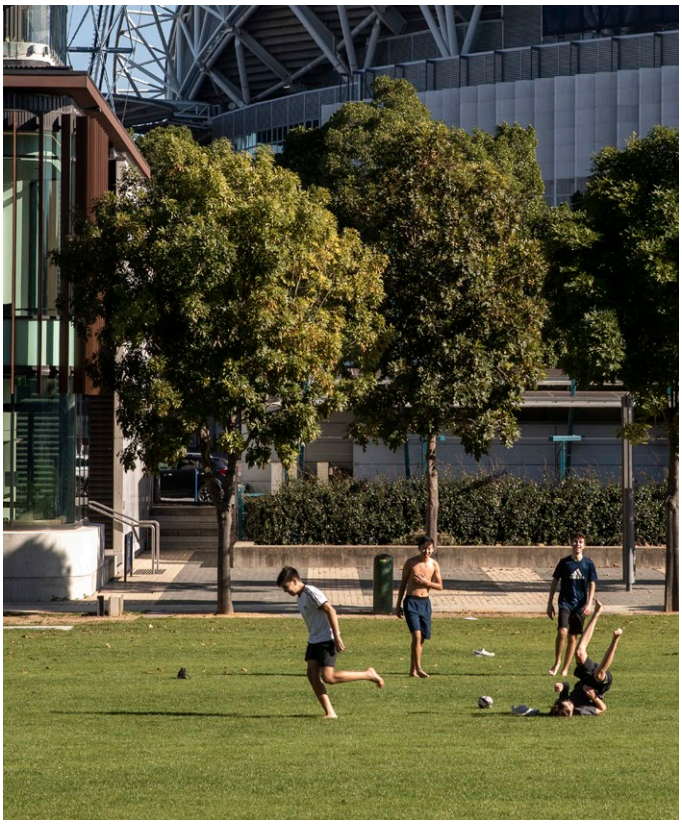
1.1.9 Implementation and review

Master Plan 2050 is implemented through concurrent amendments to the Central River City Precinct SEPP, as well as amendments to other policies and plans as required.

Master Plan 2050 supersedes Sydney Olympic Park Master Plan 2030 (2018 Review) and Sydney Olympic Park Master Plan (Interim Metro Review) 2021.

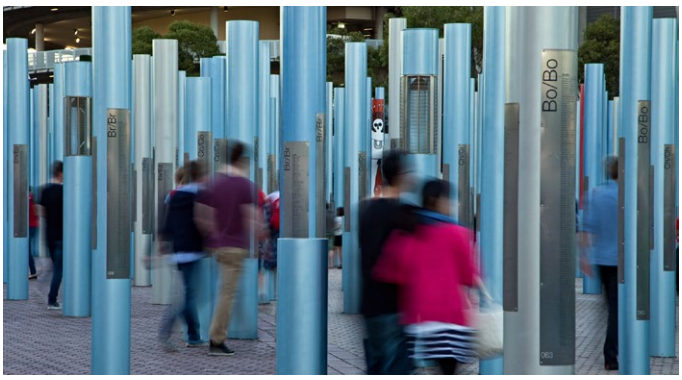
A development proposal that contains a variation to any provision in this Master Plan may still be considered to be consistent with this Master Plan if the variation is justified in terms of the aims and intent of this Master Plan.

Master Plan 2050 will be reviewed every five years to ensure it remains fit for purpose and aligns with the strategic direction of Sydney Olympic Park.



Cathy Freeman Park and Stadium Australia. Source: Quentin Jones

Olympic Plaza. Source: SOPA



Games Memories, public art. Source: Ethan Rohloff

Sydney Olympic Park. Source: SOPA

Place and Vision

2

SydneyOlympicPark

2.1 Sydney Olympic Park

2.1.1 Location

Sydney Olympic Park is a large suburb in Metropolitan Sydney, covering 640 hectares (ha) and located approximately 10 kilometres east of the Parramatta Central Business District (CBD), and 14 km west of the Sydney CBD. Sydney Olympic Park originates from the Sydney 2000 Games and has since evolved into a growing and diverse suburb.

Sydney Olympic Park is located along the southern edge of Parramatta River (the Burramatta) and is within the City of Parramatta Local Government Area (LGA), with a small portion of Bicentennial Park located within the City of Canada Bay LGA. Homebush Bay Drive and the suburbs of North Strathfield, Concord West and Homebush sit to the east and south east of Sydney Olympic Park.

The Western Motorway (M4) and the Carter Street Precinct are located to the southwest of Sydney Olympic Park. Beyond Carter Street, are the suburbs of Lidcombe and Flemington. To the west are the suburbs of Newington and Silverwater, and to the northeast are Wentworth Point and Rhodes.

Location map

Haslams Creek weaving past Brickpit Ring. Source: SOPA

2.1.2 History

Sydney Olympic Park has a complex history which has resulted in its unique legacy, including locally rare ecosystems and species; heritage artefacts, buildings and precincts; and diverse green spaces which are suitable for a wide range of programs and activities. Master Plan 2050 builds on the rich Aboriginal and historic heritage of Sydney Olympic Park to guide informed and creative storytelling within the built environment.

Sydney Olympic Park is situated on the traditional lands of the Wangal clan. The lands of the Wangal stretched along the southern shore of the Burramatta between Cadi-gal land (Cockle Bay) and Burramatta-gal land (Rosehill).

The estuarine ecosystems along the Burramatta provided Aboriginal communities with food, clothing and other resources necessary for their lifestyle, as well as a means of transport. Aboriginal people continued to inhabit the Homebush Bay area even after their lands were occupied by Europeans.

The Homebush Bay area played a significant industrial role for Greater Sydney between the late 19th and late 20th centuries. In 1882, approximately 88 ha in Newington in the north of Sydney Olympic Park were resumed by the State Government for the development of the Newington Armaments Depot (Newington Armory). Today, the Newington Armory is protected as an item of State heritage significance and comprises historically significant natural and cultural features, including the former navy armaments storage and workshop facilities, administration buildings and a small gauge railway.

In 1907, the State Government resumed 367 ha of the former Homebush Estate to establish the State Abattoir. In 1911, land was resumed from the State Abattoir to establish the State Brickworks. The State Brickworks (known today as the Brickpit) and the State Abattoir were closed in 1988. Today, the remnants of the State Abattoir precinct are protected as a heritage conservation area under the Central River City Precinct SEPP. The Brickpit is now a protected ecological area, home to a population of endangered Green and Golden Bell frogs.

During the 20th century, Sydney Olympic Park was used for the production of gas and other petroleum products, as well as being used for landfill. By 1988, an estimated 9 million cubic metres of waste and contaminated soils were spread over 400 ha of land which now comprises Sydney Olympic Park.

Regeneration plans for Homebush Bay as an international sporting venue were first proposed in the early 1970s. Renewal of the site began during the 1980s, with the development of the Australia Centre Technology Park, Bicentennial Park and the State Sports Centre. Due to the industrial past of the area, the largest remediation project of its kind in Australian history was undertaken to transform the former rubbish dump into a site suitable for development.

The development of Sydney Olympic Park included the creation of one of the largest metropolitan parkland areas in Australia, and facilitated important landscape reconstruction of the Haslams Creek and Boundary Creek riparian corridors.

In 2009, Sydney Olympic Park was officially recognised as a suburb by the NSW Geographic Names Board.

1943 aerial photo. Source: SIXMAPS NSW

2.1.3 Sydney Olympic Park today

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 Central
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
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 Precinct
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 oval
29 Tom Wills oval
30 Sydney Olympic Park Tennis Centre
31 Netball Central
32 Sydney Olympic Park Sports Centre
33 Sydney Olympic Park Hockey Centre
34 Sydney Olympic Park Place Management Centre

Figure 2.1.1 Sydney Olympic Park today

2.2 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)

'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, Sydney Olympic Park. Source: Paul K Robbins

Learning about fauna and flora. Source: James Horan

2.2.1 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.

Shell mounds in estuarine environments. Source: Paul K Robbins

'Country is made up of a series of interconnected elements that come together to form the environmental, cultural and social system of a place. To design with Country is to design with the elements of Country.'

– Yerrabingin (2023)

Move with Country

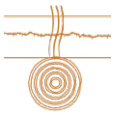
Enduring custodianship of Country through knowledge sharing and record keeping through story, song, dance and art.

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.

2.2.2 Exploring Wangal Country

Wangal Country, across Sydney Olympic Park, is at the meeting of garugalo (saltwater) and nattaigalo (freshwater). It comprises of the land along the southern shore of the Burramatta and harbour to Tumbalong (Darling Harbour). It is the home of the Wangal people who occupied this land utilising the abundant resources with reciprocity – only taking what they needed to sustain their people and the environment.

The landscape of Wangal Country consisted of fresh water creeks that ran from the ridges and peninsulas into the bays along the river. Wangal Country was typified by estuarine mudflats and marshes, covered and revealed by the tides of the river. Tidally influenced flats and extensive areas of mangroves would have occupied the mouth of the creeks.

Since colonisation, the natural ecology of the shoreline has been dramatically altered. Quarrying of stone shorelines, the 'reclamation' of estuaries and marshes and canalisation of creeks has impacted the reach of tides and water movement through the landscape and in turn modified the environmental systems of the area.

Despite the changes in access to Country and to the landscape of the Sydney region, the cultural and spiritual connection of Aboriginal people to Wangal Country remains. There is a continuing culture, spirituality, community and connection to Country. This connection to Country encompasses tangible places and things such as the harbour, shorelines, creeks, plants and animals and built landscapes, as well as intangible aspects such as language, stories, belief, songs and memories.

Opportunities to acknowledge, celebrate and repair this Connection to Country must be at the forefront of new development. The complex process of restoration of the degraded industrial landscapes started over 20 years ago.

This included areas of salt marsh and mangroves. The continued repair and celebration of restoration is important for Sydney Olympic Park's connection to Country.

A view in upper part of Port Jackson when the fish was shot, 1788. Mitchell Library – Homebush Bay

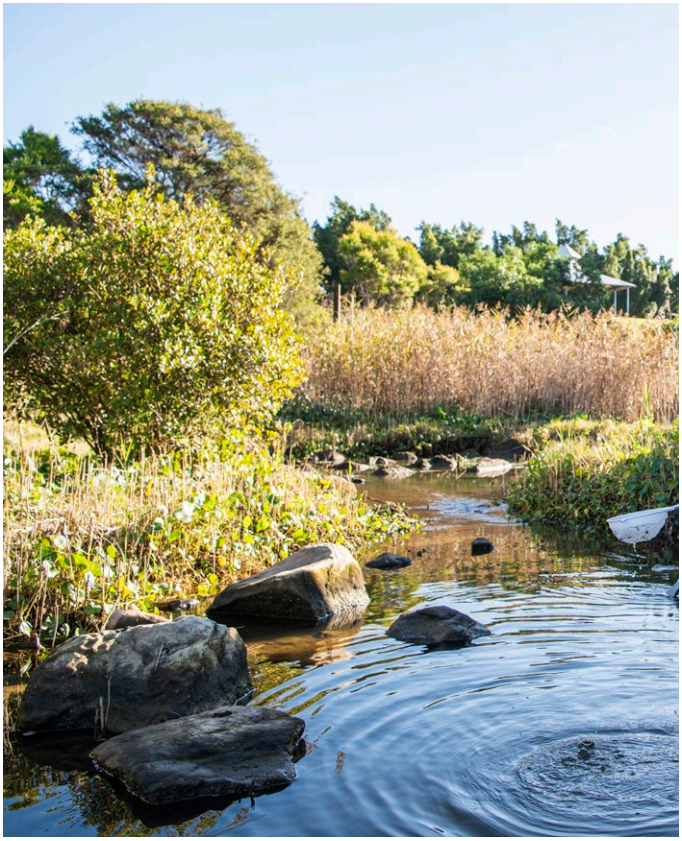
2.2.3 Designing with Country approach

Aboriginal cultural heritage is intangible as well as tangible. It is the knowledge, 'the lore, culture, traditions and practice delivered though teaching of the Dreaming which contains water management, biodiversity, climate change and environmental science that all work towards supporting land and waterways to survive and thrive as they are their own living entities, with a body and spirit, intricately linked and dependent'.

— Pascoe (2012); Gammage (2014)

Master Plan 2050 recognises the Traditional Custodians of this place, the Wangal. Through the design process, engagement was undertaken with First Nations Peoples who have a strong bond with this land and waterways. The process started with a deep respect for Country, and was guided by the Government Architect New South Wales' (GANSW) Connecting with Country Framework.

Outdoor First Nations Teaching - Koori Classroom. Source: James Horan



Natural landscape within Sydney Olympic Park. Source: Sam Mackie

First Nations performer at the Youth Eco Summit. Source: SOPA

2.3 Place vision

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 have informed 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

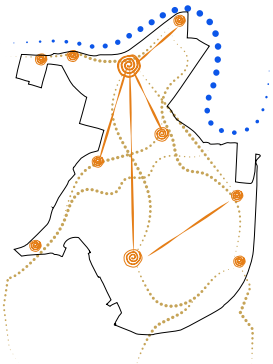
10 A delivery model for the future

Wetland boardwalk. Source: Paul K Robbins

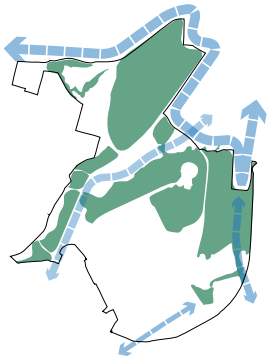
2.4 Structure plan

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 the site's transformation over the past decades since the Sydney 2000 Games.

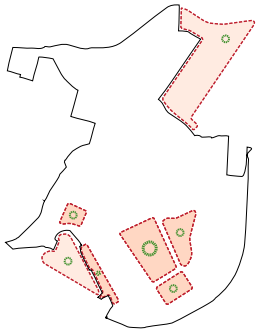
The Structure Plan identifies a series of residential neighbourhoods, anchored by an Urban Centre with jobs, retail uses, vibrant streets and regional public transport links. These high amenity, walkable neighbourhoods will be supported by a neighbourhood centre, providing shops, services and open space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



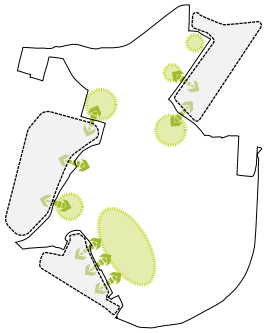
Embedding Country
(Respect and care for Country)



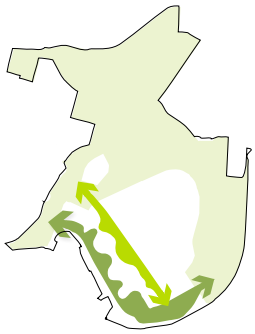
Protect ecology and waterways
(The green lungs of Sydney)



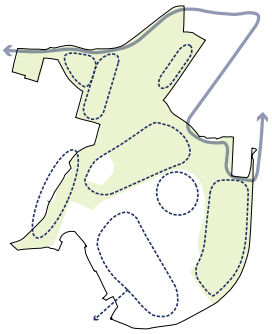
Create neighbourhoods
(A liveable and complete community)



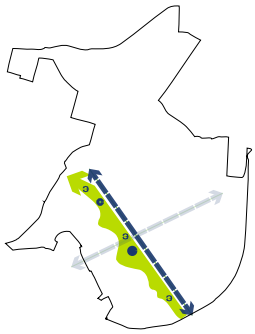
Improve connections with surrounding areas
(A place to call home)



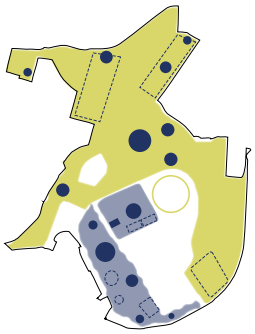
Connecting green corridors
(Carbon positive and circular)



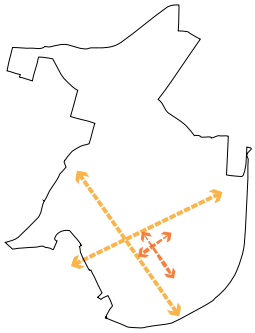
Recreation loops and links
(A liveable and complete community)



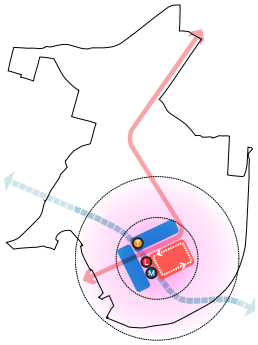
Transform the boulevard
(A living laboratory for urban innovation)



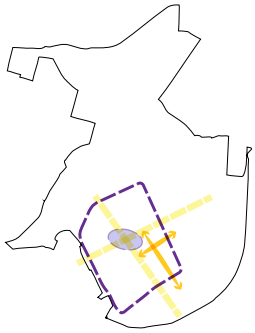
Strengthen sports, destinations and events
(Immersive, rich and unique experiences)



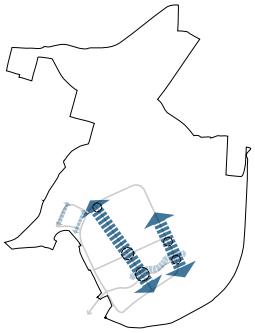
Create civic spines
(A thriving public domain day and night)



Jobs and retail around transport nodes
(An economically productive and distinctive place)

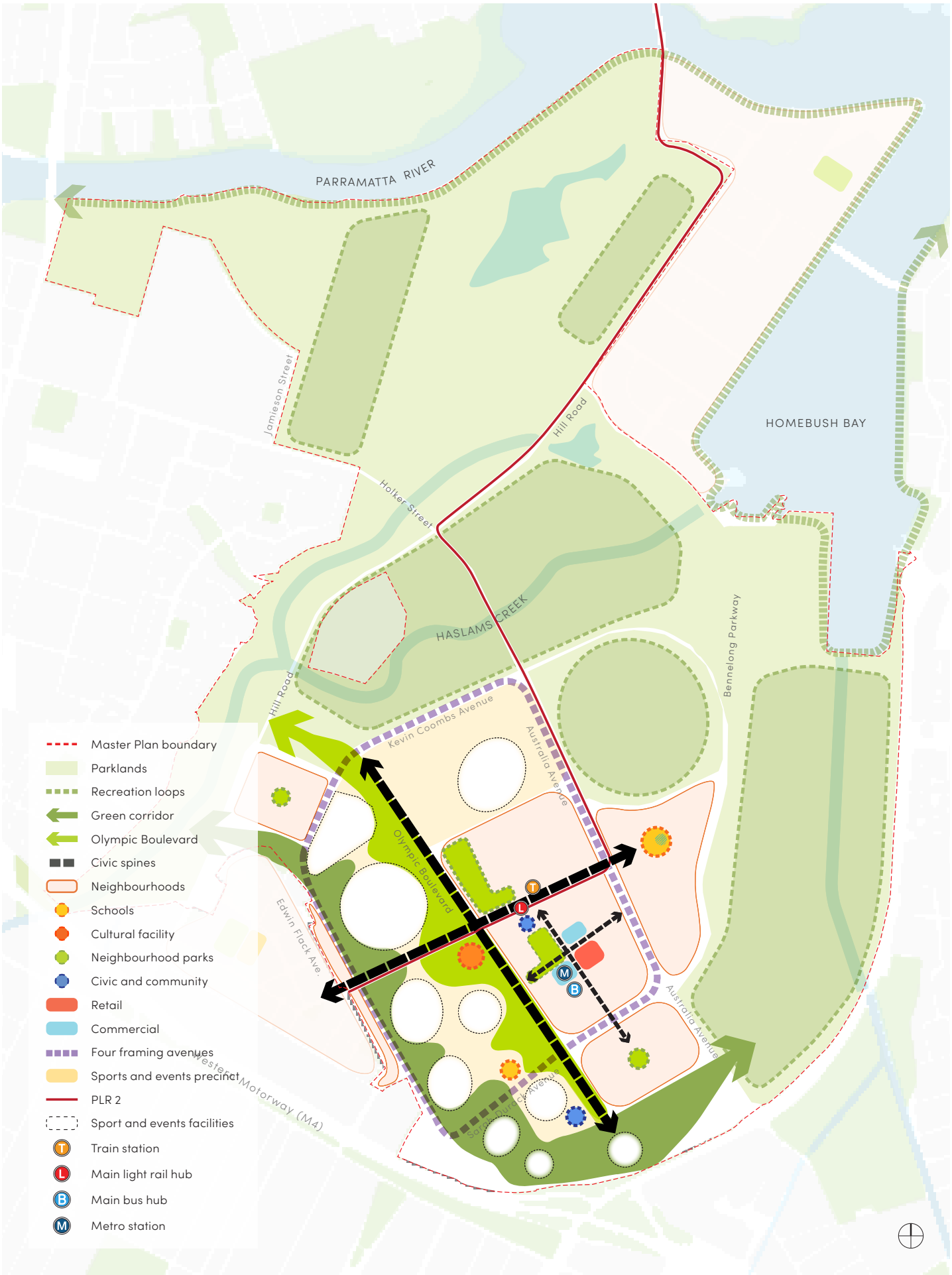


Pedestrian-focused, car-lite urban centre
(Connected, pedestrianised and intuitive)



Aligning height along avenues
(A delivery model for the future)

Figure 2.4.1 Structure Plan



An artistic impression of Sydney Olympic Park in 2050. Source: Mark Gerada

Cycleway through parklands. Source: Declan Blackall

General Controls

3

SydneyOlympicPark

3.1 Embedding Country

Country, for First Nations Peoples, relates not only to the cultural group and land to which they belong, but is also their place of origin in cultural, spiritual and literal terms. The local people with ancestral connection to this Country, the Wangal, hold valuable knowledge about caring for Country.

Country is both tangible as places, plants, animals, waterways and landforms and intangible as language, stories, beliefs and lore. Acknowledging Country through design means consideration for the tangible and intangible aspects of Country and recognition of Country as an interconnected and reciprocal system.

Country-focused design is mutually beneficial and will provide long term sustainable and enriching outcomes for people and Country. The planning, design and delivery of places and buildings within Sydney Olympic Park should reflect and be informed by Aboriginal knowledge and expertise about the local area – both its history and its continuing present-day characteristics and potential. Acknowledging Country, through a process of action and emotion, in planning, design and delivery will fundamentally enhance the identity and place making outcomes at Sydney Olympic Park.

The objectives and controls developed for Master Plan 2050 will not replace the legislative requirements and processes for Aboriginal heritage assessments, rather they are intended to complement them. This will support development to further embed, enhance and celebrate cultural values and practices within the built form of Sydney Olympic Park and provide ongoing benefits for Aboriginal people.

The approach to connecting and embedding Country is grounded in three key themes: the movement of water, a green heart and cultural connections.

Connecting with Country Framework

The Government Architect New South Wales (GANSW) has prepared a Connecting with Country Framework to support a Country-centred approach to the planning, design and delivery of the built environment.

This Framework is a valuable resource and should be a first step for all development in Sydney Olympic Park.

For more information, refer to the GANSW website.

Movement of water

The Burramatta is culturally and environmentally significant. Master Plan 2050 proposes improving and connecting natural water systems across Sydney Olympic Park to the river to enhance the health of water ecosystems.

Sustainable urban drainage systems like rain gardens, bioswales and permeable paving will be expanded across Sydney Olympic Park to clean and manage stormwater that flows over the land and into the ground or waterways. Additionally, Master Plan 2050 celebrates its riverside setting by allowing people to enjoy the waterways by creating paths and seating areas near the water.

The key Connecting with Country design interventions for movement of water include:

- improving and increasing connected natural water systems throughout Sydney Olympic Park,
- allowing the land to be given back to the water, referencing its precolonial state by creating more estuarine areas,
- integrating sustainable urban drainage systems to capture and clean stormwater before feeding into the water system,
- providing opportunities to connect to the water through play, pathways and access points,
- encouraging opportunities for learning about the importance of water along these routes, and
- protecting the guided education trails through the Badu Mangroves to highlight the importance of this ecosystem for life.

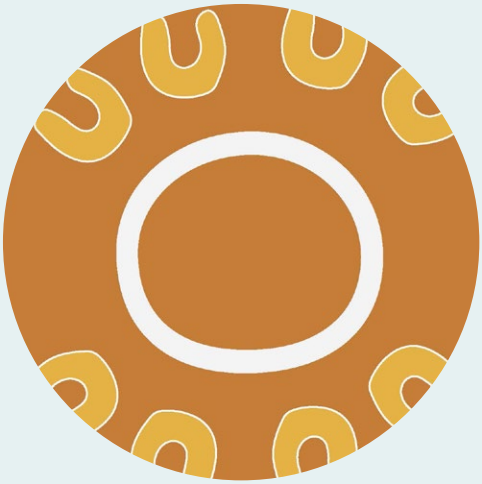
Green heart

The landscape of Sydney Olympic Park is expansive, with 640 ha made up of a variety of spaces such as hard paved areas of public domain, recreational parklands and protected ecological habitats. Master Plan 2050 proposes to connect these spaces with natural, green corridors.

Improving the ecology of the hard paved urban area will link urban areas to natural spaces. Providing for significant canopy trees and other green infrastructure will create comfortable connections and provide places for both people and animals to co-exist. It will be important to choose plant species that are significant culturally and ecologically to enhance the value of the area.

The key Connecting with Country design interventions for green heart include:

- encouraging the natural spaces to flow into the urban ecologies in the heart of the site,
- allowing the natural vegetation to permeate through and soften the urban spaces,
- increasing tree canopy cover particularly along major pedestrian and cycling routes,
- increasing opportunities for gathering in green spaces throughout the site including community gardens, and
- extending green coverage to roofs and walls of buildings.



Cultural connections

To connect with Wangal Country, it is important to create welcoming spaces at the major entry points to Sydney Olympic Park which can serve as landmarks and provide information on how to access cultural spaces within Sydney Olympic Park. These spaces and the connections between them can integrate storytelling, language, and narratives.

Existing cultural spaces can be expanded and linked to new cultural spaces. These spaces can be used as outdoor classrooms, where people can learn about the unique environment and local plants, including bush tucker and medicinal plants. These plants can also be incorporated into the public plant schedule for foraging and education, allowing the community to access traditional foods and become caretakers of the land.

The key Connecting with Country design interventions for cultural connections include:

- creating welcoming spaces at key gateways (identified on Figure 3.1.1) into the site with information and wayfinding to the connected cultural sites,
- opportunities to connect cultural sites through narratives and stories along the movement routes,
- providing opportunities for healing and gathering spaces close to the water and natural spaces, and
- integration of storytelling in the Badu Mangroves.

Embedding Country

Objectives

a. Ensure development acknowledges Country and the interconnected nature of all elements of Country at the site and in the surrounding cultural landscape.
b. Ensure meaningful engagement with Aboriginal groups is undertaken during the development, planning and design process.
c. Create opportunities for capacity building and economic development for Aboriginal people and organisations across planning, design, construction and operation.
d. Ensure development is designed to proactively allow for opportunities to connect to Country and for Aboriginal people to continue to care for Country.
e. Recognise and reflect on Aboriginal Connection to Country by protecting and enhancing significant natural features in and around the site.
f. Protect and enhance the history and culture of the Aboriginal custodians of the land within the development of buildings and public spaces which facilitate cultural practices and Connection to Country.
g. Celebrate Aboriginal culture and language through public art and place making across the site.

First Nations dance ground, Newington Armory. Source: SOPA

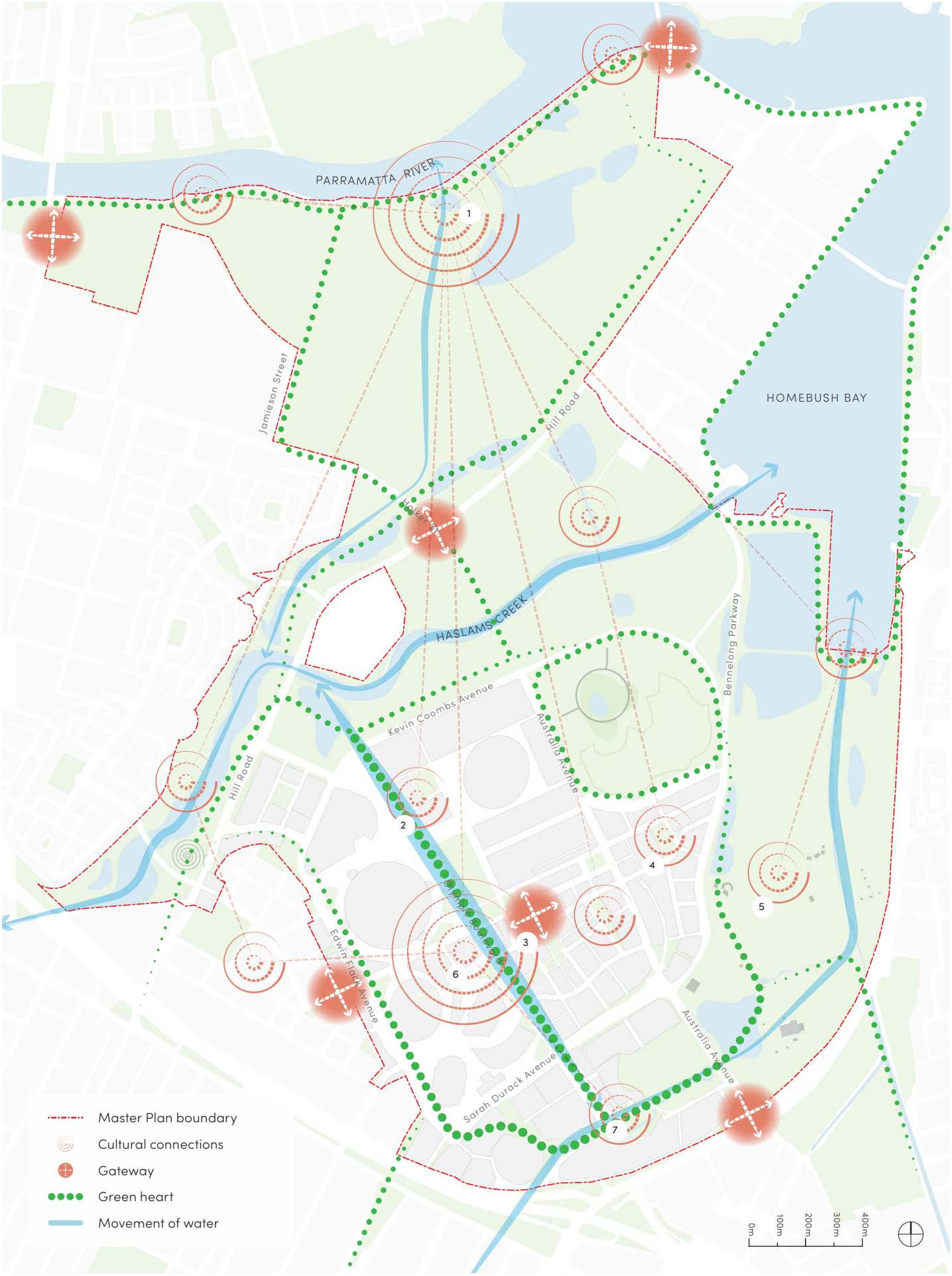
Dianella berries, Koori Classroom. Source: James Horan

1. First nations dance ground
2. New community garden
3. Multi-purpose community centre
4. School
5. Education centre
6. Cultural centre
7. Restoration of creek

Meaningful Engagement and Embedding Country

Meaningful engagement is inclusive, honest and based on trust. Building trust with individuals and communities takes time and must be cared for throughout the project's lifecycle. Engagement sessions may include discussions with local knowledge-holders, traditional custodians, local and neighbouring groups/mobs and any other First Nations peoples who have something to contribute. It may be relevant to engage a cultural advisor to aid in facilitating meaningful engagement. Finally, maintaining a closed feedback loop is vital to respect and appreciate the time, effort and knowledge shared during engagement sessions.

Figure 3.1.1 Embedding Country plan



3.2 Heritage

Objectives

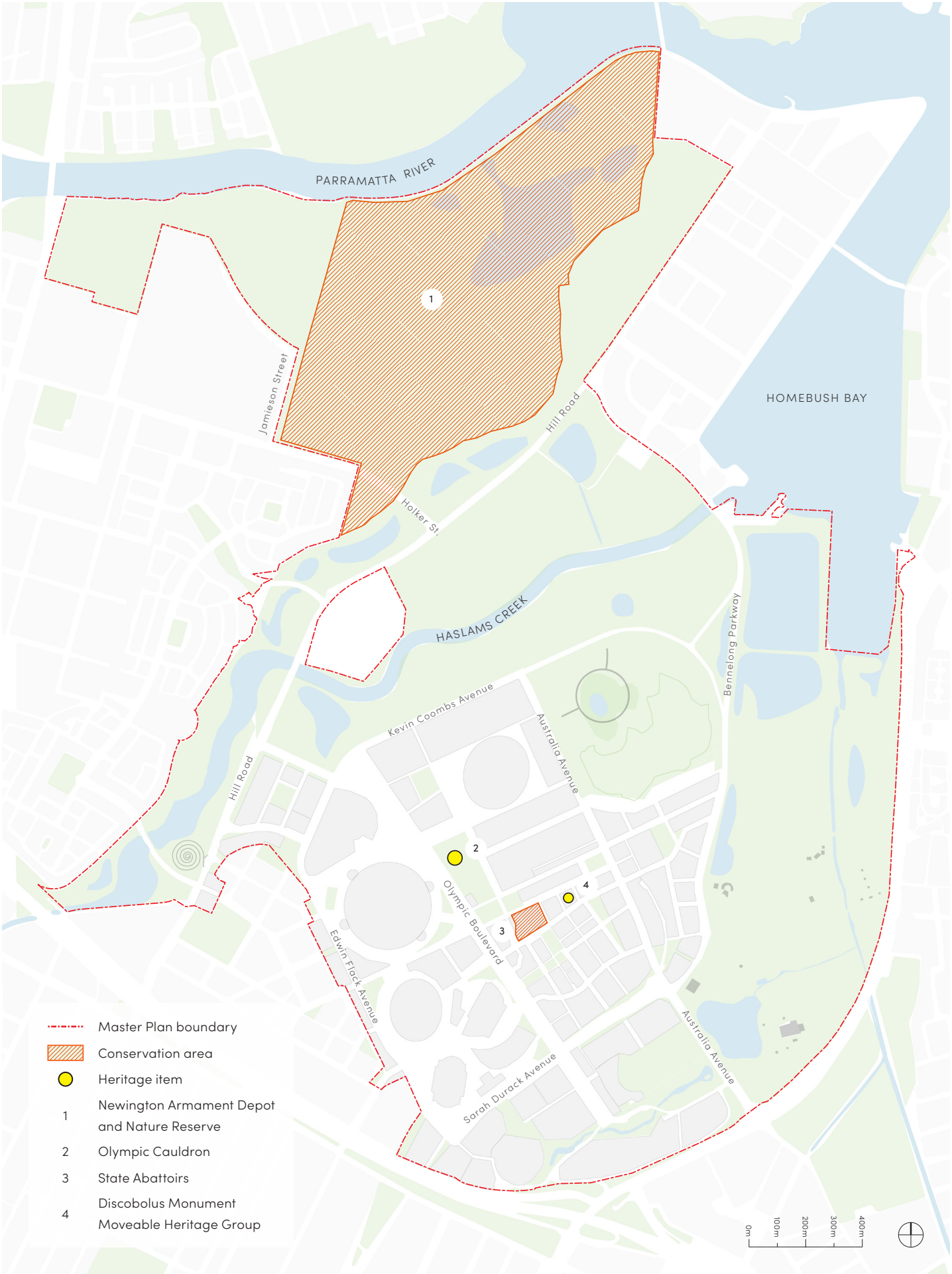
a. Manage and protect identified cultural heritage in accordance with statutory requirements and accepted industry standards.
b. Ensure new development safeguards the heritage significance of heritage items, heritage conservation areas, archaeological sites, and places of Aboriginal cultural heritage significance.
c. Strengthen Aboriginal cultural connections to Sydney Olympic Park, and provide opportunities to access, acknowledge and repair Country.
d. Ensure significant Aboriginal cultural heritage is identified, assessed, conserved, and presented in partnership with the Aboriginal community.
e. Identify and understand co-existing cultural heritage values, particularly where they may conflict with other identified values.
f. Ensure that future development of Sydney Olympic Park respects the significant phases of historical use and occupation, including original design intent and structure, views, modified landforms and landscapes, cultural plantings, and biodiversity.
g. Prepare for climate adaption to ensure natural and cultural heritage is conserved for current and future generations.
h. Foster an understanding of the historical and symbolic values of Sydney Olympic Park through heritage interpretation that is culturally diverse and inclusive.

Controls

1. Management of Aboriginal cultural heritage values and archaeology, both historical and contemporary, must accord with agreed Aboriginal cultural heritage consultation guidelines and statutory approval pathways.
2. Items identified on Figure 3.2.1 or that are of known heritage value, including but not limited to, the following are to be conserved and encouraged for adaptive reuse:
    a. historical archaeology,
    b. buildings,
    c. walls,
    d. fences,
    e. cultural plantings,
    f. gardens,
    g. public art, and
    h. areas of natural heritage.
3. Development involving heritage items and heritage conservation areas must be:
    a. undertaken in accordance with relevant statutory requirements,
    b. planned and delivered in accordance with the principles of the Burra Charter,
    c. consistent with existing conservation policies,
    d. designed to avoid significant impacts to heritage values, and
    e. accompanied by a relevant heritage management document, and assessment of potential heritage impacts.
4. Any land with the potential to contain archaeological remains must be subject to assessment to determine the level of archaeological management required.
5. Ensure that future development considers, respects and enhances Sydney Olympic Park's original design intent and structure, including views, significant vegetation, original and modified landforms and landscapes, and biodiversity whilst still enabling future development consistent with Master Plan 2050.

Newington Armory. Source: SOPA

Figure 3.2.1 Historic heritage plan



3.3 Master Plan 2050 Sites

Objectives

a. Master Plan 2050 creates sites to facilitate the efficient use of land, and allow for new public spaces and infrastructure delivery while optimising development outcomes.

Controls

1. Sites are to align with Figure 3.3.1 and schedules, below.

Site number	Site area	SEPP FSR
1 UC	5337	7.5
2 UC	9795	
3 UC	4803	5.0
4 UC	3061	4.9
5 UC	2379	7.0
6 UC	3118	8.2
7 UC	1433	11.0
8 UC	4983	9.2
9 UC	8429	6.6
10 UC	9014	0.3
11 UC	11455	7.0
12 UC	16701	5.8
14 UC	8404	3.6
15 UC	6677	4.2
16 UC	12017	4.1
17 UC	12452	4.8
18 UC	11147	7.8
19 UC	11743	3.7
20 UC	9512	3.5
21 UC	12014	4.5
22 UC	10023	6.7
23 UC	1056	1.5
24 UC	84190	
25 UC	1162	5.0
26 UC	1165	5.0
27 UC	1165	5.0
28 UC	1386	5.0

Site number	Site area	SEPP FSR
1 EN	11446	4.8
2 EN	7545	3.5
3 EN	3489	4.0
4 EN	3980	3.3
5 EN	3932	3.0
6 EN	2523	3.0
7 EN	5555	3.3
8 EN	16284	1.5
9 EN	7711	5.5
10 EN	4511	5.25
11 EN	10484	5.25
12 EN	8473	3.2
13 EN	6055	3.8
14 EN	8039	3.2
15 EN	4894	3.1
16 EN	4818	2.0
17 EN	5577	2.0
18 EN	13962	2.0
1 SN	11488	
2 SN	3450	5.5
3 SN	16110	
4 SN	18401	3.5
5 SN	4614	8.0
1 HN	3990	2.9
2 HN	3100	3.0
3 HN	10577	2.3
4 HN	17281	4.1
5 HN	3550	4.1
6 HN	14293	4.1
7 HN	4317	4.1

Site number	Site area	SEPP FSR
1 EF	5656	2.8
2 EF	6309	3.8
3 EF	1755	6.0
4 EF	1961	5.0
5 EF	1842	4.5
6 EF	2511	4.0
7EF	1726	2.7
1 SC	11205	1.3
2 SC	12415	4.0
3 SC	59771	
4 SC	46256	
5 SC	15158	
6 SC	18801	1.5
7 SC	41559	
8 SC	11169	0.5
9 SC	10483	
10 SC	9619	
11 SC	15370	
12 SC	24288	
13 SC	9356	
14 SC	9944	
15 SC	22687	
16 SC	46773	
17 SC	18905	1.2
1 ST	67688	
2 ST	141514	
3 ST	6777	3.8
4 ST	22501	0.8
5 ST	6659	3.0
6 ST	10691	1.2
7 ST	56070	
8 ST	81161	
9 ST	16794	

Figure 3.3.1 Master Plan 2050 sites

3.4 Design excellence

Objectives

a. Achieve a high standard of architectural design, built form and materiality.
b. Individually and collectively contribute to the overall architectural and urban design quality of Sydney Olympic Park.
c. Enhance the quality and amenity of public open spaces and streets.
d. Contribute to a diversity of architectural styles and built form expression throughout Sydney Olympic Park, including development on large sites involving multiple buildings.
e. Create visual interest and promote innovation in building design.

Controls

1. The design competition process must be carried out in accordance with the Sydney Olympic Park Authority Design Excellence Policy other than for sites 10UC and 11UC which will be subject to the Sydney Metro West Design Excellence Policy.

Note: For the purpose of section 30, Part 2 of Appendix 4 of the Central River City SEPP, Figure 3.4.1 is the Design Competition sites plan.

Newcastle East End Stage 1. Source: Tom Roe

Quay Quarter Lanes, Sydney. Source: Rory Gardiner

Figure 3.4.1 Design Competition sites plan

Skyline of Sydney Olympic Park. Source: Quentin Jones

3.5 Ecology and environmental sustainability

SydneyOlympicPark

Wetland ecosystem. Source: Paul K Robbins

Ecology and environmental sustainability approach

By 2050, Sydney Olympic Park will be a highly populated suburb which continues to prioritise environmental regeneration by actively contributing to the restoration and conservation of local and regional ecosystems.

Sydney Olympic Park is the congregation of various ecological systems, which provide significant environmental and ecological value. The restoration of the site began in the 1980's and was given priority when Sydney won the bid for the Sydney 2000 Games. This restoration has targeted improvements to ecosystems and species to address historical damage and foster long term resilience.

Today, over 72% of the Parklands and 48% of Sydney Olympic Park overall are designated as ecological conservation lands. These conservation areas support a variety of ecosystems, including over 400 native plant species and over 250 wildlife species. Key ecological habitats include grasslands, forests and wetlands, as well as three endangered ecological communities and 100 hectares of inter-tidal wetlands. Each of these different habitat types support a unique range of native wildlife.

However, ecological systems are under increasing stress due to climate change, urban development and the changing needs of growing communities. Master Plan 2050 addresses a range of ecological impacts including habitat fragmentation, building reflectivity and light spill, water quality and climate change.

To promote positive contributions to the health, scale and quality of ecological systems, the Urban Centre of Sydney Olympic Park has been considered holistically within the wider Parklands setting. This approach will continue to involve discussions with government stakeholders, First Nations People and the broader community over time.

The Parklands character will be extended into the Urban Centre through increased tree canopy and green infrastructure. Enhanced green infrastructure will provide shade and improve amenity while mitigating urban heat and enhancing local ecosystems to benefit native species.

In line with the NSW Government target, Sydney Olympic Park will be carbon net zero by 2050. Net zero emissions will be achieved through a built environment, public spaces and infrastructure which exemplify leadership in sustainability and create places which are healthy, resilient and equitable.

Ecological landscape. Source: Paul K Robbins

Juvenile white-bellied sea eagle. Source: Geoff Hutchinson

Wetland management. Source: SOPA

3.5.1 Water systems

Objectives

a. Celebrate water as a precious resource and defining element of Sydney Olympic Park, where water is conserved, demand for potable water is minimised and aquatic ecosystems are protected.
b. Promote the sustainable use of water across Sydney Olympic Park through water harvesting and reuse and water conservation practices.
c. Continue to implement Water Sensitive Urban Design (WSUD) across Sydney Olympic Park to improve water quality, reduce stormwater runoff and regenerate the waterways and sensitive ecosystems of Sydney Olympic Park.
d. Protect sensitive and functional riparian ecosystems within the Badu Mangroves, Powells Creek and Haslams Creek.
e. Promote the ongoing restoration of waterways and estuarine areas across Sydney Olympic Park, including the Parramatta River, Haslams Creek, Powells Creek and Boundary Creek.
f. Plan for sea level rise, ensuring resilience against flooding and accommodating the migration of estuarine species.
g. Create opportunities for people to interact with and enjoy water at scales and locations compatible with conservation objectives.
h. Protect and manage existing wetlands and waterbodies for ongoing storage, harvesting, water quality management, aquatic habitat, functions and values.
i. Ensure development manages and mitigates flood risk and associated hazards to public safety and assets.

Note: The Flood Planning Area Map is available on the SOPA website.

Controls

1. Development must be planned and designed in accordance with:
   a. Sydney Olympic Park Authority's Stormwater Management and WSUD Policy and accompanying Guidelines;
   b. The Environmental Guidelines; and
   c. The Parklands Plan of Management (where applicable).
2. Where identified in Figure 3.5.1, development must implement integrated precinct scale stormwater treatments.
3. Contribute towards upgrade and rectification works of the applicable downstream receiving water bodies (in accordance with the ICF 2050).
4. Incorporate WSUD elements, such as raingardens and passive irrigation, in the design of new streets and upgrades of existing streets, as identified in Figure 3.5.1.
5. Development must provide dual-reticulation systems with an alternative water supply and connects to a recycled water network where available.
6. Incorporate water fittings and fixtures of the highest Water Efficiency Labelling Scheme (WELS) star rating available at the time of development.
7. Development applications for new buildings, substantial alterations and additions to existing buildings and public spaces, must provide an integrated water cycle management plan developed in accordance with the WSUD policy.
8. Manage groundwater in accordance with regulatory requirements and best practices for protection of receiving waters, including addressing any contamination/leachate.
9. Provide appropriate sediment and erosion control measures and ensure that downstream waterbodies and waterways are not impacted during construction.
10. Demonstrate arrangements for effective ongoing operation and maintenance of any private water management systems.
11. Development must contribute to the relevant water catchment in accordance with Table 3.5.1.
12. Development applications for land identified on the Flood Planning Area map must be accompanied by a Flood Impact and Risk Assessment (FIRP) and a Flood Emergency Response Plan (FERP).
13. Development applications for land outside the Flood Planning Area must be accompanied by a flood impact assessment. At a minimum, the flood impact assessment must address the following:
    a. Consistency of the re-grading of design finished surfaces with desired local overland flow behaviour,
    b. Flood impacts of the design re-grading and stormwater infrastructure for events up to the 1% AEP

c. Flood Planning Level: Freeboard is to be provided to building entry/threshold levels from 1% AEP flood levels,
   i. All habitable floor levels are to have minimum:
      - 0.5m freeboard above public drainage infrastructure, creeks and channels
      - 0.3m above internal overland flow paths
   ii. All non-habitable floor levels are subject to a merit-based assessment for selection of appropriate flood immunity, with a minimum of the 1% AEP flood level.
   iii. Sensitive land uses (eg. child care, aged care, schools etc) and all basements must consider the use of PMF as FPL where it is higher than 1% AEP+ freeboard.
d. Emergency Response: Considerations of the safety for occupants and visitors, pedestrians and vehicles in all events up to the PMF, including:
   i. warning and egress arrangements for an evacuation flood emergency response.
   ii. warning and shelter-in-place arrangements for applications including a shelter-in-place flood emergency response.
e. Access and egress: Consideration should be given to ensuring that site access is available for pedestrians

Waterbird in wetland habitat at Sydney Olympic Park. Source: SOPA

Table 3.5.1 Water catchments and Master Plan 2050 Sites

	Catchment Name	Site
1	Haslams Neighbourhood catchment	1HN, 2HN, 3HN, 4HN, 5HN, 6HN, 7HN
2	Northern Water feature catchment	1ST,2ST,3ST,4ST,5ST, 6ST, 7ST, 1UC, 2UC, 3UC, 6UC, 10UC, 23UC, 1SC, 2SC, 3SC, 4SC, 7SC, 1EF, 2EF, 3EF, 4EF, 5EF,6EF,7EF
3	Eastern Pond catchment	4UC, 22UC, 24UC, 25UC,26UC,27UC,28UC, 7ST, 8ST, 9ST
4	Rim and Grebe Pond catchment	1EN, 2EN, 8EN,9EN
5	Lake Belvedere catchment	3EN, 4EN, 5EN, 6EN, 7EN, 12EN, 13EN, 14EN, 15EN, 16EN, 17EN
6	Site 68 catchment	5SC, 9UC, 11UC, 12&13UC, 14UC, 15UC, 16UC, 17UC, 18UC, 19UC, 20UC, 21UC, 10EN, 11EN, 18EN
7	Boundary Creek	6SC, 8SC, 9SC, 10SC, 11SC, 12SC, 13SC, 14SC, 15SC, 16SC, 17SC, 1SN, 2SN, 3SN, 4SN

Figure 3.5.1 Water systems plan

Creating opportunities for people to interact with and enjoy water at scales and locations compatible with conservation objectives. Source: SOPA

3.5.2 Environmental conservation and protected areas

Objectives

a. Promote land use and development which protects, nurtures and values nature.

b. Protect and enhance ecological communities on lands zoned for conservation.

c. Avoid habitat loss, degradation, fragmentation or increased edge effects.

d. Maximise opportunities to implement First Nations land management practices, including re-vegetation, clearing and food production and harvesting.

e. Provide environmental education, interpretive and experiential activities in natural areas at scales and locations compatible with conservation objectives.

f. Enhance the ecological values of the Boundary Creek Corridor.

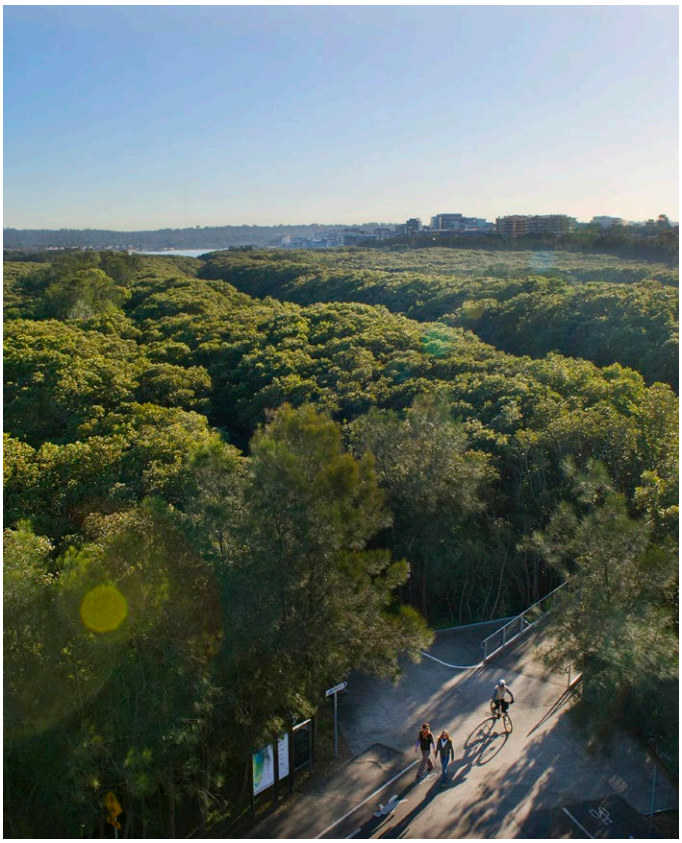
g. Enhance ecological connectivity between Newington Nature Reserve and the bushland habitats south of Haslams Creek.

h. Respond to future environmental changes and promote climate-sensitive and resilient ecosystems.

i. Prevent light spill into conservation areas.

Controls

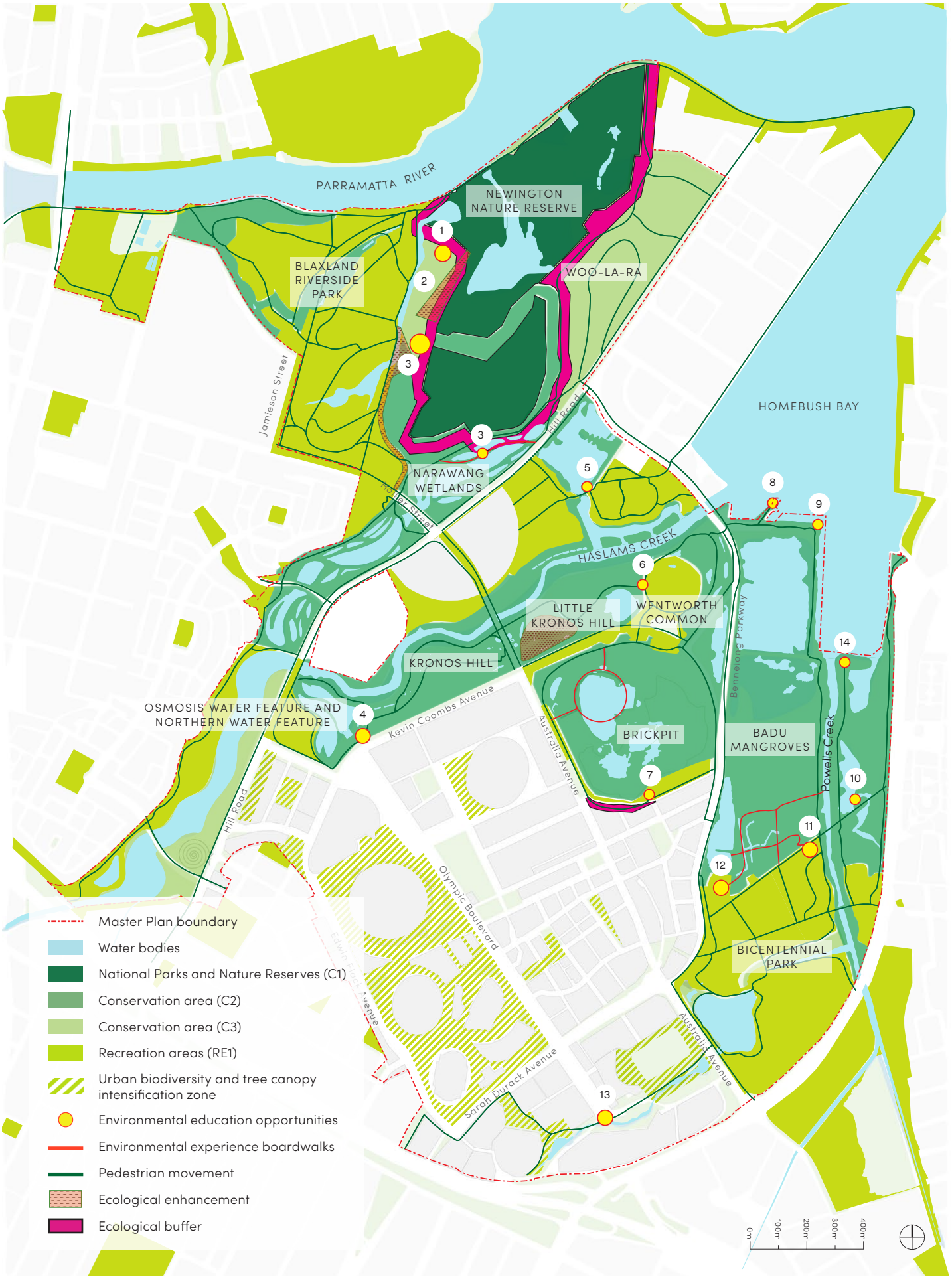
1. Development and use of Sydney Olympic Park must be consistent with the Sydney Olympic Park Environmental Guidelines and the Parklands Plan of Management.
2. The development and use of the ecological conservation areas must be consistent with Figure 3.5.2 and the Parklands Character Areas at Chapter 4.
3. Land adjacent to Newington Nature Reserve must be managed to enhance and complement the ecological conditions of the Nature Reserve.
4. Promote the introduction of urban ecologies and ecological connectivity in a manner consistent with Figure 3.5.2.
5. Prioritise species-rich, locally endemic and structurally-diverse planting palettes on private and public lands across urban areas to promote native pollinator species in accordance with the Design Manual.



Badu Mangroves. Source: Paul K Robbins

1. First Nations dance ground
2. BirdLife Discovery Centre
3. Narawang Boardwalk
4. Osmosis water feature and northern water feature
5. New environmental education opportunity
6. Upgraded environmental education opportunity
7. New environmental educational lookout
8. Shipwreck lookout
9. Hornswaggle observation tower
10. Billabong observation tower
11. Sydney Olympic Park Education Centre
12. Sydney Olympic Park Education Centre
13. New Boundary Creek environmental education opportunity
14. Saltmarsh Observation Tower

Figure 3.5.2 Environmental conservation and protected areas plan



3.5.3 Landscape and urban canopy

Objectives

a. Protect, maintain and increase the landscaped area across Sydney Olympic Park to:
   i. reduce the urban heat island effect and maximise natural cooling of public spaces and surrounding development;
   ii. increase urban green infrastructure to support the Sydney Green Grid;
   iii. improve air quality by capturing airborne pollution;
   iv. enhance urban ecology by supporting habitats; and
   v. improve the well-being of people and ecosystems.
b. Showcase locally endemic flora in the landscaping of civic spaces as an educational and interpretive resource.
c. Establish a biophilic environment that provides regular immersion in and contact with nature and natural systems.
d. Create an interconnected urban tree canopy to assist in climate change mitigation and adaptation, provide for ecological movements, reduce urban heat load and improve health and wellbeing of people and ecosystems.
e. Restore riparian corridors across Sydney Olympic Park, including Parramatta River and Boundary Creek, to provide more opportunities for tree canopy and habitat.
f. Increase urban tree canopy to:
   i. 40-70% within streets; and
   ii. 30-40% within public open space.

Glossary

Biophilic design integrates key aspects of nature into the built environment. It fosters a harmonious relationship between human and non-human and aims to enhance human connectivity with the natural world. Biophilic design should provide environmental benefit, whilst promoting resilient and sustainable design practices.

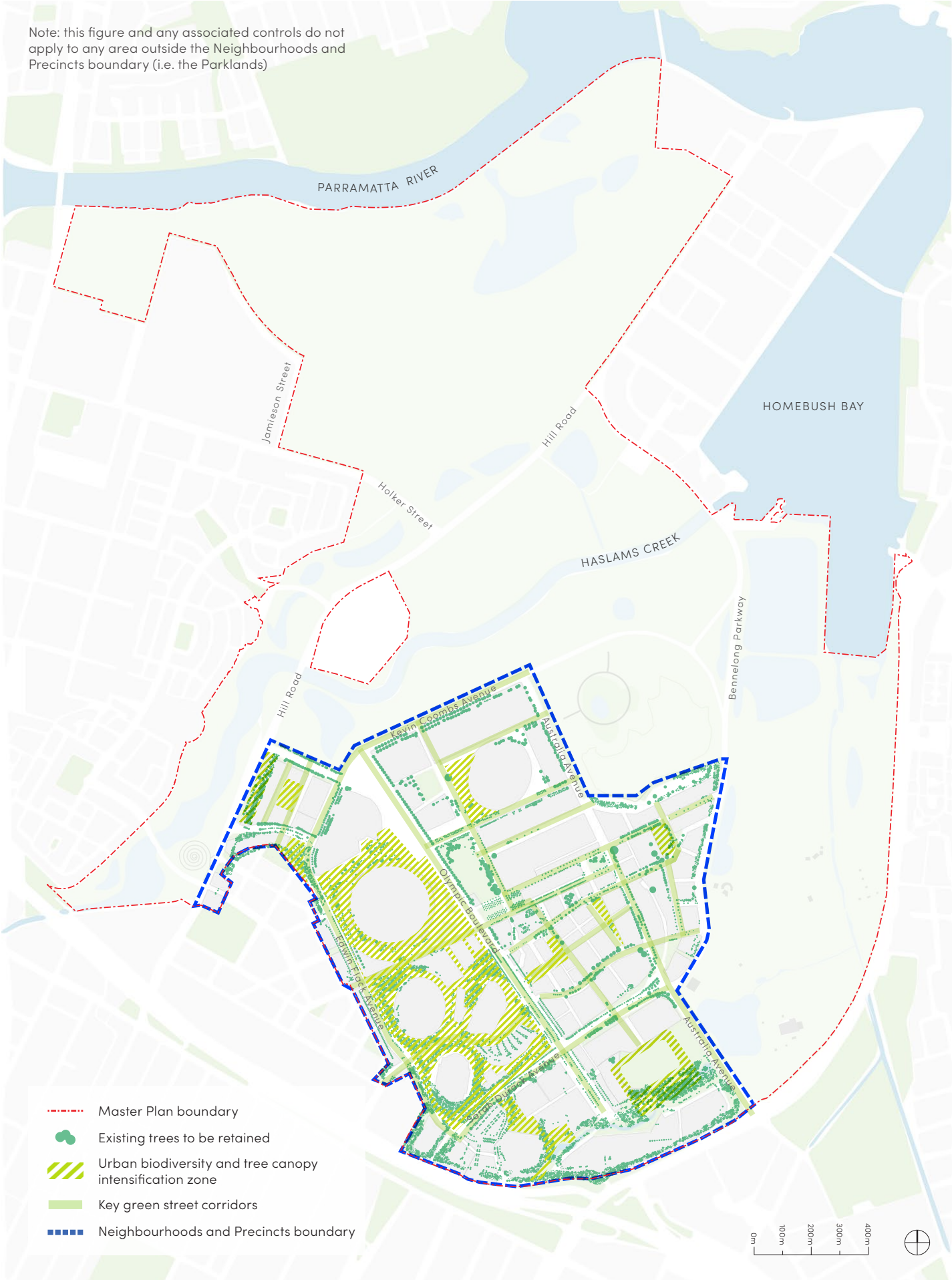
Urban tree canopy is the combined area of tree crowns that obscures the ground when viewed from above, on both public and private land. The urban tree canopy is a form of green infrastructure providing shade, which reduces ambient temperatures and mitigates the heat island effect.

Urban heat island effect is the 'localised warming due to the increase in large amounts of paved and dark coloured surfaces like roads, roofs and carparks as a result of urban development. The sun's heat is absorbed, not reflected, and causes the surface and ambient temperature to rise. Anthropogenic heat production, such as the heat produced through car engines and air conditioners also contribute to the Urban Heat Island Effect' (SOPA Urban Green Cover Policy).

Controls

1. Retain all trees in the public domain as illustrated on Figure 3.5.3.
2. Provide additional street tree and understorey planting to focus tree canopy cover in public open spaces as shown in Figure 3.5.3 and in the concept plans and street sections provided at Chapter 4.
3. In accordance with SOPA's Urban Greening Policy, tree removal must be kept to a minimum. Where tree removal cannot be avoided, a tree replacement strategy within the Neighbourhoods and Precincts Boundary shown at Figure 3.5.3 must be implemented requiring:
   a. 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 Urban Greening Policy.
   b. mature replacement trees with a minimum pot size of 400 litres (L).
4. Contributions made to the tree intensification fund will provide funding for tree planting into the specified tree canopy intensification zones around the stadiums as illustrated in Figure 3.5.3, so long as it aligns with the strategic direction for the Stadia Precinct.
5. Provide green cover for all new buildings incorporating biophilic design principles. Green cover is to be equivalent to 80% of the site area and include a combination of the following:
   a. deep soil;
   b. landscaped area;
   c. layered planting on structure;
   d. green roofs;
   e. permanent plants on balconies / podiums; and
   f. green awnings.
6. Where a front setback is specified on a site and no active frontage is required, 50% of the setback must be planted.
7. Incorporate planting strategies which maximise the use of native, endemic tree, shrubs and ground cover species, and includes a diversity of species and genus within each strata.
8. Incorporate an appropriate tree selection strategy which considers the full growth of the tree including tree pit dimensions and proximity to buildings and awnings.

Figure 3.5.3 Landscape and urban canopy plan



3.5.4 Environmental building performance and sustainability

Objectives

a. Sydney Olympic Park is recognised, nationally and internationally, for excellence and innovation in building design and sustainability.
b. Promote development that embodies a world leading approach to environmental sustainability principles.
c. Sydney Olympic Park will strive to become a carbon positive precinct, and will be a net-zero carbon precinct by 2050.
d. Provide high performance new buildings which are net zero carbon in design, construction and operation at time of occupation.
e. Improve the energy efficiency of existing buildings.
f. Maximise resource efficiency, minimise new resource and new product use, and protect natural resources that would otherwise be damaged through resource extraction or deposition.
g. Maximise opportunities for development to connect with nature through biophilic design principles.
h. Provide a fossil-fuel free precinct that prioritises energy efficiency and affordability while ensuring reliable energy supply.
i. Achieve circularity in the construction, operational, and end-of-life stages of all development throughout the precinct.
j. Enable future electrification of all road mobility.
k. Avoid and mitigate development impacts to the natural environment.
l. By 2050, 100% of energy is renewably supplied.

Controls

1. Development involving new buildings and substantial alterations to existing buildings must achieve the targets provided at Table 3.5.4.
2. Development sites greater than 10,000m^2 in area must incorporate an on-site waste and recycling facility.
3. Development must include suitably sized waste management areas for the sorting, storage and recycling of waste.
4. Sustainable building materials must be selected for new development, including materials sourced from certified sustainably managed suppliers.
5. Materials and finishes are not to include banned or highly toxic materials (including asbestos, mercury, lead, polychlorinated biphenyls (PCBs) etc.), and must eliminate or significantly reduce toxins harmful to human and environmental health (including volatile organic compounds (VOCs), formaldehyde, chlorine-based products etc.).
6. New development must ensure diversion of 90% construction and demolition waste from landfill in line with SOPA's Green Star Credit Achievement.
7. Building roofs must contribute to sustainability outcomes by being either green, usable open space, solar photovoltaic (PV), or a combination of these, and not contribute to urban heat island (UHI) by incorporating materials with a low solar reflectance index (SRI).
8. New developments must incorporate electric vehicle charging in line with best practice expectations for quantity, speed and management, and provide future proofing should there be an increased need for electric vehicle charging.
9. Where possible, unoccupied buildings should not be illuminated at night time.
10. 85% of all reflective glazing must incorporate bird safe glass to prevent bird strike. Bird safe glass should incorporate leading technologies and be applied to the exterior (first) surface of the glass.

Glossary

Carbon neutral means counter-balancing carbon dioxide emissions with carbon offsets.

Net zero emissions refers to achieving an overall balance between greenhouse gas emissions produced and greenhouse gas emissions taken out of the atmosphere (Climate Council).

Carbon positive is a qualitative measure which means to go beyond carbon neutral and net zero, making additional 'positive' contributions to the environment.

Bird safe glass may include:

- High colour contrast to the glass surface.
- UV coating with striped patterns.
- Patterned visual markers (e.g. dots, lines).

Individual marker elements must be a minimum of 4mm in diameter for circular elements, or 2mm wide by 8mm long for linear elements. Horizontal patterns must be no greater than 5cm apart and vertical patterns must be no greater than 10cm apart.

Table 3.5.4 Sustainability targets

Development type	Rating tool	Rating type	Target rating
Public space	Green Star	Communities	6 Star
Commercial office	Green Star	Buildings	5 Star
	Green Star	Interiors	5 Star
	NABERS	Energy	5.5 Star with commitment agreement
Commercial office (design competition site)	Green Star	Buildings	6 Star
	Green Star	Interiors	5 Star
	NABERS	Energy	5.5 Star with commitment agreement
Retail centre	Green Star	Buildings	4 Star
	NABERS	Energy	5 Star with commitment agreement
Retail centre (design competition site)	Green Star	Buildings	5 Star
	NABERS	Energy	5 Star with commitment agreement
Public building	Green Star	Buildings	5 Star
Healthcare	Green Star	Buildings	5 Star
Education	Green Star	Buildings	5 Star
Mixed use	Green Star	Buildings	5 Star
Hotel	Green Star	Buildings	4 Star
	NABERS	Energy	5 Star with commitment agreement
Hotel (design competition site)	Green Star	Buildings	5 Star
	NABERS	Energy	5 Star with commitment agreement
Residential	Green Star	Buildings	4 Star
Residential (design competition site)	Green Star	Buildings	5 Star

Solar panels on light towers, Sydney Olympic Park. Source: Bob Peters

Landscaped terraces, Oculus. Source: Felix Forest

3.5.5 Contamination and rehabilitation

Objectives

a. Protect landfill, leachate, and landfill gas infrastructure.
b. Ensure ongoing safe, beneficial use of the remediated landfills for the environment and human health.
c. Maintain safe public access around remediated land infrastructure.
d. Encourage land use options and building technologies that allow existing contaminated material to be contained and consolidated in-situ.

Controls

1. New development, work, and/or activities on land identified in Figure 3.5.5 must comply with all relevant provisions of the current SOPA Remediated Lands Management Plan and any notice issued pursuant to section 28 of the *Contaminated Land Management Act 1997* (CLM Act). Development applications must be accompanied by a detailed site investigation (DSI) report prepared by a suitably qualified person.
2. New development, work, and/or activities on land identified in Figure 3.5.5 must comply with all relevant provisions of the current SOPA Remediated Lands Management Plan and the Ongoing Maintenance Order No. 28040 (as amended) issued under section 28 of the Contaminated Land Management Act 1997 (CLM Act).
3. A pre-lodgement meeting must be held with SOPA prior to the lodgement of a development application for land identified in Figure 3.5.5 to discuss the proposed development.
4. All development applications for land identified in Figure 3.5.5 must include a detailed site investigation (DSI), with an associated report prepared by a suitably qualified person. The DSI must be undertaken in accordance with the guidelines made and approved under section 105 of the CLM Act, including the requirements of the Consultants reporting on contaminated land – Contaminated Land Guidelines (NSW EPA, 2020). The DSI must consider the presence of wastes, contaminated groundwater and soils and hazardous ground gases at the site.
5. Any development or change in land use must ensure ongoing access to all areas of the remediated lands network.
6. Development must consider protection of, and access to, all waste containment and leachate transfer infrastructure for maintenance, repair, and incident management and response.
7. Development must be consistent with any existing Site Audit Statement and any Long Term Environmental Management Plan (LTEMP) issued in relation to the site.

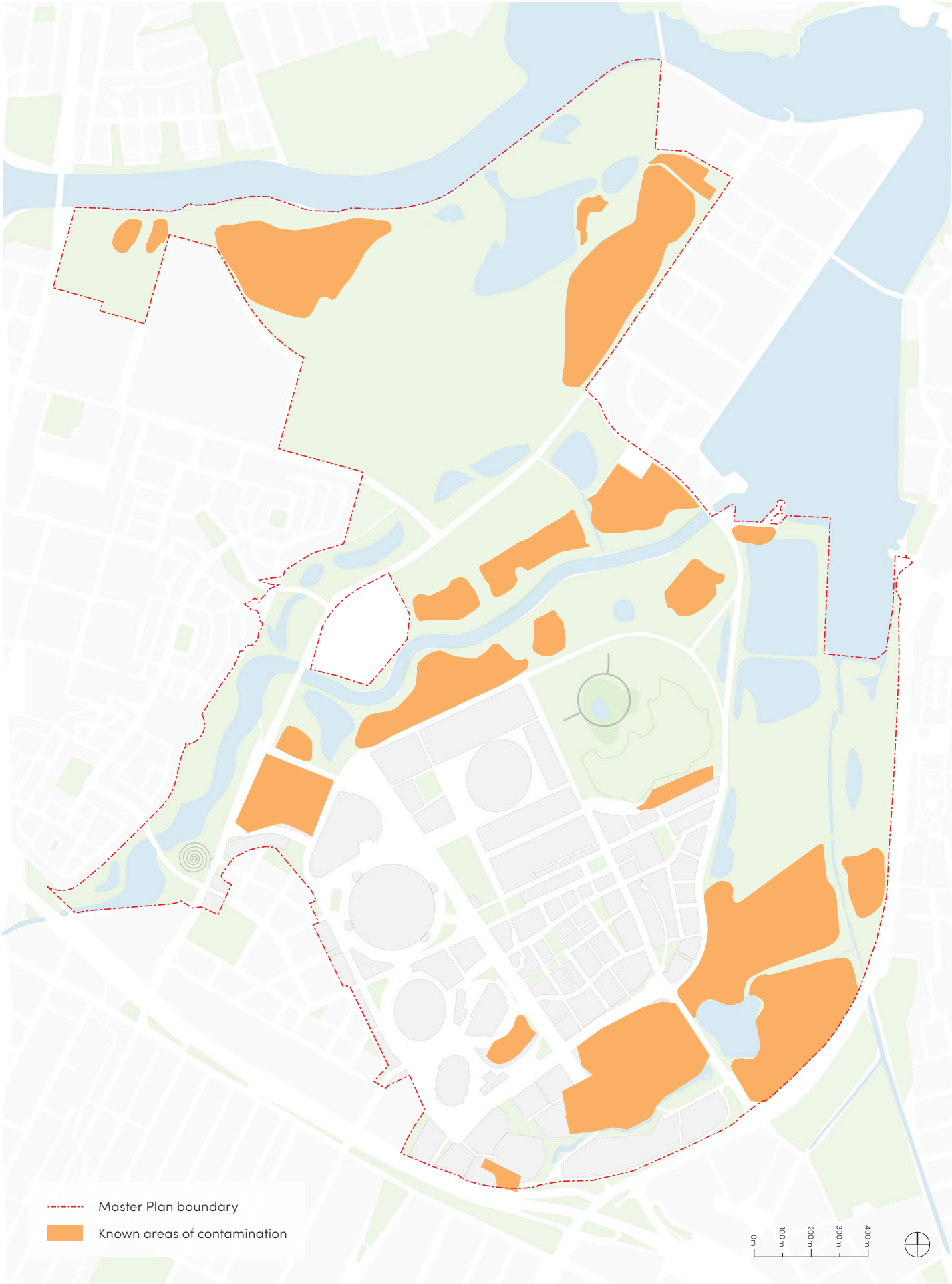
   Note: A copy of an existing Site Audit Statement or LTEMP may be made available by SOPA upon request.
8. Any works, development or change in land use must not impede SOPA's ability to implement and execute monitoring programs required for statutory compliance, responding to incidents, undertaking repairs to critical remediated lands infrastructure or undertaking operational performance monitoring.
9. Development in areas of existing leachate extraction systems and wetlands cannot be delivered until such time as the NSW Environment Protection Authority determines that the ongoing maintenance of infrastructure subject to a notice issued pursuant to Section 28 of the CLM Act is no longer required.
10. Development applications for sites adjacent to land identified on Figure 3.5.5 must be accompanied by an odour impact assessment.

Definitions

A **suitably qualified person** means a person who is a consultant certified by either of the following schemes:

- Environment Institute of Australia and New Zealand - Certified Environmental Practitioner (Site Contamination) (CEnvP (SC)); or
- Soil Science Australia - Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM).

Figure 3.5.5 Contamination and rehabilitation plan



Habitat of the endangered Green and Golden Bell Frog below the Brickpit Ring Walk. Source: Paul K Robbins

3.6 Land use

SydneyOlympicPark

Active streetscape, Quay Quarter Lanes, Sydney. Source: Rory Gardiner

Land use 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 environments, 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, a 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 cafés, playgrounds and other community infrastructure, all within a 15-minute walking radius.

Employment opportunities, as well as cultural and artistic endeavours, 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 landscape.

Local retail precinct. Source: Tom Roe

Commercial office amenities. Source: Brett Boardman

Outdoor dining in a mixed-use development. Source: Brett Boardman

3.6.1 Land use concept

Objectives

a. Create a thriving suburb anchored by a vibrant Urban Centre with unique residential neighbourhoods, a range of recreational destinations and premier sporting and entertainment facilities within a quality parkland and ecological setting.
b. Provide housing to support population growth and to meet the needs of a diverse community.
c. Create unique residential neighbourhoods supported by local services within a 15-minute walking radius.
d. Provide a range of retail and business uses and community facilities and services to meet the needs of residents, workers and visitors.
e. Provide spaces to support job growth across a range of sectors including retail, office, creative industries, sports and events, tourism, entertainment, hospitality and light industry.
f. Support a higher concentration of jobs within the Urban Centre adjacent to the Sydney Olympic Park metro station and train station.
g. Encourage light industrial uses that support a circular economy.

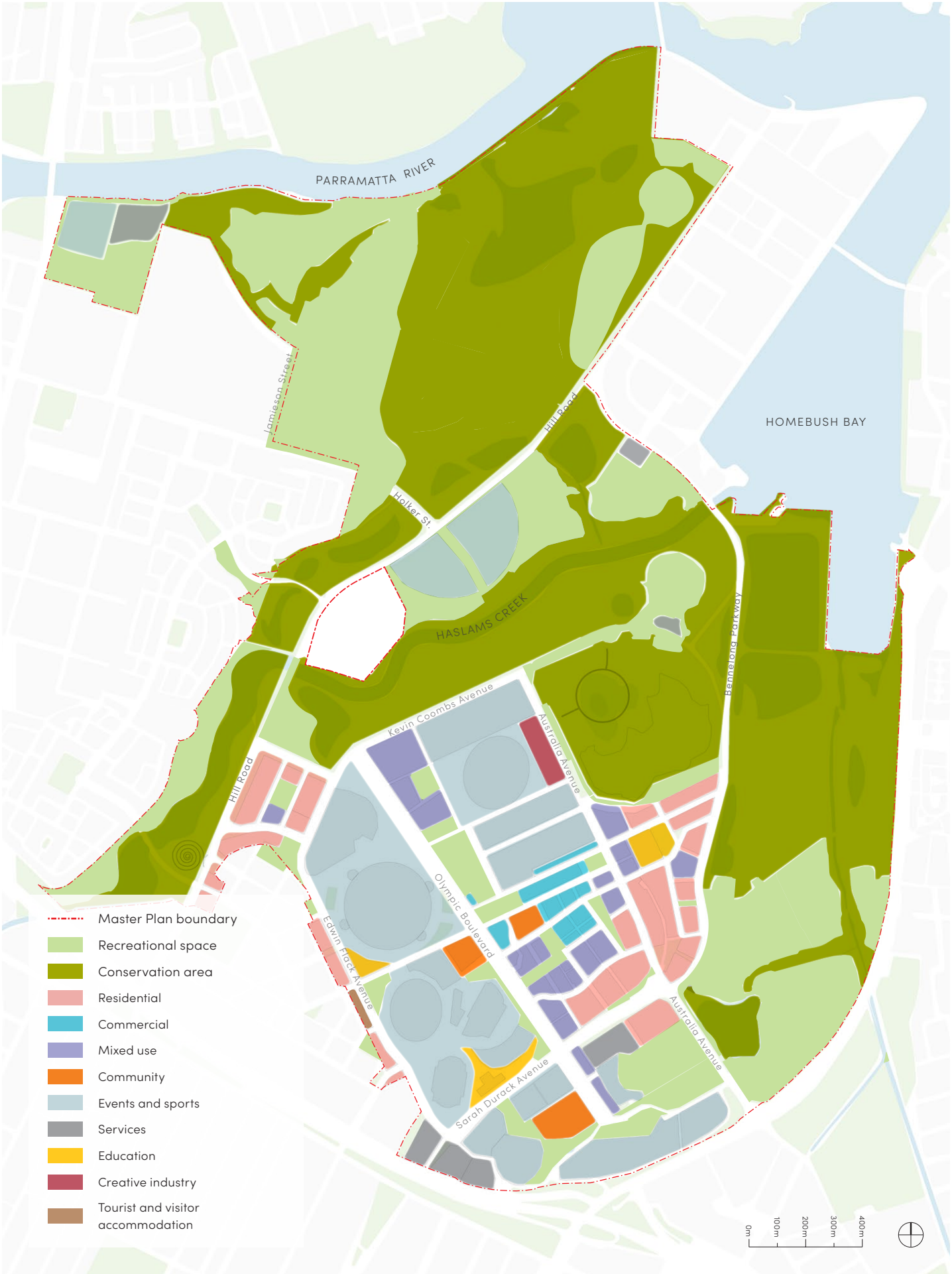
Controls

1. Development must be consistent with the relevant neighbourhood or precinct Character Areas identified in Chapter 4 of Master Plan 2050.

Residential neighbourhood, Newcastle East End. Source: Brett Boardman

Phoenix Park, Rhodes. Source: SJB

Figure 3.6.1 Illustrative land use concept plan



3.6.2 Commercial uses

Objectives

a. Provide high-quality retail and hospitality experiences in high activity areas close to the Sydney Olympic Park metro station and train station, which provide a mix of products and services that contribute to a distinct urban character and support daytime and night-time activation.
b. Retail and hospitality uses address and open onto public spaces and streets, to maximise opportunities for activation.
c. Provide a diverse scale and mix of retail offerings to service the needs of residents, workers and visitors.
d. Provide a range of retail tenancy sizes to support a range of retail uses.
e. Retail anchors attract residents and visitors to move throughout the Urban Centre.
f. Locate local shops and services within 800m walking catchment of dwellings.
g. Co-locate retail spaces with other uses such as childcare, education or recreation, to facilitate local community building.
h. Provide an appropriate amount of retail floor area within each neighbourhood to accommodate local shops and business services to meet the daily needs of the existing and future residents and workers.
i. Support the intensification of commercial office uses within the Urban Centre, including potential over-station development.
j. Create an attractive environment to draw knowledge intensive businesses to Sydney Olympic Park.

Controls

General

1. Development on sites must provide a minimum amount of commercial uses in accordance with the Character Areas in Chapter 4 of Master Plan 2050.

Retail and business uses

2. Retail and business uses at ground floor level must open directly onto the street and have a clear visual connection with the street. Street level windows must be clear glazed and provided with lighting.
3. All service frontages must be sleeved with retail uses and not be readily visible from public spaces.
4. Business identification signage must be in accordance with SOPA's Commercial Signage Policy.

Definition

Commercial premises are defined in the *Standard Instrument - Principal Local Environmental Plan (2006 EPI 155a)*, as meaning any of the following:

a. business premises;
b. office premises; and
c. retail premises.

Invigorating retail spaces in Rhodes Central. Source: Tom Roe

3.6.3 Residential uses

Objectives

General

a. Provide housing that is accessible to jobs, transport, services, parks and recreation facilities to meet the increased population growth at Sydney Olympic Park.
b. Provide a range of housing types to support diverse households including single-person families, multi-generational families, group households, students and seniors.
c. Promote housing with a variety of tenure arrangements to cater for diverse households and incomes.
d. Design housing to provide high levels of amenity for the occupants.
e. Provide flexibility in housing design to respond to the changing needs of households overtime.

Affordable housing

f. Maximise the delivery of affordable and key worker housing within Sydney Olympic Park, consistent with NSW Government policy and the Sydney Olympic Park Affordable Housing Policy.

Definition

Affordable housing is defined in the EP&A Act as:

Housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

Controls

General

1. Development of a residential flat building or shop top housing must satisfy the requirements of the Apartment Design Guide (ADG).
2. Developments containing 20 or more dwellings must provide a mix of dwelling types consistent with the following:
   a. studio: maximum 10%
   b. 1 bedroom: minimum 15% and maximum of 30%
   c. 2 bedroom: maximum 50%
   d. 3 + bedroom: minimum 15%.
3. For developments less than nine storeys high, maximise the number of three bedroom apartments at ground floor level with direct access to open space suitable for family use.
4. Residential developments must provide communal spaces for residents to work from home.
5. Communal open space on rooftops are to be of high quality design and finishes, and must address visual and acoustic privacy, safety and security, amenity, shading, and wind effects. Theses spaces are to accommodate a range of gathering areas social for interaction amongst residents, such as:
   a. Community gardens;
   b. Communal cooking facilities (such as barbecues); and
   c. Communal dining areas.
6. Community multi-purpose rooms should be provided to allow for a range of activities to meet the needs of residents. Ideally community rooms are to be co-located with communal open space. A range of facilities should be accommodated, such as:
   a. Flexible spaces for recreation, owner's corporation meetings or communal dining;
   b. Spaces or areas for music and theatre performance;
   c. Media facilities, such as for screening movies; and
   d. Kitchen facilities for communal cooking.

Affordable housing

7. All development proposals must provide a minimum affordable housing contribution consistent with Sydney Olympic Park's Affordable Housing Policy, or in accordance with any State policy in force at the time of development, whichever is greater.

3.6.4 Sports, events, entertainment uses, tourist and visitor accommodation

Objectives

a. Continue the legacy of Sydney Olympic Park as a high performance sports and events destination.
b. Support the vitality of the sport and event functions of Sydney Olympic Park with entertainment and hospitality venues.
c. Enhance tourism opportunities within Sydney Olympic Park to attract a diverse mix of visitors.
d. Enhance wayfinding between public transport and sport and event venues.

Controls

General

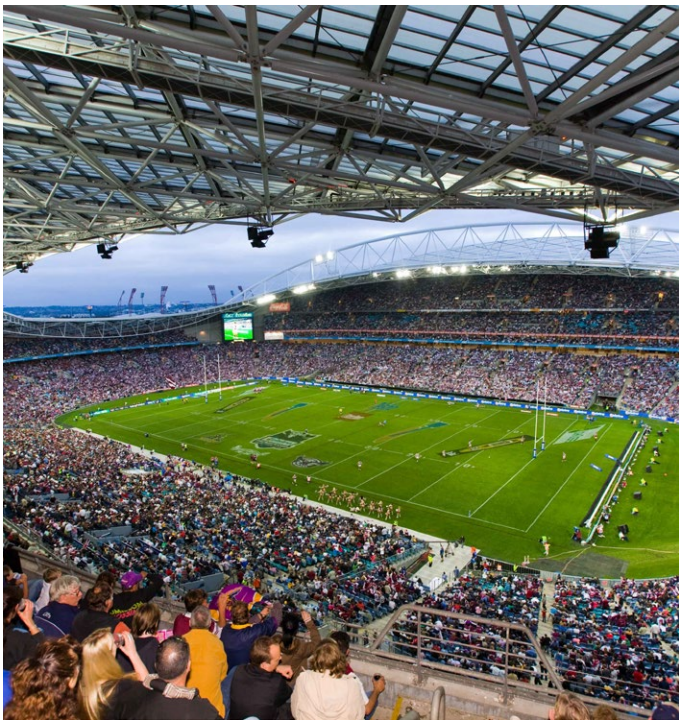
1. Retail and entertainment uses must be integrated with existing sports facilities to promote day and night-time activation.
2. New development in proximity to sports and events venues must be designed to complement existing venues and define surrounding public spaces.
3. Events and sports venues must be designed to minimise noise and light impacts to nearby sensitive land uses, including residential development and ecological environments.

Tourist and visitor accommodation

4. Hotels and serviced apartments must be designed to comply with the relevant noise criteria set out in Section 3.6.7 of Master Plan 2050.
5. Hotels and serviced apartments must maximise opportunities for natural ventilation, while providing alternative ventilation as required.

Events

6. Development must comply with the relevant event transport controls in Section 3.8.4 of Master Plan 2050.



Crowds at sporting events. Source: SOPA

Visitor accommodation. Source: Felix Forest

3.6.5 Creative industries

Objectives

a. Provide usable and adaptable spaces to showcase and celebrate creative industries.
b. Activate Sydney Olympic Park with creative uses.
c. Encourage the adaptive reuse of existing buildings, including heritage buildings, for creative uses, including Aboriginal and contemporary arts.

Controls

1. Building layouts must be open, flexible and readily adaptable to support a range of creative industries overtime.

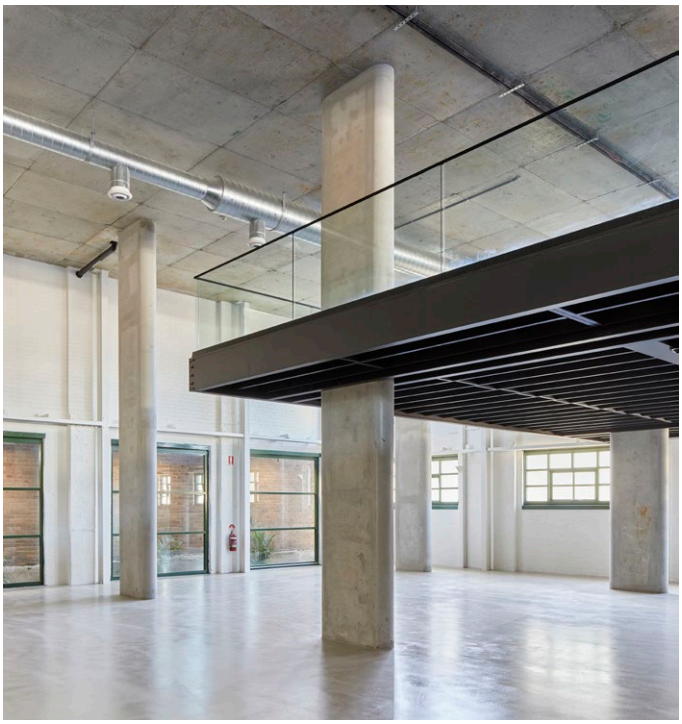
3.6.6 Night-time economy

Objectives

a. Foster a thriving Urban Centre that is active throughout the day, evening and night.
b. Support a mix of night-time retail offerings and activities to meet the diverse social and cultural needs of the community.
c. Support the local economy and creative industries.
d. Improve passive surveillance to promote a night-time friendly urban environment which minimises adverse amenity impacts on sensitive land uses.
e. Ensure that operators of late night trading premises are committed to good management through the use of operational plans.

Controls

1. Locate night-time uses in the Urban Centre within walking distance of a public transport node.
2. Night-time uses must comply with the noise requirements in Section 3.6.7 of Master Plan 2050.
3. The design of buildings with night-time uses must provide for passive surveillance of public spaces and minimise blank walls, roller doors, and the like.
4. Operational plans must be submitted with any development application for an event or venue seeking hours of operation later than 9:00pm.



Exhibition spaces - 22 William Street, Sydney. Source: Matthew Densley

Lively community gathering at night markets. Source: Rick Stevens

3.6.7 Noise

SOPA will continue to use 'public positive covenants' to ensure landowners and lessees are cognisant of the environmental and operational conditions which arise from the sporting, cultural, entertainment and business events that are undertaken. This is a prominent feature of life at Sydney Olympic Park which may affect the use and enjoyment of properties.

Objectives

a. Manage the potential noise impacts of sports, entertainment venues, food and drink premises and outdoor areas uses during events on nearby sensitive land uses.

Controls

1. New development must acknowledge that it will be located within a major sports and entertainment events precinct that may be subject to high noise events from time to time. This will be achieved by registering a 'Section 88D' instrument (on Sydney Olympic Park land) or a 'Section 88E' instrument (on Non–Sydney Olympic Park land) on the proprty title advising of likely noise levels in the precinct.
2. Development applications for noise generating land uses or noise sensitive land uses (e.g. residential development) must be supported by an Acoustic Report prepared by a suitably qualified acoustic consultant. The report must assess potential noise impacts and/or land use conflicts with consideration of human and ecological receptors, confirm the suitability of the development for the site and recommend appropriate noise mitigation measures.
3. All servicing and plant equipment must be designed to meet the requirements of the NSW Noise Policy for Industry.
4. All events must comply with noise requirements contained in the SOPA Act.
5. The design of new development must comply with the maximum internal noise criteria set out in Table 3.6.7 Maximum Internal Noise Criteria and the relevant Australian Standards.

Definition

A public positive covenant *is a mechanism under Section 88D and 88E of the* Conveyancing Act 1919 *that places a notation on a land title to inform prospective purchasers of noise conditions they may potentially experience at Sydney Olympic Park.*

Table 3.6.7 Maximum Internal Noise Criteria

COMMERCIAL

Internal use	Noise criterion	Time period	Noise measure
Offices	45dBA	7am to 10pm	L_{Aeq} 15 min

EDUCATION

Internal use	Noise criterion	Time period	Noise measure
Lecture theatres	35dBA	7am to 10pm	L_{Aeq} 15 min
Libraries	45dBA	7am to 10pm	L_{Aeq} 15 min
Computer rooms	45dBA	7am to 10pm	L_{Aeq} 15 min
Conference rooms	40dBA	7am to 10pm	L_{Aeq} 15 min
Laboratories	45dBA	7am to 10pm	L_{Aeq} 15 min

RESIDENTIAL, HOTELS AND SERVICES APARTMENTS

Internal use	Noise criterion	Time period	Noise measure
Living rooms	45dBA	Day & evening (7am to 10pm)	L_{Aeq} 15 min
Sleeping rooms	40dBA	Night time (10pm to 7 am)	L_{Aeq} 15 min

3.7 Public open space and public facilities

SydneyOlympicPark

Green spaces on communal terraces. Source: Tom Roe

Public open space and public facilities approach

As a thriving suburb, Sydney Olympic Park will continue to perform various functions serving national, regional and local needs. This includes high performance and community uses; formal and informal uses; active and passive recreation, everyday and destination activities, while catering to a diversity of age, ability and user groups.

Sydney Olympic Park will continue to have an essential regional role as NSW's premier destination for high performance sports, events and recreation. However, with a significant population growth forecast, there will be a demand for a range of public open spaces and facilities, including community and cultural facilities, recreation facilities, schools and childcare to meet the local population's needs.

Attractive places for children and young people to play, recreate and learn outdoors will be provided, along with gathering and exercise spaces for older people. Public open spaces and facilities, habitat and areas managed for ecological conservation, will be highly accessible, safe and inclusive to create a strong sense of belonging and wellbeing.

These spaces will be flexible and multi-functional for people to sit, relax, stay or play. Public open spaces will be within walking distance from residential neighbourhoods and connected to public transport via vibrant green streets.

The high cultural diversity of people who will live, work, and visit Sydney Olympic Park will require a range of spaces and services that cater to different types of recreation and opportunities for social connection, including for larger gatherings of families and friends.

Sports facilities will cater to community and high performance levels. Multi-purpose venues and recreational facilities will cater to a range of groups day and night, and year round, with formal and everyday activities.
A new State or regionally significant cultural centre will provide opportunities for the cultural enrichment of the people of NSW.

New schools (government and non-government) will be provided to meet the educational demands of families living in and around Sydney Olympic Park. Schools will be co-located with open spaces and will be important focal points for the community.

Childcare centres and other critical services will be provided within neighbourhoods to cater for the needs of residents and workers.

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 precinct'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.

Definitions, NSW Public Spaces Charter 2021

Public spaces are all places publicly owned or of public use, accessible and enjoyable by all for free.

Public open spaces include parks, gardens, playgrounds, public beaches, riverbanks and waterfronts, outdoor playing fields and courts, and bushland that is open for public access.

Public facilities include public libraries, museums, galleries, civic/community centres, showgrounds and indoor public sports facilities.

Streets include streets, avenues and boulevards; squares and plazas; pavements; passages and lanes, and bicycle paths.

Note: refer to Section 3.7 of this Master Plan for further detail on Street Role and Character.

3.7.1 Public open spaces

Objectives

Provide a network of public open spaces that:

a. Are inclusive, accessible and welcoming for all people.
b. Enhance the cognitive, physical, and emotional well-being of residents and visitors.
c. Cater to the needs of the whole community.
d. Facilitate social interaction and foster social connectedness.
e. Incorporate quality green infrastructure, including tree canopy cover, appropriate to their purpose and function.
f. Provide opportunities for engagement with local ecologies and native flora and fauna enhancing the mental and physical wellbeing of residents, workers and visitors.
g. Support a range of play and active recreation activities, as well as passive recreation, for a multi-generational and multi-cultural community.
h. Are fit for purpose and flexible to meet the changing needs and demands of the community.
i. Support a broad range of uses, activities and experiences throughout the day and night.
j. Are safe to all users at all times of the day.
k. Are connected to or co-located with other uses to maximise their use and functionality.
l. Are easy to walk or cycle to, or accessible by public transport.
m. Have a high level of solar and shade amenity that is appropriate for their purpose.

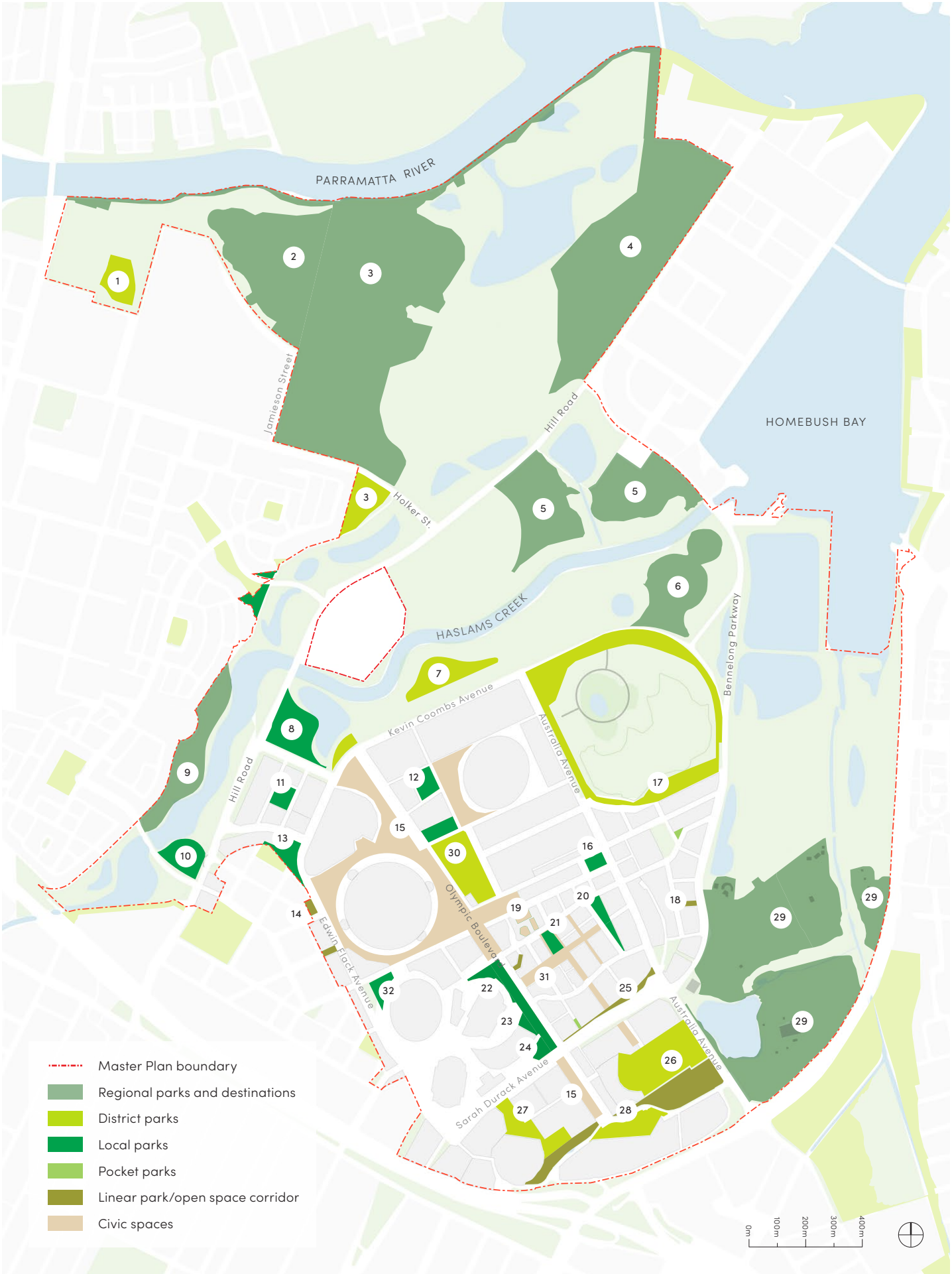
Controls

General

1. Public open spaces must be provided throughout Sydney Olympic Park, as shown in Figure 3.7.1.A
2. Public parks should receive adequate solar access during the winter solstice in accordance with Chapter 4 Neighbourhood and Precinct Character Areas.
3. Public open spaces must:
   a. be provided in accordance with the specific requirements of the relevant Character Area in Chapter 4 of Master Plan 2050;
   b. retain significant trees and landscape;
   c. accommodate new planting and tree canopy of appropriate scale and species to provide shade and habitat;
   d. provide facilities and furniture to support social gathering and interaction;
   e. incorporate the elements of Country identified in Section 3.1;
   f. incorporate WSUD principles and comply with the SOPA Stormwater Management and WSUD Policy;
   g. include lighting, appropriate to the design and use of the space and proximity to ecological areas;
   h. be designed in accordance with the Crime Prevention Through Environmental Design (CPTED) principles;
   i. be designed for universal accessibility; and
   j. be designed in accordance with the Design Manual.

1. Wilson Park Community Oval
2. Blaxland Riverside Park
3. Newington Armory
4. Woo-la-ra
5. New park and Archery Park
6. Wentworth Common
7. Kronos Hill
8. The Pyramid & Northern Water Feature
9. Haslams Field and surrounds
10. Haslams Marker
11. New park (Haslams Neighbourhood Park)
12. Neighbourhood park (existing expanded)
13. New park
14. New park
15. Olympic Boulevard
16. Jacaranda Square
17. Brickpit park & edge
18. Bluebell Way
19. State Abattoir heritage gardens
20. New park
21. Central Urban Park
22. New park
23. New park
24. New park
25 Linear park
26. AFL training oval & Tom Wills community field
27. New park
28. Boundary creek
29. Bicentennial Park
30. Cathy Freeman Park
31. Miluni Plaza
32. New park

Figure 3.7.1.A Public open spaces plan



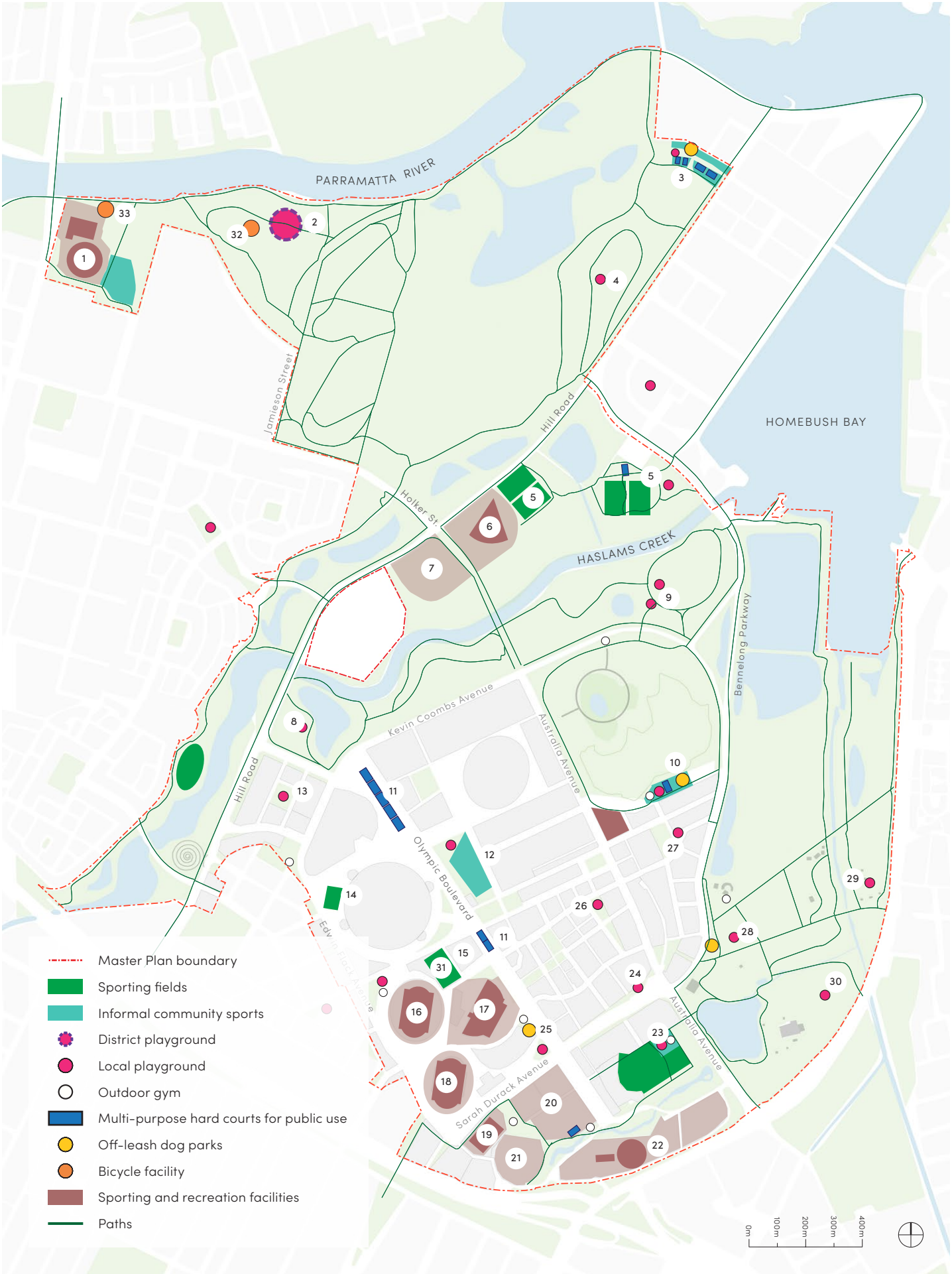
Recreation and Play

4. Public open spaces for recreation, sports and play are to be provided throughout Sydney Olympic Park as shown in Figure 3.7.1.B
5. Play spaces for children and young people must:
   i. be located within 200m of dwellings and within the centre of each neighbourhood;
   ii. be co-located with other uses such as retail/cafe spaces, childcare, schools and the like;
   iii. be designed in accordance with DPHI's Everyone Can Play guidelines, and incorporate facilities for:
      - Skill-based play;
      - Natural play;
      - Sensory play;
      - Imaginative play; and
      - Outdoor fitness.
6. Large public open spaces, including Cathy Freeman Park, are to include generous flexible lawned areas able to accommodate formal and informal community sports and events.
7. New recreation facilities/playing fields are to be provided for programmed and formal sports activities as shown in Figure 3.7.1.B
8. Recreational cycling and walking loops are to be provided for different age groups and abilities in the Parklands, utilising the existing off-road trails, road network and paths.

Children playing amongst urban installation. Source: SOPA

1. Cricket Central
2. Blaxland Riverside Park playgrounds
3. Hard courts & community sports area
4. Playground
5. Sporting fields, hard courts & playground
6. Wave park
7. BMX (relocated)
8. Playground
9. Wentworth Common playgrounds
10. Hard courts, dog park & playground
11. Hard courts
12. Cathy Freeman Park & playground
13. Playground
14. Upgraded existing hard courts
15. New State or regionally significant cultural building
16. Athletics Centre
17. Aquatic Centre
18. Athletics Warm Up Centre
19. Rooftop hockey training field
20. Indoor sporting precinct
21. Hockey Centre
22. Tennis Centre
23. Playground
24. Linear Park playground
25. Playground and dog park
26. Playground
27. Playground
28. Bicentennial Park West playground and dog park
29. Concord West playground
30. Village Green playground
31. NSW Rugby League Centre of Excellence
32. Bicycle learn-to-ride facility
33. Parramatta Bike Hub

Figure 3.7.1.B Recreation and play plan



3.7.2 Public facilities

Objectives

Provide public facilities throughout Sydney Olympic Park in accordance with Figure 3.7.2 that:

a. Are inclusive and welcoming for all people.
b. Support social interaction, recreation and knowledge for the improved physical and mental health of residents, workers and visitors.
c. Support artistic, cultural and creative activities to enrich the community and enhance social wellbeing.
d. Are co-located with educational facilities, public open space and other uses to contribute to the creation of community hubs and a sense of place.
e. Are easily accessed by public transport, walking or cycling.
f. Are fit for purpose and flexible to support a broad range of uses and activities throughout the day and night. This includes spaces which can be easily adapted to meet the changing needs and demands of the community.
g. Are safe to all users at all times of the day.

Controls

1. Community facilities and libraries must be multi-functional so that they are able to accommodate a number of different social and cultural uses.
2. An indoor multi-purpose recreation/community facility must be provided as identified on Figure 3.7.2.
3. A cultural centre of regional or State significance must be provided as identified on Figure 3.7.2.
4. Heritage items are to be adaptively reused as flexible community space in accordance with the relevant Heritage Conservation Management Plan.
5. Public facilities must be designed for:
   a. Universal accessibility for people of all cognitive, sensory, physical, or developmental abilities; and
   b. In accordance with the CPTED principles.

Cultural community events. Source: SOPA

1. New tertiary education opportunity
2. New environmental education lookout
3. First Nations Dance Ground
4. BirdLife Discovery Centre
5. New Community Garden (First Nations inspired)
6. New State or regionally significant cultural centre
7. Aquatic Centre
8. New school (non-government)
9. New community centre and library in adaptively reused State Abattoir heritage buildings
10. Primary school
11. New indoor public sporting facility
12. New multi-purpose community centre
13. Sydney Olympic Park Education Centre
14. Sydney Olympic Park Education Centre
15. Newington Public School
16. Wentworth Point Public School

Figure 3.7.2 Public facilities plan

3.7.3 Education facilities

Objectives

a. Provide education facilities, including schools, to meet the needs of the existing and future community that are:
   i. centrally located and a focal point of the neighbourhood;
   ii. accessible via public transport and active transport links; and
   iii. co-located with public parks and public facilities where appropriate.

b. Facilitate stronger linkages between educational and academic institutions within the area, including schools, universities and TAFEs to promote innovation in Sydney Olympic Park.

c. Maximise opportunities for community education of the local ecologies and conservation areas of the Parklands.

Controls

1. School playing fields and open spaces, including amenities, are to be made available to the public for recreational use outside of regular school hours.

Pedestrian lanes. Source: Brett Boardman

3.7.4 Streets

Streets are a critical part of the public space network within Sydney Olympic Park. Section 3.8 of Master Plan 2050 details the movement and place function of streets within Sydney Olympic Park, consistent with the NSW Movement and Place Framework.

Arts and Culture

Vision

Sydney Olympic Park will be recognised as a place with a unique creative spirit, responsive to its environs and engaged with its community. It will be the focal point of a new and exciting style of artistic expression for Sydney, and a place where established and emerging artists and communities work together, generating a lively and vibrant character to delight, engage and involve residents and visitors.

Principles

As a key precinct for Greater Sydney and an international model for intelligent place-making, Sydney Olympic Park will be a place which nurtures creativity and where arts and cultural activities are:

a. Innovative – new, clever and inventive

b. Authentic – arising from and/or responsive to the community and this place

c. Forward-looking – developmental, embracing change and risking the new

d. Participatory – encouraging active engagement in arts and culture

e. Inclusive – reflecting and celebrating the diversity and heritage of our communities.

3.8 Movement

SydneyOlympicPark

Movement 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 have been 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 connecting residents, workers and visitors of Sydney Olympic Park to Parramatta in five minutes, and to Sydney's CBD in 15 minutes. The metro will have the capacity to carry up to 40,000 passengers per hour in each direction, significantly reducing traffic congestion with frequent and reliable public transport services.

PLR2, 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 over time, where reduced car parking provisions will enable streets and public spaces to be re-imagined as people-focused. Diverse street typologies will support these re-imagined spaces and places, providing interesting and safe journeys for residents, workers and visitors alike.

Improved accessibility and reduced travel times will make getting to and from the precinct easier for all. Focus on 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.

TARGET 2050	12% of journeys made by walking	8% of journeys made by cycling	55% of journeys made by public transport	25% of journeys made by private vehicle	80% of journeys made for events by non-car modes for all crowd sizes
CURRENT (2016)	Compared to 5% Journey to Work (ABS, 2016)	Compared to less than 1% Journey to Work (ABS, 2016)	Compared to 35% Journey to Work (ABS, 2016)	Compared to 58% Journey to Work (ABS, 2016)	Compared to 65% (SOPA, 2018)

Note: 2016 ABS data used as 2021 data skewed by irregular travel patterns during the COVID-19 pandemic.

Definition

15 minute neighbourhood can be defined as:

The ability for residents to access everyday services and open space within a 15 minute walking radius from home.

Definition

30 minute neighbourhood can be defined as:

The ability for residents to access key services and places of employment within a 30 minute public or active transport radius from home.

3.8.1 Street role and character

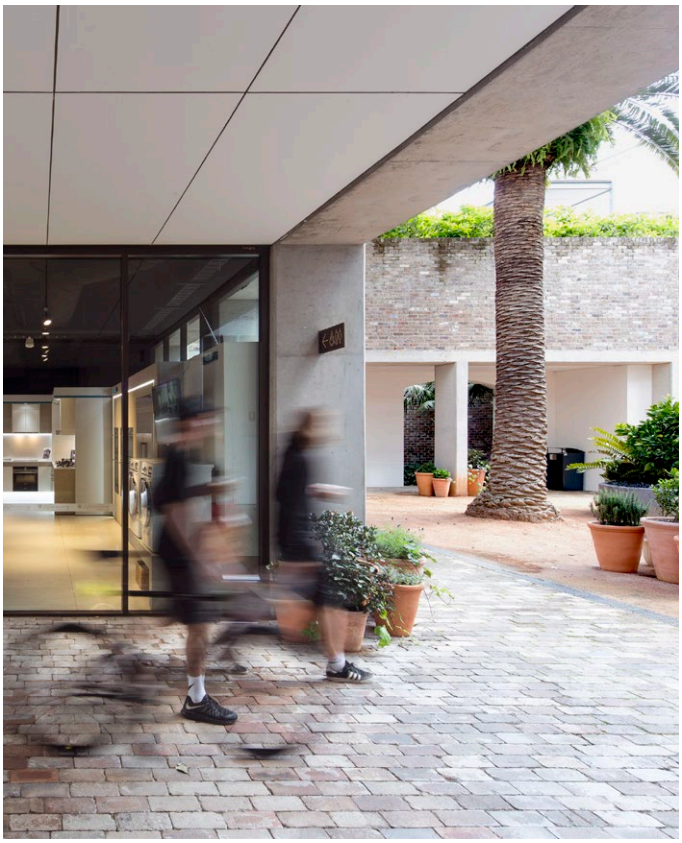
Objectives

a. Create legible gateways at entrance points to the neighbourhoods, precincts and Parklands of Sydney Olympic Park.
b. Create clear street legibility and wayfinding to improve the experience of residents, workers and visitors.
c. Create streets that welcome people and distinguish between private and public spaces.
d. Improve permeability throughout Sydney Olympic Park and promote a hierarchy of people focused streets and lanes.
e. Deliver strategic upgrades to streets and intersections to ensure pedestrian and cyclist safety, improve amenity and support efficient vehicular flow and connections between neighbourhoods.
f. Provide streets that act as social spaces and support the efficient movement of pedestrians, cyclists and vehicles.
g. Ensure streets support native pollinators through appropriate native landscaping and street plantings.
h. Ensure roads and streets are consistent with the NSW Movement and Place – Design of roads and streets guide, 2023.

Controls

1. A continuous and accessible network of streets and lanes must be provided in accordance with Figure 3.8.1 and Table 3.8.1.
2. New streets must be provided in accordance with the Movement Plan for each Character Area (refer Chapter 4 of Master Plan 2050) and as outlined in Table 3.8.1.
3. Intersections and pedestrian crossings must be designed to prioritise pedestrian safety and amenity.
4. Public space and landscape elements must be provided in accordance with the Design Manual and relevant provisions in Chapters 3 and 4 of Master Plan 2050.

Pedestrian movement lined with jacaranda trees. Source: SOPA

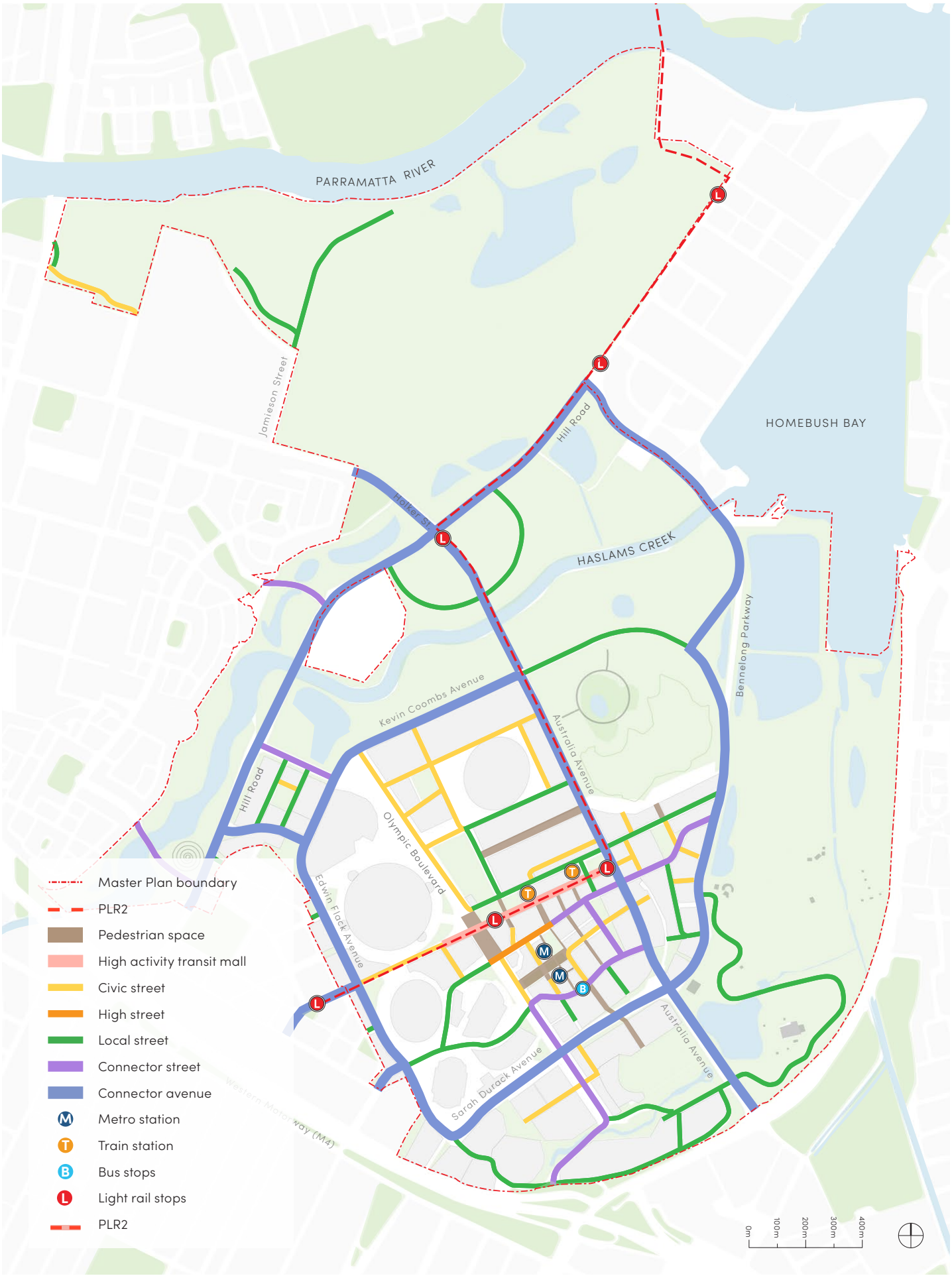


Gateways between private and public spaces. Source: Brett Boardman

Table 3.6.1 Movement and Place hierarchy

HIERARCHY	CATEGORY (NSW MOVEMENT AND PLACE FRAMEWORK)	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 (5km/hr - 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 (5km/hr - 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 (20km/hr - 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 (30km/hr - 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 (40km/hr - 60km/hr). — Tree planting and landscape verges where appropriate.

Figure 3.8.1 Street role and character plan



3.8.2 Active transport

Objectives

a. Improve active movement networks throughout Sydney Olympic Park to support a 15-minute neighbourhood.
b. Prioritise walking, cycling, micro-mobility and public transport over private vehicle use. Support achieving a 30-minute city through improving walking and cycling to public transport networks.
c. Create active transport circuits throughout the Parklands areas, including connection to the Parramatta River foreshore, Newington Armory and Brickpit Park.
d. Strengthen connections with surrounding residential neighbourhoods.
e. Ensure residents, workers and visitors are provided with sustainable transport choices.

Definition

Micro-mobility can be defined as:

the use of lightweight transport devices such as bicycles, scooters, skateboards and electric bicycles/ scooters which generally operate at speeds less than 25km/h.

Controls

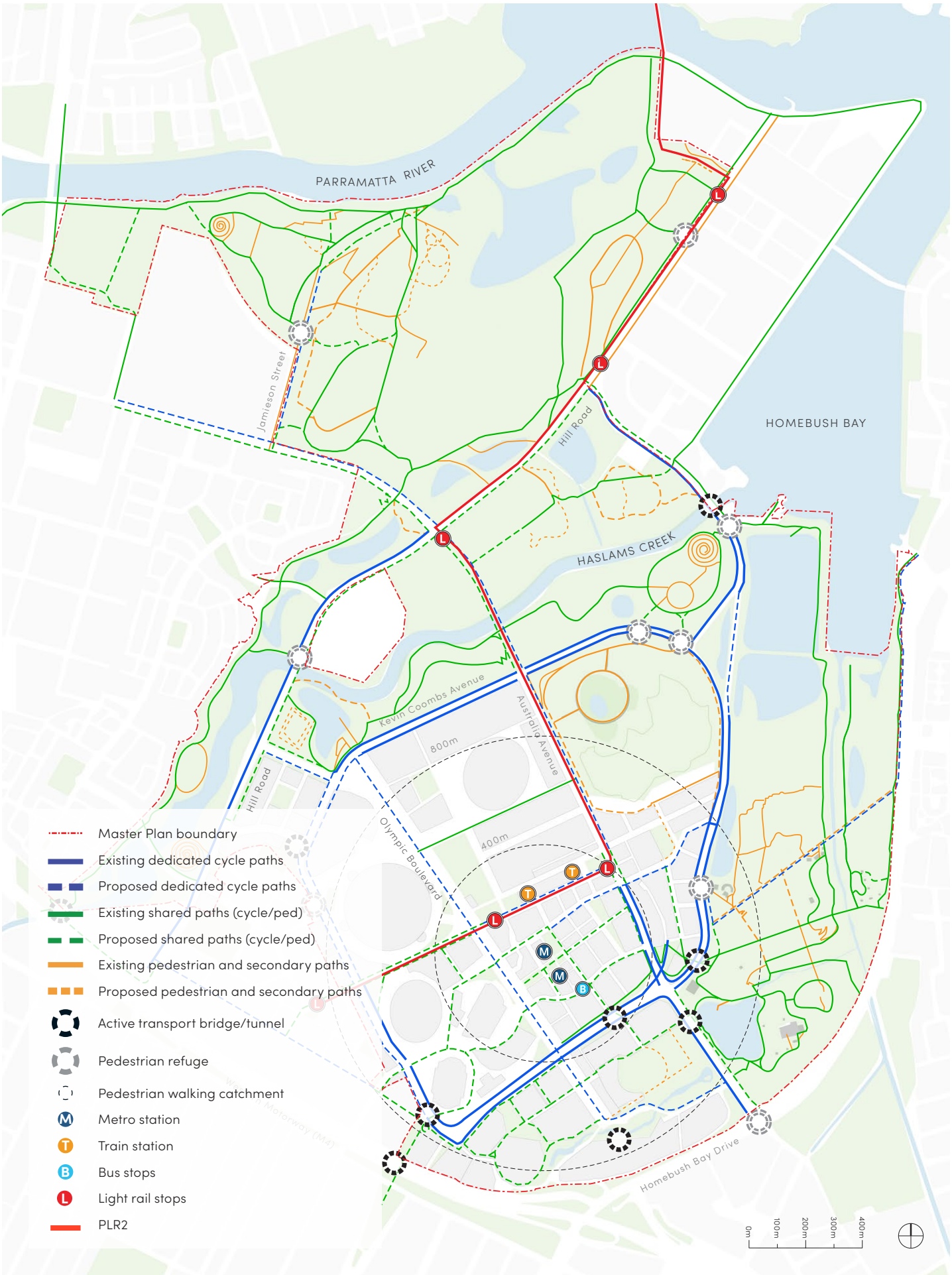
Active movement

1. Dedicated cycleways, shared paths and pedestrian paths must be provided throughout Sydney Olympic Park as shown in Figure 3.8.2.
2. A continuous and fully accessible shared path must be provided along the Parramatta River foreshore as shown in Figure 3.8.2.
3. Bicycle parking, maintenance and e-bike rapid charging stations must be provided throughout Sydney Olympic Park and must be publicly accessible.
4. Bicycle parking must be provided in all new development in accordance with the rates outlined in Table 3.8.2.
5. Bicycle parking requirements that are not identified in Table 3.8.2 are to be determined by a Traffic and Parking Assessment Report, with a survey of similar uses. The Traffic and Parking Assessment Report must be prepared by a suitably qualified traffic engineer.
6. End of trip facilities must be provided within all new commercial development in accordance with the rates outlined below:
   a. one locker per bike space;
   b. one change room per 10 bike spaces; and
   c. one shower per 10 bike spaces.
7. Pedestrian paths must be provided with good visibility and lighting and maximise opportunities for passive surveillance. Lighting design must consider and respond to sensitive ecological receptors.

Table 3.8.2 Bicycle parking requirements

Land use	Bicycle spaces	
	Resident/employee	Visitor/customer
Residential	1 space per dwelling	1 space per 10 dwellings
Commercial		
— Office or business premises	1 space per 150m² GFA	1 space per 400m² GFA
— Retail, restaurant or café	1 per 250m² GFA	2 plus 1 per 100m² GFA over 100m² GFA for visitors.
— Educational	1 per 10 staff + 1 per 10 students	
Community		
— Child care centre	1 per 10 staff	2 per centre
— Medical centre, health consulting rooms	1 per 5 practitioners / professionals	1 per 200m² GFA
— Library	1 per 10 staff	2 plus 1 per 200m² GFA
— Sports venues	1 per 10 staff	1 per 200m² GFA

Figure 3.8.2 Active transport plan



3.8.3 Public transport

Objectives

a. Prioritise public transport over private vehicle use.
b. Ensure residents, workers and visitors are provided with sustainable transport options.
c. Improve public transport access to the Parklands.
d. Facilitate access for rapid, frequent, local and on-demand bus services.
e. Maximise public transport access from the Parramatta River through public and private ferry services.

Controls

Public transport

1. Locate and design bus and light rail stops for the convenience and safety of people transferring between transport modes.
2. Roads identified in Figure 3.8.3 as bus capable streets must provide a 3.5m carriageway with a raised kerb for loading.
3. Outbound bus stops should have dedicated shelters or utilise awnings on active frontages supported by adequate lighting.

Green Travel Plans

4. A Green Travel Plan must accompany all development applications for new non-residential and mixed use buildings and substantial alterations to existing buildings. At a minimum, Green Travel Plans must detail:
   a. future travel mode share targets, including a reduction in car driver mode share;
   b. travel demand management strategies to encourage sustainable travel; and
   c. initiatives to implement and monitor travel measures such as car and bike share.

Efficient bus networks. Source: Paolo Busato

High volume movement through train stations. Source: Rick Stevens

Figure 3.8.3 Public transport plan

3.8.4 Event transport

Objectives

a. Ensure adequate coach parking facilities are provided to support event transport.
b. Reduce the demand for event parking by 50% to a maximum of 5,000 spaces in conjunction with new and enhanced public transport infrastructure.
c. Ensure vehicle and pedestrian movement is flexible and can accommodate temporary event demand where needed.
d. Minimise the spatial extent, frequency and duration of road closures associated with events to ensure that road closures are predictable, effective and convenient.
e. Ensure dedicated event transport services for Sydney Olympic Park are integrated with and complement Greater Sydney and regional public transport networks to provide sustainable event travel choices.

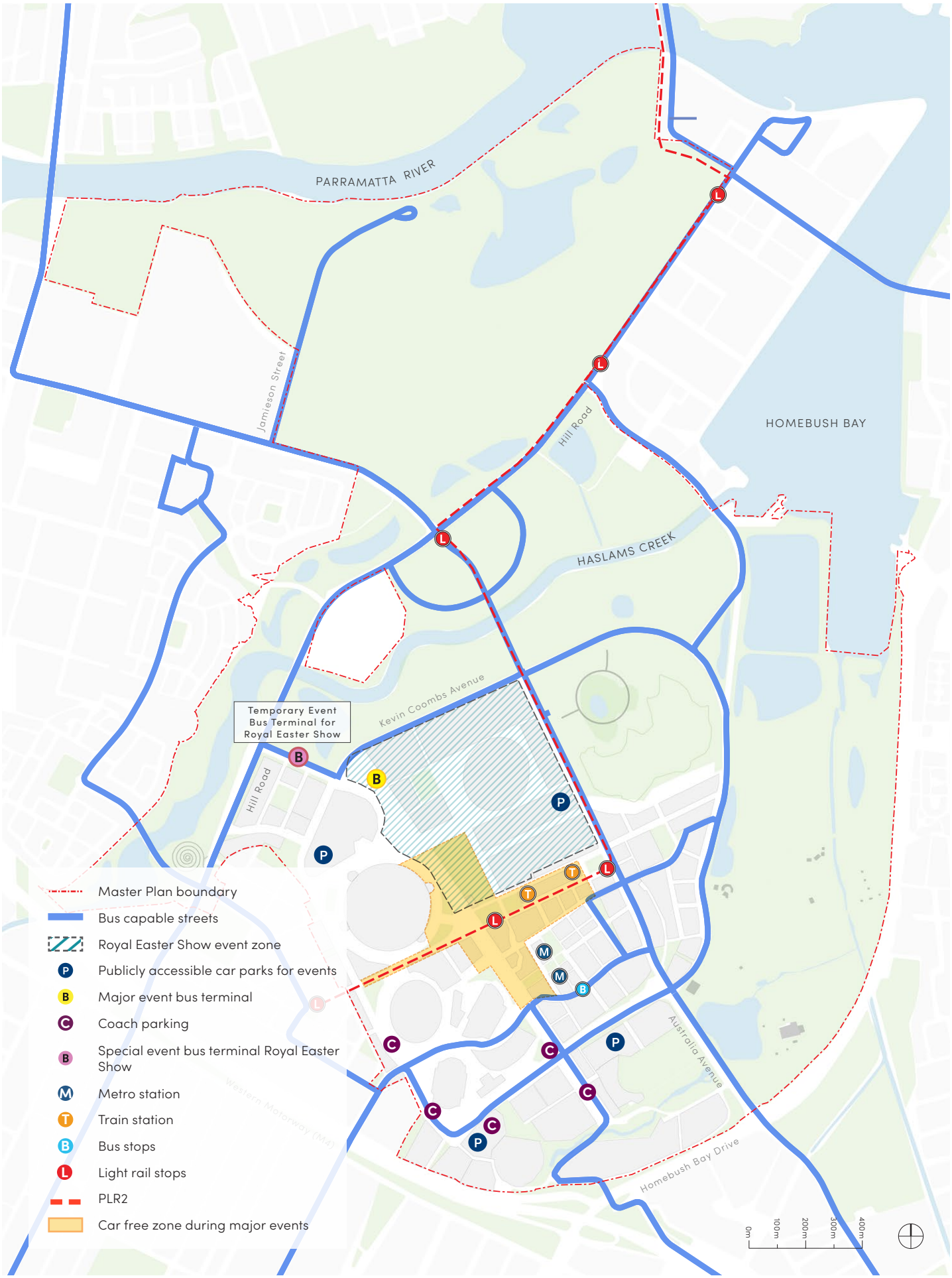
Controls

1. Development must be designed in accordance with the Major Event Impact Assessment Guidelines for Sydney Olympic Park.
2. Event transport must be provided as identified in Figure 3.8.4.
3. All event bus services are consolidated into the major event bus terminal with a capacity of 10,000 passengers per hour in coordination with the opening of Sydney Metro West.
4. A special event bus terminal is established on Pondage Link for operation during the Royal Easter Show in coordination with the relocation of the carnival site from the former P6 car park.

Sydney Royal Easter Show with temporary road closures. Source: SOPA

Temporary road closures for sporting events. Source: Ethan Rohloff

Figure 3.8.4 Event transport plan



3.8.5 Vehicle access and parking

Objectives

a. Promote sustainable transport options, including car share and electric vehicle usage.
b. Minimise vehicular movement and private vehicle use.
c. Ensure that the design of car parking, access, and servicing enhances streetscape character and protects pedestrian amenity and safety.

Controls

Vehicle access and servicing

1. Vehicle access and servicing must be provided in the locations shown in Chapter 4 of Master Plan 2050.
2. Vehicle access and servicing points must be physically separated and clearly distinguished from pedestrian entries and pathways, and designed with clear sight lines for drivers and pedestrians.
3. Vehicular access and loading areas must be designed in accordance with the provisions of the relevant Australian Standards.
4. Vehicle access and servicing points must be located in accordance with Chapter 4 of Master Plan 2050.
5. Design access to waste management areas to allow collection vehicles to enter and exit the site in a forward direction.
6. Freight distribution hubs must be provided in accordance with Figure 3.8.5.

Car parking for development

7. Car parking must be provided in accordance with the maximum rates outlined in Table 3.8.5.
8. Car parking requirements for land uses that are not identified in Table 3.8.5 are to be determined by a Traffic and Parking Assessment Report, with a survey of similar uses. The Traffic and Parking Assessment Report must be prepared by a suitably qualified traffic engineer.
9. On-site car share parking may be permitted on a site-by-site basis at the discretion of SOPA. The amount of car share bays must not exceed more than 5% of the total car parking provision of the development. Where a commercial or a strata-based car share scheme is proposed, the applicant must demonstrate the operational feasibility of such a scheme.
10. Accessible parking spaces within new development must be provided at the rate prescribed in the National Construction Code.
11. Unless otherwise stated in Chapter 4, all car parking must be located underground and project no further than 1m above ground level.
12. The design of underground car parking must preclude the need for permanent dewatering.
13. The design of car parking areas must comply with the Australian Standards 2890 series.
14. All new residential and tourist and visitor accommodation development must include a designated short stay parking area for a medium rigid vehicles to service removalists.
15. All new development must provide access for a medium rigid vehicle (i.e. large delivery vehicles and waste removal trucks) within the basement or podium with a head-height clearance of 4.2m.
16. At least 20% of car spaces (including visitor spaces) within all new development must have a socket (or equivalent) connected to the electrical supply system for vehicle recharge. All remaining spaces should be fitted with the network of cables and power supply necessary so that a socket (or equivalent) can be installed at a future date.

Public car parking

17. In line with public transport delivery, a maximum of 5,000 public car parking spaces for events must be accommodated within Sydney Olympic Park. These spaces must be provided off-street and within the designated car parking areas identified in Figure 3.8.5.
18. In consultation with SOPA, on-street car share spaces generally not exceeding 5% of the total public car parking supply in a neighbourhood or precinct may be provided. Priority should be given to locations where car share can reduce car parking demand generated by under-utilised vehicles in mixed use precincts, as well as residential neighbourhoods where shared vehicles can lower household car ownership and support sustainable transport choices.
19. Accessible parking spaces must be provided at the rate prescribed in Table D3.5 of National Construction Code or 2%, whichever is higher.

Intersection upgrades

20. Existing intersections should be upgraded in accordance with Figure 3.8.5.

Table 3.8.5 Maximum car parking rates

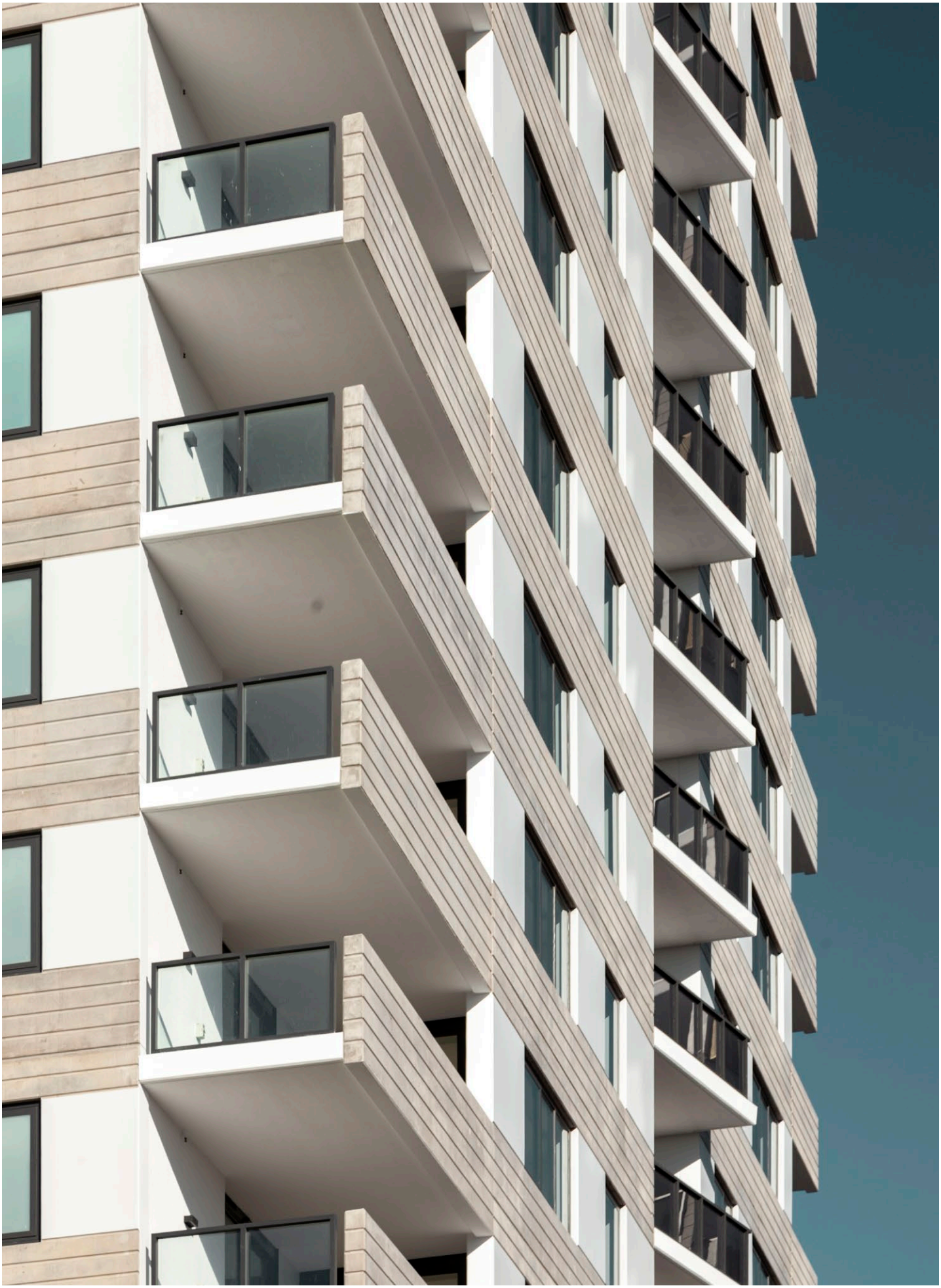
Land use	Type	Maximum rate
Residential	Studio	0 space per dwelling
	1 bedroom	0.6 space per dwelling
	2 bedroom	0.9 space per dwelling
	3 bedroom	1.2 space per dwelling
	4 bedroom	1.4 space per dwelling
	Visitor	0.2 space per dwelling
Office	Staff	1 space/110m² GFA
Retail	Total	1 space/70m² GFA
Hotel	Visitor	1 space/room
	Staff	1 space/2 staff
Place of Worship	Total	1 space/10 seats
Education	School	1 space/2 staff
	Tertiary	1 space/2 staff
Childcare	Visitor	1 space/4 children
	Staff	1 space/2 staff

Figure 3.8.5 Parking and intersection plan

Recreational cycling along the boardwalk. Source: Quentin Jones

3.9 Built form

SydneyOlympicPark



Articulated facade of residential apartments. Source: Faraz Mughal

Built form approach

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

Tall buildings will be located 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 buildings where adjacent to areas of ecological significance, protecting Bicentennial Park.

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 taller elements set back from the street wall edge.

Buildings addressing public spaces and streets will host a range of uses including shops, cafés, 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 opportunities for 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 provide front garden designs for residents. Aligning active and residential frontages to key streets and spaces will maximise passive surveillance in accordance with the CPTED principles.

The State Abattoir heritage precinct within the Urban Centre will be adaptively reused to provide a range of community and commercial uses. 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. Small pavilion-style buildings will be located along the heritage riverfront wharf to activate this scenic, publicly accessible space.

Variety of open spaces within the built form. Source: Brett Boardman

Social outdoor spaces. Source: Brett Winstone

3.9.1 Views and landmarks

Objectives

a. Maintain and maximise views to elements of Country.
b. Preserve and enhance important views and vistas, including long views, views of significant landmarks, natural features and heritage items.
c. Reinforce the existing topography.
d. Contribute to a sense of place legibility, and wayfinding throughout Sydney Olympic Park and its surrounds.

Controls

1. New development must minimise adverse impacts to views and vistas, long views, landmarks, markers and vantage points as identified in Figure 3.9.1.

Views

1. Ferry wharf to/from Parramatta River
2. Jamieson Street to the ferry wharf and Parramatta River
3. Newington Armory entry gate to the nearby buildings
4. The flat grasslands to/from the rising topography within Newington Armory
5. Across the grassland flats to Newington Nature Reserve
6. BirdLife Australia Discovery Centre in foreground of trees
7. Holker Street into Newington Armory
8. Woo-la-ra Marker to the wetlands within Newington Nature Reserve
9. Haslams Pier towards Haslams Creek
10. Cathy Freeman Park to Sydney Showground Stadium
11. Intersection of Olympic Boulevard and Dawn Fraser Avenue to Stadium Australia entry gates
12. Miluni Plaza to the State Abattoir heritage precinct
13. From the intersection of new streets to Sydney Aquatic Centre
14. From the intersection of new streets to the open space
15. From the new street across The Brickpit
16. Bicentennial Drive to Treillage Tower
17. Shipwreck lookout across Homebush Bay

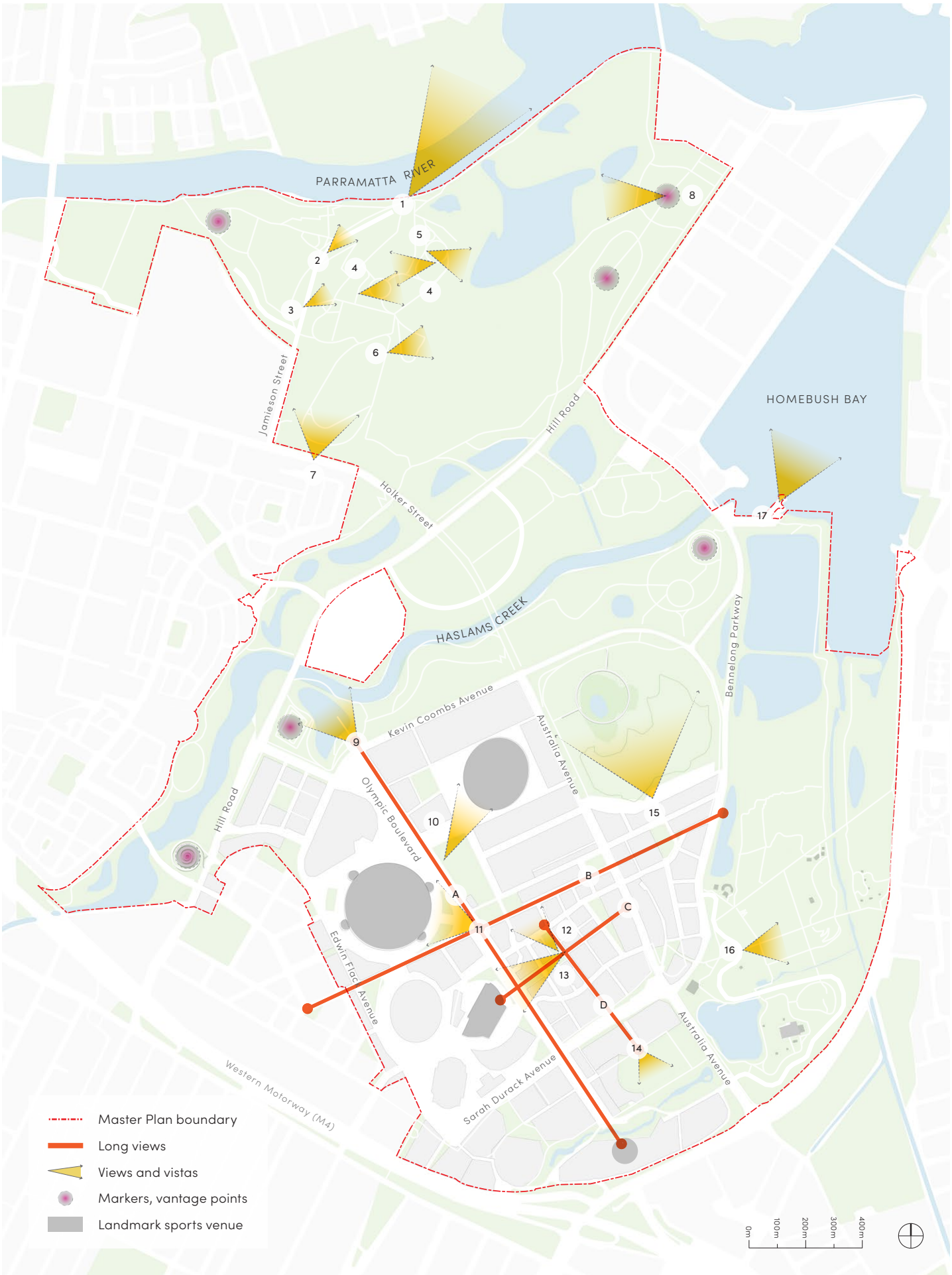
Long views

A. Olympic Boulevard
B. Dawn Fraser Avenue
C. East-west pedestrian spine
D. North-south pedestrian spine

Newington Armory heritage residence. Source: SOPA

Views down Olympic Boulevard and Cathy Freeman Park. Source: SOPA

Figure 3.9.1 Important views and vistas plan



3.9.2 Active frontages and street interfaces

Objectives

a. Positively contribute to the activity, safety, amenity and quality of streets and public open spaces.
b. Identify active frontages to ensure uses within buildings contribute to the vitality and liveliness of streets and other public spaces and promote opportunities for interaction.
c. Encourage finer-grain active frontages along primary streets and public open spaces to create vibrant places.
d. Present a positive address to the street in terms of scale, architectural form and materiality.
e. Frontages must be designed to maximise street interface and activation and minimise vehicle access and servicing points.

Controls

Active frontages

1. Active frontages must be provided in the locations nominated on Figure 3.9.2.
2. Active frontages must incorporate retail, customer service areas, cafes, restaurants, outdoor dining and other uses that maximise pedestrian interest and interaction.
3. Primary active frontages must:
   a. maximise entries and display windows, with a minimum of 70% of the frontage to be transparent glazing, particularly at corner locations;
   b. maximise entries, ideally one entry every 8 to 10m of the frontage;
   c. provide for either double height or two levels of active uses;
   d. restrict commercial building lobbies/foyers to a maximum of 20% of the frontage;
   e. restrict residential building lobbies to a maximum of 10% of the frontage;
   f. not provide vehicle access, loading or service entries; and
   g. restrict blank walls, service, plant and equipment hatches and doors to a maximum of 10% of the frontage. Where these are provided, incorporate high quality materials to increase attractiveness and include elements of visual interest, with creative use of materials.
4. Secondary active frontages must:
   a. provide for entries and display windows, with a minimum of 50% of the frontage to be transparent glazing, particularly at corner locations;
   b. maximise pedestrian entries;
   c. provide commercial building lobbies for up to 80% of the frontage;
   d. provide residential building lobbies to a maximum of 50% of the frontage;
   e. not provide vehicle access, loading and services entries where this can be provided elsewhere; and
   f. restrict blank walls, service, plant and equipment hatches to a maximum of 30% of the frontages. Where these are provided, incorporate high quality materials to increase attractiveness and include elements of visual interest, with the creative use of materials.

Street interface

5. Buildings must be designed to maximise the number of entries, visibility of internal uses at ground level, and include high quality finishes to enhance streets and public spaces.
6. Divide large facades into smaller sections to modulate the street frontage and ensure architectural detailing incorporates quality materials and features.
7. Except where sites are flood affected, ground floor tenancies and building entry lobbies must:
   a. have entries at the same level as the adjacent street footpath or public space; and
   b. have finished floor levels between 0-1m above or below the adjacent street footpath or public space.
8. Residential frontages must:
   a. have a street address and provide a direct line of sight from a street to the principal common building entry or entries. Where a development comprises a number of buildings with a variety of orientations, a major part of the overall development must face the street;
   b. provide individual entries directly from the street to any ground floor dwellings fronting the street; and
   c. positively contribute to the amenity and security of streets by achieving physical and visual connections between the interiors of buildings and garden areas to the street and public open spaces.

Figure 3.9.2 Street interface and active frontages

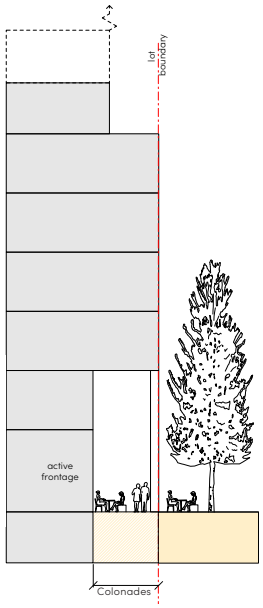
Setbacks

9. Buildings must be set back in accordance with requirements of the Chapter 4 of Master Plan 2050.
10. Basements must be contained beneath the building footprint and must not encroach into setbacks.

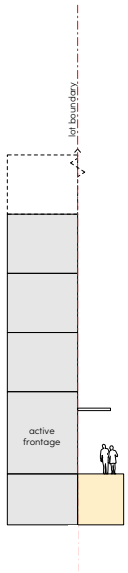
Vehicle access and servicing

11. Driveways and service entries must:
    a. not be located on active frontages;
    b. incorporate high quality materials and include elements of visual interest;
    c. be located in accordance with the requirements of Chapter 4 of Master Plan 2050;
    d. be physically separated from pedestrian entries; and
    e. be designed with clear sightlines for pedestrian safety.

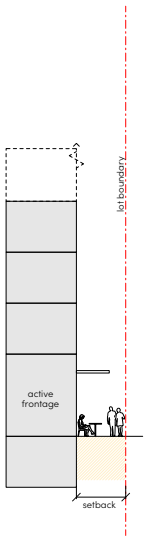
Active frontages at Rhodes Central. Source: Tom Roe



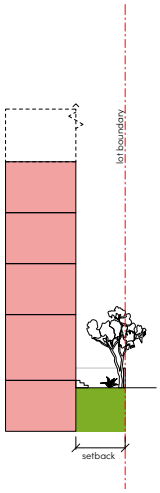
Typical colonnade condition along Olympic Boulevard



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 3.9.3 Typical interfaces

3.9.3 Awnings and colonnades

Objectives

a. Provide awnings over footpaths to ensure:
   i. weather protection for pedestrians, building entries and shopfronts; and
   ii. amenity for outdoor dining.

b. Provide colonnades to reinforce the primacy of Dawn Fraser Avenue and Olympic Boulevard and provide pedestrian comfort.

Controls

Awnings

3. Awnings may only be stepped on sloping streets and, if required, over vehicle entrances. Steps in awnings must be a maximum of 700mm.
4. Lighting fixtures must be recessed into the awning. All wiring and conduits must be concealed.
5. Generally, fully glazed transparent awnings are not acceptable.

Colonnades

6. Colonnades must be provided to the ground level of buildings along streets identified on Figure 3.9.2.

Awnings along Quay Quarter Lanes, Sydney. Source: Rory Gardiner

Colonnade surrounding an internal courtyard. Source: Brett Boardman

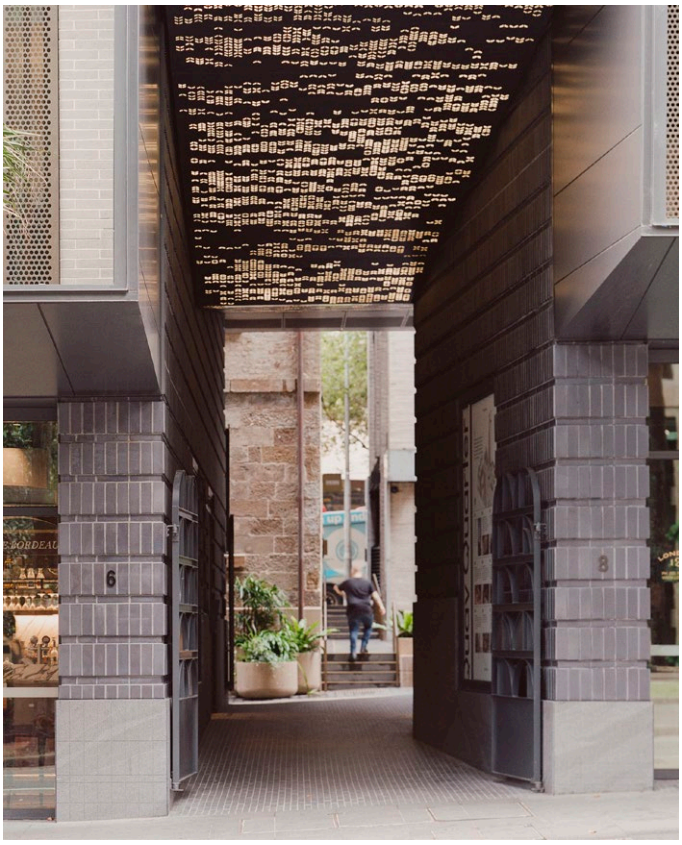
3.9.4 Through-site links

Objectives

a. Pedestrian links are located to maximise permeability and prioritise the movement of people over vehicles.
b. Pedestrian links are of quality design, safe, well lit, accessible and promote public use.

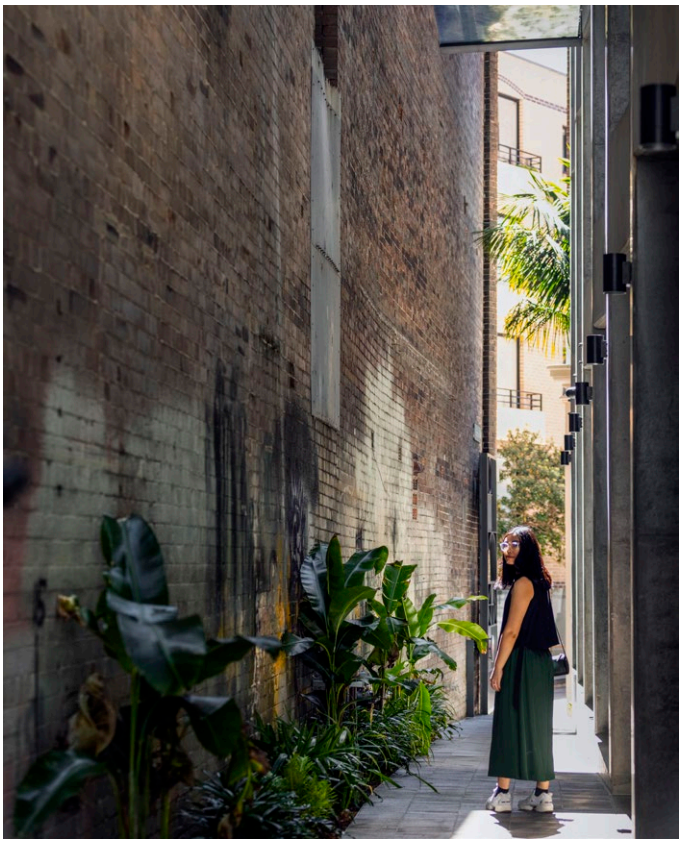
Controls

1. Through-site links must be provided in locations nominated in Figure 3.9.4.
2. Through-site links that are open to sky must be at ground level and must be publicly accessible at all times during the day and night (i.e. not to be gated).
3. Through-site links that are enclosed can be within buildings and must be activated with uses such as retail, building entries and community uses.
4. Enclosed through-site links must have:
   a. a minimum clear width of 6m; and
   b. a minimum clear height of 1.5 times the width or 6m, whichever is greater.
5. Open to sky through-site links must be provided in accordance with Chapter 4 of Master Plan 2050.



Quay Quarter Lanes, Sydney. Source: Rory Gardiner

Lume, Newcastle. Source: Brett Boardman



52 Reservoir Street, Surry Hills. Source: Brett Boardman

Figure 3.9.4 Through-site links plan

3.9.5 Building heights

Objectives

a. Reinforce the importance of Olympic Boulevard and Australia Avenue.
b. Provide appropriate height transitions and promote opportunities for view sharing.
c. Minimise the visual impact of rooftop elements, services and plant.
d. Provide sunlight access to public open spaces streets and residential development.
e. Ensure that buildings contribute to wayfinding and legibility throughout Sydney Olympic Park.
f. Identify building heights in storeys to reinforce the desired scale and built form of development.

Controls

1. New development must comply with the maximum storey control applying to the site under Chapter 4 of Master Plan 2050.

Note: The maximum number of storeys have been determined by the land uses identified for each site in Chapter 4 of Master Plan 2050. Where a different land use is proposed, this may alter the identified maximum number of storeys.

Street wall heights

2. Buildings must comply with the street wall height in Chapter 4 of Master Plan 2050.

Floor to ceiling height

3. Buildings must comply with the minimum floor-to-floor heights listed in Table 3.9.5.

Roof design

4. The design of rooftop structures must be integrated with the overall building design.
5. Elements protruding from the roof, such as lift overrun structures, machinery plant rooms, chimneys, stacks, vent pipes and telecommunication devices must be designed to minimise visibility and size.
6. Promote green roofs on all buildings for the enjoyment of the building occupants, and to enhance urban greening.

Solar access

7. Development must ensure sun protection for public spaces as identified in Figure 3.9.5 and in accordance with Chapter 4 of Master Plan 2050.
8. Solar access to existing residential buildings must be maintained in accordance with the ADG design criteria. Where existing solar access is less than the ADG design criteria, this must not be further reduced by new development.

Table 3.9.5 Minimum floor-to-floor heights

Building type or use	Ground floor	All floors above ground floor
Community uses, public buildings, commercial buildings, retail uses, educational uses	5m except for storage and service areas	3.6m
Mixed use buildings	5m except for storage and service areas	3.2m residential 3.6m commercial office, education
Tourist and visitor accommodation, kiosks, small pavilions	4m	3.2m
Residential uses	4m	3.2m

Honeysuckle Precinct, Newcastle. Source: Tom Roe

Figure 3.9.5 Building heights plan

3.9.6 Building layout and design

Objectives

a. Provide adequate separation between buildings to ensure visual and acoustic privacy.
b. Achieve living and working environments with good internal amenity, including solar access, natural ventilation and outlook.
c. Promote slender tower forms.
d. Provide a variety of materials and textures to articulate architectural features and building elements.

Controls

Building separation

1. Development to which the ADG applies must achieve the minimum separation distances required by the ADG.

Building floor plates and articulation

2. Residential buildings over eight storeys in height must have a maximum floor plate of 1,000m^2 Gross Building Area (GBA).
3. Residential buildings with a facade length greater than 20m must be articulated into separate elements.
4. Commercial buildings over eight storeys in height must have a maximum floor plate of 2,000m^2 GBA.
5. Commercial buildings with a facade length greater than 40m must be articulated into separate elements.

Building depth

6. The maximum building depth for commercial buildings, without atria and light wells, is 25m (glass line to glass line).
7. All workstations within a commercial building must be 12m or less from external window openings or atriums.

Building materials

8. Window glazing and external walls should use a variety of treatments and styles. Reflective, uniform facades are discouraged and mirrored surfaces are to be avoided.
9. Light reflectivity from building materials used on facades must not exceed 20%.

3.9.7 Wind effects

Objectives

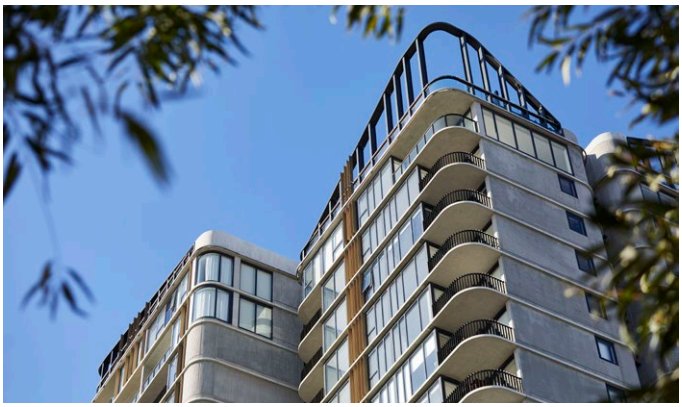
a. Minimise adverse wind conditions for pedestrians within the public domain and occupants of development.

Controls

1. All development applications for buildings over 25m in height must be supported by a Wind Impact Assessment Report prepared by a suitably qualified wind specialist.
2. Development must not create a ground level environment where wind speeds exceed:
   a. 4m/s* and 6m/s* being the Lawson Comfort Rating of Pedestrian Sitting (long duration stationary activity) and Standing (short duration standing activity) respectively for active frontages as shown on Figure 3.9.3;
   b. 8m/s* being the Lawson Comfort Rating of Pedestrian Walking for all other streets; and
   c. 15m/s** being the Lawson Safety Rating at all locations.
3. For south and west facing buildings over eight storeys in height, setbacks and other design treatments may be required to ameliorate adverse wind conditions in accordance with the relevant provisions at Chapter 4 of Master Plan 2050.
4. Building design must minimise adverse wind effects on recreation facilities and open spaces within developments.
5. Balconies must be designed to minimise wind impacts and maximise useability and comfort through recessing, fixed and operable screens, pergolas, and shutters. Windbreak elements are to withstand peak wind load effects.

*/** An hourly mean wind speed, or Gust Equivalent Mean (GEM) wind speed, whichever is greater for each wind direction, which is exceeded for not more than *5% of the time for Lawson Comfort ratings and **0.022% of the time for Lawson Safety ratings.

Note: The GEM is the peak 3s gust wind speed divided by 1.85.



Waterfall residential apartments. Source: Martin Mischkulnig

Character Areas

4

SydneyOlympicPark

Character Areas

Master Plan 2050 designates ten distinct character areas which are categorised as 'Neighbourhoods', 'Precincts' and 'Parklands'. Neighbourhoods contain the range of uses, 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 establishes the character statements for each of the Neighbourhood, Precinct and Parkland areas. To ensure development aligns with the character statements, objectives and controls are specified for the following:

- layout and land use;
- built form;
- public open space; and
- movement.

The provisions for public open space are supported by design guidelines.

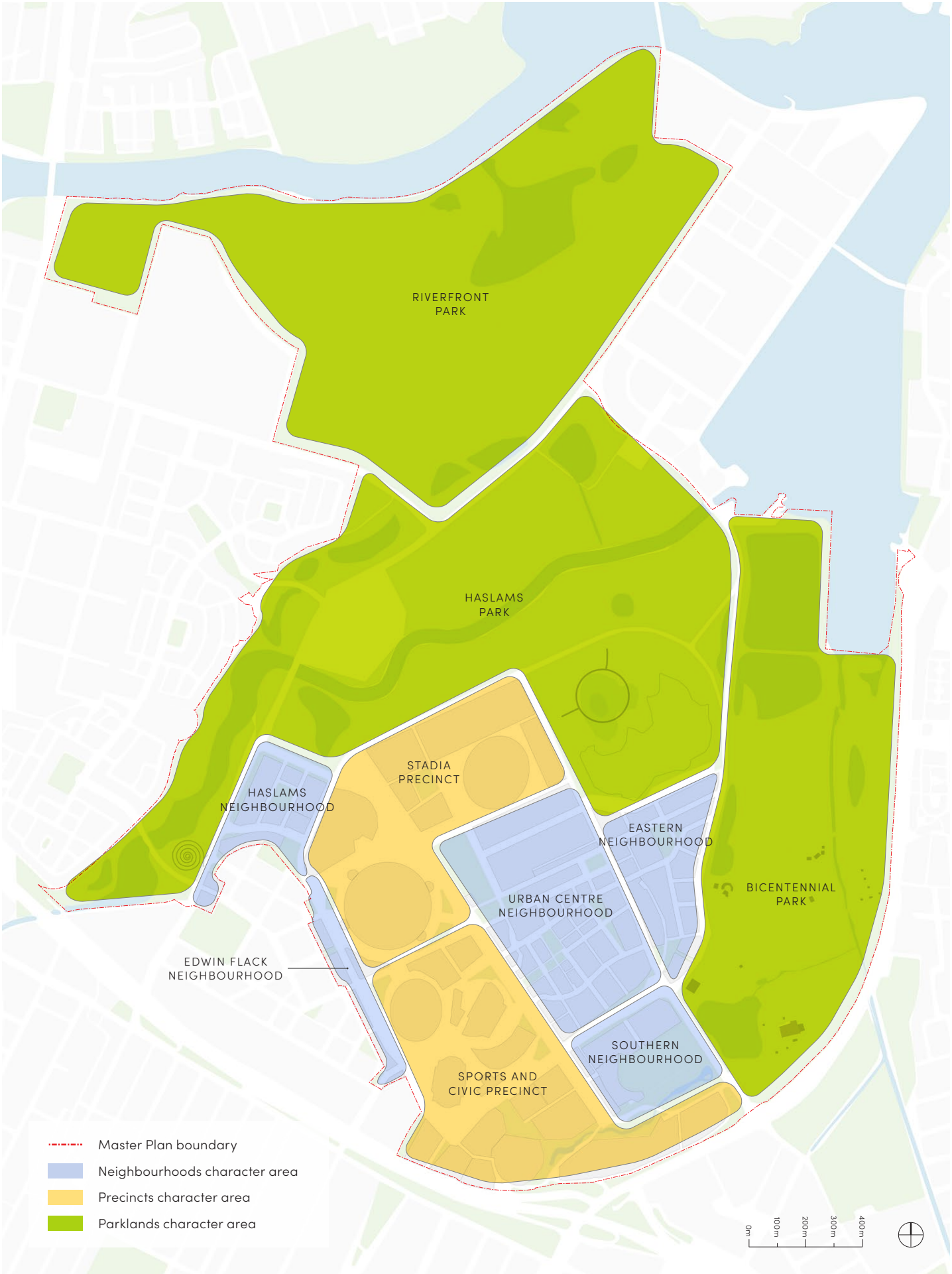
The character statements for each of the Parklands areas will be realised through the Parklands Plan of Management. Design guidelines have been provided for each Parklands area to supplement the Parklands Plan of Management.

Activated local neighbourhood centre. Source: Brett Boardman

Sports and civic precincts. Source: Ethan Rohloff

Recreation within natural parklands. Source: Quentin Jones

Figure 4.1 Character Areas plan

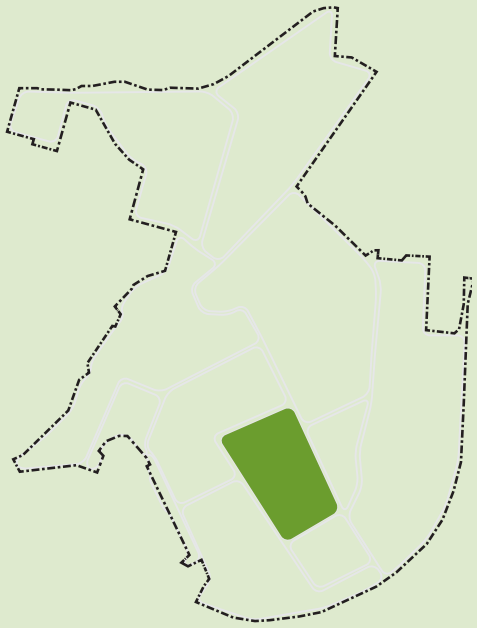


Local neighbourhood centre. Source: Declan Blackall

4.1 Urban Centre

SydneyOlympicPark

4.1.1 Character statement



The Urban Centre will accommodate a mix of land uses, building scales, and significant public and active transport infrastructure. It will be the focal point for pedestrian vibrancy and the epicentre for work and commercial activity throughout the day and night. Prioritising public and active transport with a network of lanes, through-site links and a lively streetscape will facilitate a car-lite, pedestrian focused Urban Centre.

A new landscaped Central Urban Park and Miluni Plaza will be new vibrant spaces for pedestrians to gather while providing direct access to the metro station. They will also have an important function as crowd management spaces during events.

These new public spaces anchor a new pedestrian retail mall that is comparable in scale and character to Pitt Street Mall in Sydney's CBD. The retail mall is flanked by a multi-level retail centre that will provide a dynamic shopping experience for local residents, workers and visitors. The State Abattoir heritage precinct could be transformed to include a library and multi-functional community spaces with supporting commercial uses.

Olympic Boulevard will continue to support traffic movement but will be transformed to include public open space for recreation with extensive tree canopy, sustainable urban drainage, cycleways and informal hardcourts.

Dawn Fraser Avenue will be a pedestrianised high street serviced by light rail. It will be the focus of commercial uses with over-station development on the existing train station and improved connections through to the Royal Agricultural Society (RAS) precinct to the north. The buildings and streets in this part of the RAS precinct are planned to be activated with exhibitions, conferencing and complementary civic, retail, commercial, hospitality and entertainment uses. This mix of uses provides a diverse offering that enhances the amenity of the area for residents, workers, and visitors alike, during the day and into the evening.

Development south of Figtree Drive will comprise predominantly high-density residential development with opportunities for ground floor retail. A footbridge for pedestrians and cyclists will provide access from the Urban Centre and metro station to the Southern Neighbourhood.

A new landscaped park extending from Herb Elliott Avenue to Figtree Drive will accommodate green open space, tree canopy, play spaces, hard courts and other facilities for the enjoyment of residents, workers and visitors.

Cathy Freeman Park will accommodate a range of facilities, including playgrounds, street furniture, trees and shade structures, and other landscaped elements for the use and enjoyment of residents and visitors.

Streets within the Urban Centre will be framed by a four to six storey street wall with tower elements set back from the street edge. Corridors of tall slender towers, between 20 and 45 storeys, will flank Olympic Boulevard and Australia Avenue and reinforce the role of the Urban Centre within Sydney Olympic Park.

Figure 4.1.1 Urban Centre illustrative plan

Figure 4.1.2 Urban Centre illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.1.2 Layout and land use

Objectives

a. Promote business, retail and office uses to reinforce the role of the Urban Centre as a major commercial and employment node.
b. Provide high quality housing surrounding the commercial core to create a liveable mixed use hub.
c. Support the intensification of commercial uses within the northern portion of the Urban Centre:
   i. adjacent to the existing railway station, including potential over station development;
   ii. along Dawn Fraser Avenue and the light rail stops; and
   iii. within the southern portion of the RAS precinct.
d. Activate streets and public open spaces with retail uses, outdoor dining and prominent building entries and lobbies.
e. Provide a community hub to enhance the vibrancy of the Urban Centre, while servicing the needs of residents, workers and visitors.
f. Provide an urban structure that prioritises active transport movement through the Urban Centre and provides connections to the metro station and other public transport stops.
g. Provide a network of public open spaces within the Urban Centre for the enjoyment of residents, workers, and visitors.
h. Consolidate sites to promote the efficient development of land to maintain satisfactory levels of amenity to neighbouring sites and public spaces.

Welcome to Country

Protocols for welcoming visitors to Country have always been a part of Aboriginal and Torres Strait Islander cultures. Boundaries were clear, and crossing into another group's Country required a request for permission to enter.

When permission was granted the hosting group would welcome the visitors, offering them safe passage and protection of their spiritual being during the journey. Visitors had to respect the protocols and rules of the land owner group while on their Country.

Today, while these protocols have been adapted to contemporary circumstances, the essential elements remain: welcoming visitors and respect for Country.

Welcome to Country is delivered by Traditional Owners, or Aboriginal and Torres Strait Islander peoples who have been given permission from Traditional Owners, to welcome visitors to their Country. (Reconciliation Australia)

This could be written text, or audio / video installation or for events, a person performing the welcome.

Controls

General

1. Development must contribute to the realisation of the Urban Centre character statement and the illustrative at Figure 4.1.1.
2. Development sites must align with Figure 4.1.3.
3. Streets, public open spaces and through-site links must be located in accordance with Figure 4.1.3.
4. As identified in Figure 4.1.3, some sites must prepare a site-specific master plan.

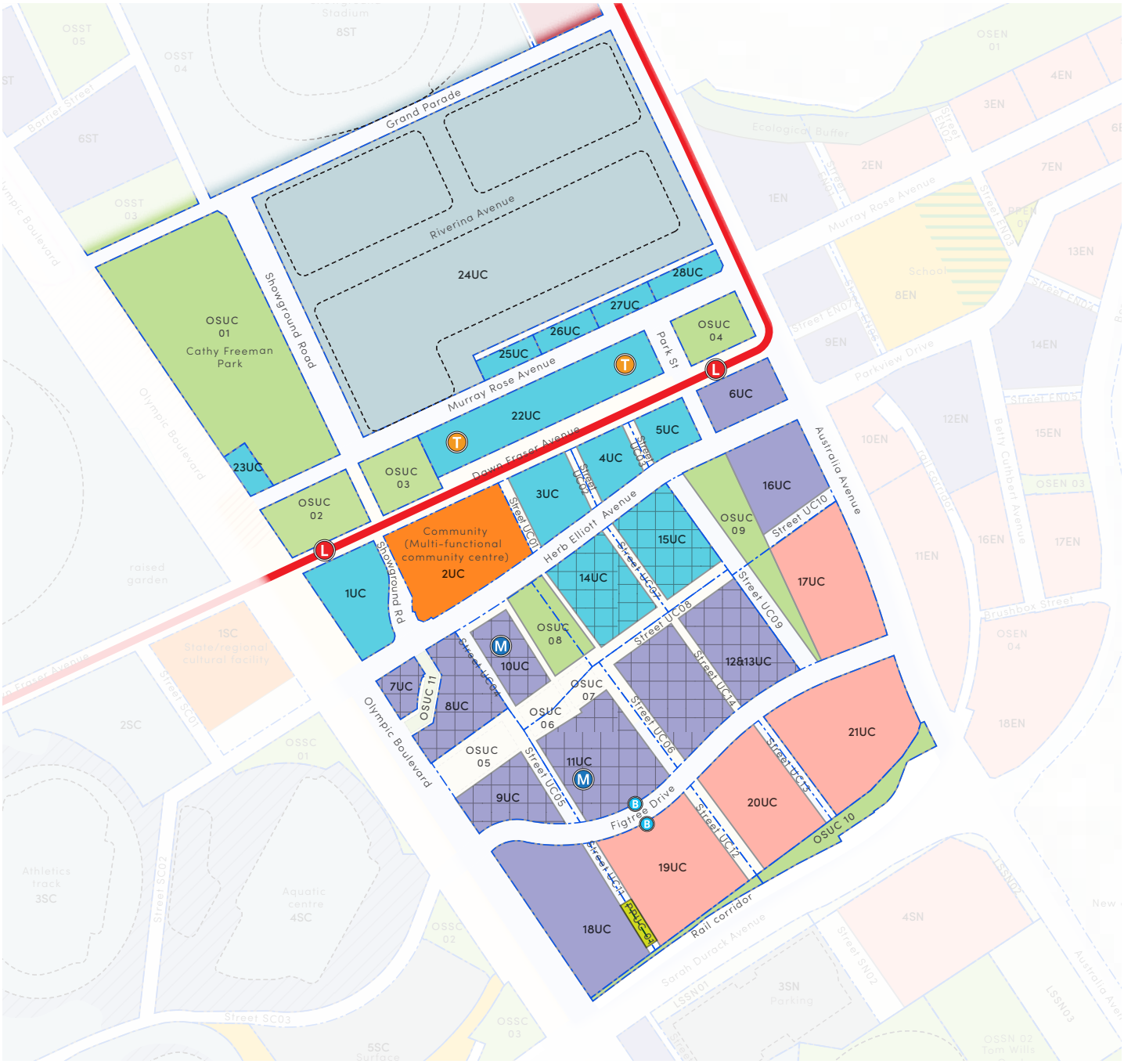
Land use

5. Development must be consistent with the land uses in Figure 4.1.4.
6. Development sites must be delivered in accordance with Table 4.1.2.
7. Through site links must be provided in accordance with Figure 4.1.16 and Section 3.9.4 of Master Plan 2050.
8. The State Abattoir precinct must be adaptively reused as a community hub anchored by a library, childcare centre, and multi-functional community space and supporting commercial uses.
9. Active frontages must be provided in accordance with Figure 4.1.3 and Section 3.9.2 of Master Plan 2050.
10. Overstation development should ensure the adaptive re-use of the existing station canopy structure, either on site or elsewhere within Sydney Olympic Park.
11. Redevelopment of Stockroute Park must ensure the appropriate relocation of the Discobolous Monument and associated landscaping to an area within Sydney Olympic Park. Consultation must be held with appropriate stakeholders and facilitated by SOPA.

Figure 4.1.3 Urban Centre layout and sites plan

	Site boundary	xx m	Minimum street dimension
1UC	Site reference number		Primary active frontage with awning
	Streets		Secondary active frontage
	Public open space		Through site link
	Pocket park		Active transport bridge
	Pedestrian spaces		Amalgamated lots
	Community		PLR2
	Existing trees to be retained		Playground
			Site specific master plan

Figure 4.1.4 Urban Centre land use plan



- Site boundary
- 1UC Site reference number
- Commercial
- Residential
- Mixed use
- Community
- Events and sports
- Public open space
- Pocket park
- No residential in podium

Table 4.1.2 Urban Centre schedule of land use, public open space and streets

Development site	Site area	Minimum % of non residential GFA	Other requirements
1 UC	5337	100	
2 UC	9795	100	Adaptively reused State abattoir heritage precinct with sensitive building additions to accommodate a multi-functional community centre of minimum 2,700m² GFA. Uses include library, community centre, childcare centre and supporting commercial uses. Subject to further heritage studies.
3 UC	4803	100	Upgrade existing street UC01. Deliver portion of street UC02.
4 UC	3061	100	Deliver a portion of streets UC02 and UC03.
5 UC	2379	100	Deliver a portion of street UC03.
6 UC	3118	50	Deliver a minimum of 2,000m² retail GFA and 12,200m² commercial GFA.
7 UC	1433	100	Deliver portion of OSUC11.
8UC	4983	35	Deliver portion of OSUC11. Provision of residential uses and seniors housing.
9 UC	8429	25	Deliver OSUC05 and a portion of street UC05. Delivery of infrastructure may be subject to separate agreement.
10 UC	9014	0	Metro station site. Deliver street UC04 and a portion of OSUC06 and OSUC07. Deliver OSUC08. Delivery of infrastructure may be subject to separate agreement.
11 UC	11455	15	Metro station site. Deliver a portion of streets UC05 and UC06. Deliver a portion of OSUC06 and OSUC07. Delivery of infrastructure may be subject to separate agreement.
12 + 13 UC	16701	30	Amalgamated site (12&13). Deliver a portion of streets UC06 and UC08 and whole of street UC14. Mixed use development including multi storey retail centre (including large floor plate tenancies), Deliver minimum 20,000m² retail GFA. Deliver minimum 2,000m² community GFA. Non residential uses include childcare, retail, supermarkets, community and commercial offices and sharing economy hub.
14 UC	8404	100	Deliver a portion of streets UC07 and UC08. Deliver minimum 3,000m² retail GFA.
15 UC	6677	100	Deliver a portion of streets UC07 and UC08. Deliver minimum 3,000m² retail GFA.
16 UC	12017	15	Deliver street UC10 and a portion of street UC09 and a portion of OSUC9 (3,450m²).
17 UC	12452	0	Deliver a portion of street UC09 and portion of OSUC09 (1,550m²).
18 UC	11147	25	Deliver a portion of street UC11 and a portion of PPUC01.
19 UC	11743	5	Deliver a portion of streets UC11 and UC12. Deliver a portion of PPUC01. The eastern façade of the building defining street UC12 must allow for a ramp connection from Sarah Durack Avenue to OSUC10 with passive surveillance onto the space.
20 UC	9512	4	Deliver a portion of streets UC13 and UC12. The western façade of the building defining street UC12 must allow for a ramp connection from Sarah Durack Avenue to OSUC10 with passive surveillance onto the space.
21 UC	12014	0	
22 UC	10023	100	Overstation development to be coordinated with TfNSW. Non-residential uses include commercial offices with food and drink premises and retail at ground floor.
23 UC	1056	100	
24 UC	84190	100	Non-residential uses include conference facilities, auditorium, hotel, entertainment, hospitality, exhibitions and freight hub.
25 UC	1162	100	
26 UC	1165	100	
27 UC	1165	100	
28 UC	1386	100	

Figure 4.1.5 Urban Centre illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.1.3 Built form

Objectives

a. Reinforce the significance of Olympic Boulevard and Australia Avenue through appropriate building form and scale.
b. Protect view sharing and solar access to existing and new public open spaces, including the Central Urban Park and Miluni Plaza.
c. Frame streets and public open spaces with consistent street wall heights to create a strong identity and urban form within the Urban Centre.
d. Provide building setbacks which respond to the character of the street, align with existing development and pedestrian linkages, and allow for the retention of established trees and new tree planting.
e. Provide adequate solar access to existing and future residential development.

Controls

General

1. As identified in Figure 4.1.6, some sites must prepare a site-specific master plan.

Building height and form

1. Building heights must be in accordance with the maximum height in storeys shown in Figure 4.1.6.
2. Street wall heights must be provided in accordance with Figure 4.1.6.
3. Setbacks above the street wall height must be provided in accordance with Figure 4.1.6.
4. Towers of between 30 and 45 storeys must be located along Australia Avenue, stepping down towards Bicentennial Park.
5. Towers of up to 55 storeys must be located along Olympic Boulevard.
6. Taller towers must be sited to provide solar access to development sites to the south and to existing and future public open spaces.
7. A two storey colonnade must be provided to the ground level of new buildings on the eastern side of Olympic Boulevard.
8. Development must comply with the sun protection area in Figure 4.1.7 and 4.1.8.

Setbacks

9. Building setbacks must be provided in accordance with the street setbacks on Figure 4.1.6.

Figure 4.1.6 Urban Centre built form plan

- Height zone
- Site specific master plan
- Indicative height zone to guide future master plan
- **Xs** Height limit in storeys
- **Xs** Tower location and height limit in storeys
- **Xs** Indicative height in storeys
- 2.5m setback
- 3m setback
- 4m setback
- 6m setback
- 8m setback
- 6 storey street wall with 6m setback above street wall height
- 4 storey street wall with 2.5m setback above street wall height
- 6 storey street wall with 3m setback above street wall height
- 4 storey street wall with 3m setback above street wall height
- Two storey colonnade at ground floor

Figure 4.1.7 Open Space OSUC08 - Central Urban Park sun protection area

The 'sun protection area' must receive a minimum of 3 hours of direct sunlight on the winter solstice (typically 21st June) between 9am and 3pm.

Public open space

Sun protection area

X m Dimensions

Figure 4.1.8 Open Space OSUC09 sun protection area

The 'sun protection area' must receive a minimum of 1.5 hours of direct sunlight on the winter solstice (typically 21st June) between 9am and 3pm.

Public open space

Sun protection area

X m Dimensions

Figure 4.1.9 Urban Centre illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: Mark Gerada

M
B
L

4.1.4 Public open spaces

Objectives

a. Provide a range of public open spaces within the Urban Centre to meet the diverse needs of residents, workers and visitors.
b. Identify the optimal location of new public open spaces having regard to the surrounding land uses, access and movement, built form and environmental amenity, including sunlight access.
c. Ensure the design of new open public spaces maximises functionality and amenity for the intended users.
d. Enhance the amenity of Cathy Freeman Park.

Controls

1. New public open spaces must be provided in accordance with Figure 4.1.3, Table 4.1.2 and the following:
   a. OSUC05, OSUC06 and OSUC07 - A new urban plaza (Miluni Plaza) with an area of approximately 4,000m^2.
   b. OSUC08 - A new urban park with a minimum area of 3,500m^2 located on Herb Elliott Avenue.
   c. OSUC09 - A new park with an area of 5,000m^2 extending from Herb Elliott Drive to Figtree Drive.
2. Upgrade existing playground and other facilities within Cathy Freeman Park and OSUC10.
3. Reconfigure Olympic Boulevard between Dawn Fraser Avenue and Figtree Drive (Olympic Boulevard Central) to accommodate a green active transport corridor, flexible public open space, plazas, tree canopy and planting as illustrated in the street sections at Figures 4.1.18 and 4.1.19. and 4.1.17 - 4.1.33.
4. New public open space must comply with the sun protection areas at Figures 4.1.7 - 4.1.8.
5. New public open spaces are to be designed having regard to the design guidelines and illustrative concepts provided.

Figure 4.1.10 Open Spaces OSUC05, OSUC06 and OSUC07 - Miluni Plaza

Design guidelines

The design of OSUC05, OSUC06 and OSUC07 must be guided by Figure 4.1.10 and the following principles:

1. Open and unencumbered areas to allow for unimpeded pedestrian movement to the metro station entries, both during events and non-events modes.
2. Open, flexible space that allows for events of varying size.
3. The design is to be embedded with Connecting with Country principles through green infrastructure, public art, paving, wayfinding and other elements. A 'Welcome to Country' is to be incorporated.
4. The space is mostly paved/hardscape.
5. Green infrastructure consists of landscaped pockets that are located so as to not impede pedestrian movement. Tree canopy provides a permeable ground plane (i.e., tall trunks) to allow for increased pedestrian traffic to facilitate crowd management during events.
6. Tree canopy cover is to be consistent with the following targets:
   a. OSUC05 - 54%;
   b. OSUC06 – 38%; and
   c. OSUC07 - 60%.
7. Any furniture must impede pedestrian access to the metro station. Seating can be integrated with planting.
8. Design includes at-grade water features or elements at OCUC05 which can be adjusted for event and non-event times, and a water feature at OSUC07 to act as a focal point and create a sense of place.
9. Provide lighting consistent with the wider centre and represent its role as a gateway to the metro station. The space should be well-lit at night for event and non-event modes and maximise accessibility and safety for all users, particularly for vulnerable pedestrians.
10. Hostile Vehicle Mitigation (HMV) and other safety features should be subtly integrated into design, where possible and to be consistent with the HMV mitigation measures identified in the Design Manual.
11. Incorporate WSUD measures.

Figure 4.1.11 Open Space OSUC08 - Central Urban Park

Design guidelines

The design of OSUC08 must be guided by Figure 4.1.11 and the following principles:

1. Create a place for the local community and visitors: for gathering, social connection, shopping and events.
2. An open, flexible and multi-function public space.
3. The design is to be embedded with Connecting with Country principles through green infrastructure, public art, paving, wayfinding and other elements. Maximise engagement with Sky Country to the north.
4. Be a meaningful place for the community on non-event days, and an adaptable marshalling space on event days in the case of an emergency.
5. Incorporate strong thematic and physical connections to OSUC05, OSUC06 and OCUC07.
6. Create a visual connection to the State Abattoir heritage precinct.
7. Provide a minimum of 2,600m^2 of deep soil planting.
8. A tree canopy cover of 25% is to be provided to maximise the thermal comfort of the space. Existing trees will be retained where possible.
9. Plant a diversity of locally occurring native species, including trees and other plants of varying heights, and canopy coverage.
10. Provide a range of furniture catering to all ages and abilities, in sun and shade locations.
11. Provide weather protection in the form of architectural shelters, as required.
12. The space should be well-lit at night for event and non-event modes and maximise accessibility and safety for all users, particularly for vulnerable pedestrians.
13. Incorporate WSUD measures.
14. Protect solar access in accordance with the sun protection area at Figure 4.1.7.

Figure 4.1.12 Open Space OSUC09

Design guidelines

The design of the OSUS09 must be guided by Figure 4.1.12 and the following principles:

1. The design is to be embedded with Connecting with Country principles through green infrastructure, public art, paving, wayfinding and other elements.
2. The northern portion of the park accommodates planting, lawn and play areas. The southern portion is predominantly planted and edged with play areas for outdoor dining associated with adjoining buildings.
3. Provide a raised pedestrian crossing at the intersection of Street UC09 and Street UC10 to ensure a safe crossing for park visitors.
4. Furnish the park with ample seating and consider the needs of food and drink retailers.
5. Retain the existing mature trees in the park.
6. Establish a landscape buffer along the park's western edge, featuring a continuous tree canopy to provide shade for pedestrians.
7. Include endemic planting, with 'bush tucker' and medicinal species.
8. Embed WSUD measures within the central area of the park, capturing water flowing from Street UC08 and Miluni Plaza.
9. Protect solar access in accordance with the sun protection area at Figure 4.1.8.

Figure 4.1.13 Urban Centre illustrative image

An artistic impression of open space OSUS09 in 2050. Source: SJB

Olympic Boulevard Central

Design guidelines

The design of the Olympic Boulevard Central must be guided by the following principles as illustrated in Figure 4.1.14 and the street sections at 4.1.18–4.1.19.

Reconfigure Olympic Boulevard between Dawn Fraser Avenue and Herb Elliott Drive to:

1. Provide a central paved area that is flexible to accommodate active recreation, community activation and major event pedestrian movements.
2. Establish a primary north-south pedestrian promenade on the eastern side of the boulevard to encourage walking and provide opportunities for outdoor dining.
3. Limit vehicle access to emergency vehicles only.
4. Integrate a dedicated two way cycleway on the western side with a separated footpath.

Reconfigure Olympic Boulevard between Herb Elliott Drive and Figtree Drive to:

1. Establish a primary north-south pedestrian promenade on the eastern side of the boulevard to maximise pedestrian activity and allow for outdoor dining.
2. Include secondary pathways.
3. Create a seamless transition across with a flush surface treatment.
4. Integrate a dedicated two-way cycleway.
5. Retain two way traffic to function as a connector street.
6. Incorporate WSUD rain gardens.
7. Retain existing trees and increase tree canopy coverage.
8. Maximise lawn areas along the western side without impeding on existing vegetation.
9. Provide more opportunities for gathering and public activation along the western side.
10. Integrate public art into open spaces.

Figure 4.1.14 Olympic Boulevard Central illustrative plan

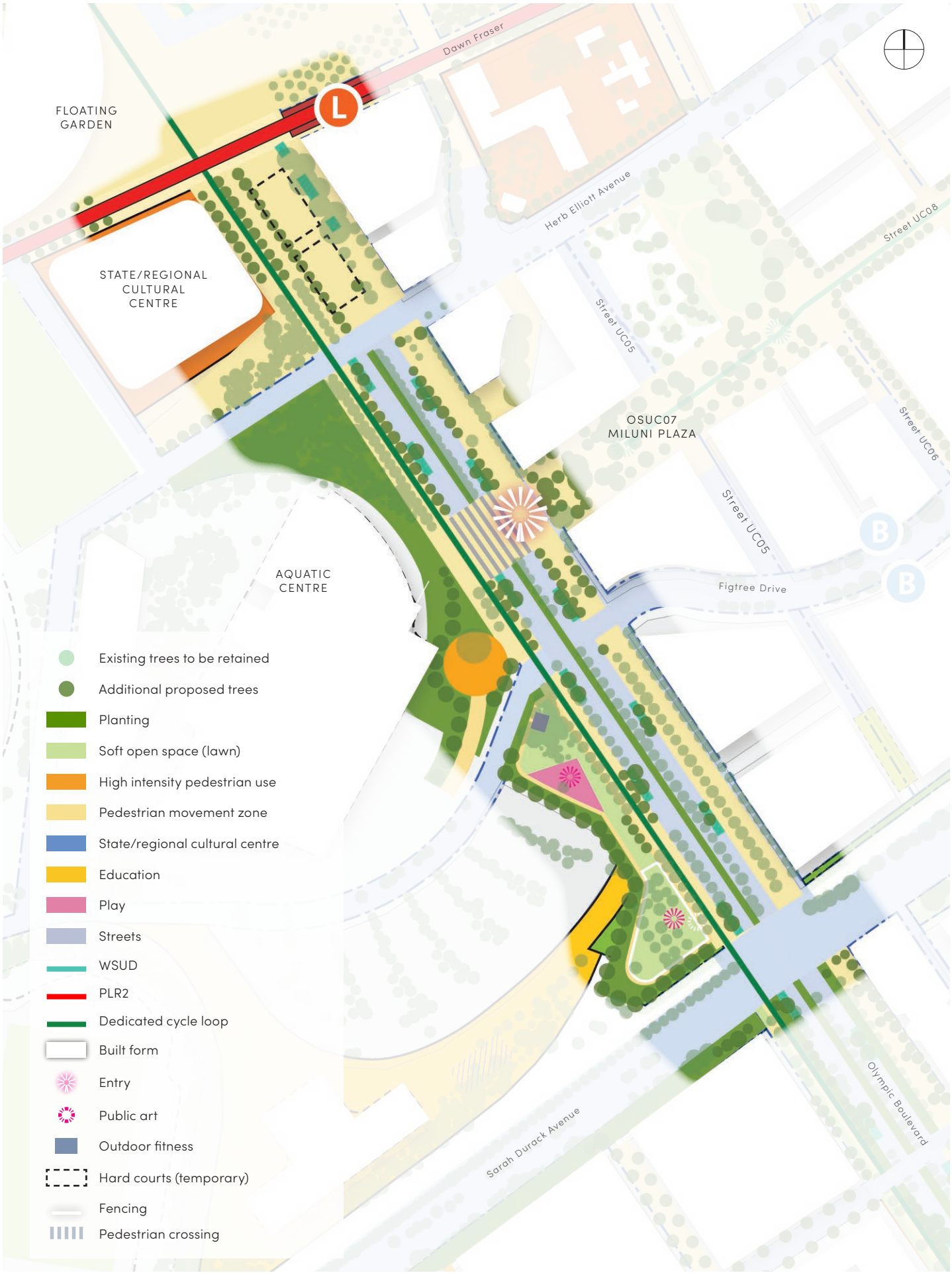


Figure 4.1.15 Urban Centre illustrative image

An artistic impression of Olympic Boulevard looking north from Miluni Plaza. Source: Mark Gerada

THE FARM
MARKET

4.1.5 Movement

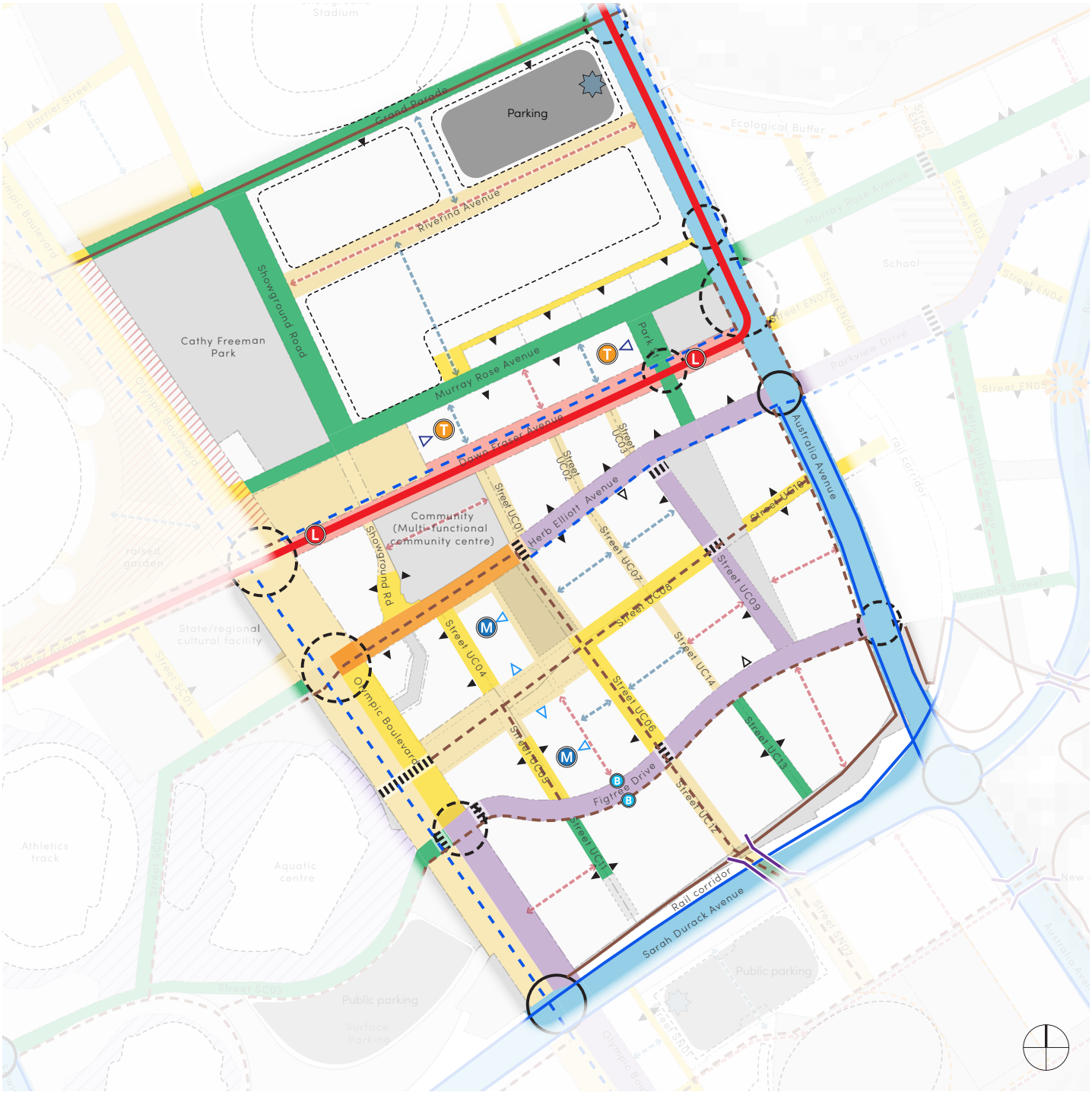
Objectives

a. Improve and prioritise active and public transport connectivity within the Urban Centre with the creation of a car-lite centre.
b. Improve north-south pedestrian connections from Dawn Fraser Avenue, through the Urban Centre, to the adjacent Southern Neighbourhood.
c. Improve east-west pedestrian connections through the Urban Centre from Olympic Boulevard to Australia Avenue.
d. Prioritise active and public transport movement along Dawn Fraser Avenue.
e. Create a civic focus within the Urban Centre by prioritising pedestrians and cyclists.
f. Transform Olympic Boulevard into a green, active transport corridor.

Controls

1. Streets, laneways and through-site links must be provided in accordance with Figure 4.1.16 and the street sections at Figure 4.1.18-4.1.34.
2. New streets must be delivered in accordance with Table 4.1.2.
3. Provide transport infrastructure as outlined below and identified on Figure 4.1.16:
   a. New shared paths and dedicated cycleways;
   b. Intersection upgrades;
   c. New active transport bridge over Sarah Durack Avenue;
   d. Dedicated pedestrian link parallel to the light rail corridor on Dawn Fraser Avenue; and
   e. A freight distribution hub.
4. Where possible, locate vehicle access and egress on service lanes and local streets, as identified on Figure 4.1.15.
5. Provide detailed public space and landscape elements in accordance with the Design Manual.

Figure 4.1.16 Urban Centre movement plan

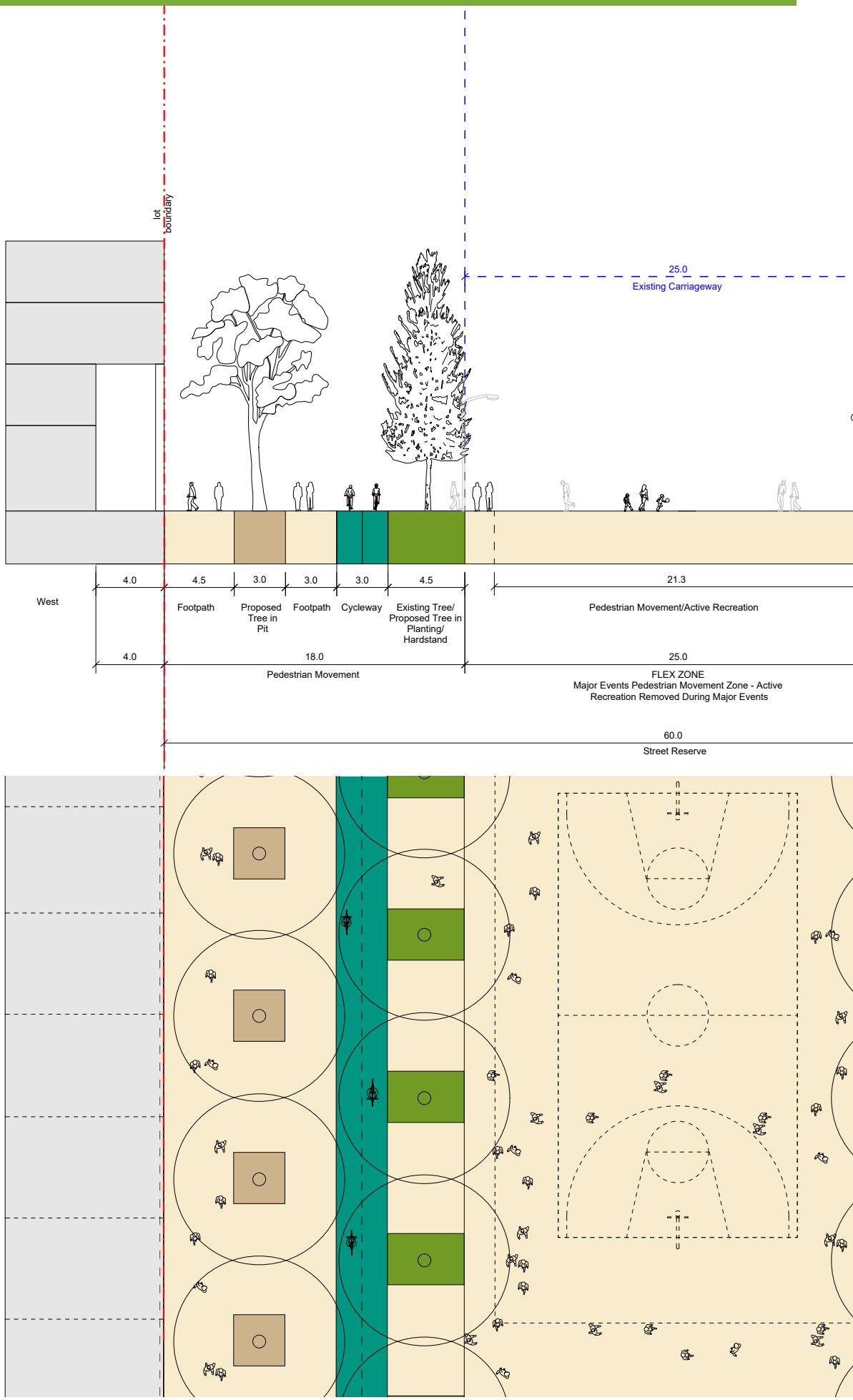


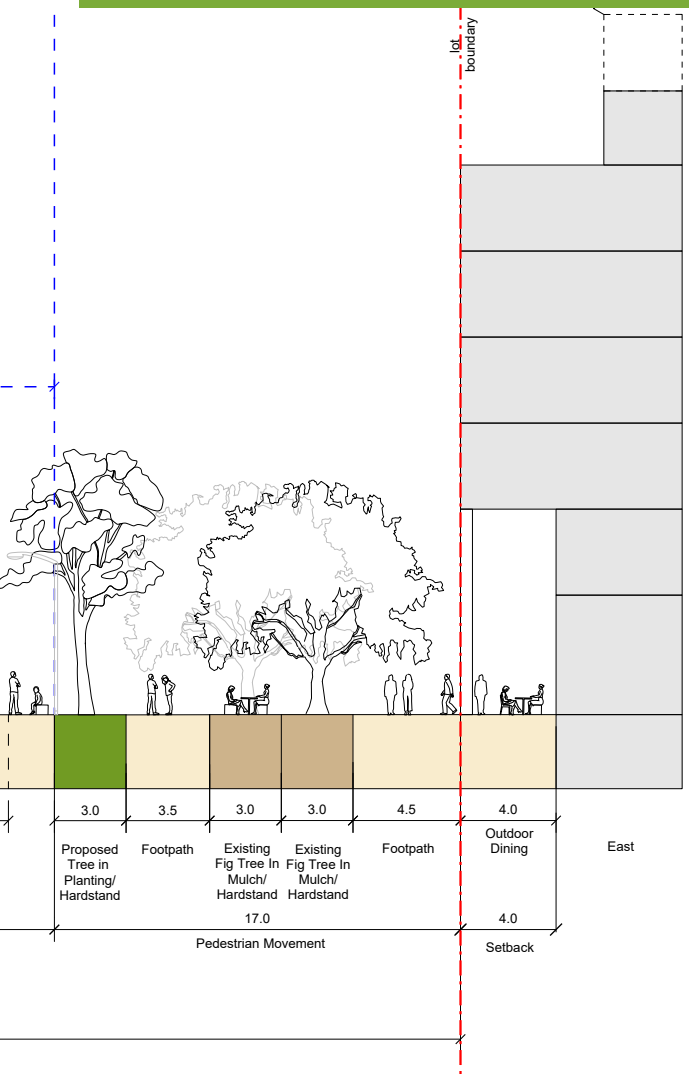
- Pedestrian spaces
- Civic street
- Local street
- High activity transit mall
- High street
- Connector street
- Connector avenue
- Existing dedicated cycleways
- Proposed dedicated cycleways
- Existing shared path
- Proposed shared path
- Through site link (6m open to sky, unless otherwise specified)
- Through site link (6m open to sky preferred)
- Pedestrian crossing
- Metro station
- Train station
- Bus stops
- Light rail stops
- PLR2
- Vehicular access point (preferred)
- Vehicular access point (limited/temporary access)
- Pedestrian Metro/Station entrance
- Existing intersections
- Upgraded intersections
- Potential freight distribution hub
- Public car parking (underground)
- Active transport bridge

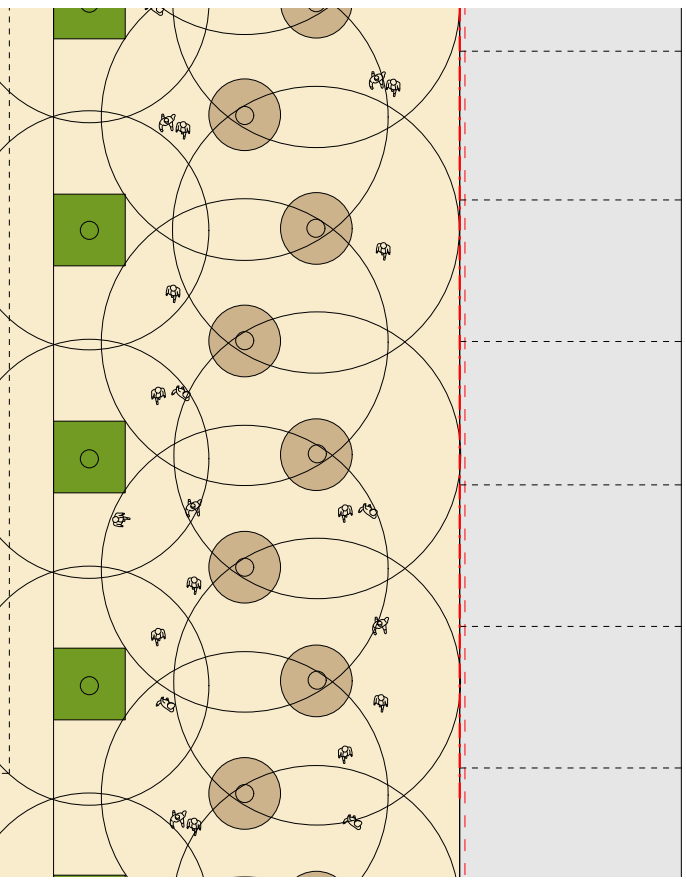
Figure 4.1.17 Urban Centre illustrative image

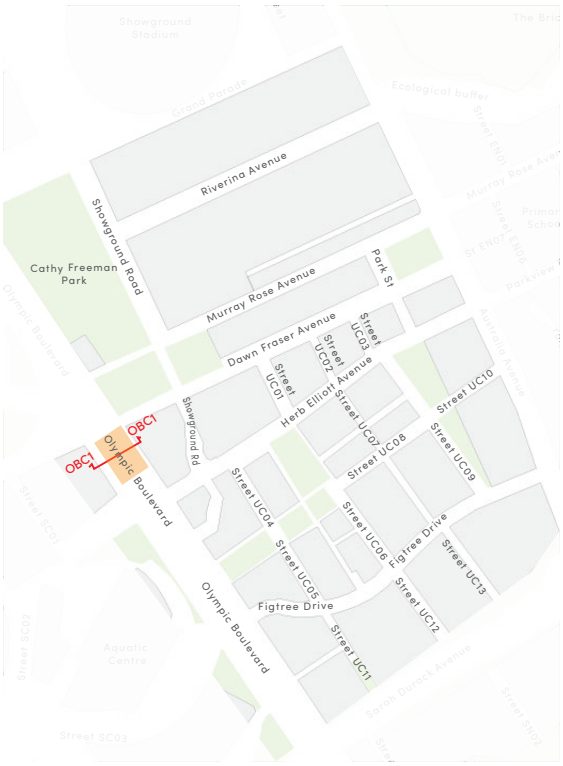
An artistic impression of Sydney Olympic Park in 2050. Source: Mark Gerada

Figure 4.1.18 Olympic Boulevard - Central 1









Location plan

GENERAL GUIDANCE

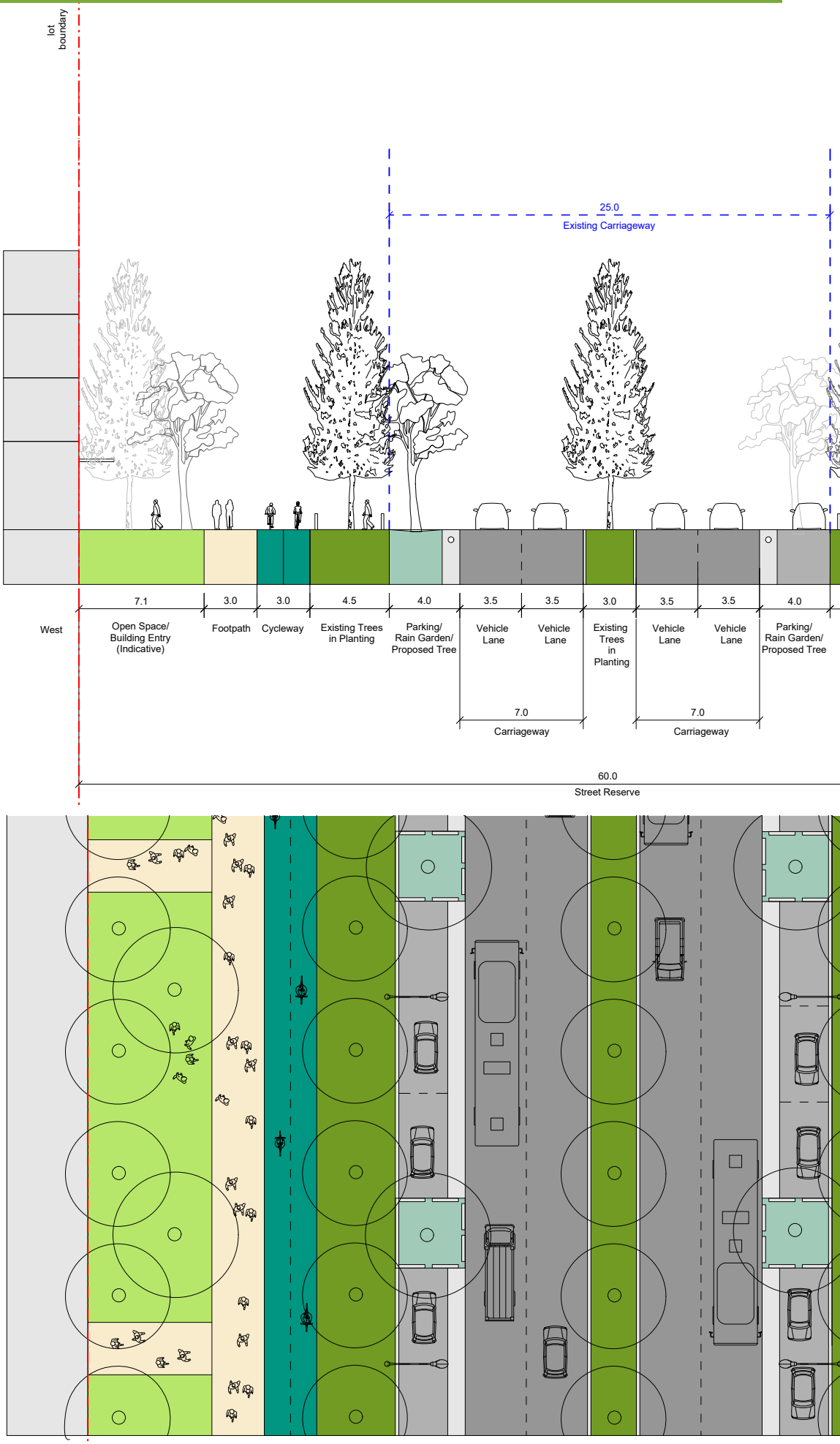
Typology
Pedestrian Spaces (Civic Spaces)

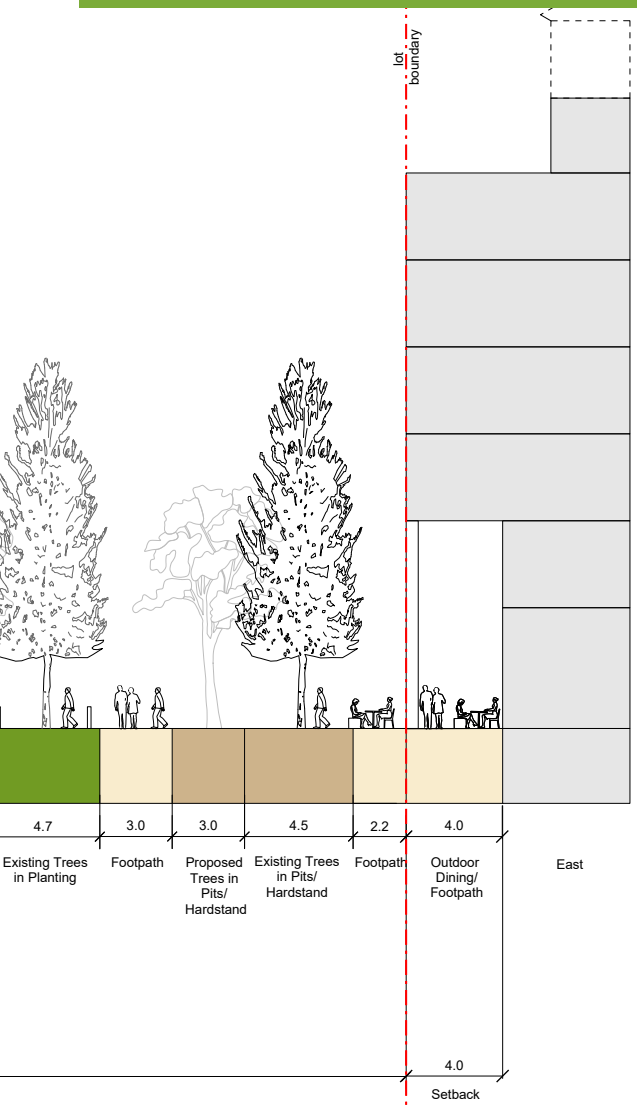
Dimension
60m width

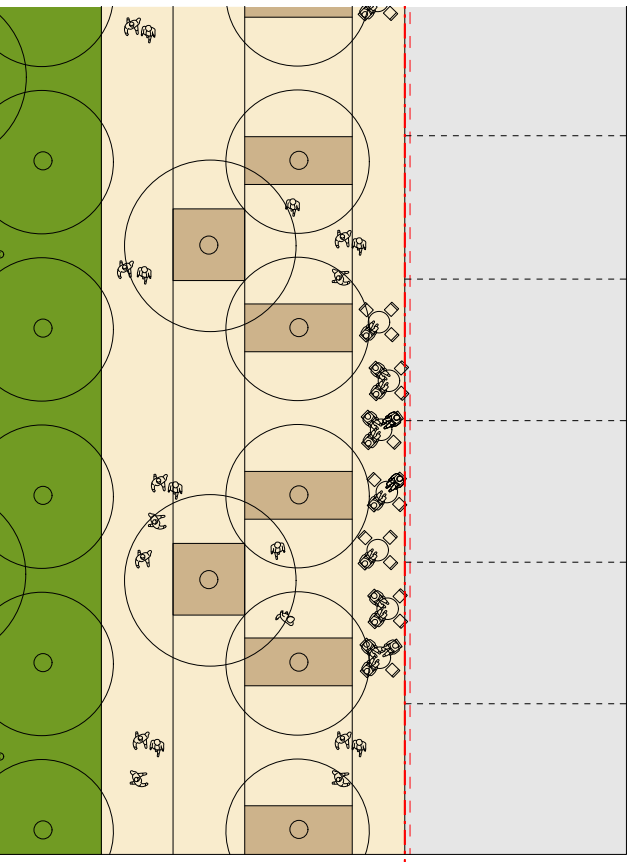
Trees
Existing street tree character to be enhanced and retained. Proposed street trees to be planted at regular intervals and in alignment with existing trees on both sides of the road with supporting understorey

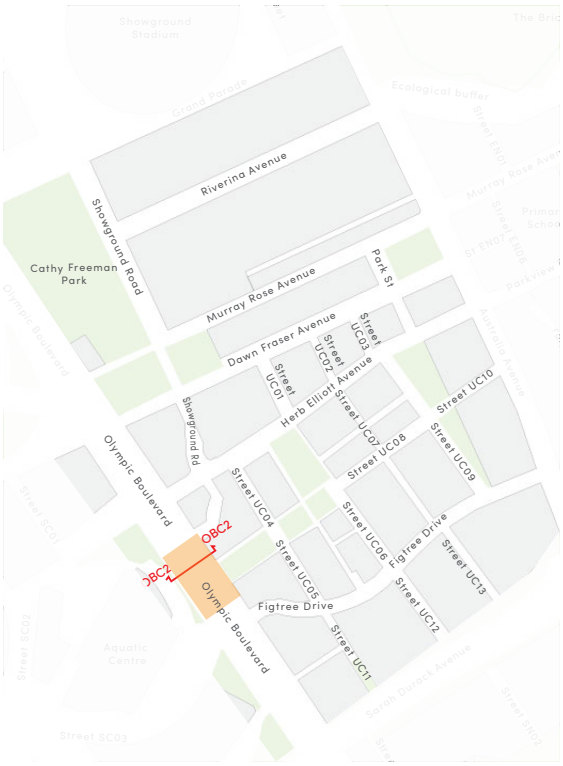
Detailed design
Design Manual

Figure 4.1.19 Olympic Boulevard - Central 2









Location plan

GENERAL GUIDANCE

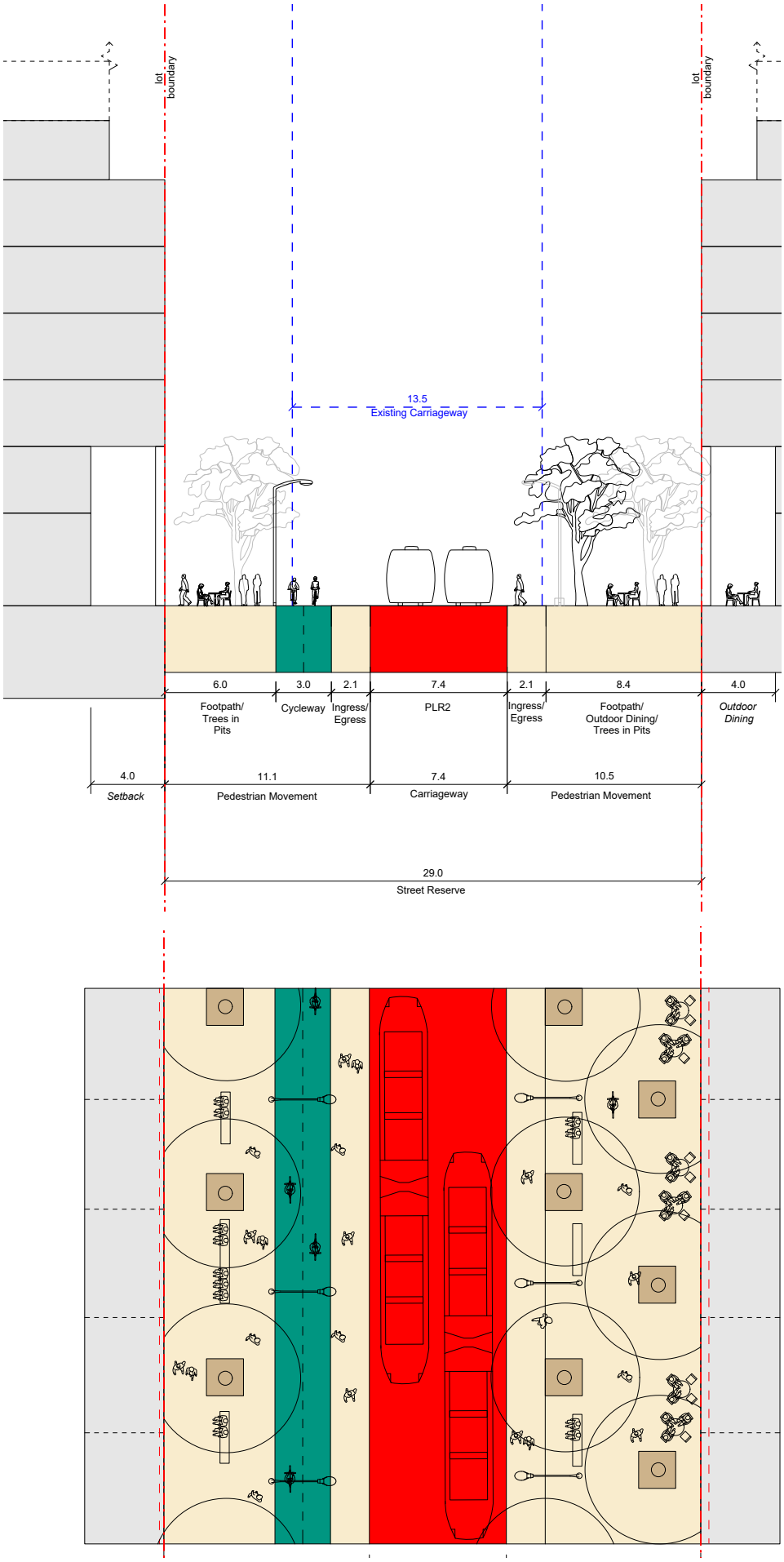
Typology
Civic Street (Civic Spaces)

Dimension
60m width

Trees
Canopy target 47%. Existing street tree character to be enhanced and retained. Proposed street trees to be planted at regular intervals and in alignment with existing trees on both sides of the road with supporting understorey

Detailed design
Design Manual

Figure 4.1.20 Dawn Fraser Avenue



Location plan

GENERAL GUIDANCE

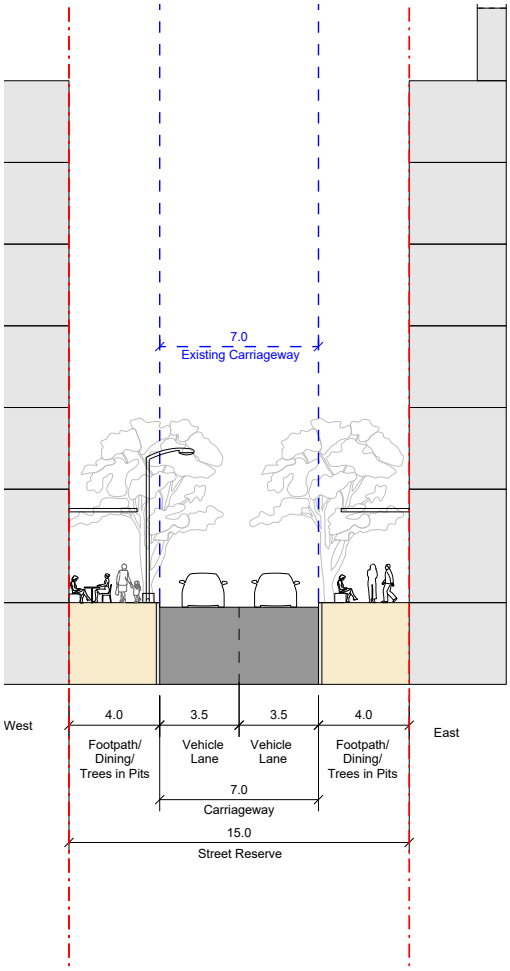
Typology
High Activity Transit Mall (Main Street)

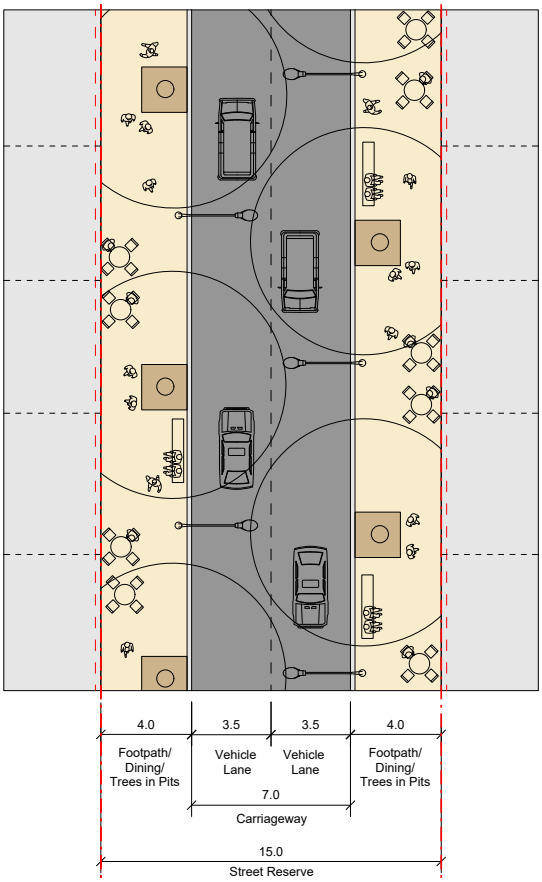
Dimension
29m width

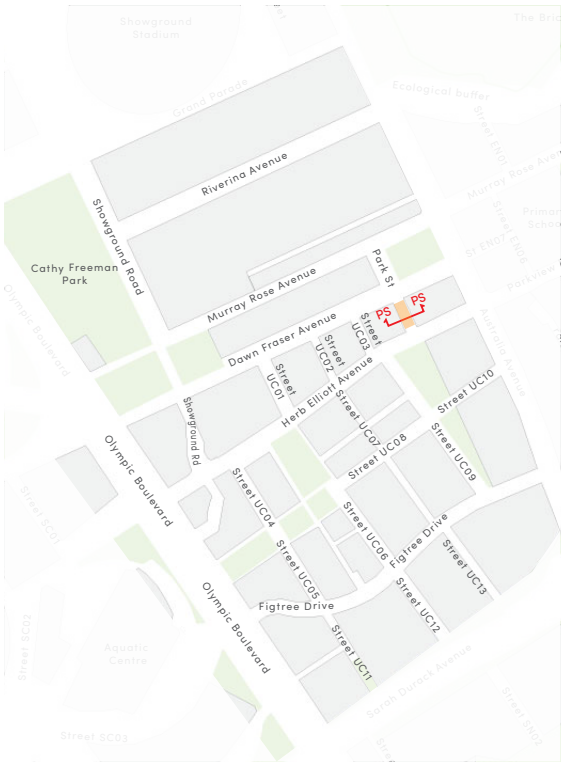
Trees
Canopy target 47%. Street trees to be planted at regular intervals throughout public domain. Retain existing trees

Detailed design
Design Manual

Figure 4.1.21 Park Street







Location plan

GENERAL GUIDANCE

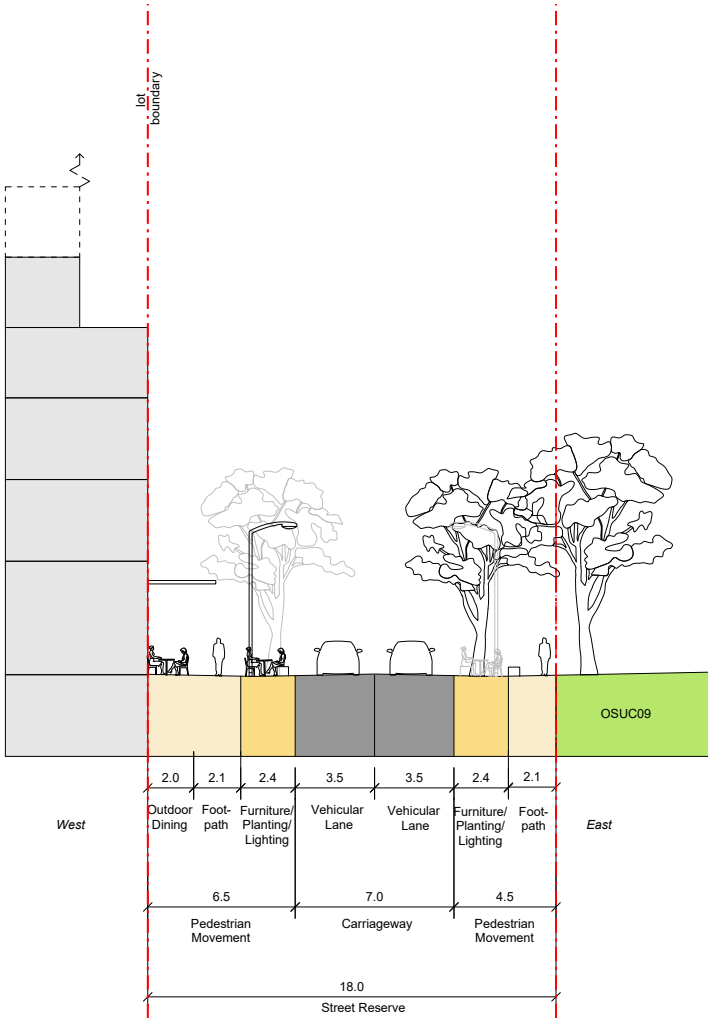
Typology
Local Street (Local Street)

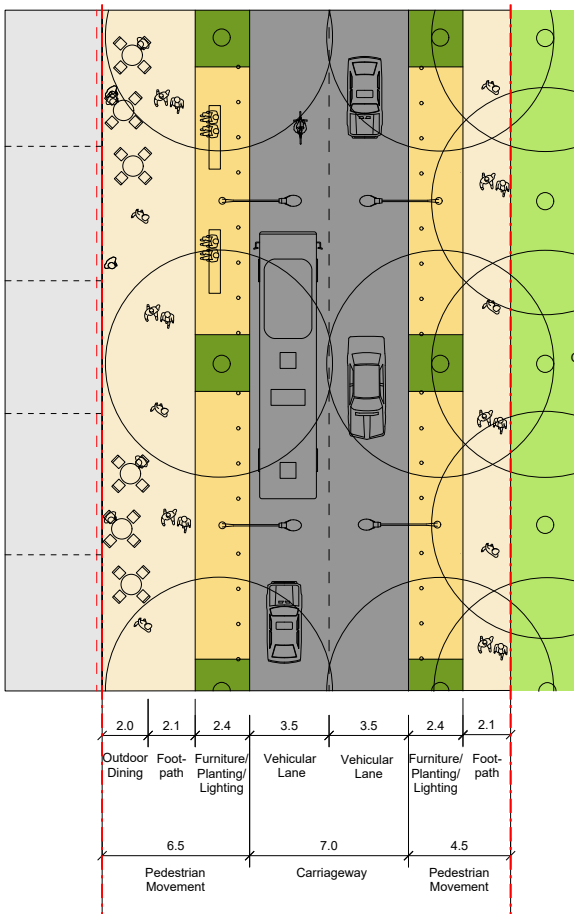
Dimension
15m width

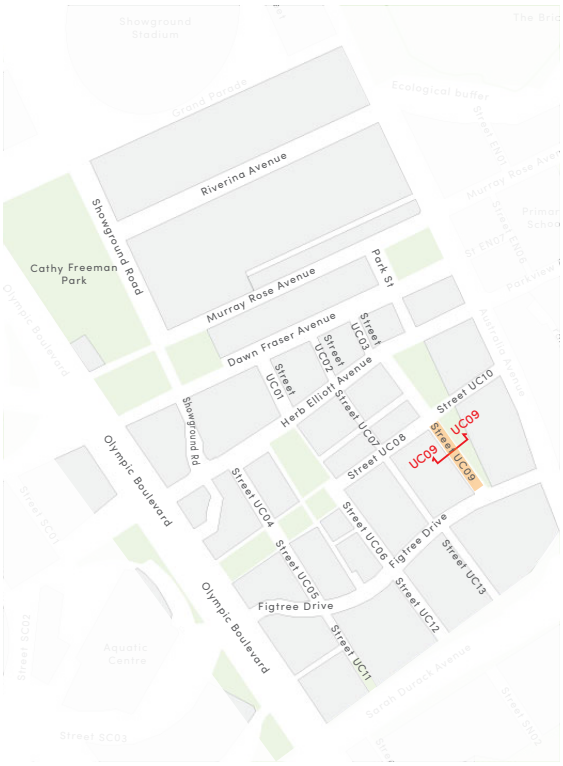
Trees
Canopy target of 75% mixed native species. Street trees to be planted at regular intervals within the public domain on both sides

Detailed design
Design Manual

Figure 4.1.22 Street UC09







Location plan

GENERAL GUIDANCE

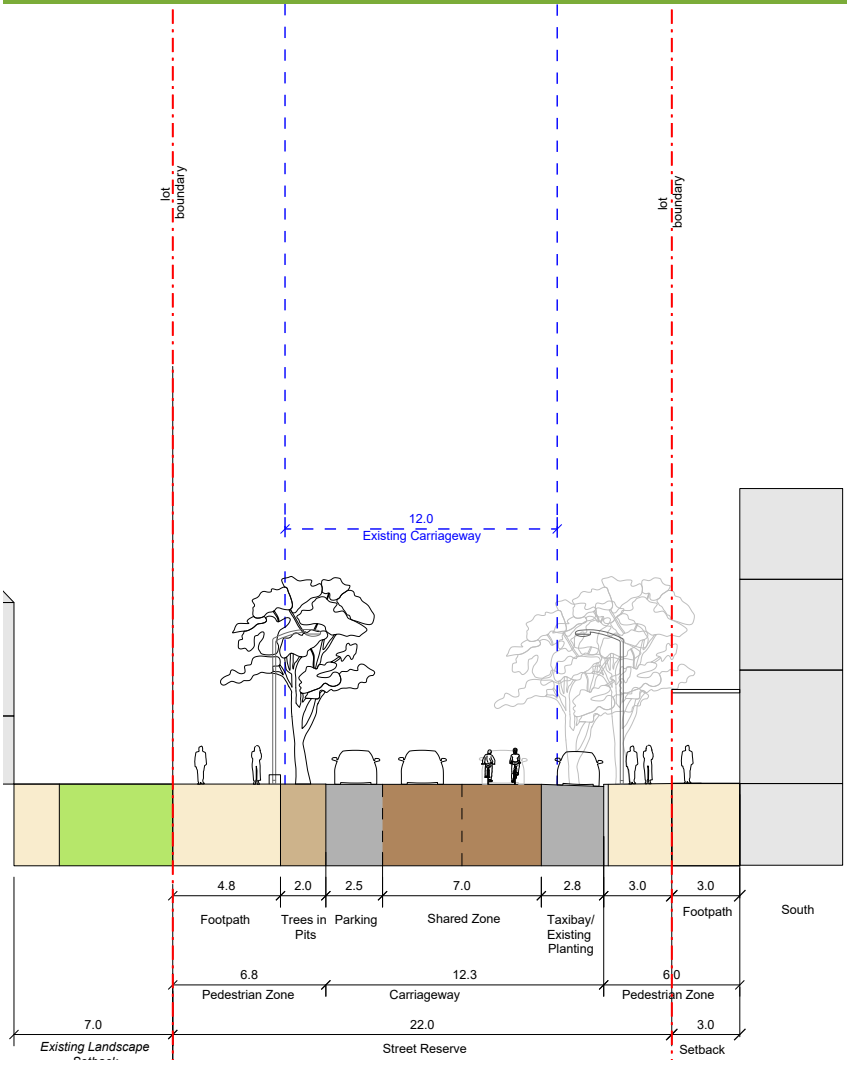
Typology
Connector Street (Main Street)

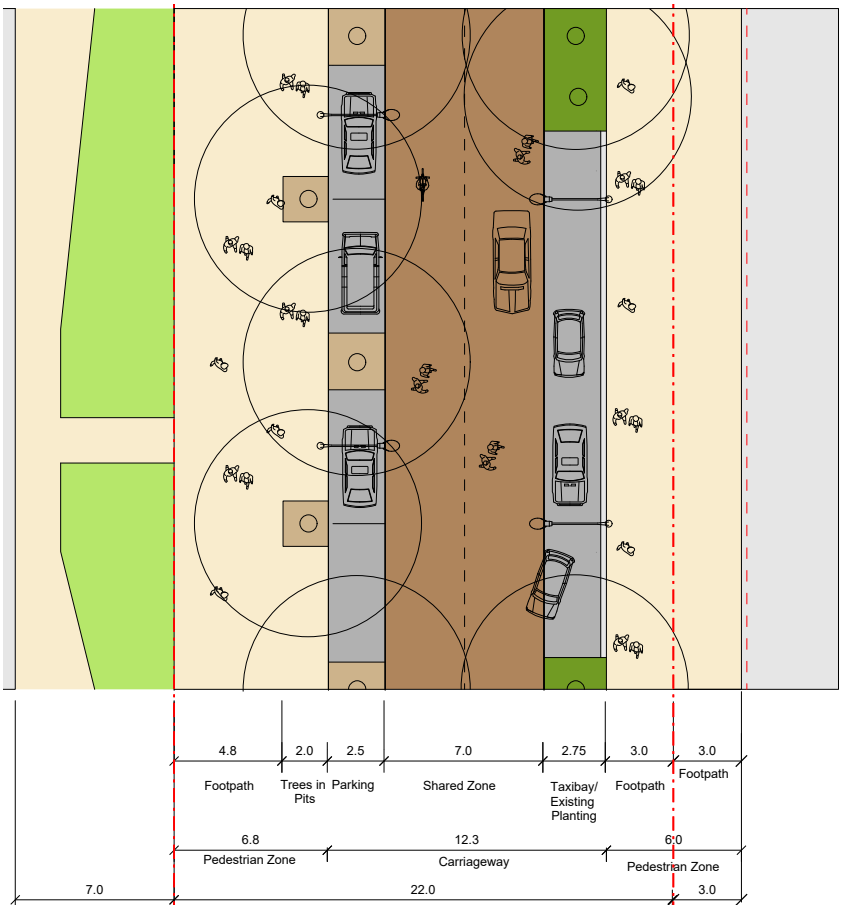
Dimension
18m width

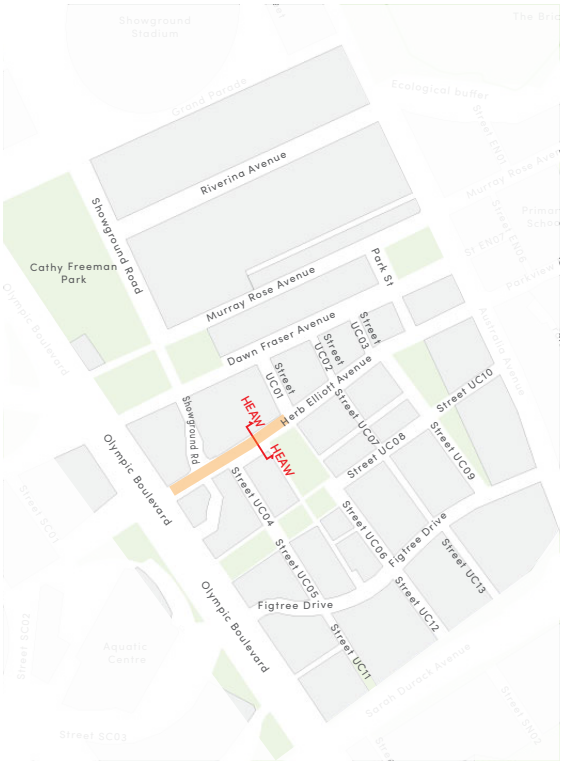
Trees
Canopy target of 64% mixed native species. Street trees to be planted at regular intervals on both sides of the road

Detailed design
Design Manual

Figure 4.1.23 Herb Elliott (West - Miluni Plaza)







Location plan

GENERAL GUIDANCE

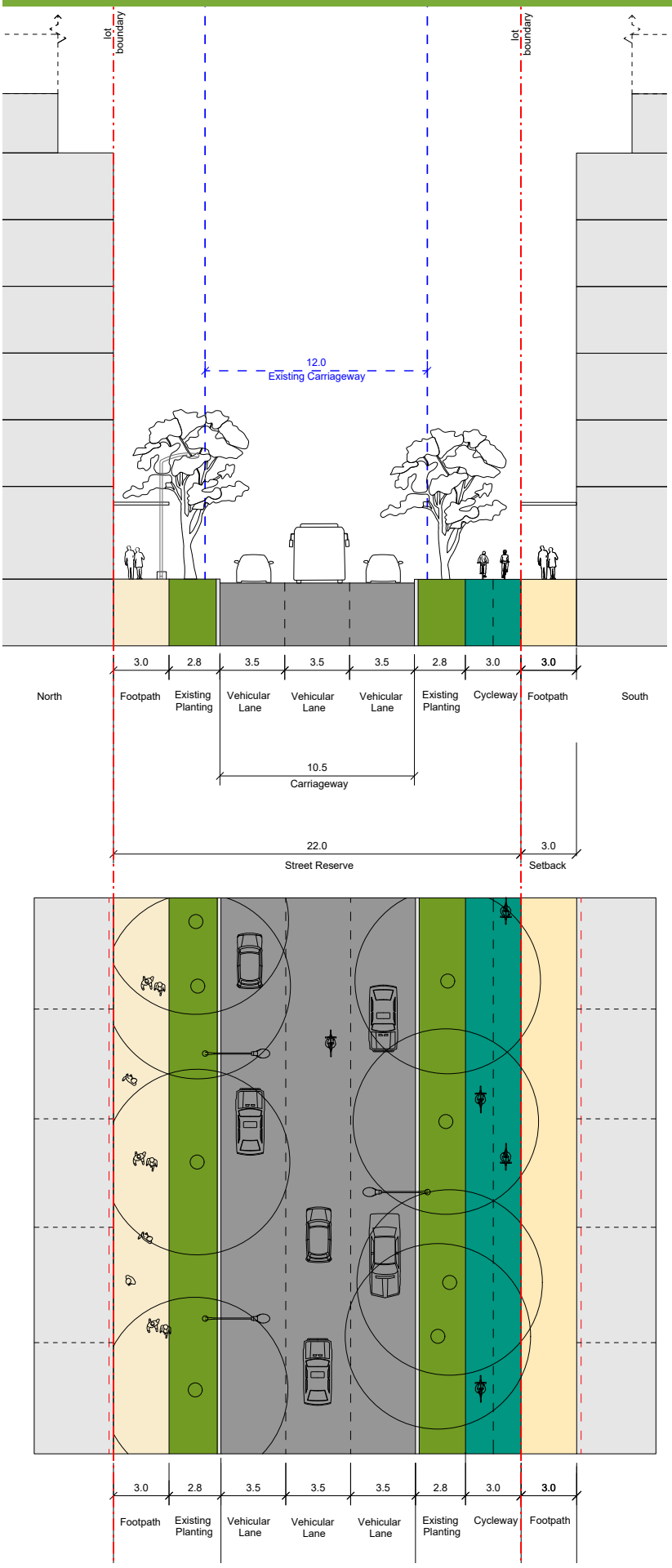
Typology
High Street (Main Street)

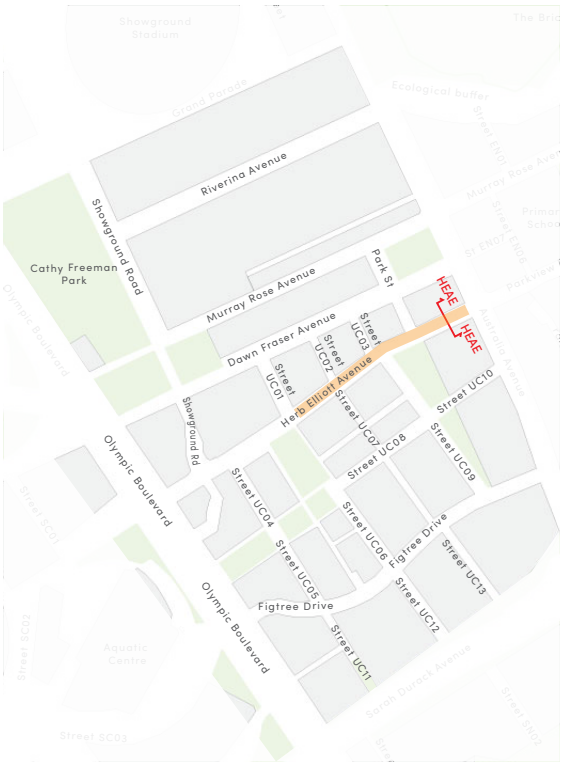
Dimension
22m width

Trees
Canopy target 60% mixed native species. Retain existing trees where appropriate. Street trees should be planted at regular intervals between parking and pedestrian zones

Detailed design
Design Manual

Figure 4.1.24 Herb Elliott Avenue (East)





Location plan

GENERAL GUIDANCE

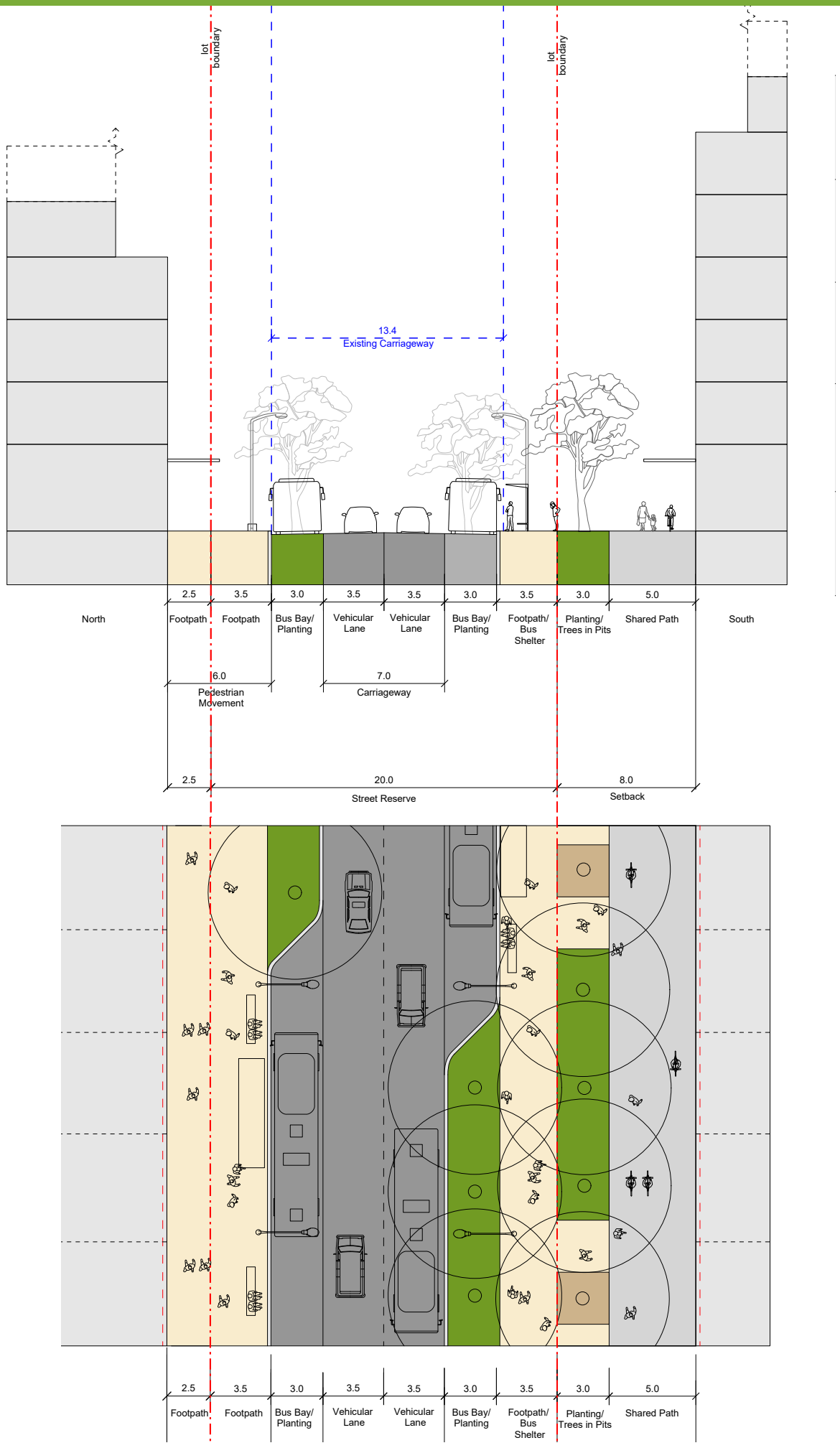
Typology
Connector Street (Main Street)

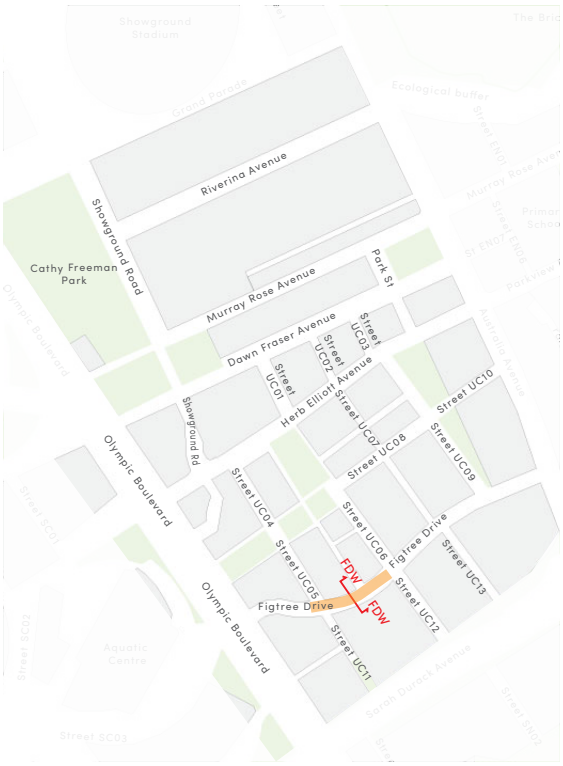
Dimension
22m width

Trees
Canopy target 70%. Retain and enhance existing trees and understorey. Additional street trees to be placed at regular spacing appropriate and enhance the existing character

Detailed design
Design Manual

Figure 4.1.25 Figtree Drive West





Location plan

GENERAL GUIDANCE

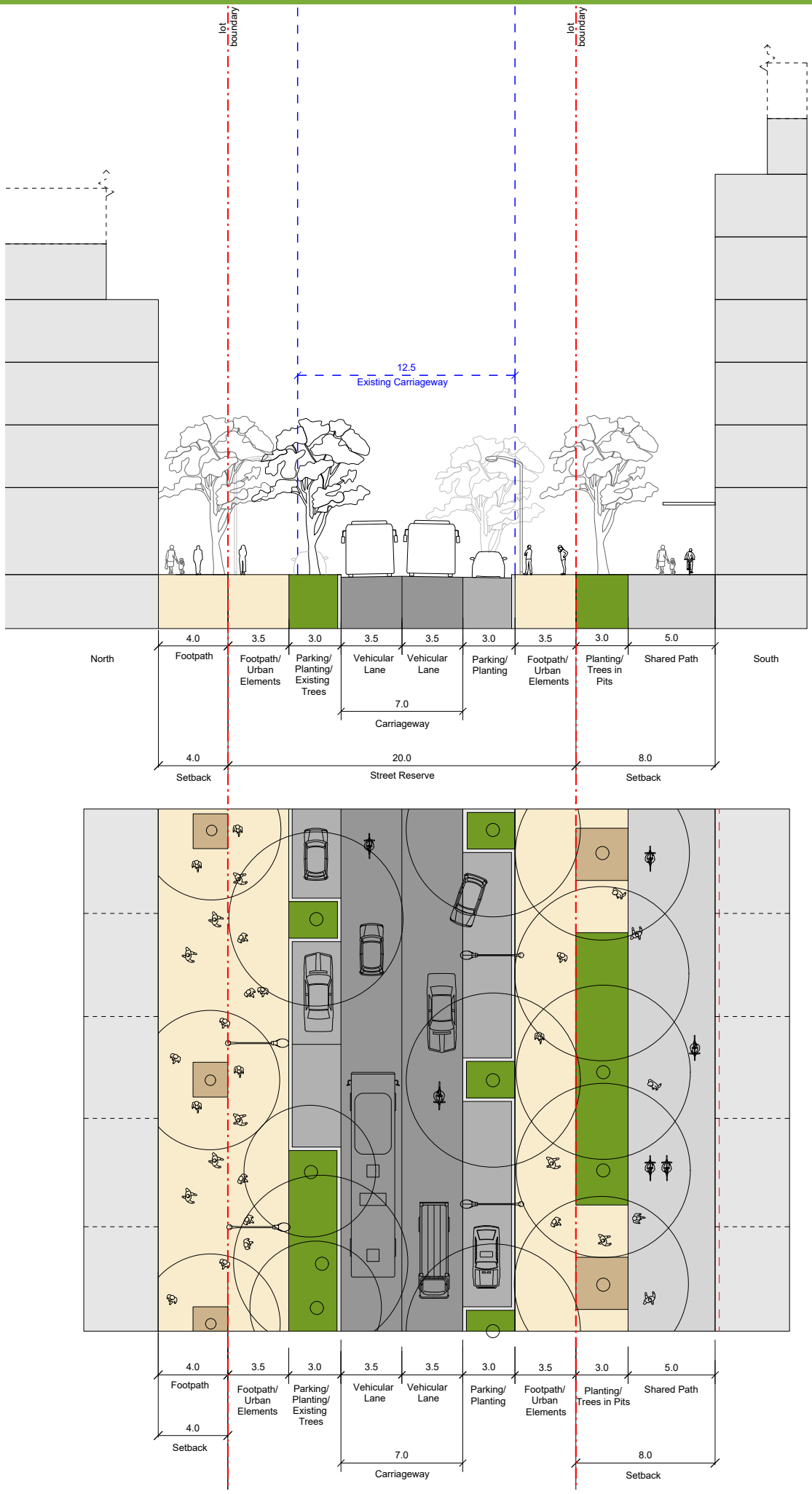
Typology
Connector Street (Main Street)

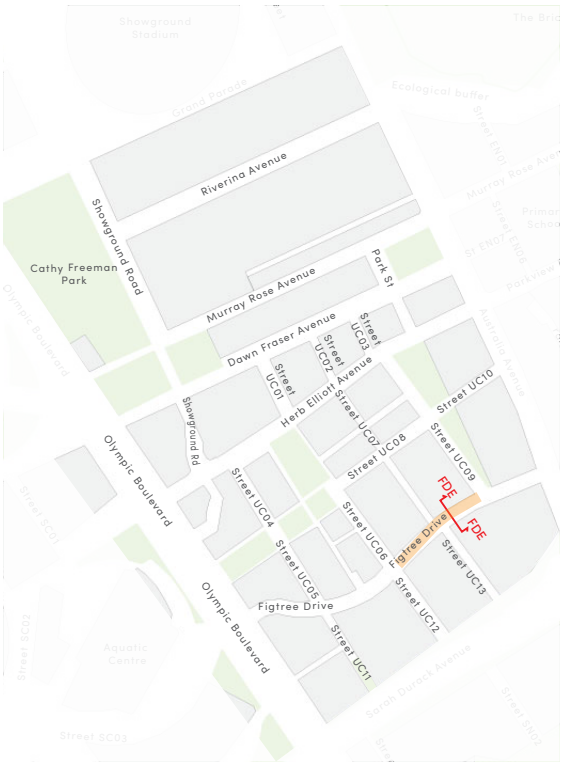
Dimension
20m width

Trees
Canopy target 48% mixed native species. Retain and enhance existing trees. Street trees to be planted at regular intervals on both sides of the road with supporting understorey

Detailed design
Design Manual

Figure 4.1.26 Figtree Drive East





Location plan

GENERAL GUIDANCE

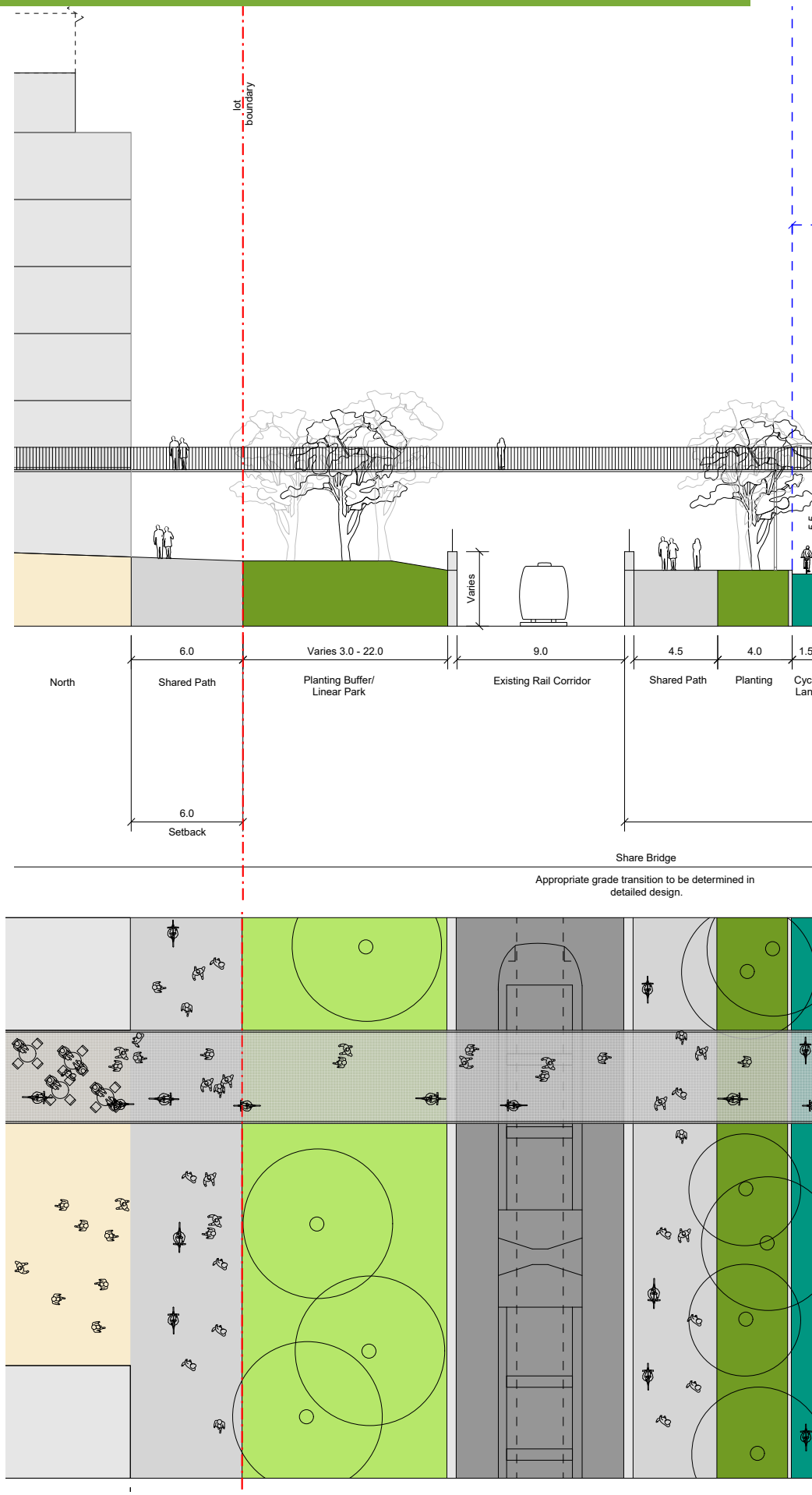
Typology
Connector Street (Main Street)

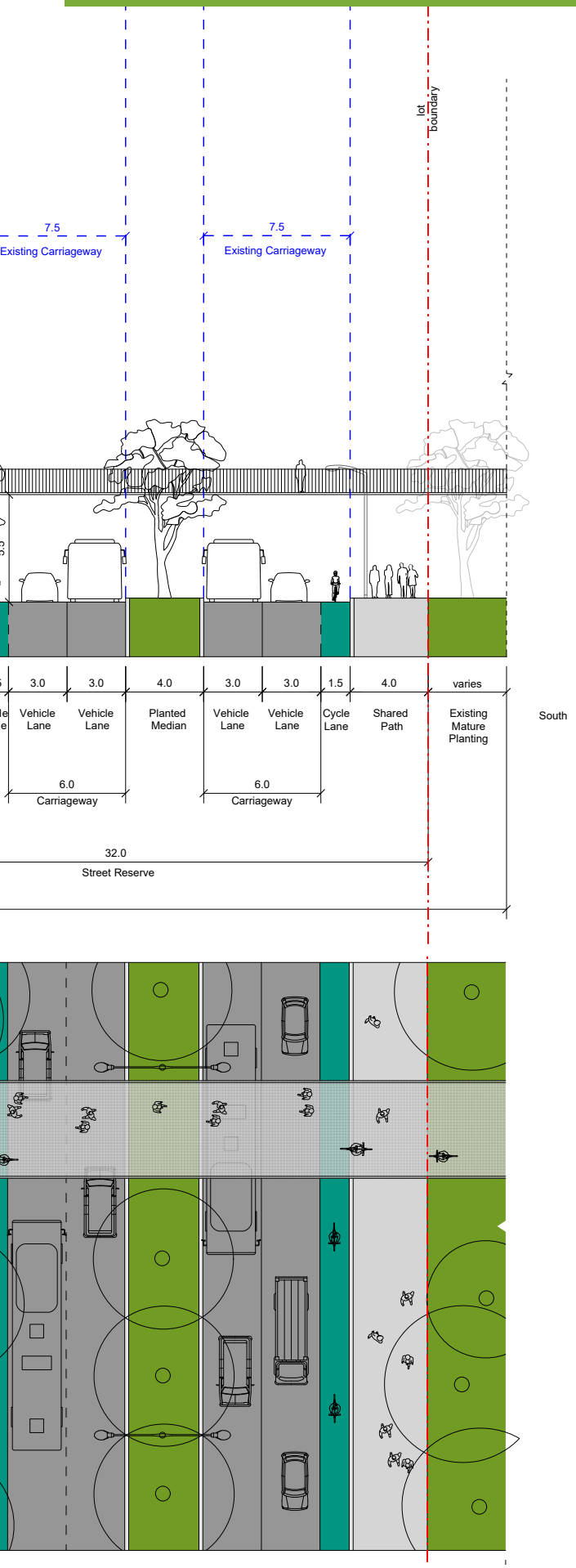
Dimension
20m width

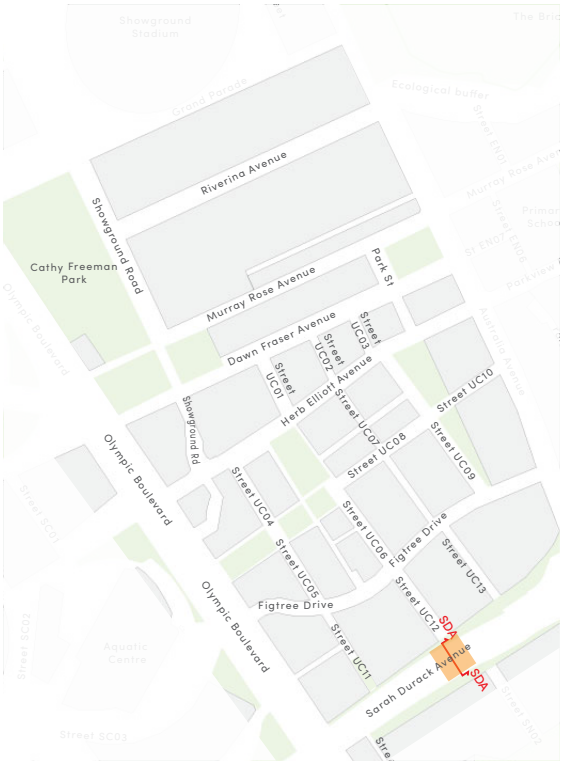
Trees
Canopy Target 71% mixed native species. Retain and enhance existing trees. Street trees to be planted at regular intervals on both sides of the road and public domain with supporting understorey

Detailed design
Design Manual

Figure 4.1.27 Sarah Durack Avenue







Location plan

GENERAL GUIDANCE

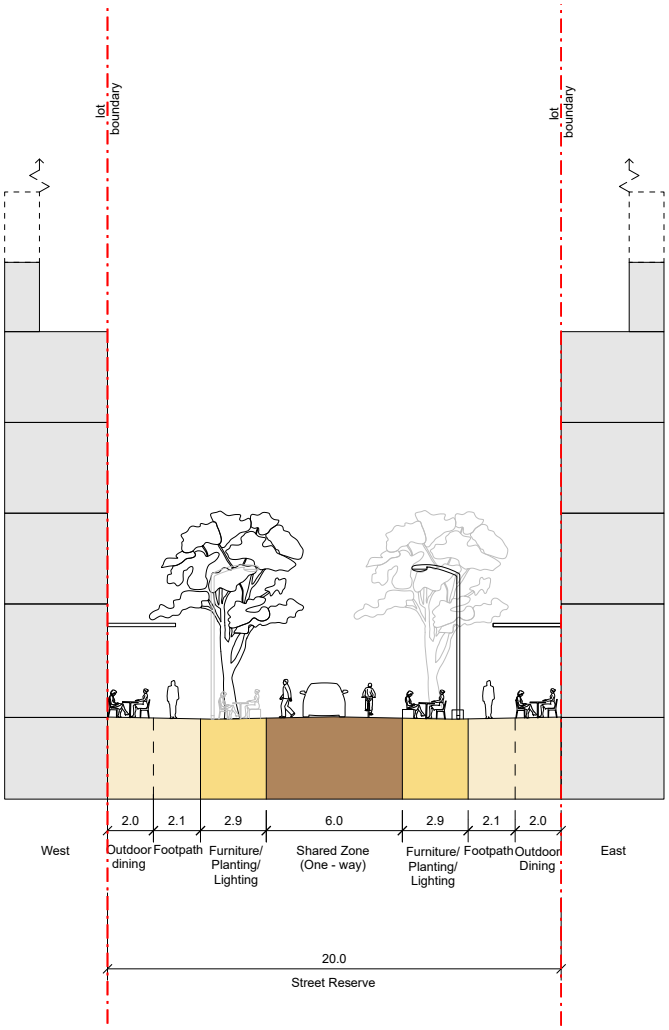
Typology
Connector Avenue (Main Road)

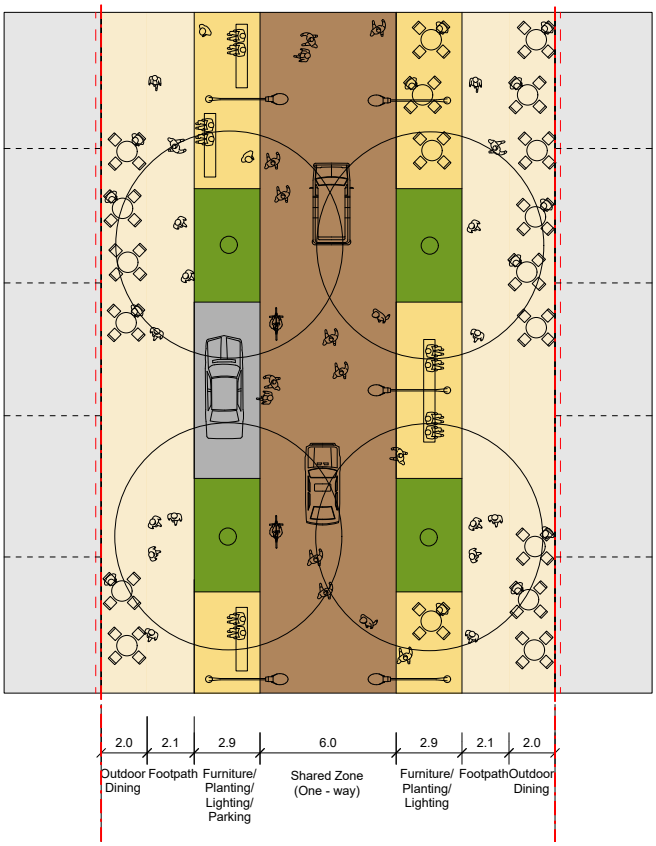
Dimension
32m width

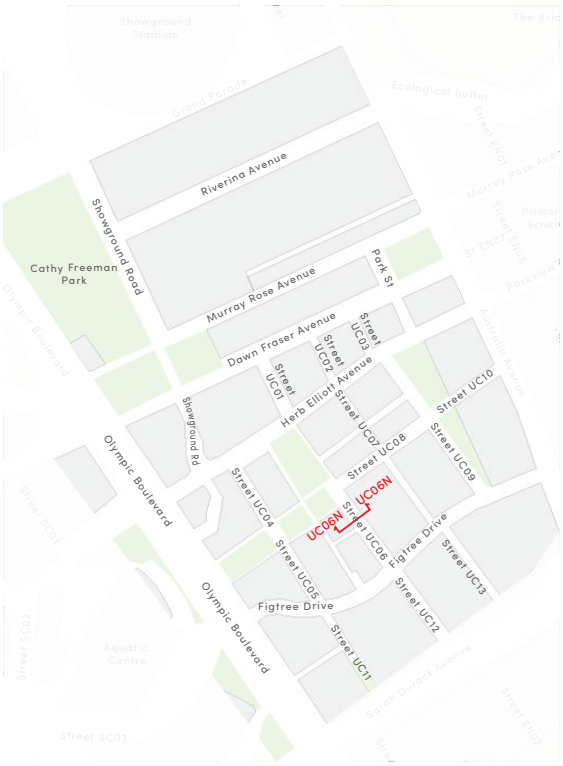
Trees
Canopy target 33% mixed native species. Existing trees and landscape to be retained and enhanced. Street trees to be planted at regular intervals on both sides of the road

Detailed design
Design Manual

Figure 4.1.28 Street UC06 (North)







Location plan

GENERAL GUIDANCE

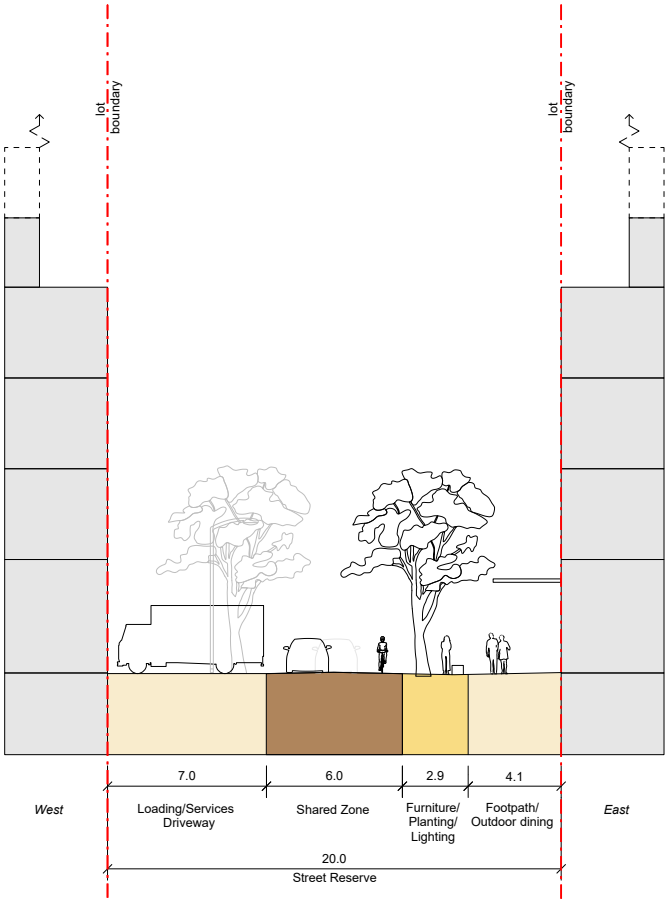
Typology
Civic Street (Civic Spaces)

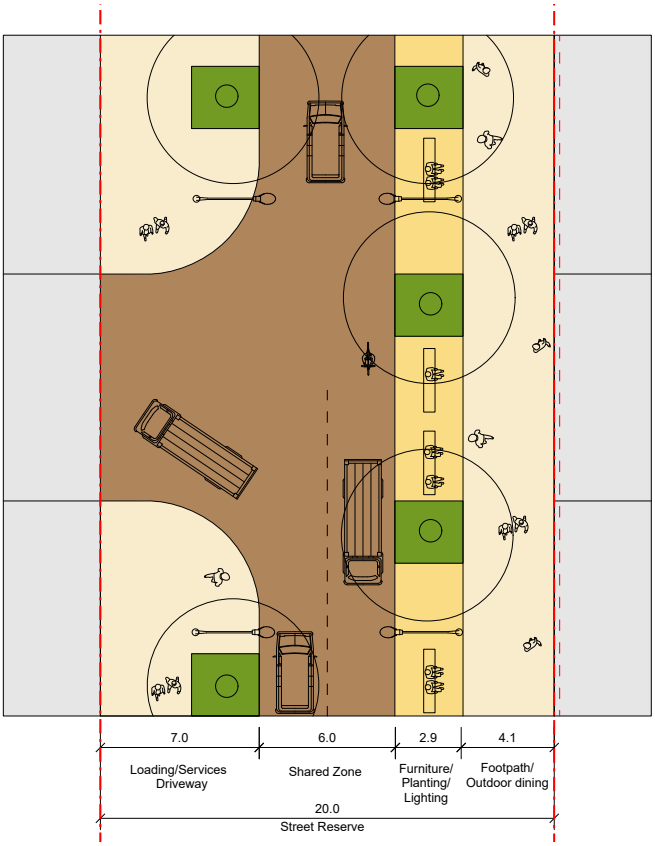
Dimension
20m width

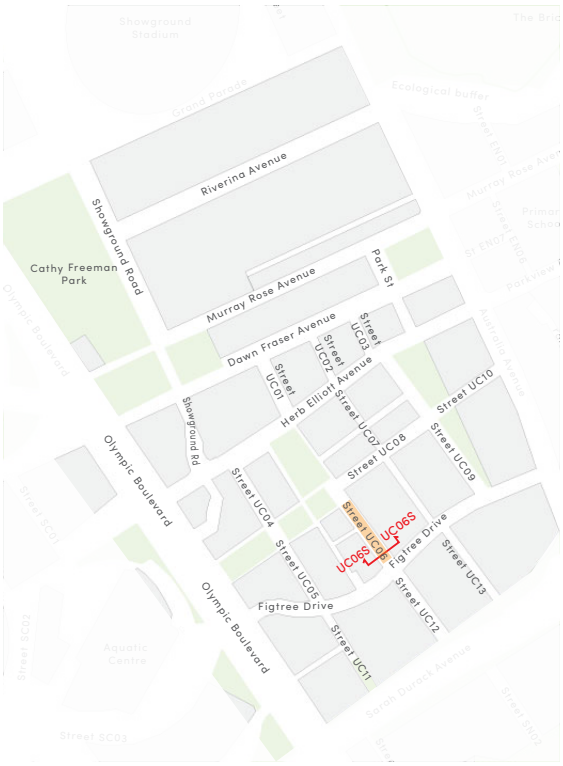
Trees
Canopy target 34% mixed native species. Street trees to be planted at regular intervals on both sides of the street

Detailed design
Design Manual

Figure 4.1.29 Street UC06 (South)







Location plan

GENERAL GUIDANCE

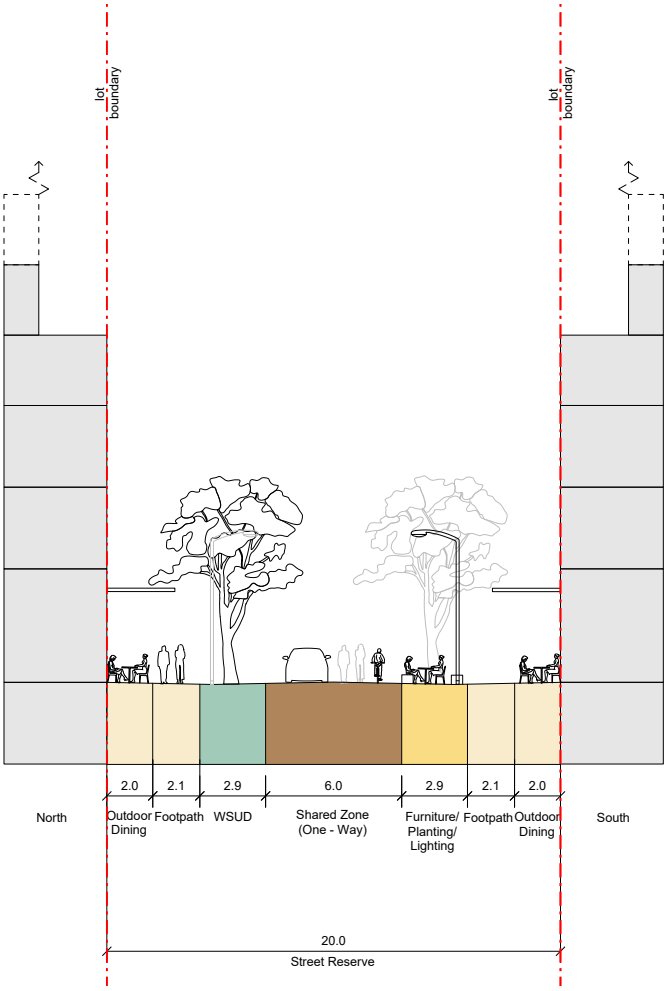
Typology
Civic Street (Civic Spaces)

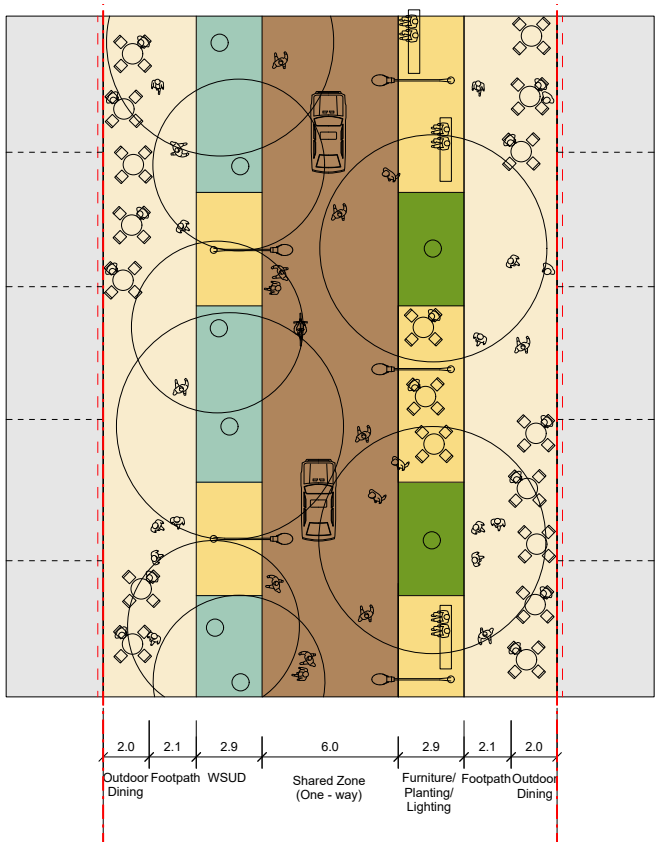
Dimension
20m width

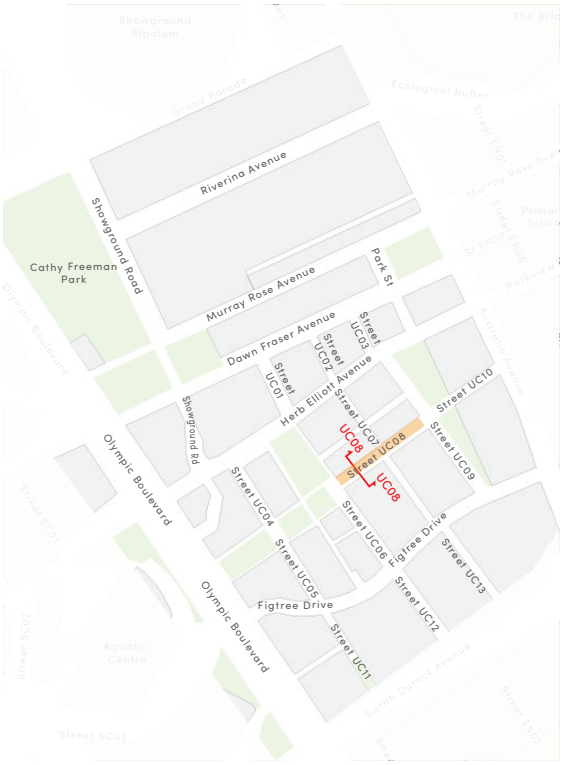
Trees
Canopy target 51% mixed native species. Street trees to be planted at regular intervals on both sides of the street

Detailed design
Design Manual

Figure 4.1.30 Street UC08 - Pedestrian High Street







Location plan

GENERAL GUIDANCE

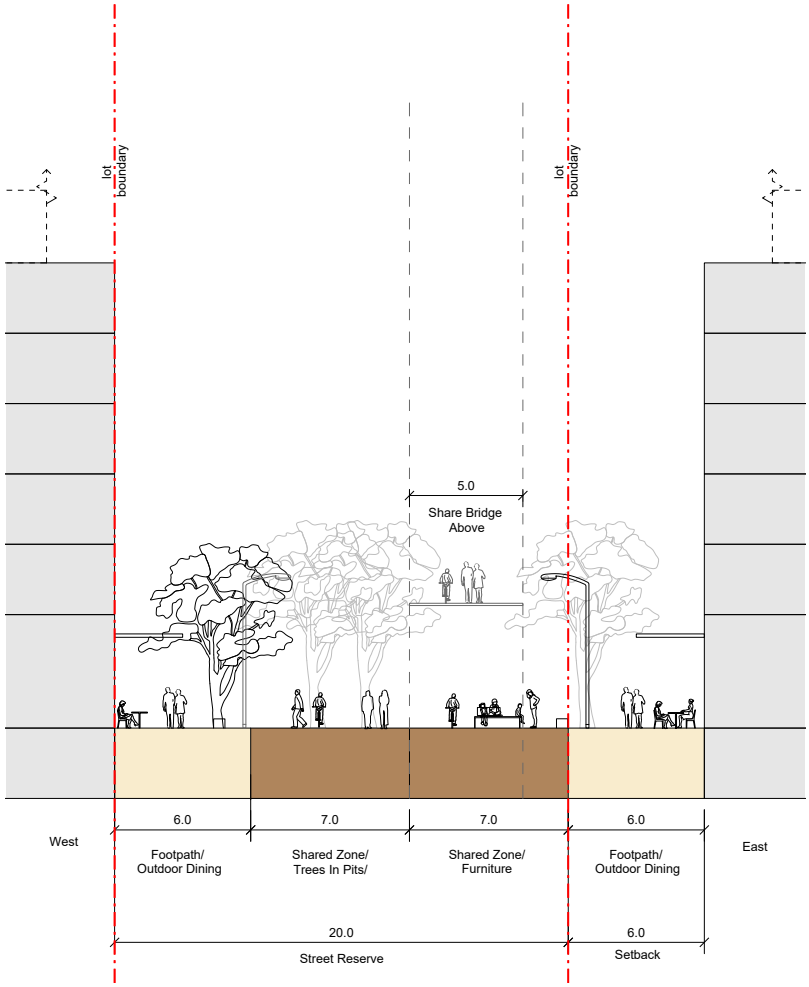
Typology
Civic Street (Civic Spaces)

Dimension
20m width

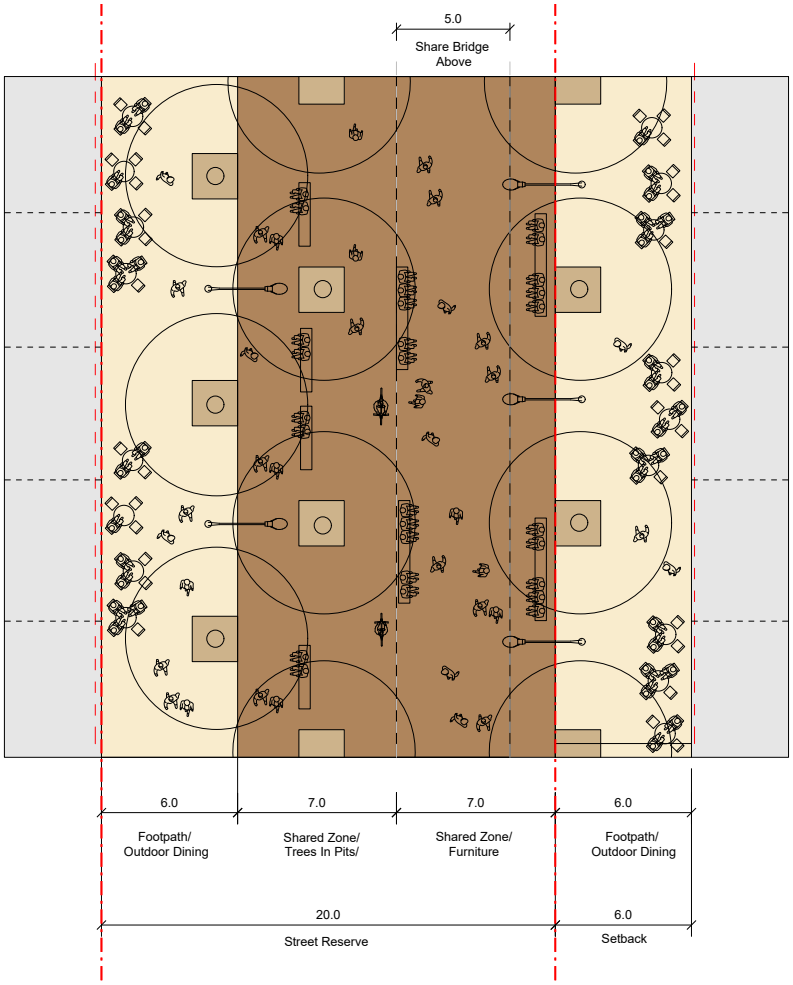
Trees
Canopy target 64% mixed native species. Street trees to be planted at regular intervals on both sides of the street

Detailed design
Design Manual

Figure 4.1.31 Street UC12 - Pedestrian footbridge



Location plan



GENERAL GUIDANCE

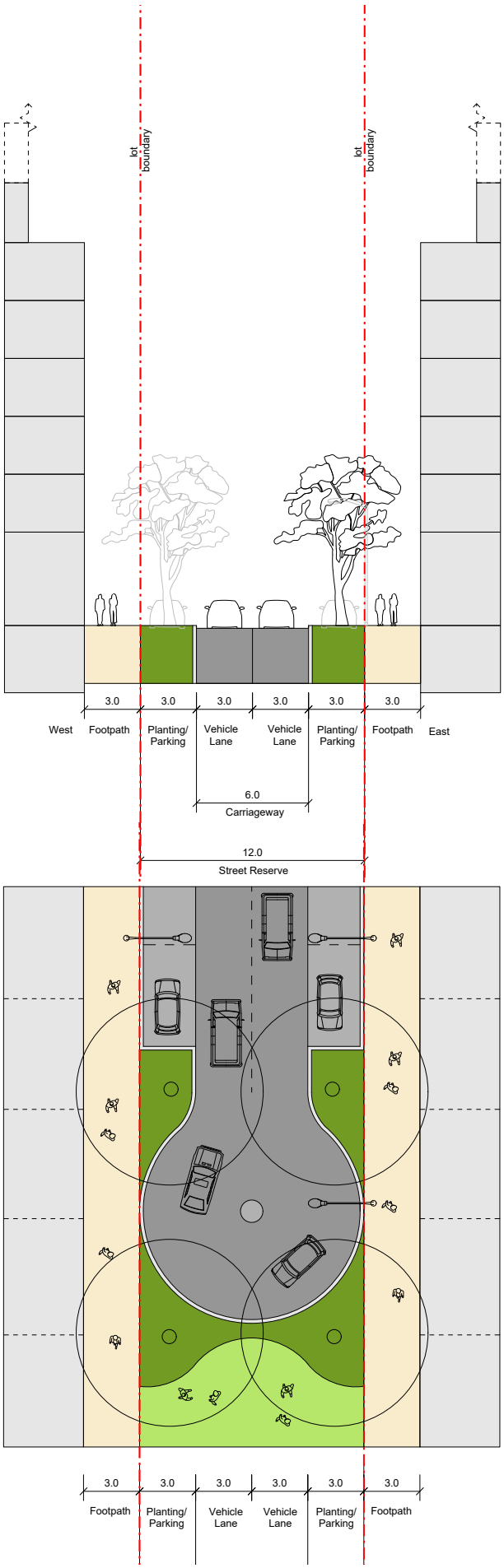
Typology
Pedestrian Mall (Civic Spaces)

Dimension
20m width

Trees
Canopy target 49% mixed native species. Trees to be planted at regular intervals throughout public domain as per layout

Detailed design
Design Manual

Figure 4.1.32 Street UC11



Location plan

GENERAL GUIDANCE

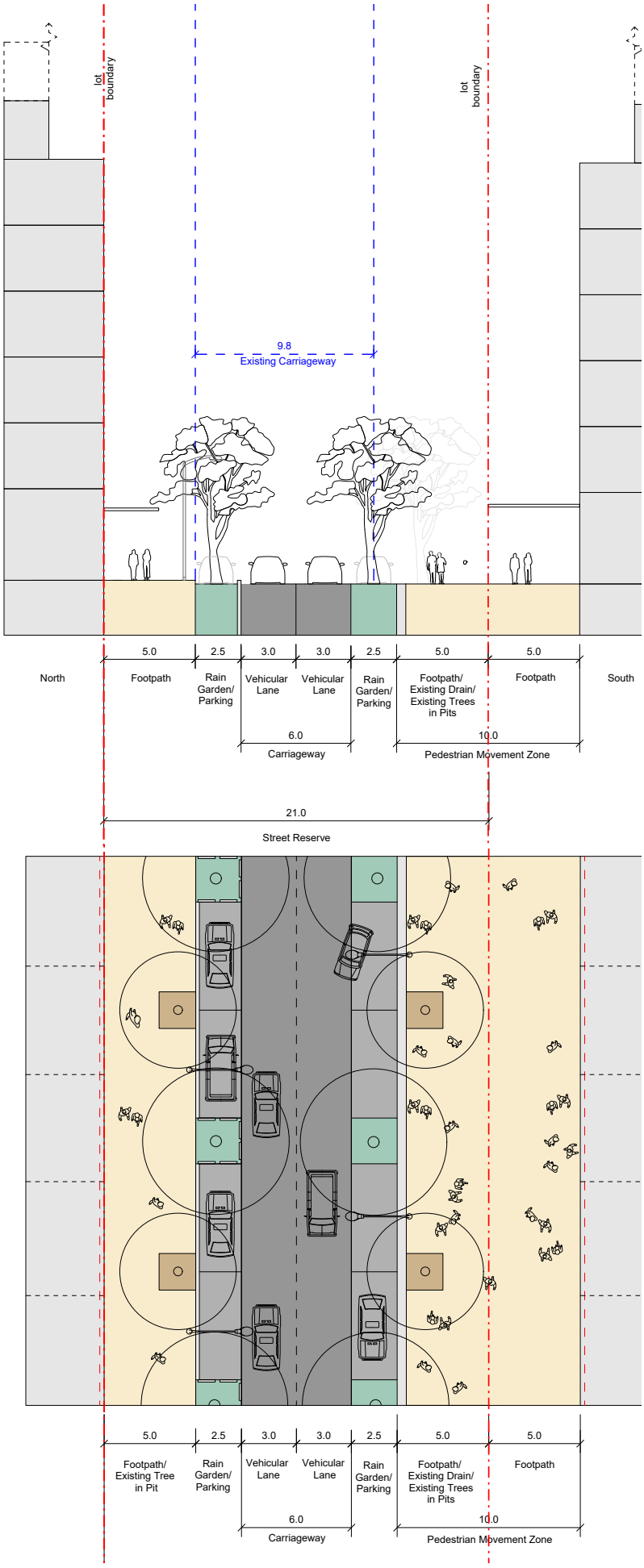
Typology
Local Street (Local Street)

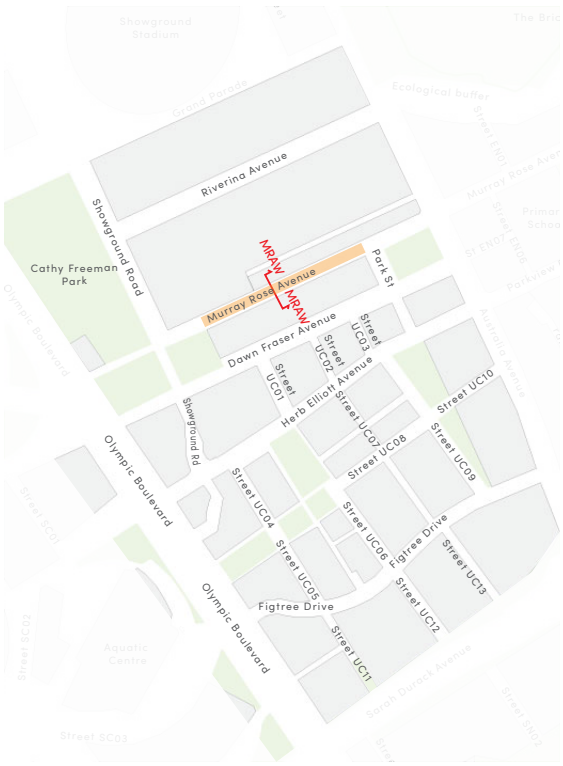
Dimension
12m width

Trees
Canopy target 60% mixed native species. Street trees to be planted at regular intervals on both sides of the road

Detailed design
Design Manual

Figure 4.1.33 Murray Rose Avenue (West)





Location plan

GENERAL GUIDANCE

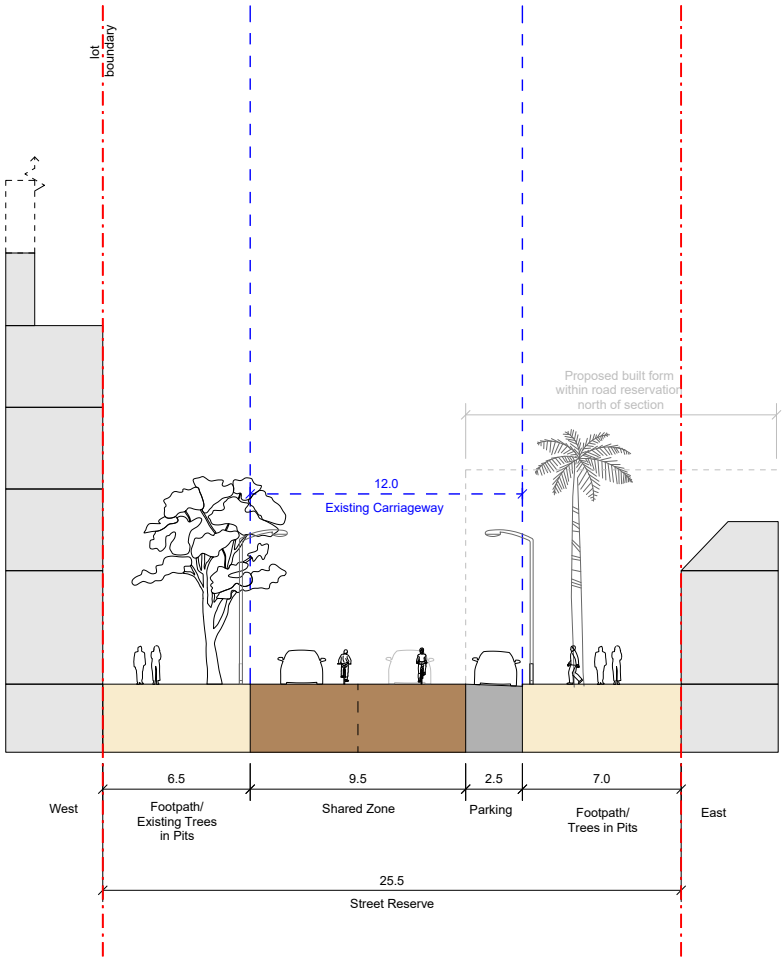
Typology
Local Street (Local Street)

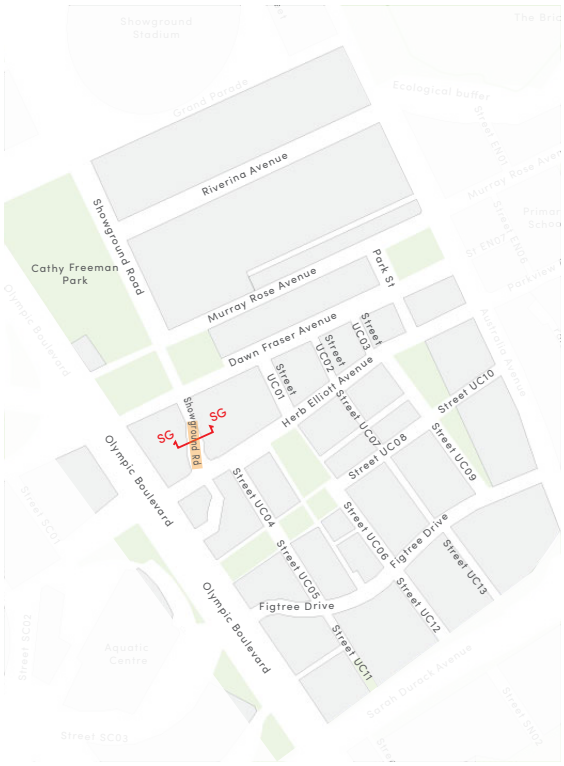
Dimension
20m width

Trees
Canopy target 55%. Street trees to be planted at regular intervals on both sides of the road between parking

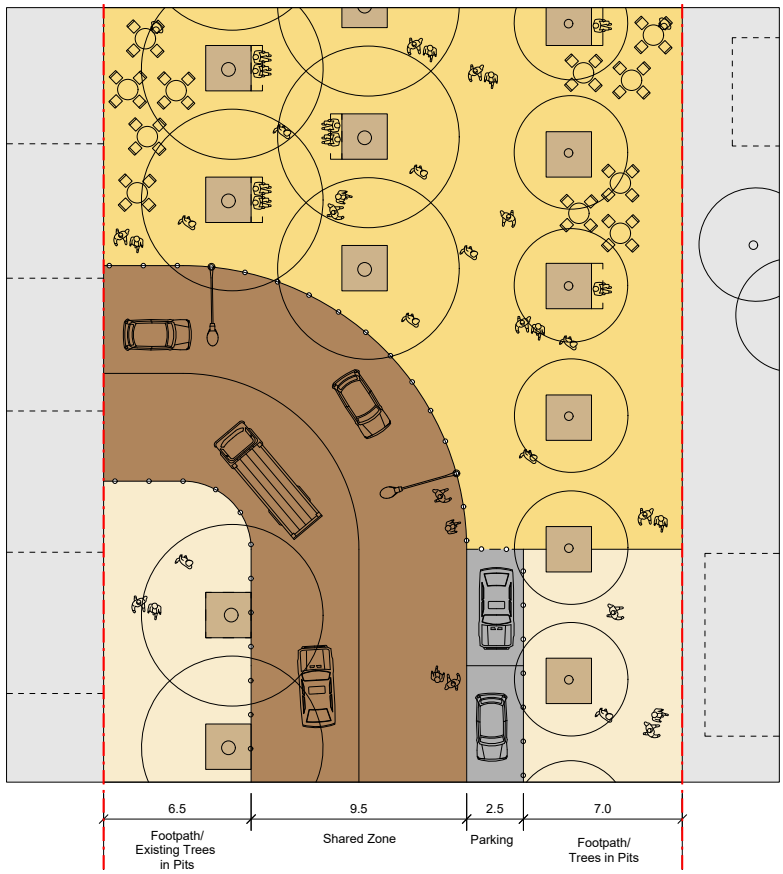
Detailed design
Design Manual

Figure 4.1.34 Showground Road - SG





Location plan



GENERAL GUIDANCE

Typology
Civic Street (Civic Spaces)

Dimension
25.5m width

Trees
Canopy target 43% mixed species. Retain and enhance existing trees. Additional street tree planting to enhance the character of the Abattoir Precinct

Detailed design
Design Manual

4.2 Eastern Neighbourhood

SydneyOlympicPark

4.2.1 Character statement

The Eastern Neighbourhood will be a high-density residential neighbourhood located directly east of the Urban Centre. The Eastern Neighbourhood benefits from its proximity to Bicentennial Park and the Brickpit which offer high amenity to residents.

A new primary school, located at the junction of two key linkages and in close proximity to the Brickpit, will be the focal point of the Eastern Neighbourhood. New open space located adjacent to the new primary school provides the opportunity for shared use and will support the creation of a community hub.

There is opportunity for additional indoor recreation facilities to be located at the corner of Australia Avenue and Murray Rose Avenue. These facilities will contribute to the new local centre of the Eastern Neighbourhood and provide increased amenity for residents, workers and visitors alike.

Parkview Drive will be the primary street linking residents to the Urban Centre and the metro station. It will accommodate active uses, including outdoor dining, to serve local needs and enhance the amenity of the link. The existing P6 car park will be redeveloped as a residential development overlooking the Brickpit and Parklands. The provision of an ecological buffer between any future development on the P6 car park site and the southern edge of the Brickpit will ensure the ecological values of the Brickpit are protected. A new pedestrian path will be provided along the southern edge of the Brickpit which will link to a fitness trail surrounding the perimeter of the Brickpit.

The existing commercial buildings along Murray Rose Avenue will progressively be redeveloped into a high density residential area. The redevelopment will retain the existing streets and sustainable urban drainage elements to create a compact urban neighbourhood with a vibrant and leafy street character.

Buildings within this neighbourhood will transition in scale from high rise buildings along Australia Avenue to lower scaled buildings along Bennelong Parkway. The taller buildings along Australia Avenue and within the centre of the neighbourhood will enjoy views of Bicentennial Park and the Brickpit.

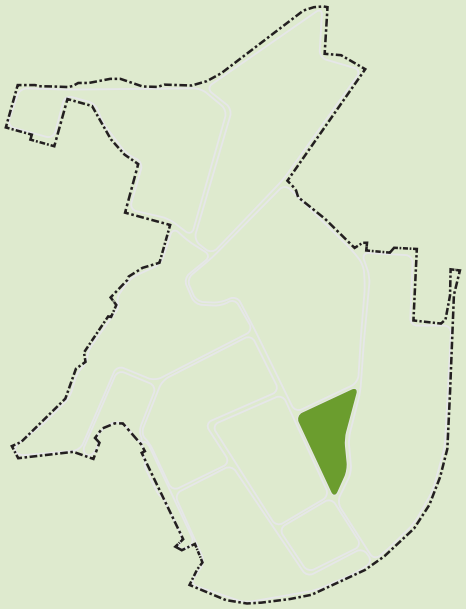


Figure 4.2.1 Eastern Neighbourhood illustrative plan

Figure 4.2.2 Eastern Neighbourhood illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.2.2 Layout and land use

Objectives

a. Promote high density residential uses to reinforce the role of the Eastern Neighbourhood as a vibrant residential neighbourhood.
b. Activate public open spaces, Parkview Drive and the northern sections of Betty Cuthbert Avenue and Australia Avenue with retail uses, outdoor dining and the school.
c. Provide an urban structure that prioritises active transport movement through the Eastern Neighbourhood and provides connections to nearby commercial and retail uses, the school and public transport nodes.
d. Provide space for a primary school to support the growing population of families within Sydney Olympic Park and to meet the educational needs of the local community.
e. Provide public open spaces for the enjoyment of the Eastern Neighbourhood residents and nearby communities.

Controls

General

1. Development must contribute to the realisation of the Eastern Neighbourhood character statement and the illustrative plan at Figure 4.2.1.
2. Development sites must align with Figure 4.2.3.
3. Streets, public open spaces and through-site links must be located in accordance with Figure 4.2.3.

Land use

4. Development must be consistent with the land uses in Figure 4.2.4.
5. Development sites must be delivered in accordance with Table 4.2.2.
6. A new primary school can be accommodated between Murray Rose Avenue and Parkview Drive, as identified in Figure 4.2.3.
7. Active frontages must be provided in accordance with Figure 4.2.3 and Section 3.9.2 of Master Plan 2050.

Figure 4.2.3 Eastern Neighbourhood layout and sites plan

	Site boundary		Existing trees to be retained
1UC	Site reference number	xx m	Minimum street dimension
	Streets		Primary active frontage with awning
	Public open space		Secondary active frontage
	Pocket park		Through site link
	Pedestrian spaces		Active transport bridge
	Ecological buffer		PLR2
	School		Playground
	School open space		Investigation site for educational facility

Figure 4.2.4 Eastern Neighbourhood land use plan

- Site boundary
- 1EN Site reference number
- Residential
- Mixed use
- School
- Public open space
- Pocket park
- Ecological buffer
- Investigation site for educational facility

Table 4.2.2 Eastern Neighbourhood schedule of land use, public open spaces and streets

Development site	Development site area	Minimum % of non residential GFA	Other requirements
1 EN	11446	20	Deliver portion of street EN01. Deliver a minimum of 9,000m² of indoor recreational facility and 1,500m² of community facilities.
2 EN	7545	2	Deliver portion of street EN01. Non residential uses include childcare centre and food and drink premises.
3 EN	3489	3	Non residential uses include childcare centre and food and drink premises.
4 EN	3980	0	
5 EN	3932	0	
6 EN	2523	0	
7 EN	5555	4	Non residential uses include childcare centre and food and drink premises. Expected to deliver 540m² of open space and PPEN01.
8 EN	16284	100	School.
9 EN	7711	35	Deliver a portion of street EN06 and whole of street EN07. Vehicular access subject to TfNSW and PLR2 requirements.
10 EN	4511	5	
11 EN	10484	2	
12 EN	8473	9	Non residential uses include childcare centre, retail and food and drink premises.
13 EN	6055	0	Deliver a portion of street EN04.
14 EN	8039	6	Deliver minimum 1,500m² of retail GFA. Deliver minimum of 200m² community GFA. Non residential uses include retail, childcare centre, food and drink premises and sharing economy hub. Deliver a portion of streets EN04 and EN05.
15 EN	4894	0	Deliver a portion of street EN05.
16 EN	4818	0	
17 EN	5577	6	
18 EN	13962	2	

4.2.3 Built form

Objectives

a. Reinforce the significance of Australia Avenue through appropriate building form and scale.
b. Protect view sharing and solar access to existing and new public open spaces.
c. Frame Australia Avenue with consistent street wall heights to create a strong identity and urban form within the Eastern Neighbourhood.
d. Provide a transition in building scale from higher tower forms in the west to lower building forms in the east fronting Bennelong Parkway.
e. Provide building setbacks which respond to the character of the street, align with existing development and pedestrian linkages and allow for the retention of established trees and new tree planting.
f. Provide adequate solar access to existing and future residential development.

Controls

Building height and form

1. Building heights must be in accordance with the maximum height in storeys shown in Figure 4.2.5.
2. Street wall heights must be provided as shown in Figure 4.2.5.
3. Setbacks above the street wall height must be provided in accordance with Figure 4.2.5.
4. Towers of between 25 and 45 storeys must be located along Australia Avenue
5. Towers must be sited to provide solar access to adjacent development sites and existing and future public open spaces.
6. Buildings along Bennelong Parkway between Parkview Drive and Brushbox Street are to be a maximum of 6 storeys.

Setbacks

7. Building setbacks must be provided in accordance with the street setbacks on Figure 4.2.5.
8. A 25m ecological buffer must be provided between sites 1EN and 2EN and the Brickpit in accordance with the built form plan on Figure 4.2.5.

Figure 4.2.5 Eastern Neighbourhood built form plan

- Height zone
- Xs — Height limit in storeys
- Xs — Tower location and height limit in storeys
- 2.5m setback
- 3m setback
- 4m setback
- 6m setback
- 8m setback
- 6 storey street wall with 2m setback above street wall height
- 6 storey street wall with 3m setback above street wall height
- 25m ecological buffer

Figure 4.2.6 Eastern Neighbourhood illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

Figure 4.2.7 Eastern Neighbourhood illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: Mark Gerada

4.2.4 Public open spaces

Objectives

a. Provide a range of public open spaces within the Eastern Neighbourhood to meet the diverse needs of residents, workers and visitors.
b. Identify the optimal location of new public open spaces having regard to the surrounding land uses, access and movement, built form and environmental amenity including sunlight access.
c. Design of new open public spaces is to maximise functionality and amenity for the intended users.

Controls

1. New public open spaces must be provided in accordance with Figure 4.2.3, Table 4.2.2 and the following:
    a. OSEN01 – A new park with a minimum area of 17,000m^2 located along the southern edge of the brickpit.
    b. OSEN03 – A new park with a minimum area of 1,100m^2 located between development sites 15EN and 17EN.
2. New public open spaces must be designed having regard to the design guidelines and illustrative concepts provided.

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.2.5 Movement

Objectives

a. Create a car-lite neighbourhood by supporting low car parking provisions and prescribing access and servicing locations.
b. Improve active transport connections from the Brickpit to the Eastern Neighbourhood via new walking and cycling connections.
c. Improve east-west connections through the Eastern Neighbourhood from Australia Avenue to Bennelong Parkway and to Bicentennial Park.
d. Create a community focus within the Eastern Neighbourhood by prioritising pedestrian and cycling transport to provide direct connections to open spaces, the school and public transport throughout the neighbourhood.

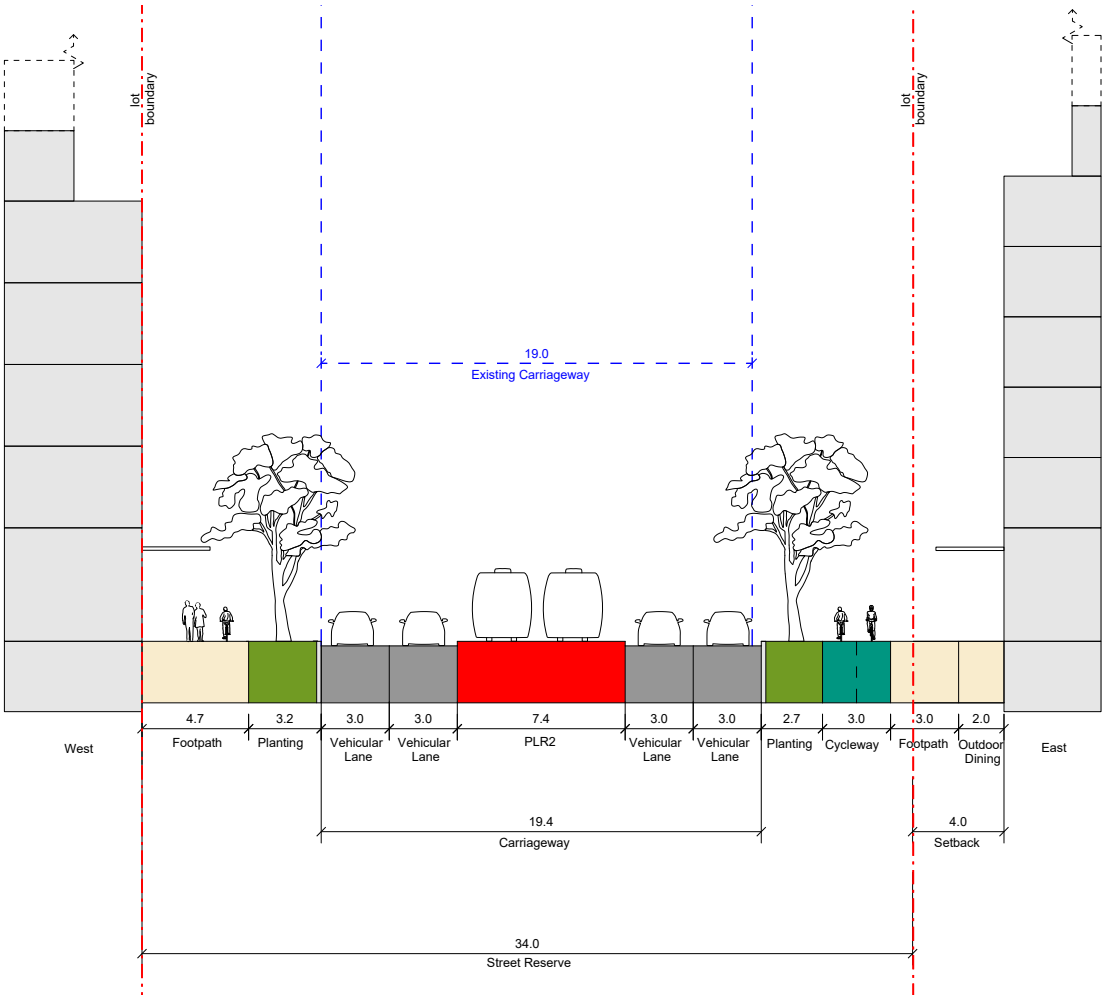
Controls

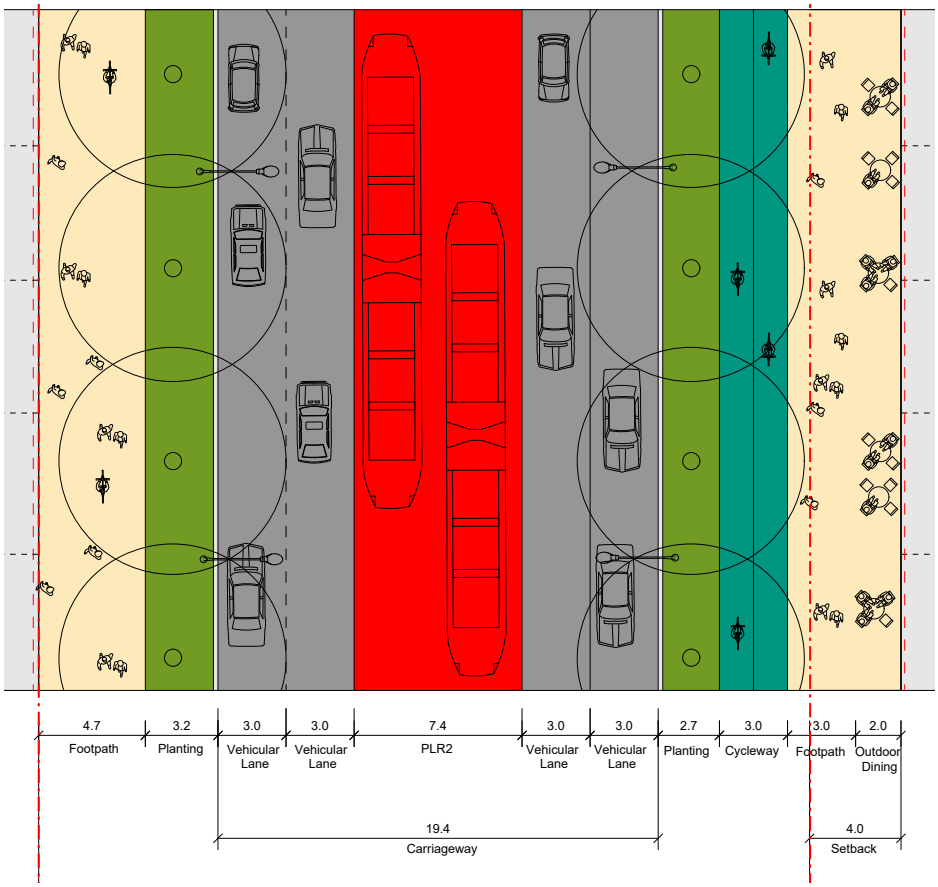
1. Streets, laneways, and through-site links must be provided in accordance with Figure 4.2.10 and the street sections at Figure 4.2.9-4.2.17.
2. New streets must be delivered in accordance with Table 4.2.2.
3. Provide transport infrastructure as outlined below and identified on Figure 4.2.8, including:
   a. New shared paths and dedicated cycleways;
   b. Intersection upgrades; and
   c. New pedestrian crossings.
4. Where possible, locate vehicle access and egress on service lanes and local streets, as identified on Figure 4.2.8.
5. Provide detailed public space and landscape elements in accordance with the Design Manual.
6. New active transport bridge over Bennelong Parkway.

Figure 4.2.8 Eastern Neighbourhood movement plan

- Pedestrian spaces
- Civic street
- Local street
- Connector street
- Connector avenue
- PLR2
- Existing dedicated cycleways
- Proposed dedicated cycleways
- Existing shared path
- Proposed shared path
- Existing pedestrian path
- Proposed pedestrian path
- Pedestrian crossing
- Vehicular access point (preferred)
- Existing intersections
- Upgraded intersections
- Through site link (6m open to sky unless otherwise specified)
- Active transport bridge
- Pedestrian refuge

Figure 4.2.9 Australia Avenue - Central 1





GENERAL GUIDANCE

Typology: Connector Avenue (Main Road)

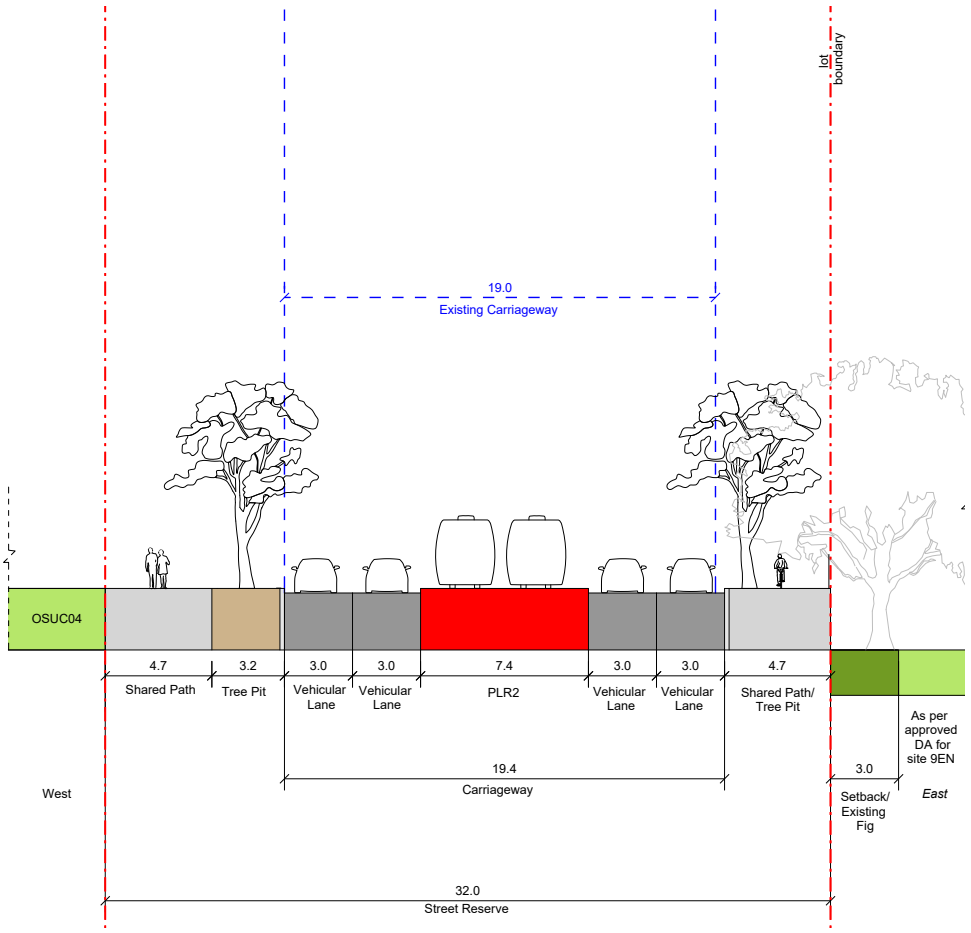
Dimension: 34m width

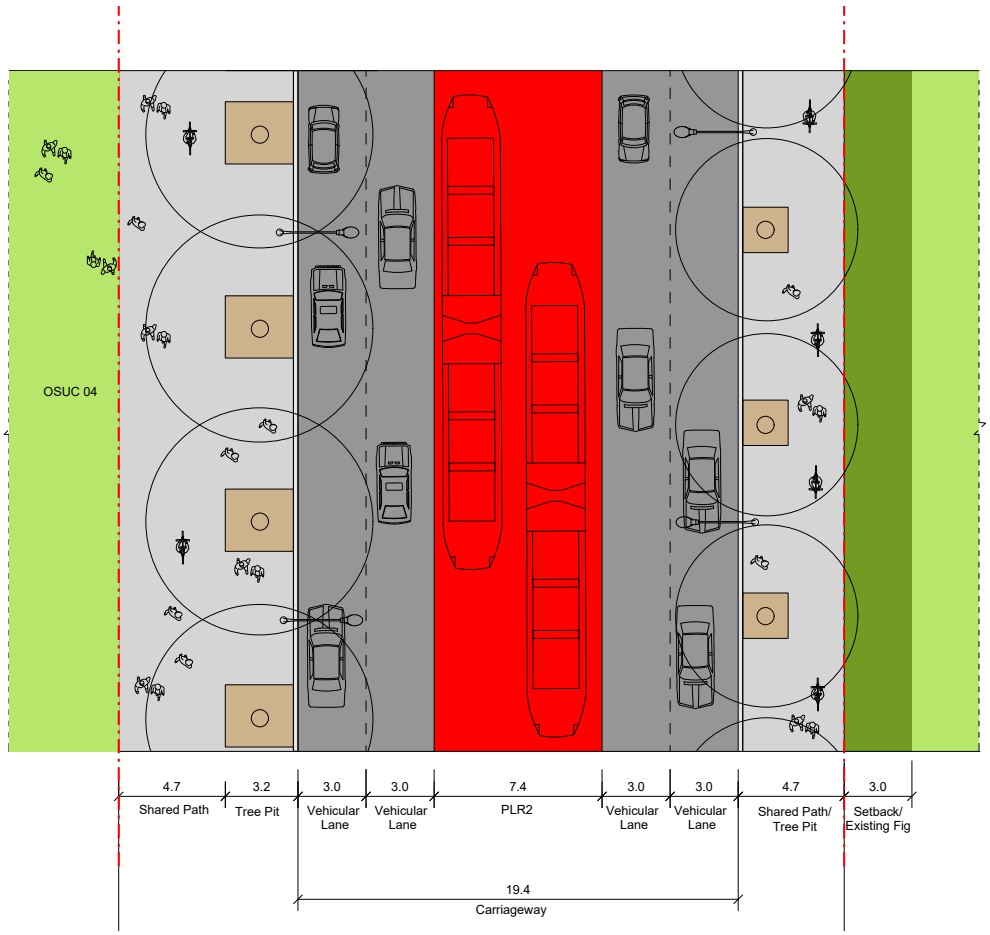
Trees: Canopy target 50% mixed native species. Retain and enhance the existing street trees on the eastern side of the road. Street trees to be planted at regular intervals and provide a continuous planting buffer for pedestrians and cyclists.

Detailed design: Design Manual

Location plan

Figure 4.2.10 Australia Avenue Central 2





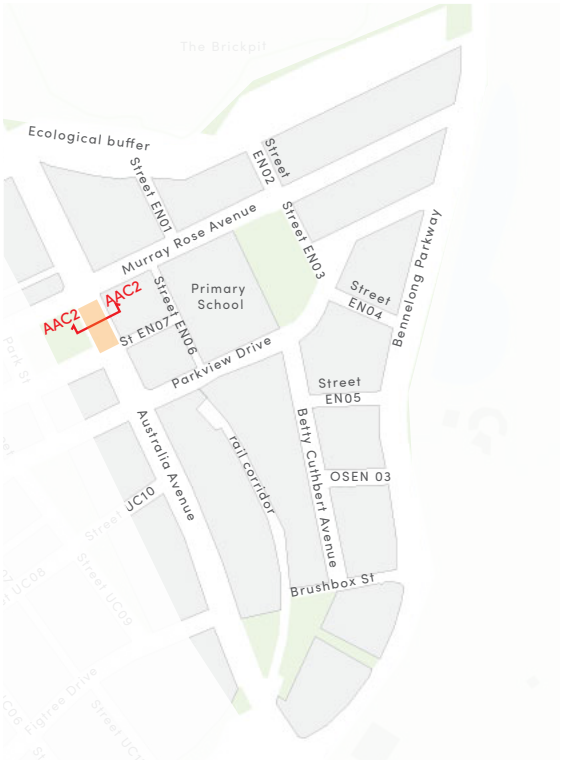
GENERAL GUIDANCE

Typology
Connector Avenue (Main Street)

Dimension
32m width

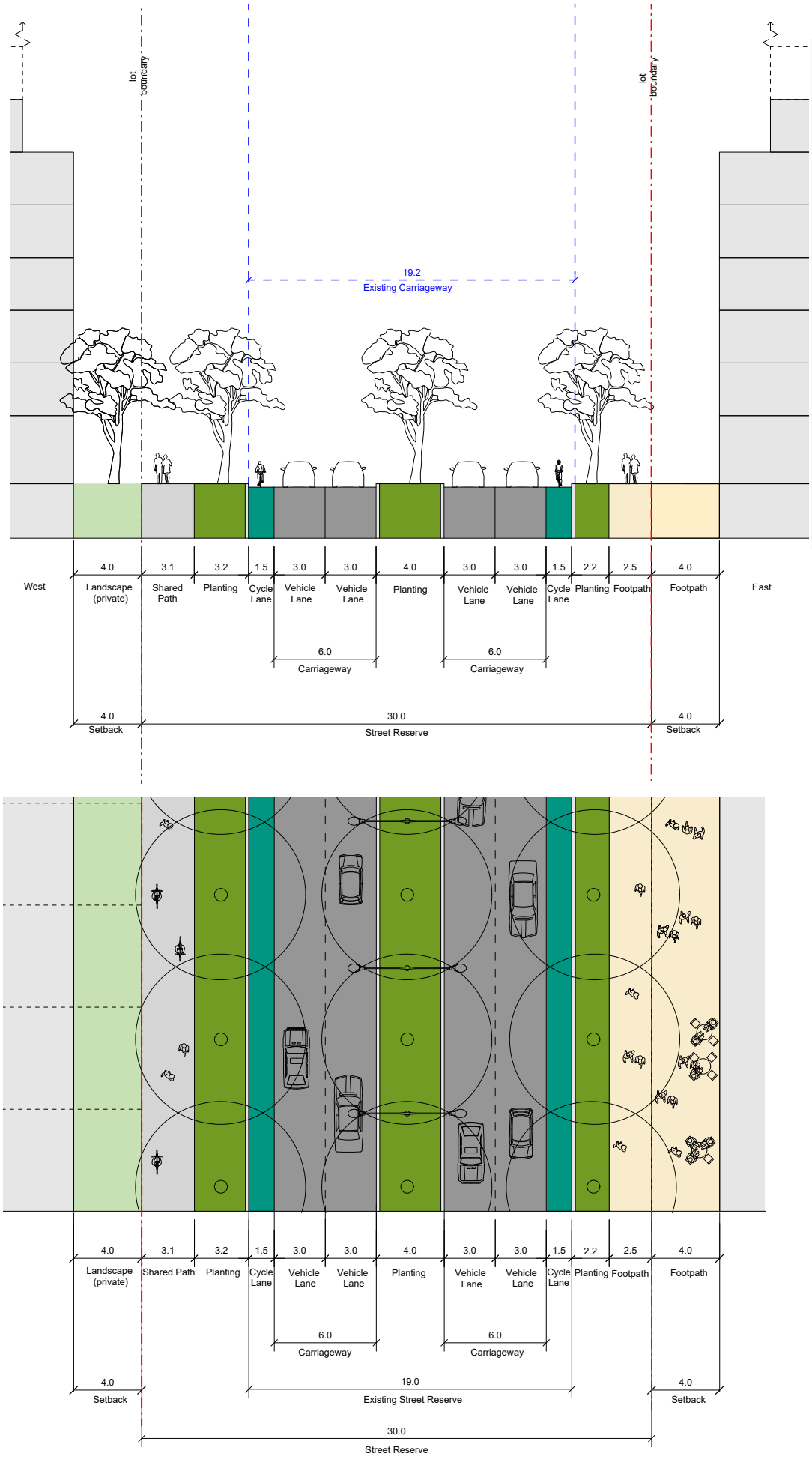
Trees
Canopy target 45% mixed native species. Retain and enhance existing trees on eastern side and include setback to protect significant fig tree at lower level. Street trees to be planted at regular intervals along both sides of the road and provide a continuous buffer.

Detailed design
Design Manual



Location plan

Figure 4.2.11 Australia Avenue - South



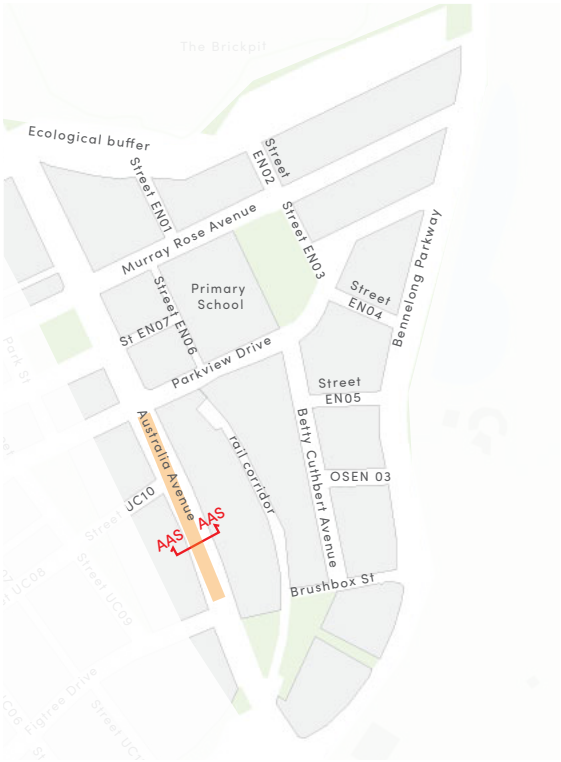
GENERAL GUIDANCE

Typology: Connector Avenue (Main Road)

Dimension: 30m total width

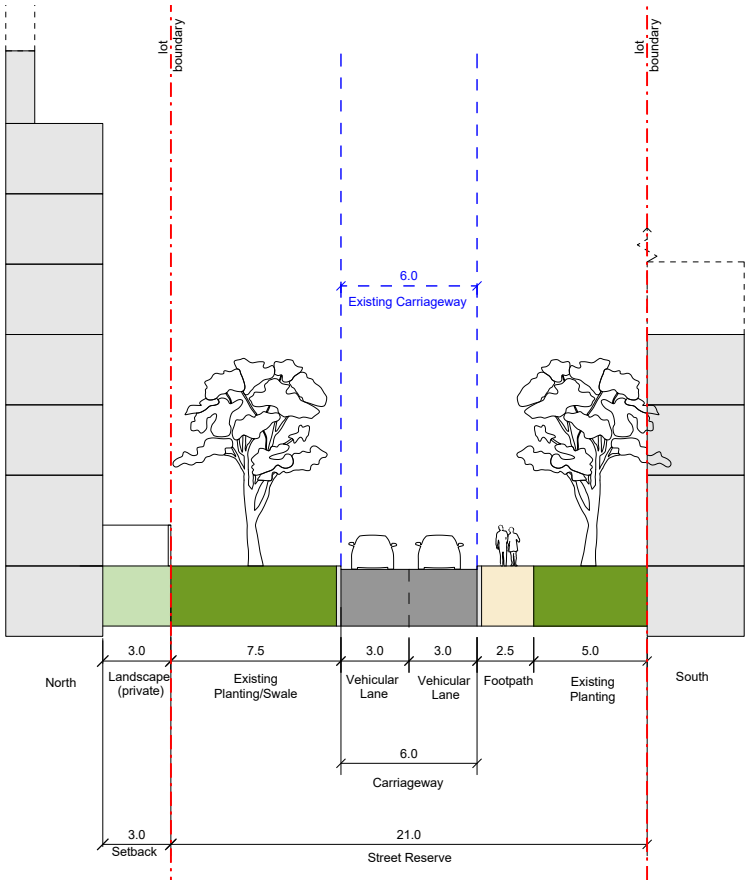
Trees: Canopy target 80% of mixed species. Street trees to be planted at regular intervals along both sides of the road and median with understorey planting.

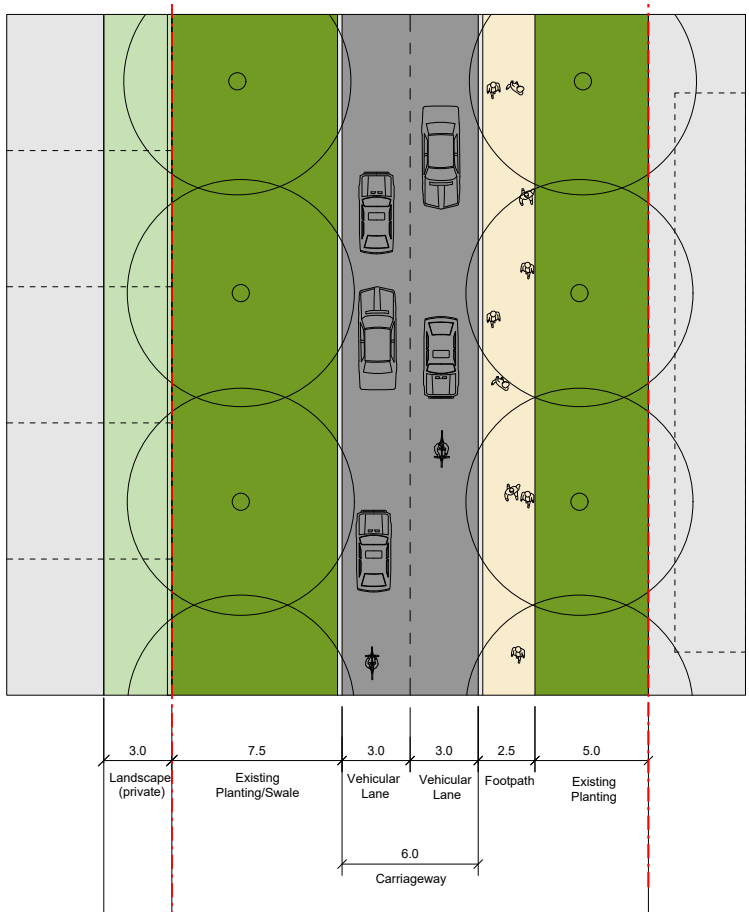
Detailed design
Design Manual

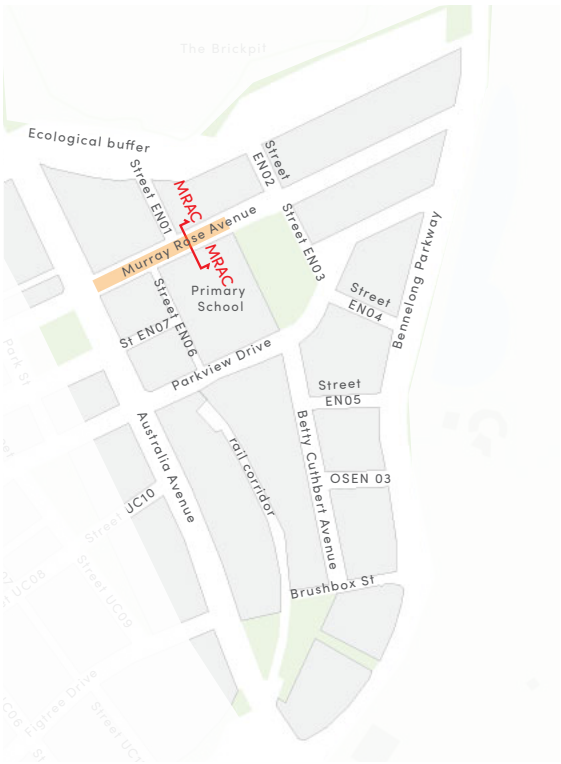


Location plan

Figure 4.2.12 Murray Rose Avenue Centre







Location plan

GENERAL GUIDANCE

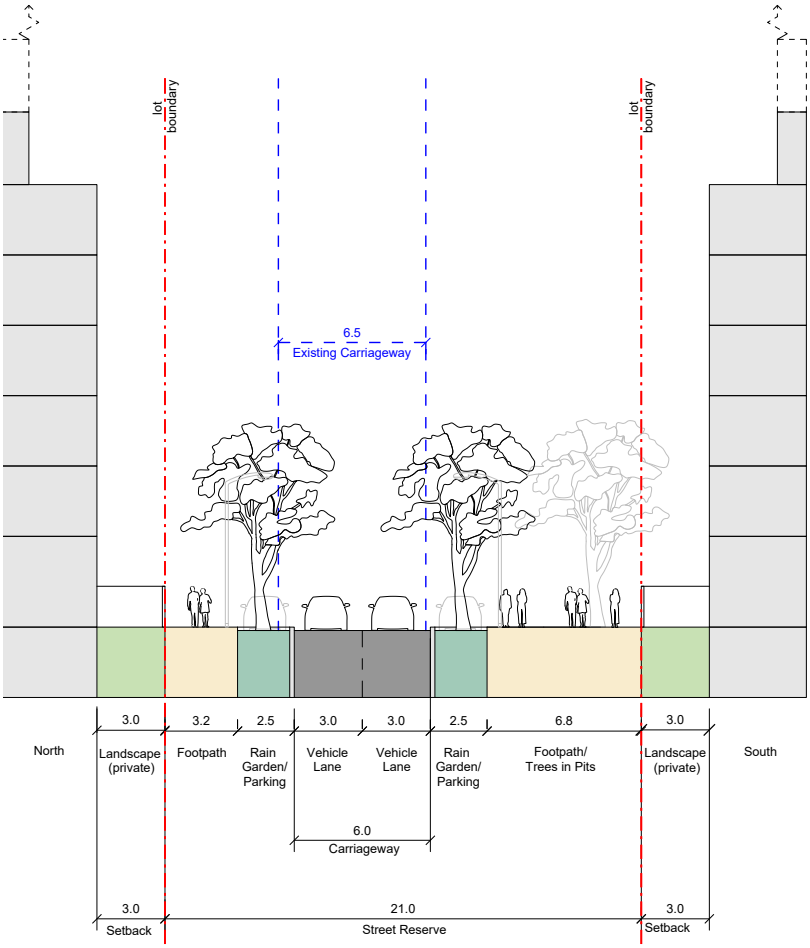
Typology: Local Street (Local Street)

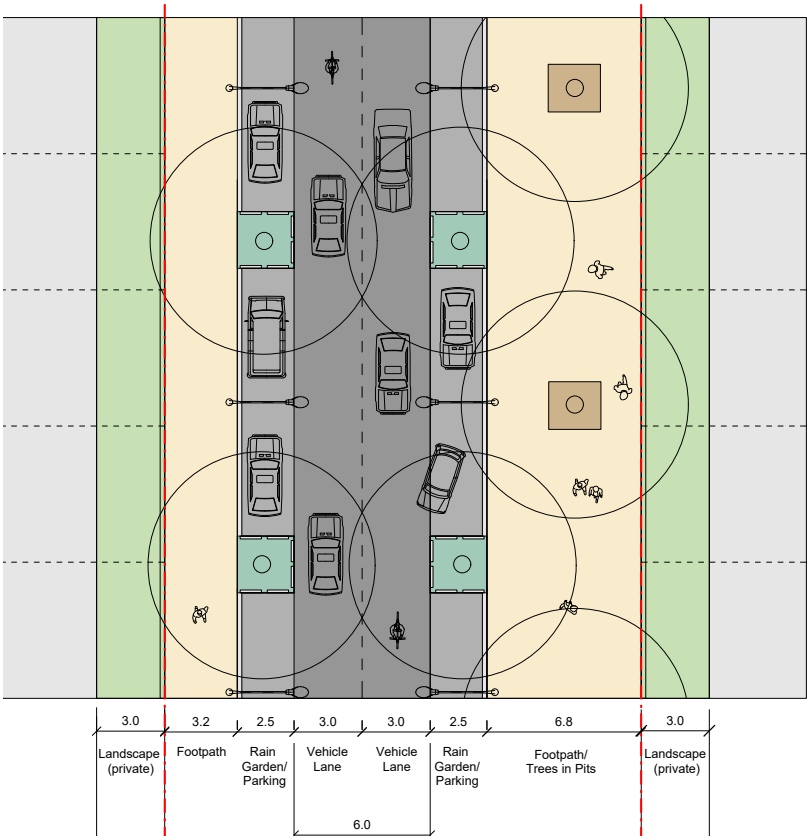
Dimension: 21m width

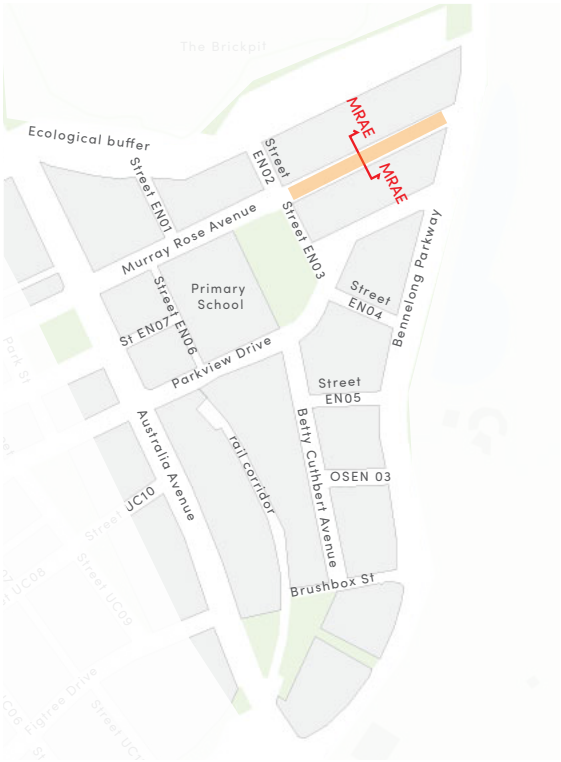
Trees: Canopy target 65%. Retain and enhance existing mature trees and understorey planting. Additional street trees to be planted at regular intervals and enhance the existing character of the street.

Detailed design
Design Manual

Figure 4.2.13 Murray Rose Avenue East







Location plan

GENERAL GUIDANCE

Typology: Local Street (Local Street)

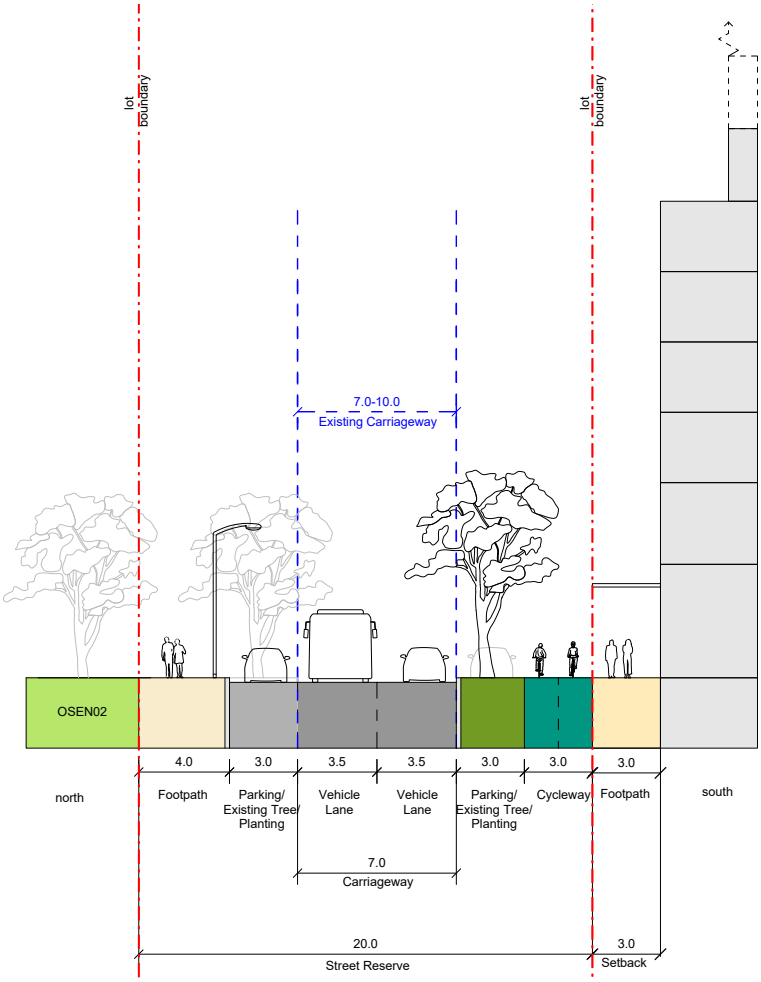
Dimension: 21m width

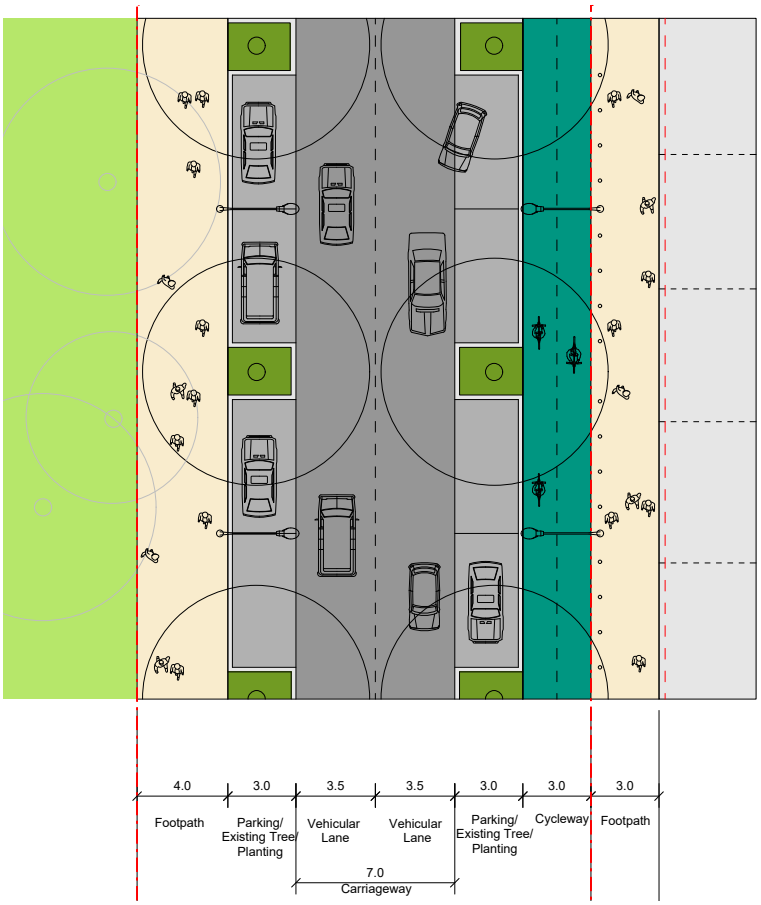
WSUD: Rain gardens

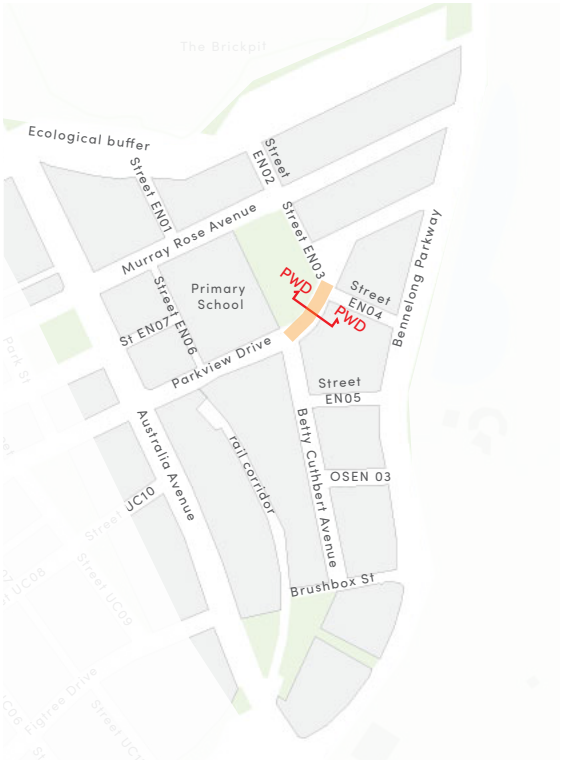
Trees: Canopy target 65%. Tree species to enhance the character of the existing mature trees to Murray Rose Avenue East.

Detailed design
Design Manual

Figure 4.2.14 Parkview Drive







Location plan

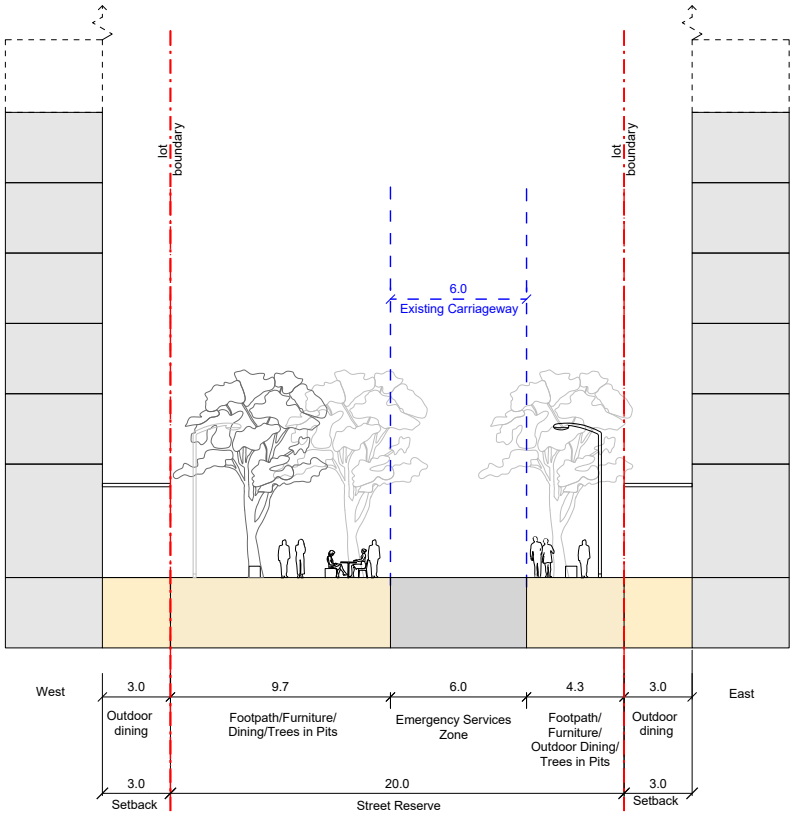
GENERAL GUIDANCE

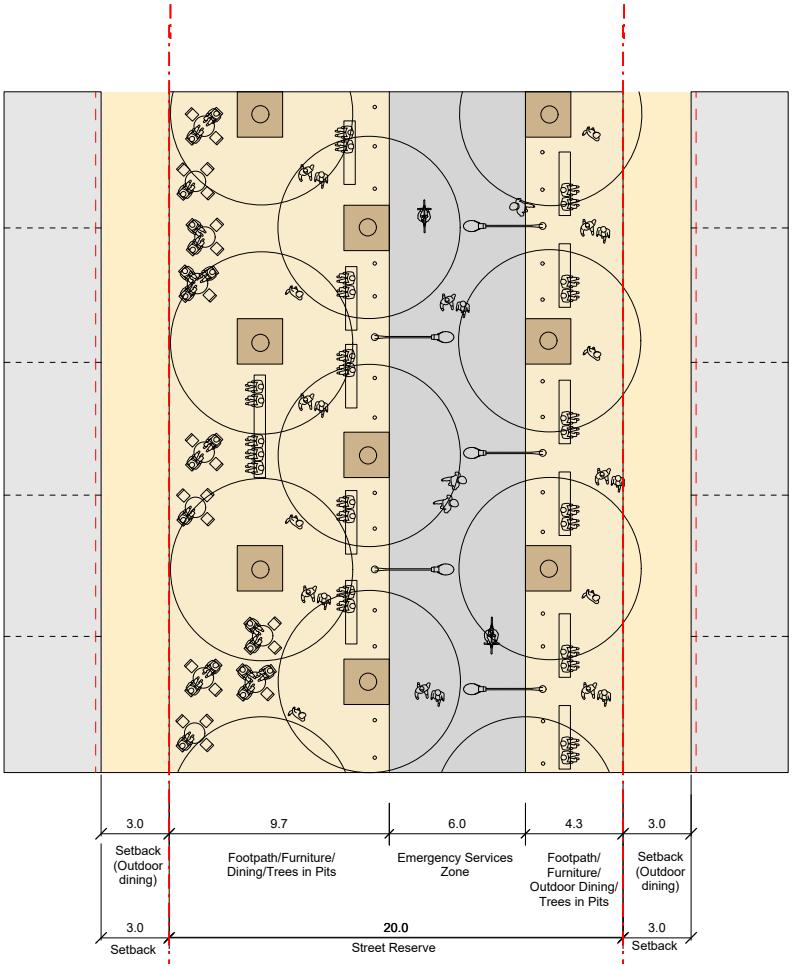
Typology
Connector Street (Main Street)

Dimension
20m width

Trees
Canopy target 60%. Street trees to be planted at regular intervals on both sides of the road.

Detailed design
Design Manual





Location plan

GENERAL GUIDANCE

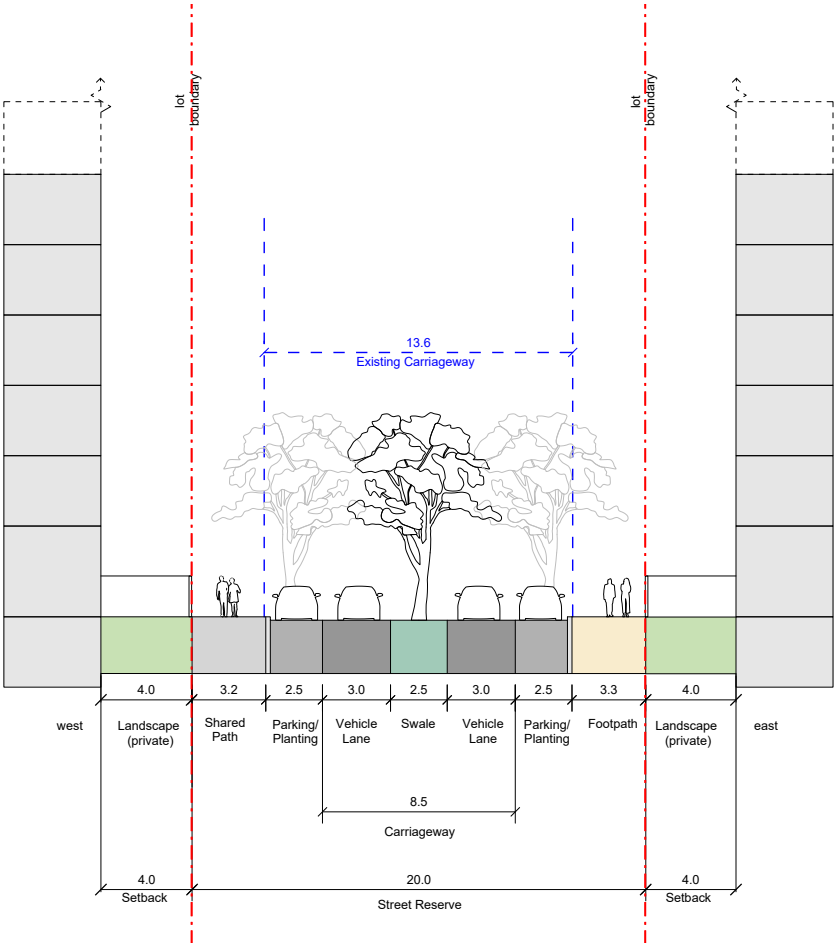
Typology
Pedestrian Space (Civic Spaces)

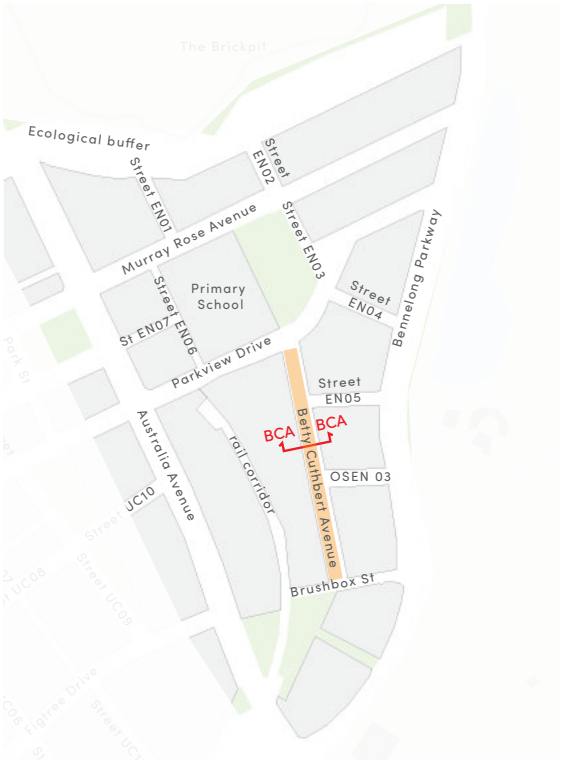
Dimension
20m total width

Trees
Canopy target 70% mixed native species. Trees to be planted at regular intervals throughout the public domain as per layout.

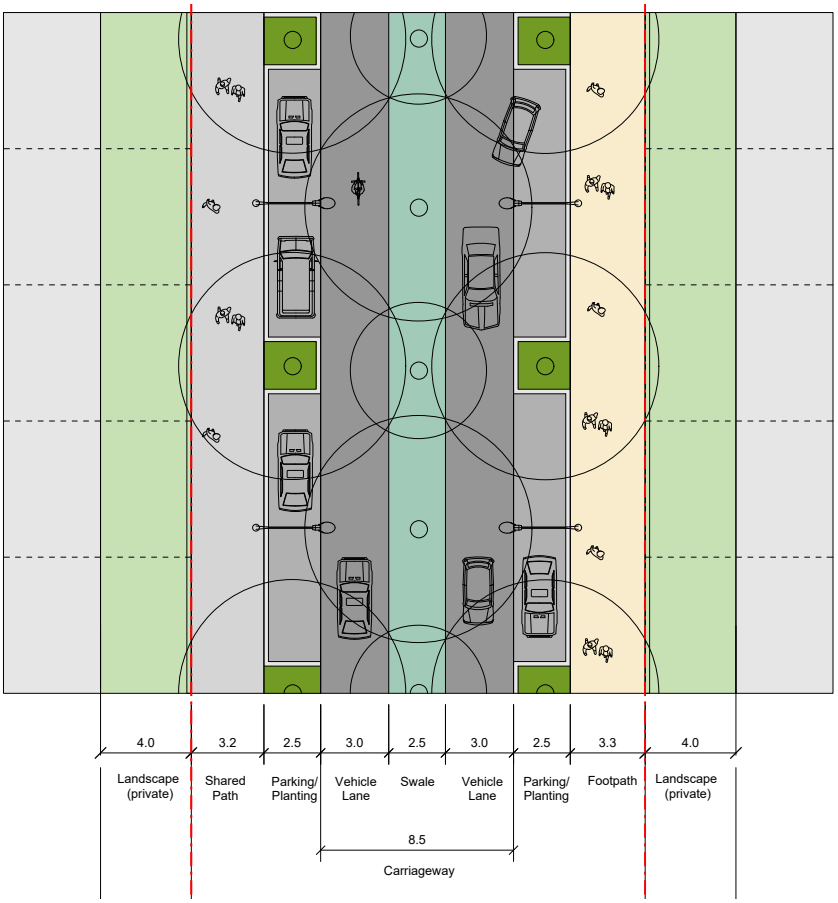
Detailed design
Design Manual

Figure 4.2.15 Betty Cuthbert Avenue





Location plan



GENERAL GUIDANCE

Typology
Local Street (Local Street)

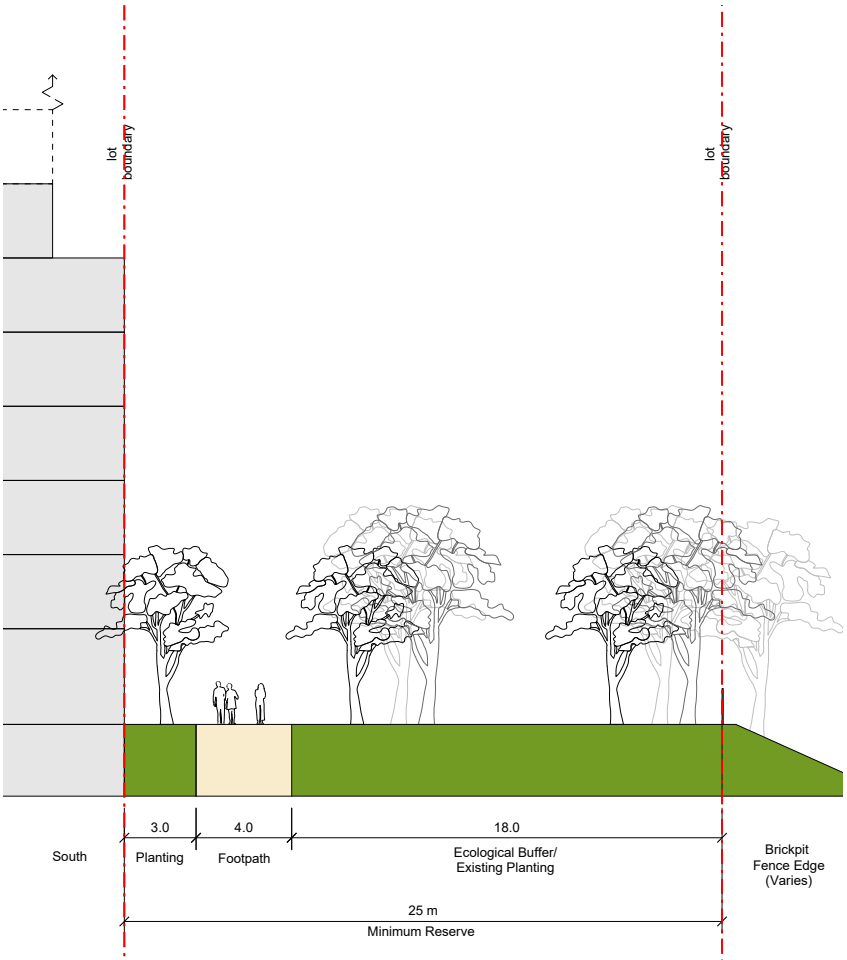
Dimension
20m width

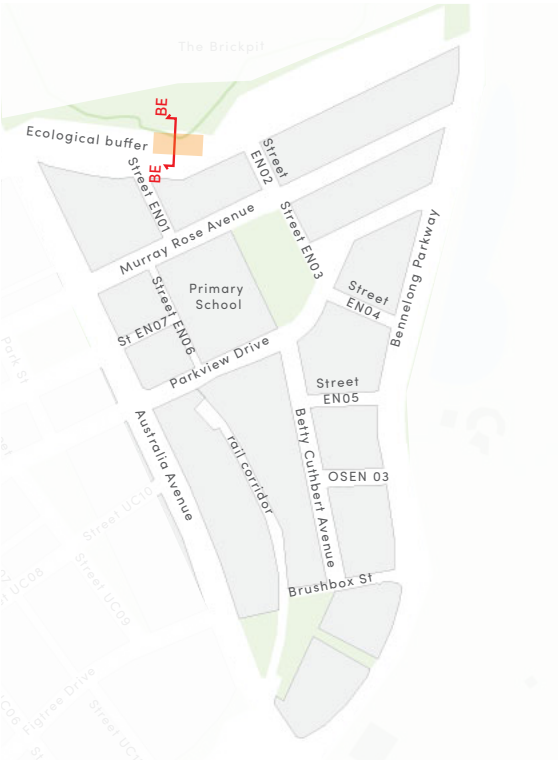
WSUD
Swale as per layout plan

Trees
Canopy target 80% mixed native species. Street trees to be planted at regular intervals on both sides of the road and along the median.

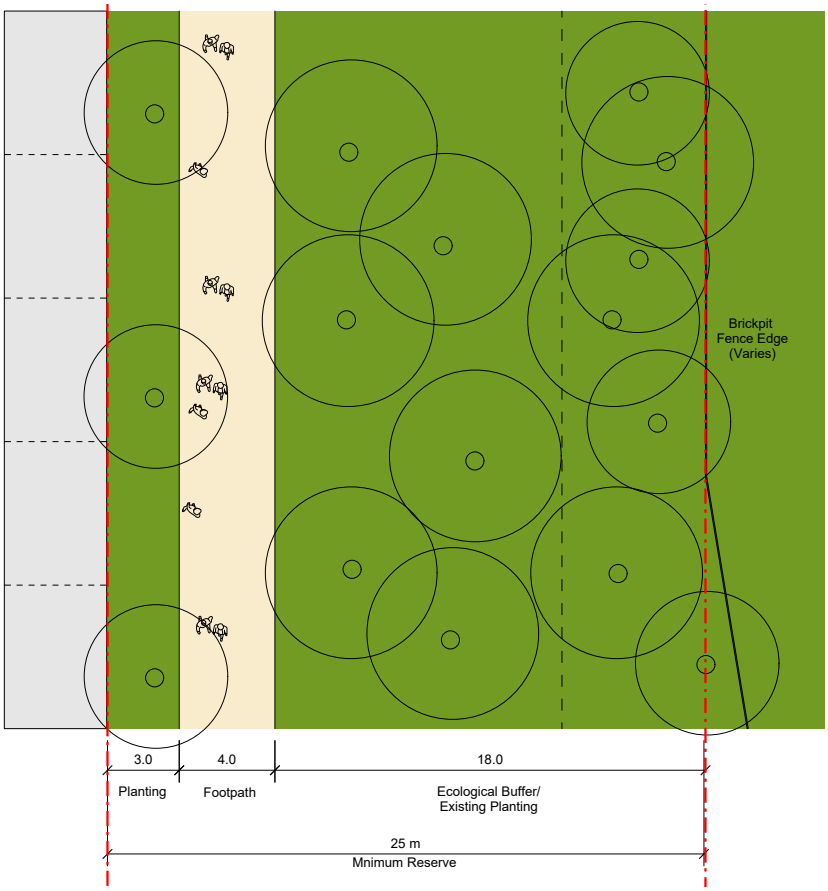
Detailed design
Design Manual

Figure 4.2.16 Pedestrian path Brickpit Edge - BE





Location plan



GENERAL GUIDANCE

Typology
Pedestrian Path (Ecological Buffer)

Dimension
25m width from Brickpit fence

Trees
Canopy target 61%. Retain and enhance the existing trees. Enhance the understorey planting to support existing ecology.

Detailed design
Design Manual

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.3 Southern Neighbourhood

SydneyOlympicPark

4.3.1 Character statement

The Southern Neighbourhood forms part of the southern gateway to Sydney Olympic Park from Homebush Bay Drive.

This neighbourhood is the southern extension of the Urban Centre and benefits from proximity to Boundary Creek. A new active transport bridge is proposed over Sarah Durack Avenue to provide convenient and safe access to the Urban Centre and the new metro station. This is complemented by a second active transport bridge proposed across Australia Avenue into Bicentennial Park significantly improving walking and cycling journeys throughout Sydney Olympic Park.

New residential towers will define the corner of Australia Avenue and Sarah Durack Avenue and along Olympic Boulevard. Residents and visitors to the neighbourhood will have access to community sports fields, playgrounds and parks. These will be focussed around a new multi-function community hub incorporating amenities, kiosk and supporting operational facilities.

The restoration of Boundary Creek will provide new recreational opportunities while enhancing the ecological functions of the riparian corridor.

The existing car park is evolving into a vibrant community asset, continuing to serve event-goers while introducing dynamic new features, including multi-purpose hard courts for sport and recreation, and a freight distribution hub that strengthens local logistics and connectivity and minimises freight vehicle movement.

The transformation of Olympic Boulevard South with large pedestrian boulevards on the eastern side will enhance the public domain and complement the growing recreational and residential focus.

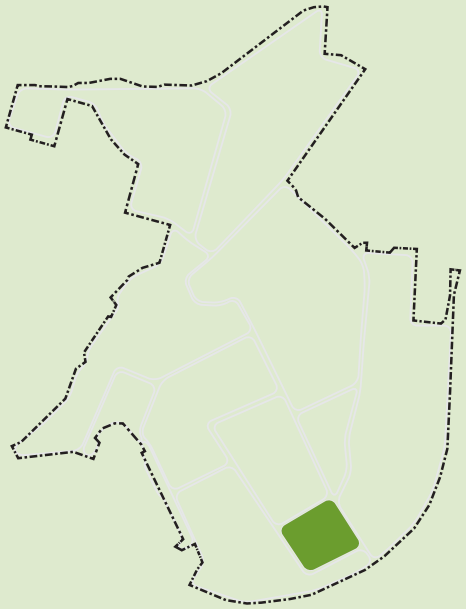


Figure 4.3.1 Southern Neighbourhood illustrative plan

1. Sports field
2. Tom Wills Playing Field
3. Public plaza
4. Play area and multi-purpose community hub
5. Active transport bridge
6. Boundary Creek restoration
7. Olympic Boulevard
8. Existing parking incorporating new multi-purpose hard courts and freight distribution hub

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

Figure 4.3.2 Southern Neighbourhood illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.3.2 Layout and land use

Objectives

a. Frame enhanced community and sporting facilities with new residential development.
b. Provide an urban structure that prioritises active transport movement through the Southern Neighbourhood.
c. Provide direct and accessible connections to the Urban Centre and Bicentennial Park.
d. Activate streets and public open spaces with retail uses and outdoor dining.
e. Provide local retail and service offerings to meet the diverse needs of residents and workers.
f. Provide a connected network of parks and sports facilities allowing for the sharing of spaces by residents and sports organisations.
g. Improve the ecology of the Boundary Creek riparian corridor in conjunction with open space opportunities.

Contaminated Lands

h. Encourage innovative design solutions for development on remediated land that mitigate adverse environmental, social, and visual impacts.
i. Maintain ongoing access to leachate rising mains, pump and valve pits, leachate gravity drains and subsurface drainage systems and above ground structures.

Controls

General

1. Development must contribute to the realisation of the Southern Neighbourhood character statement and the illustrative plan at Figure 4.3.3.
2. Development sites must align with Figure 4.3.3.
3. Streets, public open spaces, landscape setbacks and through-site links must be located in accordance with Figure 4.3.3.

Land Use

4. Development must be consistent with the land uses in Figure 4.3.4.
5. Development sites must be delivered in accordance with Table 4.3.2.
6. Active frontages must be provided in accordance with Figure 4.3.3 and Section 3.9.2 of Master Plan 2050.
7. A freight distribution hub is to be co-located with public car parking in accordance with Figure 4.3.11.
8. Through site links must be provided in accordance with Figure 4.3.11 and Section 3.9.4 of Master Plan 2050.

Contaminated Lands

9. New development should be designed to avoid existing landfill gas extraction infrastructure. The location of infrastructure is to be confirmed with a detailed survey.
10. Development must be setback a minimum of 5m from the infrastructure, as generally indicated in Figure 4.3.3.
11. New development must maintain clear airspace between landfills to ensure sustained radio communication for the remediated landfill systems.
12. All car parking must be located aboveground.
13. New structures and excavations must not compromise the stability and integrity of the adjoining main landfill body.

Figure 4.3.3 Southern Neighbourhood layout and development sites plan

- Site boundary
- 1UC Site reference number
- Streets
- Open space
- Pedestrian spaces
- Existing trees to be retained
- xx m Minimum street dimension
- Primary active frontage with awning
- Secondary active frontage
- Through site link
- Active transport bridge
- Landscape setback
- Playground
- Minimum 5 m setback to landfill gas extraction infrastructure

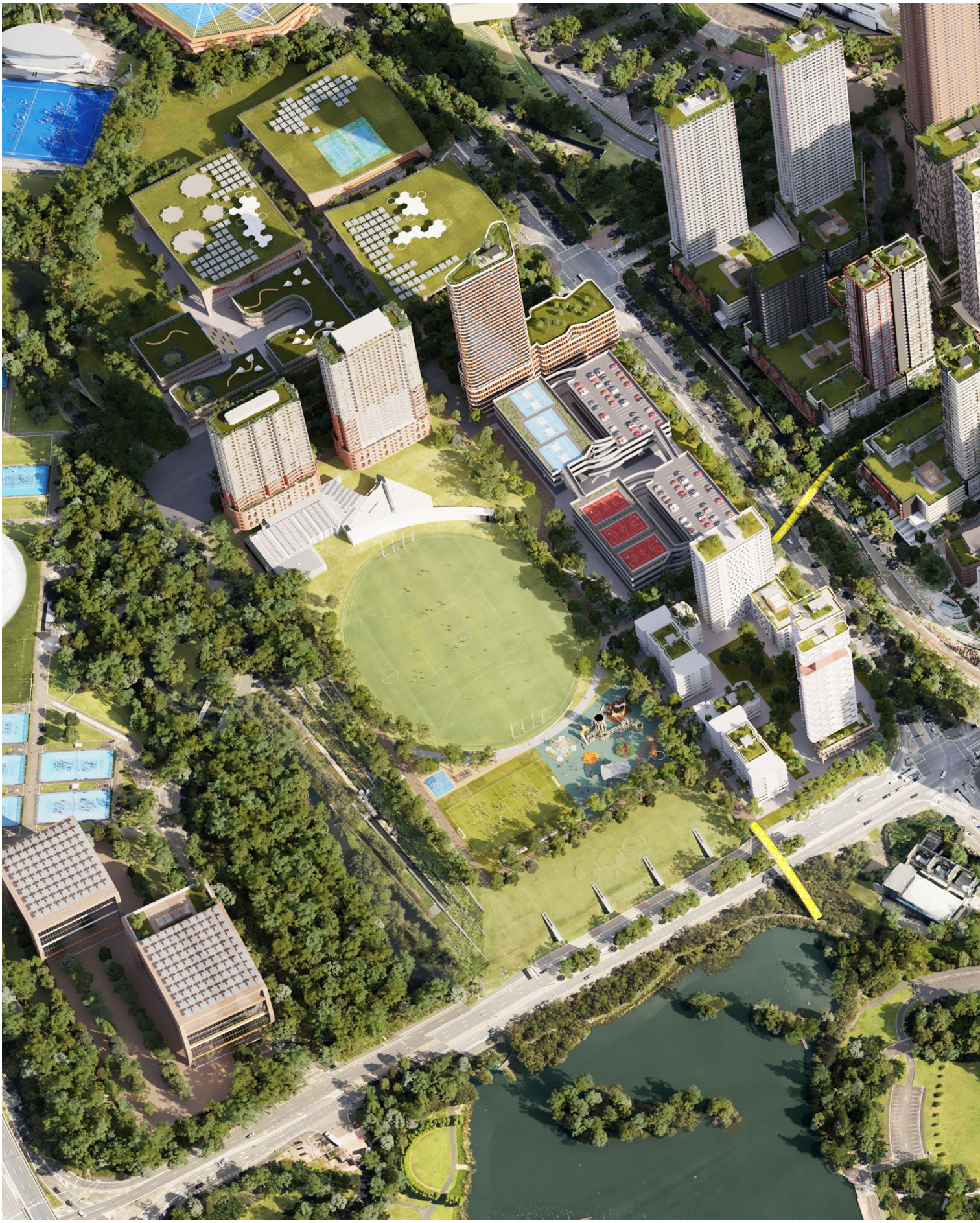
Figure 4.3.4 Southern Neighbourhood land use plan

- Site boundary
- 1SN Site reference number
- Residential
- Mixed use
- Parking
- Events and sports
- Open space
- Landscape setback

Table 4.3.2 Southern Neighbourhood Schedule of land use, public open spaces and streets

Development site	Development site area	Minimum % of non residential GFA	Other requirements
1 SN	11488	100	
2 SN	3450	15	
3 SN	16110	100	Non residential uses include freight distribution hub. Deliver landscape setback LSSN01.
4 SN	18401	2	Deliver space SN02. The western façade of the building defining space SN02 must provide retail and non-residential uses along the active transport bridge. Deliver the multi-function building in OSSN02. Deliver landscape setback LSSN02.
5 SN	4614	10	

Figure 4.3.5 Southern Neighbourhood illustrative image



An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.3.3 Built form

Objectives

a. Provide appropriate built form and scale along Australia Avenue to reinforce the Southern Neighbourhood as a gateway to Sydney Olympic Park from Homebush Bay Drive.
b. Protect view sharing and solar access to existing public open spaces, including Bicentennial Park, Boundary Creek and new public open spaces.
c. Provide building setbacks which respond to the character of the street, align with existing development and pedestrian linkages, and allow for the retention of established trees and new tree planting.
d. Provide adequate solar access to existing and future residential development.

Controls

Building height and form

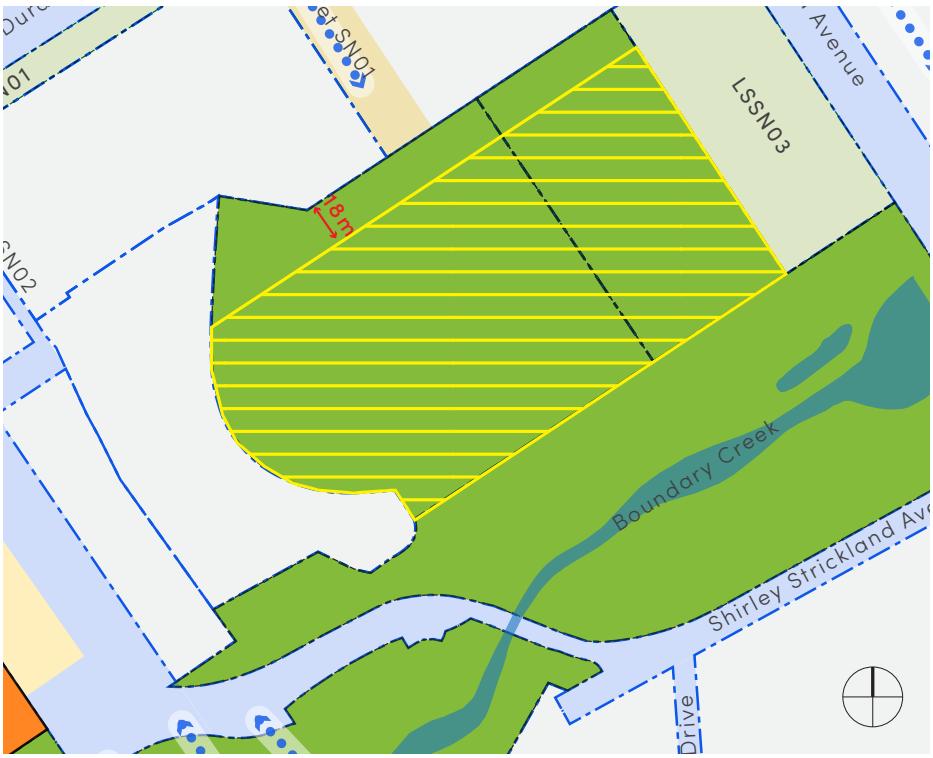
1. Building heights must be in accordance with the maximum height in storeys shown in Figure 4.3.7.
2. Street wall heights must be provided in accordance with Figure 4.3.7.
3. Setbacks above the street wall height must be provided in accordance with Figure 4.3.7.
4. Towers must be sited to provide solar access to existing and new public open spaces and Lake Belvedere.
5. A two storey colonnade must be provided to the ground level of new buildings along the eastern side of Olympic Boulevard in accordance with Figure 4.3.7.

Setbacks

6. Development must comply with the sun protection area at Figure 4.3.6.
7. Building setbacks must be provided in accordance with the street and landscape setbacks on Figure 4.3.7.

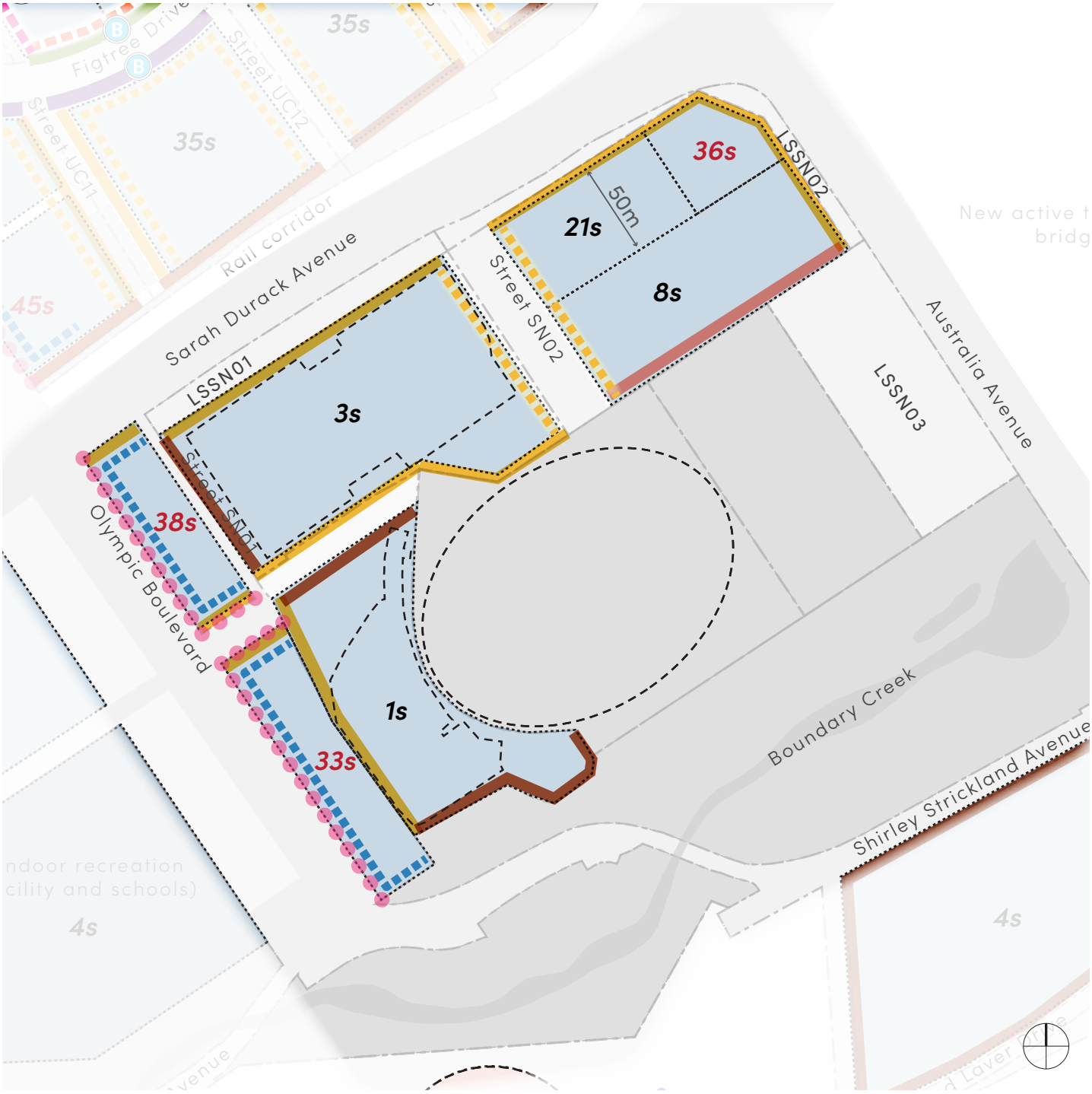
Figure 4.3.6 Southern Neighbourhood sun protection area plan

The 'sun protection area' must receive a minimum of 3 hours of direct sunlight on the winter solstice (typically 21st June) between 9am and 3pm.



Public open space
Sun protection area
X m Dimensions

Figure 4.3.7 Southern Neighbourhood built form plan



- Height zone
- *Xs* Height limit in storeys
- *Xs* Tower location and height limit in storeys
- 3m setback
- 5m setback
- 6m setback
- 6 storey street wall with 3m setback above street wall height
- 6 storey street wall with 6m setback above street wall height
- Two storey colonnade at ground floor

4.3.4 Public open spaces

Objectives

a. Provide a range of public open spaces within the Southern Neighbourhood to meet the diverse needs of residents, workers and visitors.
b. Identify the optimal location of new public open spaces having regard to the surrounding land uses, access and movement, built form and environmental amenity, including sunlight access.
c. Design new public open spaces to maximise functionality and amenity for the intended users.
d. Co-locate public open space with new community and civic spaces.

Controls

1. New public open spaces must be provided in accordance with Figure 4.3.4, Table 4.3.2 and the following:
    a. Figure 4.3.8 - Open Space OSSN01, a combined playing field and park with a minimum area of 34,000m^2; and
    b. Figure 4.3.10 - open spaces throughout Boundary Creek.
2. Reconfigure Olympic Boulevard between Sarah Durack Avenue and Shirley Strickland Avenue (Olympic Boulevard South) to accommodate additional active transport, public open space, plazas, tree canopy and planting as illustrated in the street section at Figure 4.3.12.
3. Provide open space in conjunction with the restoration and rehabilitation of Boundary Creek.
4. New public open space must comply with the sun protection area in Figure 4.3.6.
5. New public open spaces must be designed having regard to the design guidance and illustrative concepts provided.

Figure 4.3.8 Open Space OSSN01 Illustrative Plan

Open Space OSSN01 Southern Neighbourhood Design guidelines

The design of OSSN01 must be guided by Figure 4.3.8 and the following principles:

1. Prioritise active play and green space for all ages and community groups, co-located with educational and sports facilities.
2. Provide direct pedestrian connections to the park from surrounding streets.
3. Deliver a central sports field and a playground suitable for people of varying ages and abilities.
4. Provide a multi-functional community hub that includes amenities, a kiosk, and supporting operational facilities adjacent to the sports field.
5. Provide natural shade around the park's perimeter and support biodiversity and surrounding ecologies.
6. Provide adequate lighting and infrastructure to support training and sports events.
7. Provide seating for spectators with high amenity and natural shading.
8. Provide a pedestrian loop around the central sports field.
9. Ensure the planting of varying tree species around the playground to provide natural shade.
10. Utilise locally occurring native species for understorey and tree planting that is sensitive to the ecology of Boundary Creek.
11. Create a continuous buffer of street trees around the southern edge.

Olympic Boulevard South Design guidelines

The design of Olympic Boulevard South must be guided by Figure 4.3.9 and the following principles.

Reconfigure Olympic Boulevard between Sarah Durack Avenue and Shirley Strickland Avenue to:

1. Establish a primary north-south pedestrian promenade on the eastern side of Olympic Boulevard to maximise pedestrian activity and allow for outdoor dining.
2. Include secondary pathways.
3. Create a seamless transition with a flush surface treatment.
4. Integrate a dedicated two-way cycleway.
5. Retain two way traffic to function as a connector street.
6. Incorporate WSUD swales into the street reservation in alignment with existing drainage patterns and topography.
7. Retain existing trees and increase tree canopy coverage.
8. Maximise soft open space along the western side and retain existing vegetation.
9. Provide more opportunities for gathering and public activation along the western side.

Figure 4.3.9 Olympic Bld South illustrative plan

- Existing trees to be retained
- Additional proposed trees
- Planting
- High intensity pedestrian use
- Pedestrian movement zone
- Active recreation
- Water treatment zone
- Streets
- Water
- Water feature
- WSUD
- Dedicated cycle loop
- Built form

Figure 4.3.10 Boundary Creek illustrative plan

Boundary Creek Design guidelines

The design for the provision of open space in conjunction with the restoration and rehabilitation of Boundary Creek is to be guided by the following principles as illustrated in Figure 4.3.10:

1. Naturalise creek edges.
2. Introduce biofiltration systems and WSUD measures for surrounding areas.
3. Protect and support endangered ecological species
4. Restore mangrove habitat.
5. Increase tree canopy and low level planting.
6. Provide access to the creek, allowing people to interact with the water.
7. Establish areas along the creek for gathering and cultural practice. Embed with Connecting with Country principles through story-telling and interpretation within the landscape and any built elements.
8. Provide wayfinding and signage in language.

- Existing trees to be retained
- Additional proposed trees
- Planting
- High intensity pedestrian use
- Pedestrian movement zone
- Active recreation
- Water treatment zone
- Streets
- Water
- Water feature
- WSUD
- Tiered edge
- Built form

4.3.5 Movement

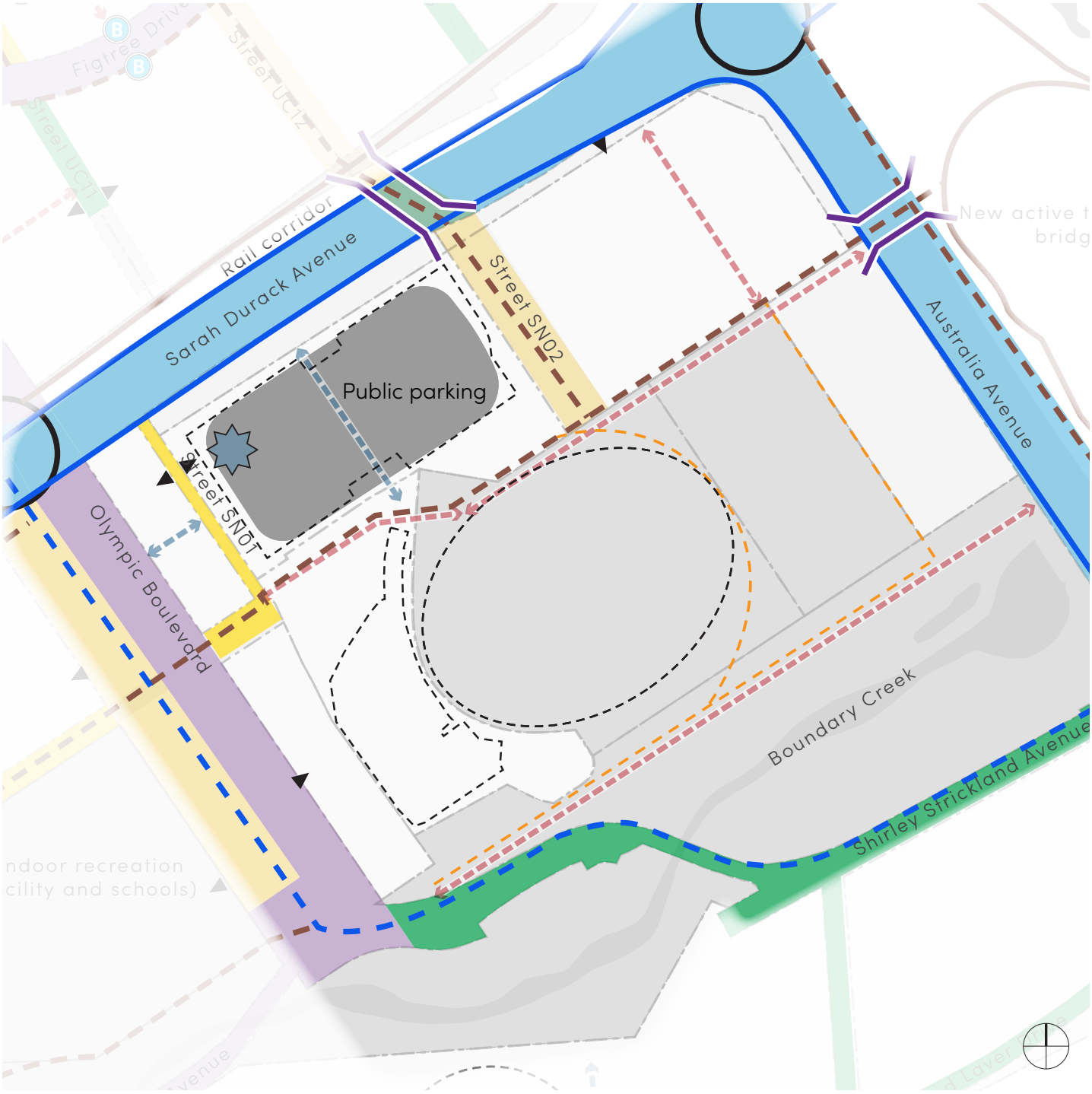
Objectives

a. Improve active transport connections through the Southern Neighbourhood and to the Urban Centre and Bicentennial Park.
b. Provide east-west pedestrian connections through the Southern Neighbourhood from Australia Avenue to Olympic Boulevard.
c. Maintain Olympic Boulevard as a connector street with increased active transport.
d. Minimise the movement of freight vehicles across Sydney Olympic Park by providing a central freight distribution hub.

Controls

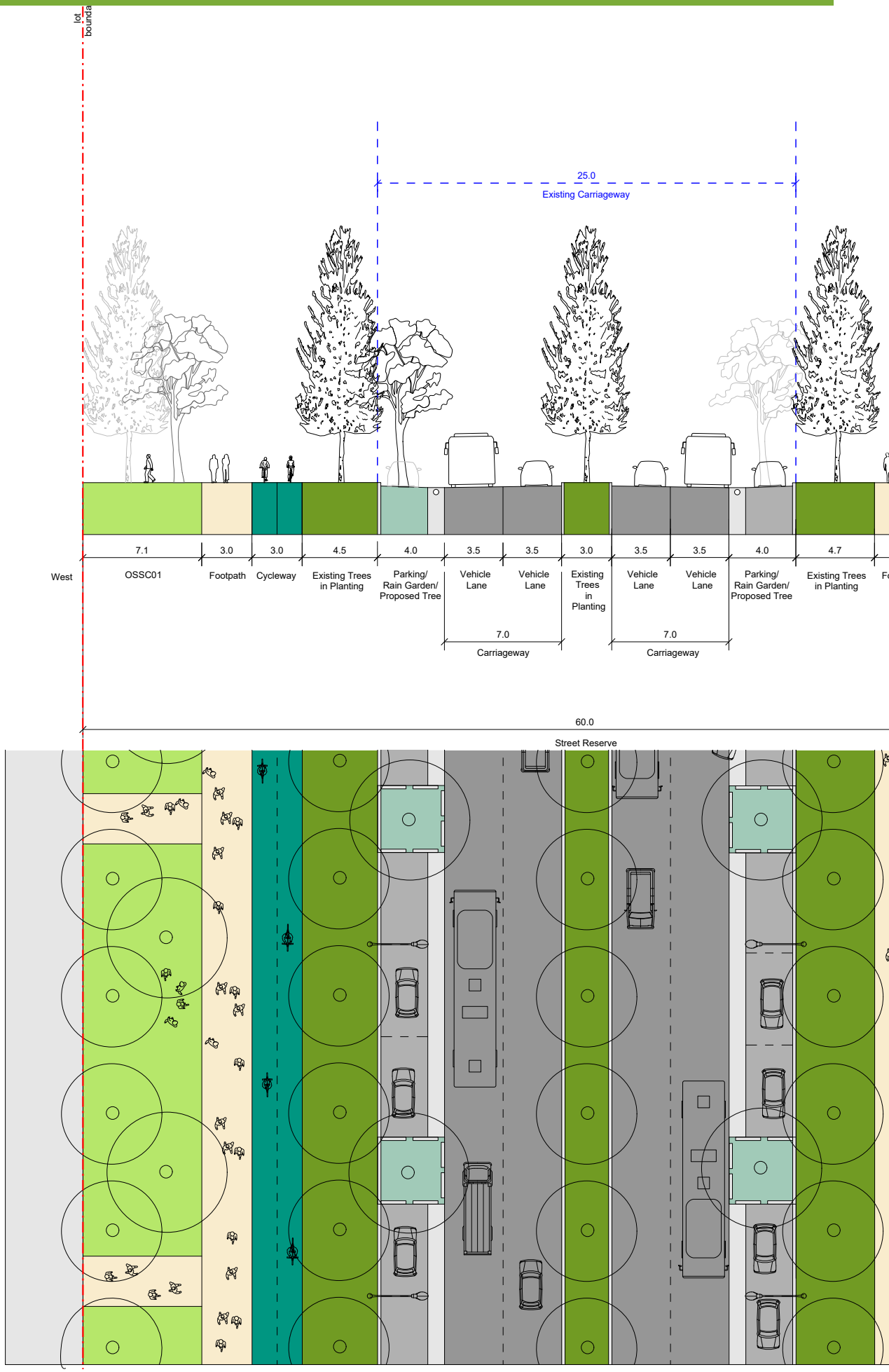
1. Streets, laneways, and through-site links must be provided in accordance with Figure 4.3.11 and the street sections at Figure 4.3.12-4.3.14.
2. New streets are to be delivered in accordance with Table 4.3.2.
3. Provide transport infrastructure as outlined below and identified on Figure 4.3.11, including:
   a. New shared paths and dedicated cycleways;
   b. Intersection upgrades;
   c. New pedestrian crossings; and
   d. New pedestrian and cyclist bridge over Sarah Durack Avenue and Australia Avenue.
4. Where possible, locate vehicle access and egress on service lanes and local streets, as identified on Figure 4.3.11.
5. A public car park, comprising 700 spaces, must be provided for events and must accommodate a freight distribution hub.
6. Provide detailed public space and landscape elements in accordance with the Design Manual.

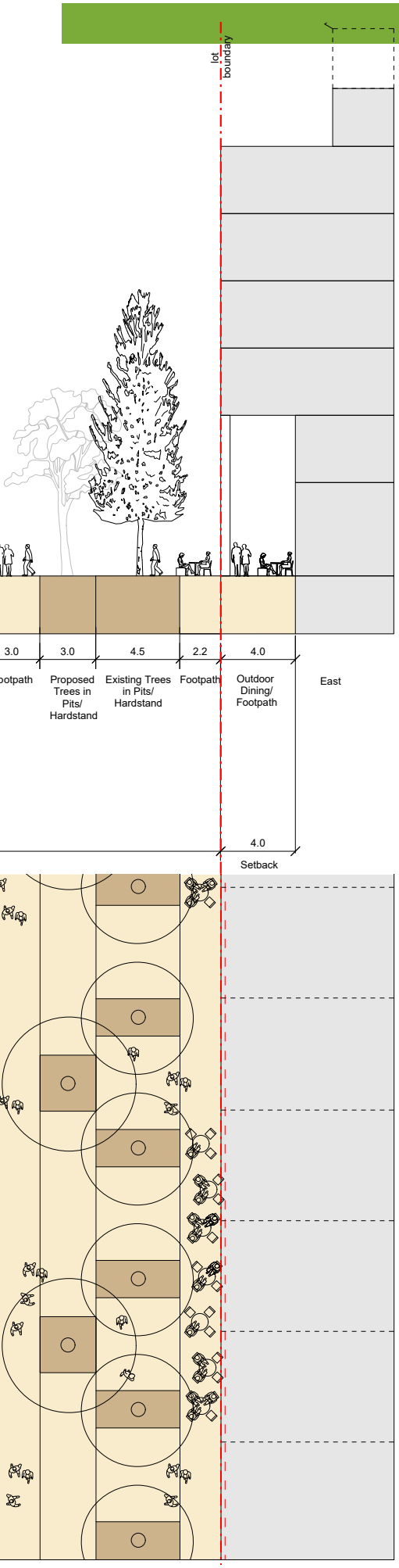
Figure 4.3.11 Southern Neighbourhood movement plan

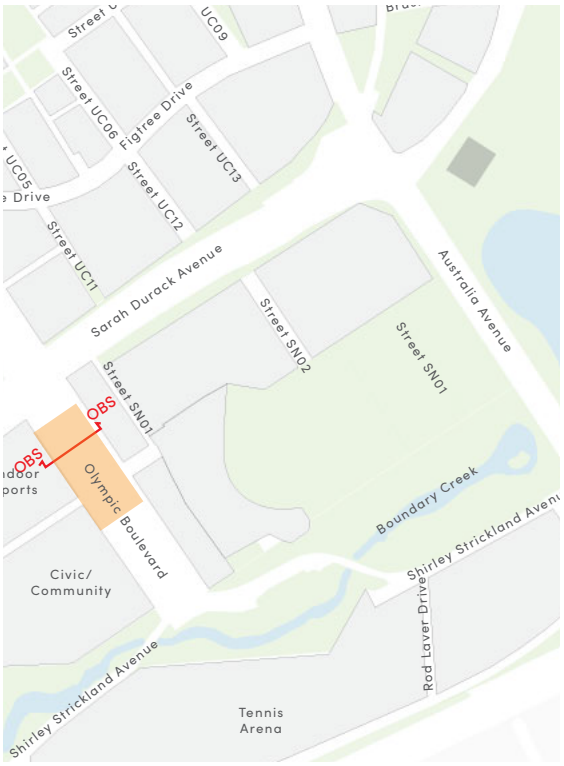


- Pedestrian spaces
- Civic street
- Local street
- Connector street
- Connector avenue
- Existing dedicated cycleways
- Proposed dedicated cycleways
- Existing shared path
- Proposed shared path
- Proposed pedestrian path
- Public car parking
- Pedestrian crossing
- Vehicular access point (preferred)
- Existing intersections
- Active transport bridge
- Freight distribution hub
- Through site link (6m open to sky unless otherwise specified)
- Through site link (6m open to sky preferred)

Figure 4.3.12 Olympic Boulevard South - OBS







Location plan

GENERAL GUIDANCE

Typology
Connector Street (Main Street)

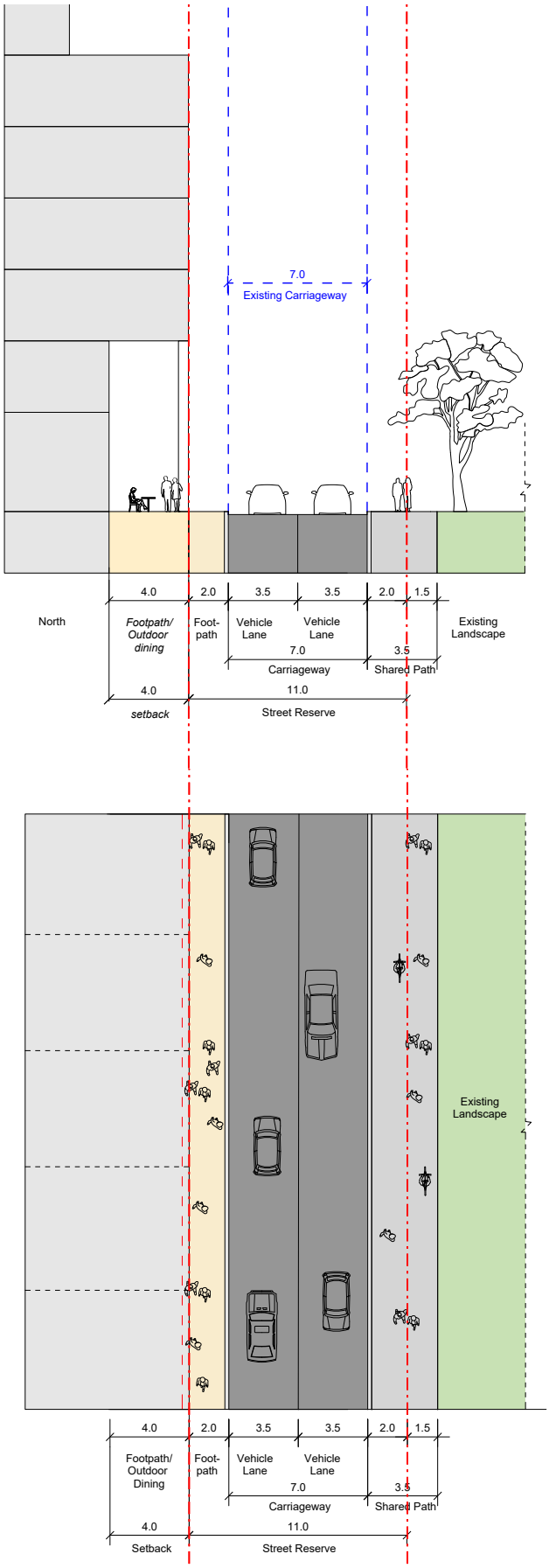
Dimension
60m width

WSUD
Rain gardens as per layout plan

Trees
Canopy target 45%. Retain and enhance existing mature trees and character of the boulevard. Additional street trees to be planted in alignment with existing trees on both sides of the road and supported with understorey planting where appropriate.

Detailed design
Design Manual

Figure 4.3.13 Street SN01



Location plan

GENERAL GUIDANCE

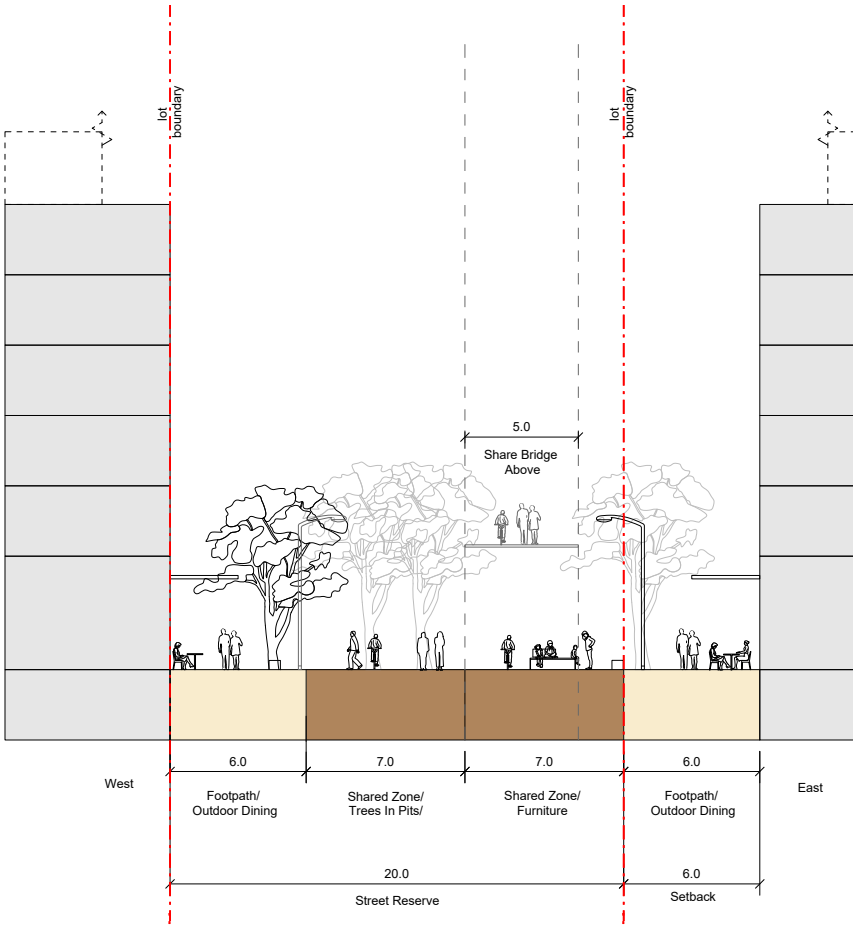
Typology
Civic Street (Civic Spaces)

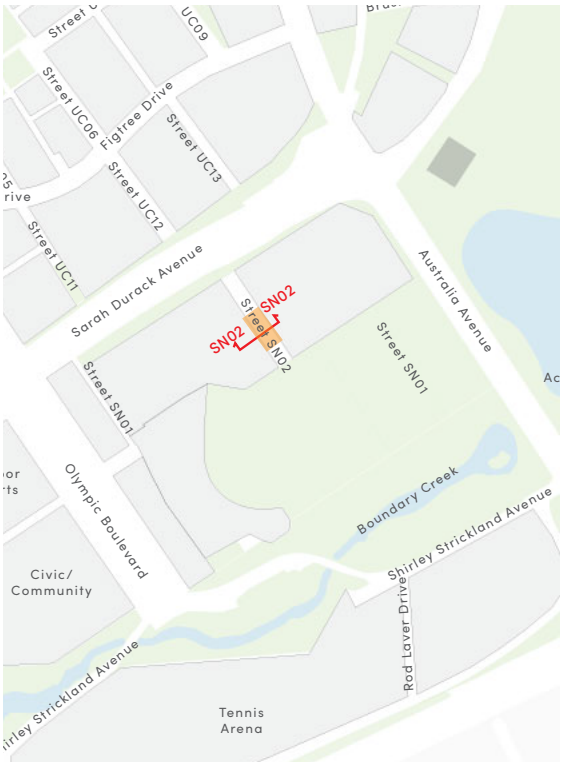
Dimension
11m width with an additional 3m in-lot setback along the northern side

Trees
Street trees to be planted at regular intervals at both sides of the street

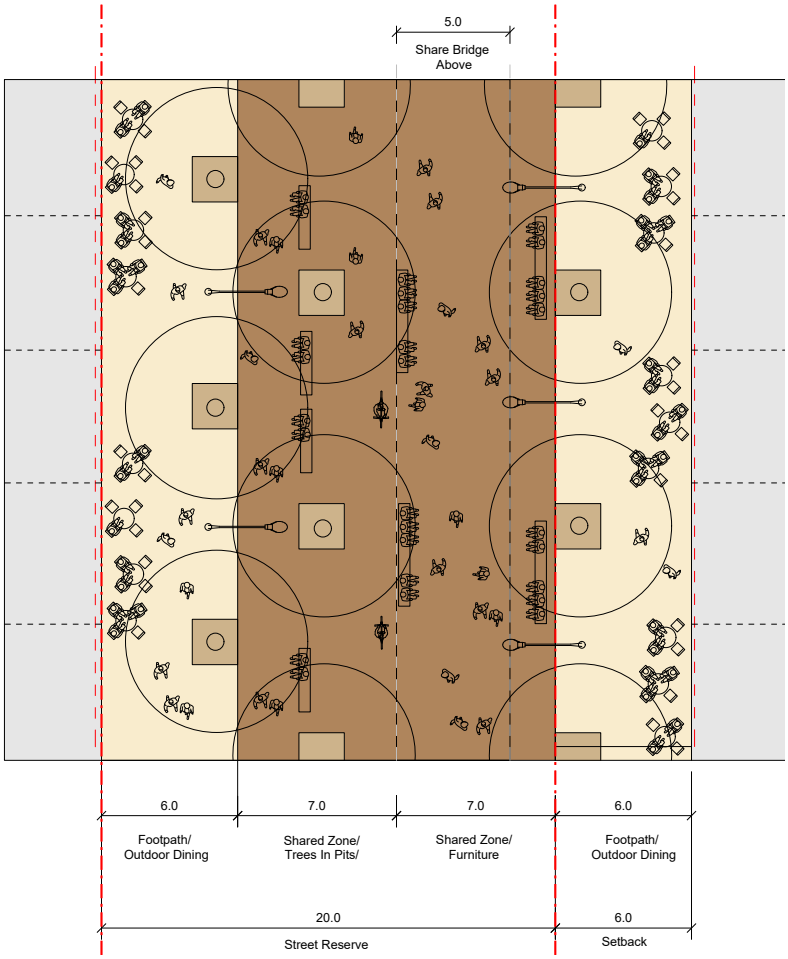
Detailed design
Design Manual

Figure 4.3.14 Street SN02





Location plan



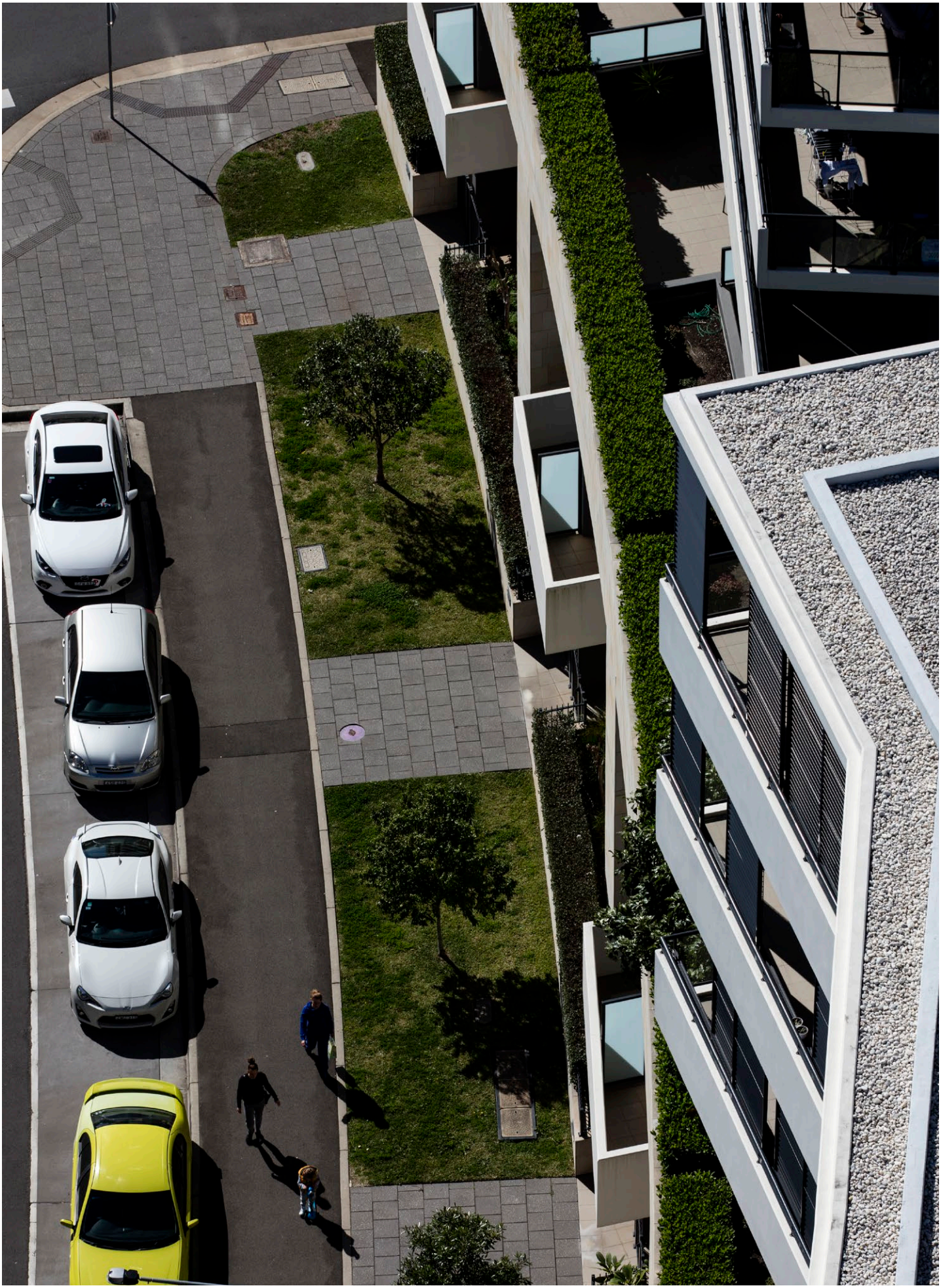
GENERAL GUIDANCE

Typology
Pedestrian Mall (Civic Spaces)

Dimension
20m width with an additional 6m in-lot setback along the eastern side

Trees
Canopy target 55% mixed native species. Trees to be planted at regular intervals throughout shared space with appropriate clearance from share bridge

Detailed design
Design Manual



Local streets in residential neighbourhoods. Source: Brett Winstone

4.4 Haslams Neighbourhood

SydneyOlympicPark

4.4.1 Character statement

Haslams Neighbourhood will be a compact urban neighbourhood located on the edge of Haslams Creek, west of Sydney SuperDome.

The neighbourhood currently accommodates a waste service facility and coach parking which over time will be redeveloped into a residential neighbourhood overlooking Haslams Creek, Haslams Park and the suburb of Newington.

Haslams Neighbourhood will be green and leafy, with generous shared courtyards, street tree planting and a new centrally located park. A neighbourhood centre, accommodating shops, childcare and other local services, will be located adjacent to the park.

The neighbourhood will be characterised by residential and mixed-use buildings, ranging in height from six to 20 storeys to maximise solar access to the park and view sharing to the Parklands. New buildings will be setback from the street to accommodate landscaping and urban tree canopy.

The street network will be car-lite with a civic street framing the northern end of the new park. The existing cluster of mature trees in the southern end of the neighbourhood will be integrated into a new open space that will connect to parks within the adjacent Carter Street Precinct.

Movement through Halsams Neighbourhood and adjacent precincts and neighbourhoods will be supported by new active transport links.

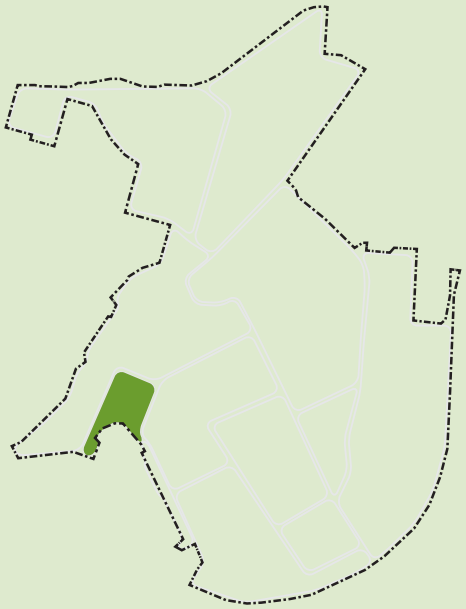


Figure 4.4.1 Haslams Neighbourhood illustrative plan

Figure 4.4.2 Haslams Neighbourhood illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.4.2 Layout and land use

Objectives

a. Promote residential uses to reinforce the role of the Haslams Neighbourhood as a vibrant residential neighbourhood.
b. Provide an urban structure that prioritises active transport movement through the Haslams Neighbourhood and provides direct and accessible connections to the Urban Centre, public transport, Haslams Creek and the Carter Street Precinct.
c. Provide local retail and service offerings within the Haslams Neighbourhood to meet the diverse needs of residents, workers and nearby communities.
d. Activate streets and public open spaces with retail uses and outdoor dining.
e. Provide public open spaces for the enjoyment of the Haslams Neighbourhood residents and nearby communities.

Controls

General

1. Development must contribute to the realisation of the Haslams Neighbourhood character statement and the illustrative plan at Figure 4.4.1.
2. Development sites must align with Figure 4.4.3.
3. Streets, public open spaces, landscape setbacks and through-site links must be located in accordance with Figure 4.4.3.

Land use

4. Development must be consistent with the land uses in Figure 4.4.4.
5. Development sites must be delivered in accordance with Table 4.4.2.
6. Active frontages must be provided in accordance with Figure 4.4.3 and Section 3.9.3 of Master Plan 2050.
7. Through site links must be provided in accordance with Figure 4.4.3 and Section 4.9.4 of Master Plan 2050.

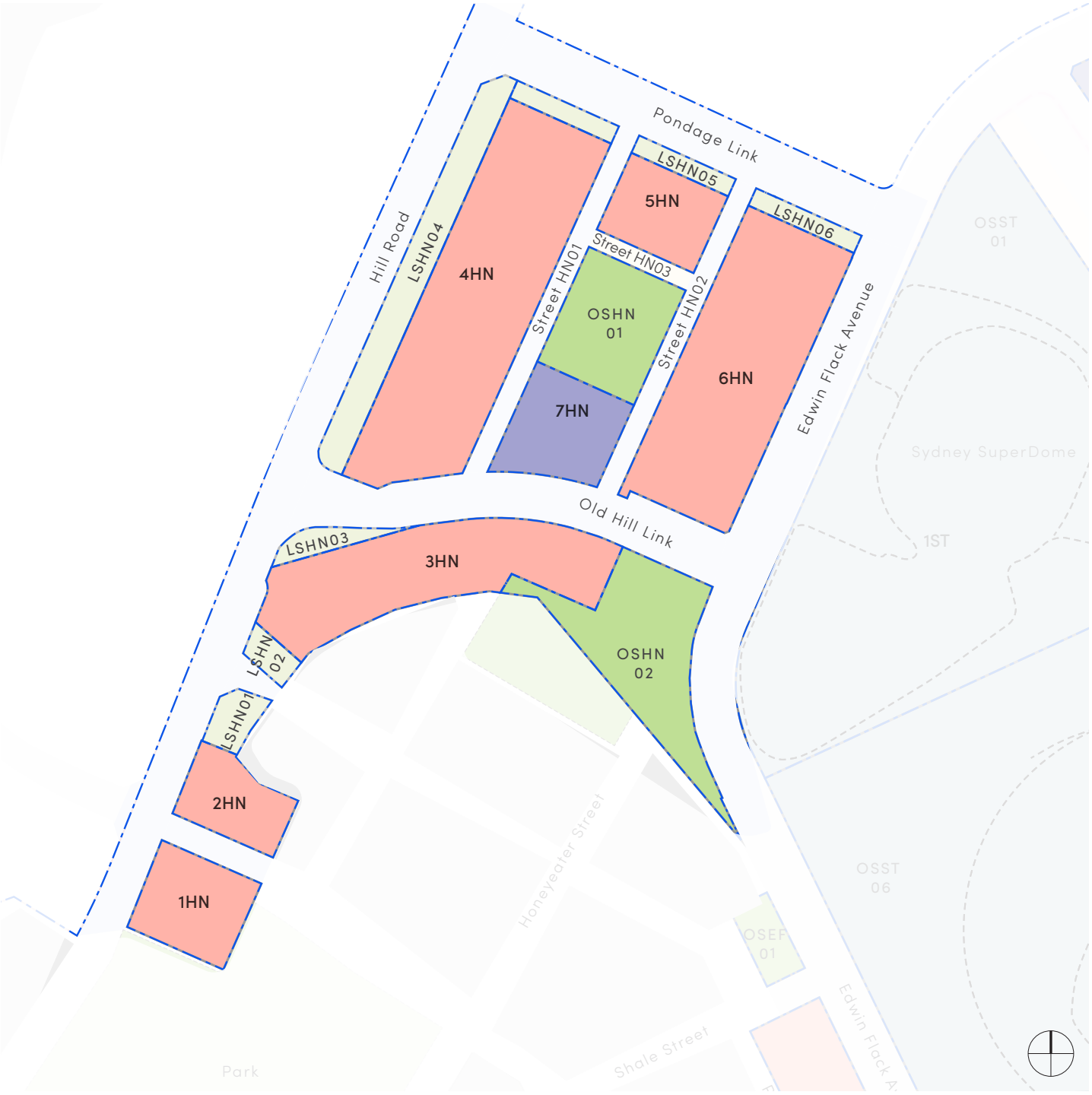
Contaminated lands

8. Any road works to resurface or widen Hill Road, or provide additional lighting or other services, must ensure no impacts to the ongoing integrity of the leachate drains and collection pits.

Figure 4.4.3 Haslams Neighbourhood layout and development sites plan

- Site boundary
- 1HN Site reference number
- Streets
- Open space
- Pedestrian spaces
- Landscape setback
- Existing trees to be retained
- xx m Minimum street dimension
- Primary active frontage with awning
- Secondary active frontage
- Through site link
- Active transport tunnel
- Playground
- Investigation site for educational facility

Figure 4.4.4 Haslams Neighbourhood land use plan



- Site boundary
- 1 HN — Site reference number
- Residential
- Mixed use
- Public open space
- Landscape setback
- Investigation site for educational facility

Table 4.4.2 Haslams Neighbourhood schedule of land use, public open spaces and streets

Development site	Development site area	Minimum % of non residential GFA	Other requirements
1 HN	3990	0	Deliver landscape setback LSHN01.
2 HN	3100	0	Deliver landscape setback LSHN02.
3 HN	10577	5	Non residential uses include childcare centre, retail and food and drink premises. Deliver landscape setback LSHN03.
4 HN	17281	0	Deliver a portion of street HN01 and OSHN01. Deliver landscape setback LSHN04.
5 HN	3550	0	Deliver a portion of streets HN01 and HN02 and whole of street HN03. Deliver a portion of OSHN01. Deliver landscape setback LSHN05.
6 HN	14293	3	Non residential uses include childcare centre, retail and food and drink. Deliver a portion of street HN02 and OSHN01.
7 HN	4317	10	Deliver minimum 1,500m^2 retail GFA. Deliver minimum 500m^2 community GFA. Preferred non residential uses include childcare centre, local supermarket, food and drink premises and sharing economy hub. Deliver a portion of street HN01, HN02 and open space OSHN01.

Figure 4.4.5 Haslams Neighbourhood illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.4.3 Built form

Objectives

a. Provide a medium density residential neighbourhood through appropriate building form and scale.
b. Provide an appropriate transition to the Carter Street Precinct to the south.
c. Protect view sharing and solar access to existing and new public open spaces.
d. Frame new public open spaces with residential development and active uses.
e. Provide building setbacks which respond to the character of the street, align with existing development and pedestrian linkages, and allow for the retention of established trees and new tree planting.
f. Provide adequate solar access to future and existing residential development.

Controls

Building height and form

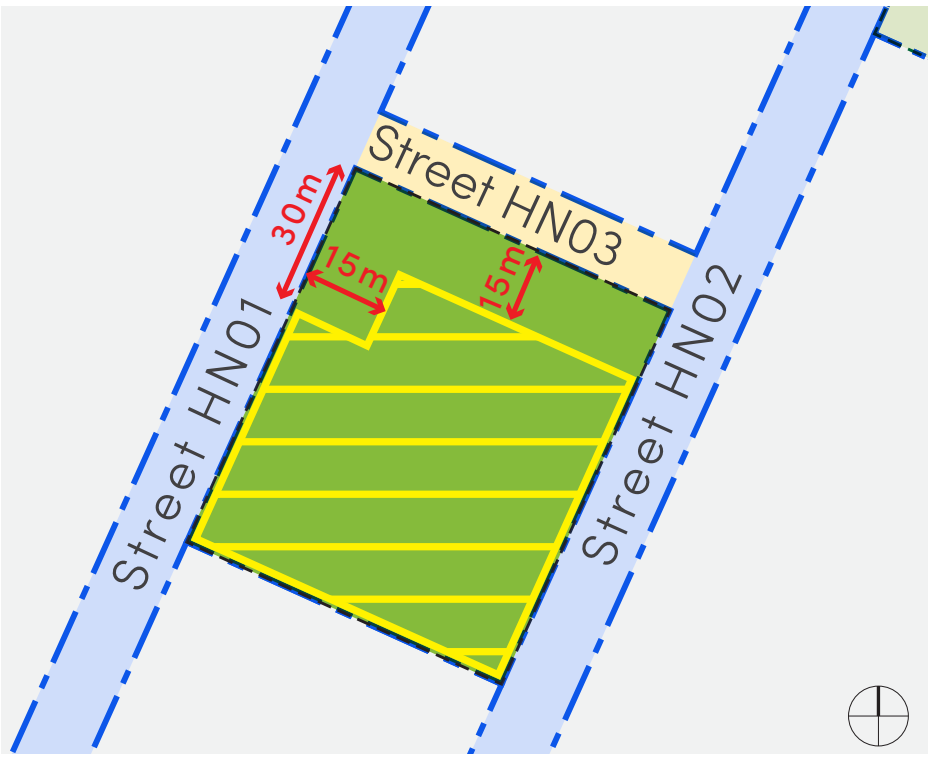
1. Buildings heights must be in accordance with the maximum height in storeys shown in Figure 4.4.7.
2. Taller buildings must be sited to provide solar access to adjacent development sites and existing and future public open spaces.
3. Development must comply with sun protection area in Figure 4.4.6.

Setbacks

4. Building setbacks must be provided in accordance with the street and landscape setbacks shown in Figure 4.4.7.

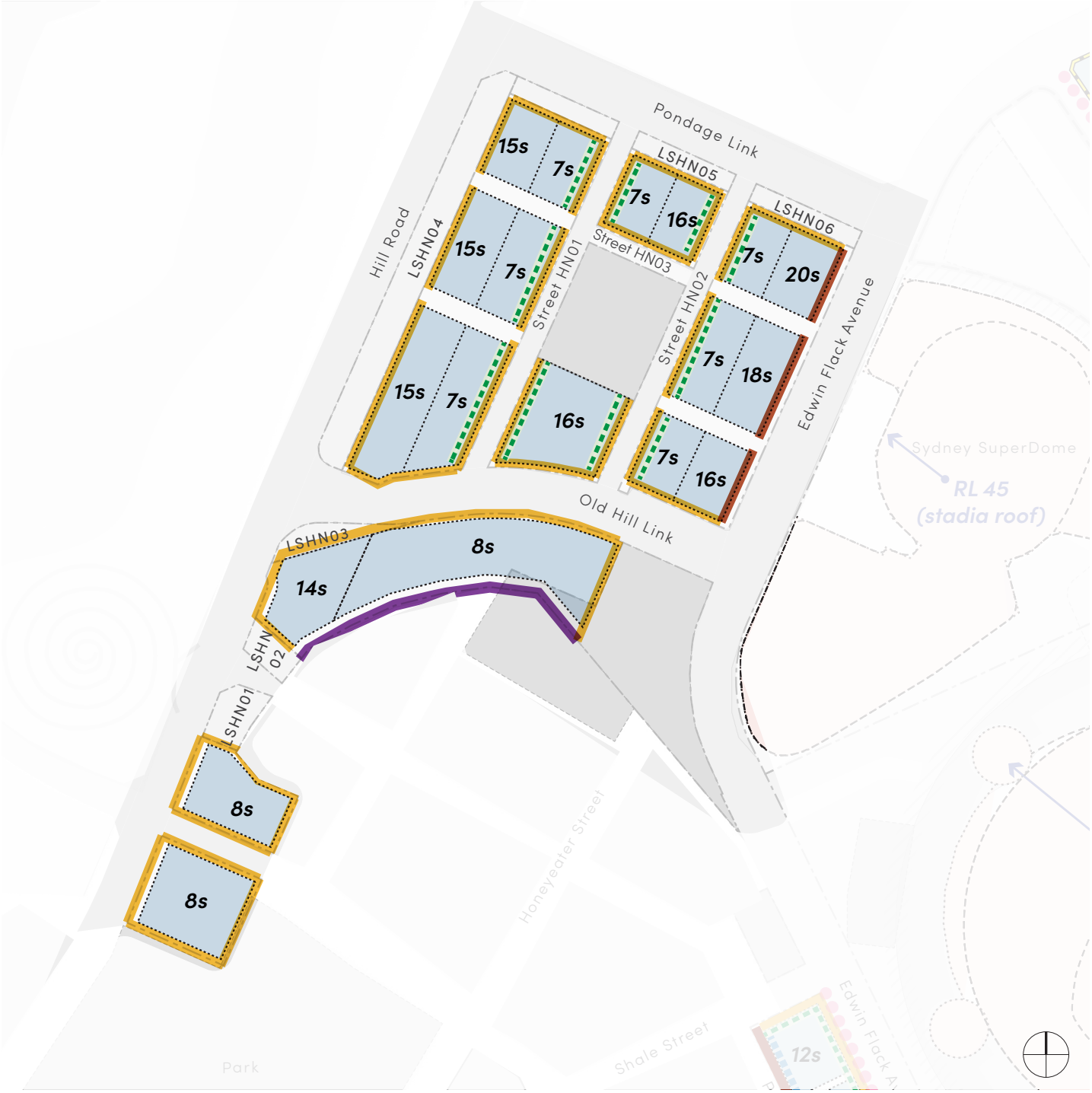
Figure 4.4.6 Haslams Neighbourhood Sun Protection Area

The 'sun protection area' must receive a minimum of 3 hours of direct sunlight on the winter solstice (typically 21st June) between 9am and 3pm.



Public open space
Sun protection area
X m Dimensions

Figure 4.4.7 Haslams Neighbourhood built form plan



- Height zone
- *Xs* Height limit in storeys
- 3m setback
- 6m setback
- 8m setback
- 6 storey street wall with 2m setback above street wall height

4.4.4 Public open spaces

Objectives

a. Provide a range of public open spaces within Haslams Neighbourhood to meet the diverse needs of residents, workers and visitors.
b. Identify the optimal location of new public open spaces having regard to the surrounding land uses, access and movement, built form and environmental amenity, including sunlight access.
c. Design new public open spaces to maximise functionality and amenity for the intended users.
d. Integrate public open spaces with adjacent public open space within the Carter Street Precinct.

Controls

1. New public open spaces must be provided in accordance with Figure 4.4.3, Table 4.4.2 and the following:
    a. OSHN01 - A new centrally located park with a minimum area of 5,300m^2.
    b. OSHN02- A new park with a minimum area of 7800m^2 located over the pedestrian tunnel.
2. New public open space must comply with the sun protection area in Figure 4.4.6.
3. New public open spaces are to be designed having regard to the design guidance and illustrative concepts provided.

Figure 4.4.8 Open Space HN01 illustrative plan

Open Space HN01 Design guidelines

The design of the OSHN01 must be guided by Figure 4.4.8 and the following principles:

1. Provide a central open space for local residents, with areas for play, fitness and outdoor dining.
2. Incorporate tree planting in hardstand areas with seating amenities.
3. Provide increased greening to streets and park edges to create a strong landscape outlook for local residents and community.
4. Encourage slow vehicle movement along the civic streets surrounding the park.
5. Provide a pedestrian crossing.

- Additional proposed trees
- Planting
- Soft open space (lawn)
- High intensity pedestrian use
- Pedestrian movement zone
- Play
- Shared streets
- Streets
- Built form
- Pedestrian crossing

4.4.5 Movement

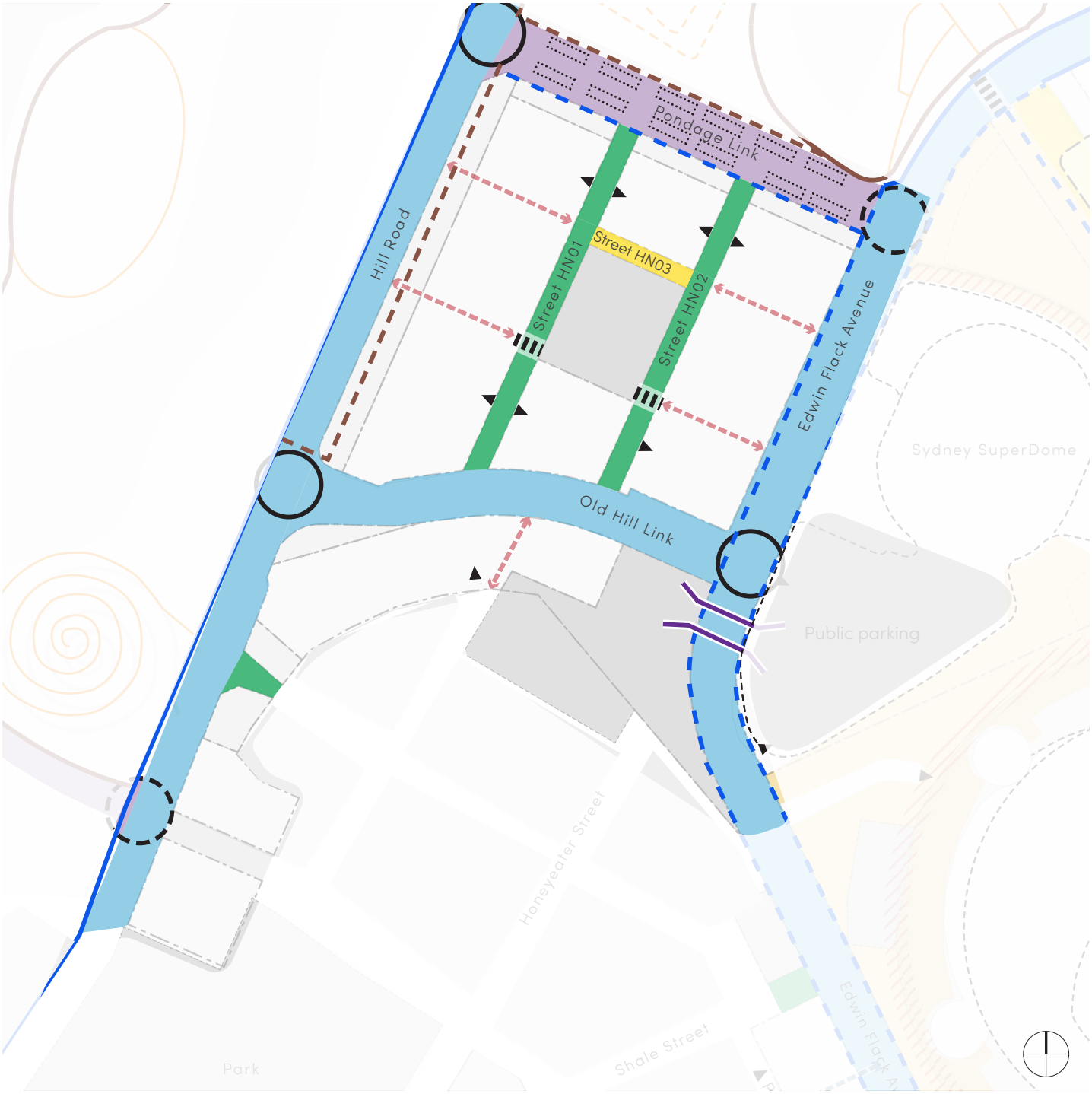
Objectives

a. Improve active transport connections through the Haslams Neighbourhood and to the Sports and Stadia Precinct.
b. Improve permeability between the Haslams Neighbourhood and the Carter Street Precinct.
c. Provide temporary coach parking along Pondage Link to service the Royal Easter Show.
d. Provide east-west pedestrian connections through the Haslams Neighbourhood from Edwin Flack Avenue to Hill Road.
e. Create a community focus within the Haslams Neighbourhood by prioritising active transport to provide direct connections to public open spaces, retail services and public transport throughout the neighbourhood.

Controls

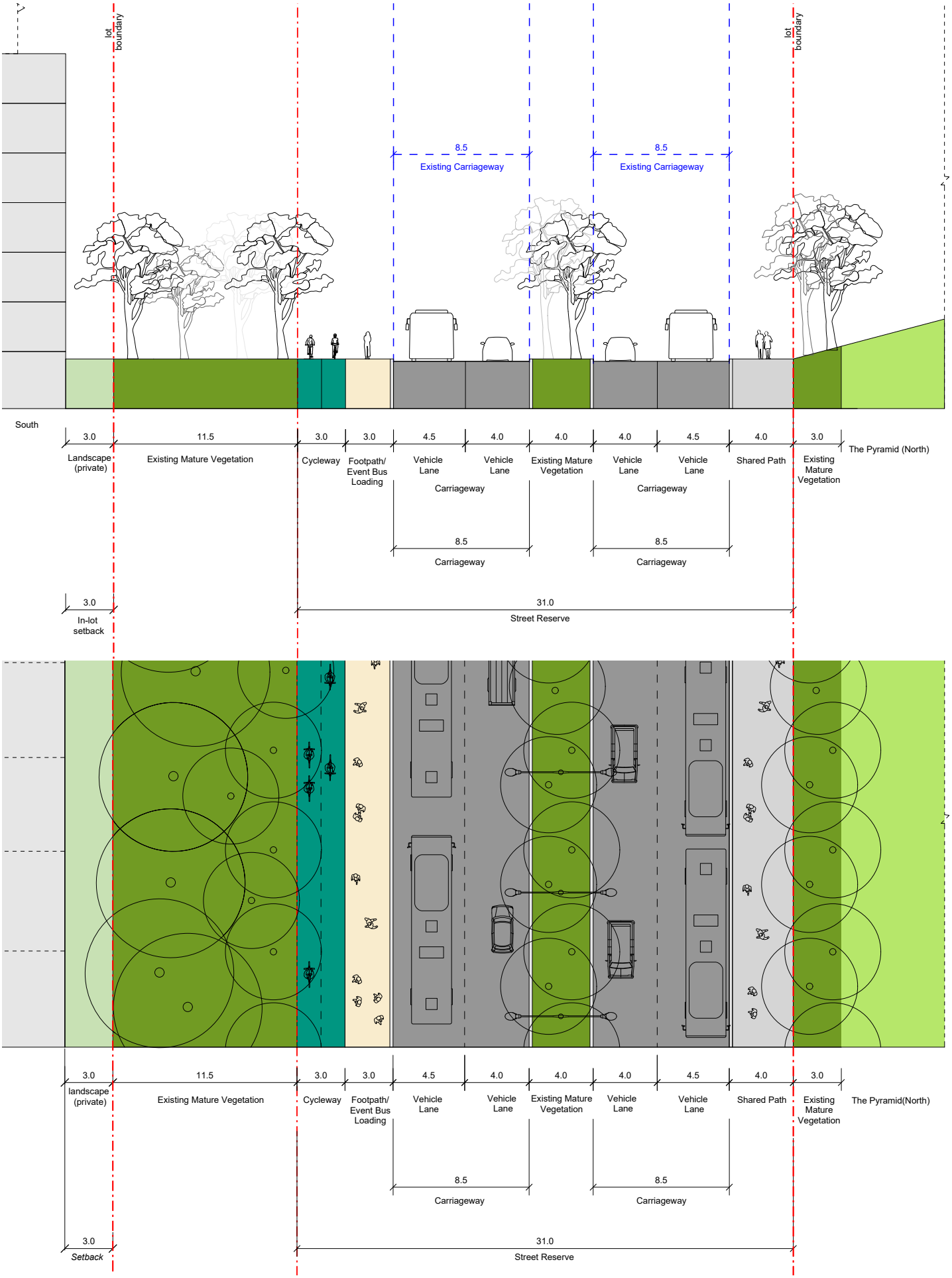
1. Streets, laneways, and through-site links must be provided in accordance with Figure 4.4.9 and the street sections at Figures 4.4.10-4.4.13.
2. New streets are to be delivered in accordance with Table 4.4.2.
3. Provide transport infrastructure as outlined below and identified on Figure 4.4.9:
    a. New shared paths and dedicated cycleways;
    b. Intersection upgrades;
    c. Upgraded pedestrian tunnel under Edwin Flack Avenue; and
    d. New pedestrian crossings.
4. Where possible, locate vehicle access and egress on service lanes and local streets, as shown in Figure 4.4.9.
5. Provide detailed public space and landscape elements in accordance with the Design Manual.

Figure 4.4.9 Haslams Neighbourhood movement plan



- Civic street
- Local street
- Connector street
- Connector avenue
- Existing dedicated cycleways
- Proposed dedicated cycleways
- Existing shared path
- Proposed shared path
- Pedestrian crossing
- Vehicular access point (preferred)
- Existing intersections
- Upgraded intersections
- Special event bus terminal Royal Easter Show
- Through site link (6m open to sky unless otherwise specified)
- Active transport tunnel

Figure 4.4.10 Pondage Link



GENERAL GUIDANCE

Typology
Connector Street (Main Street)

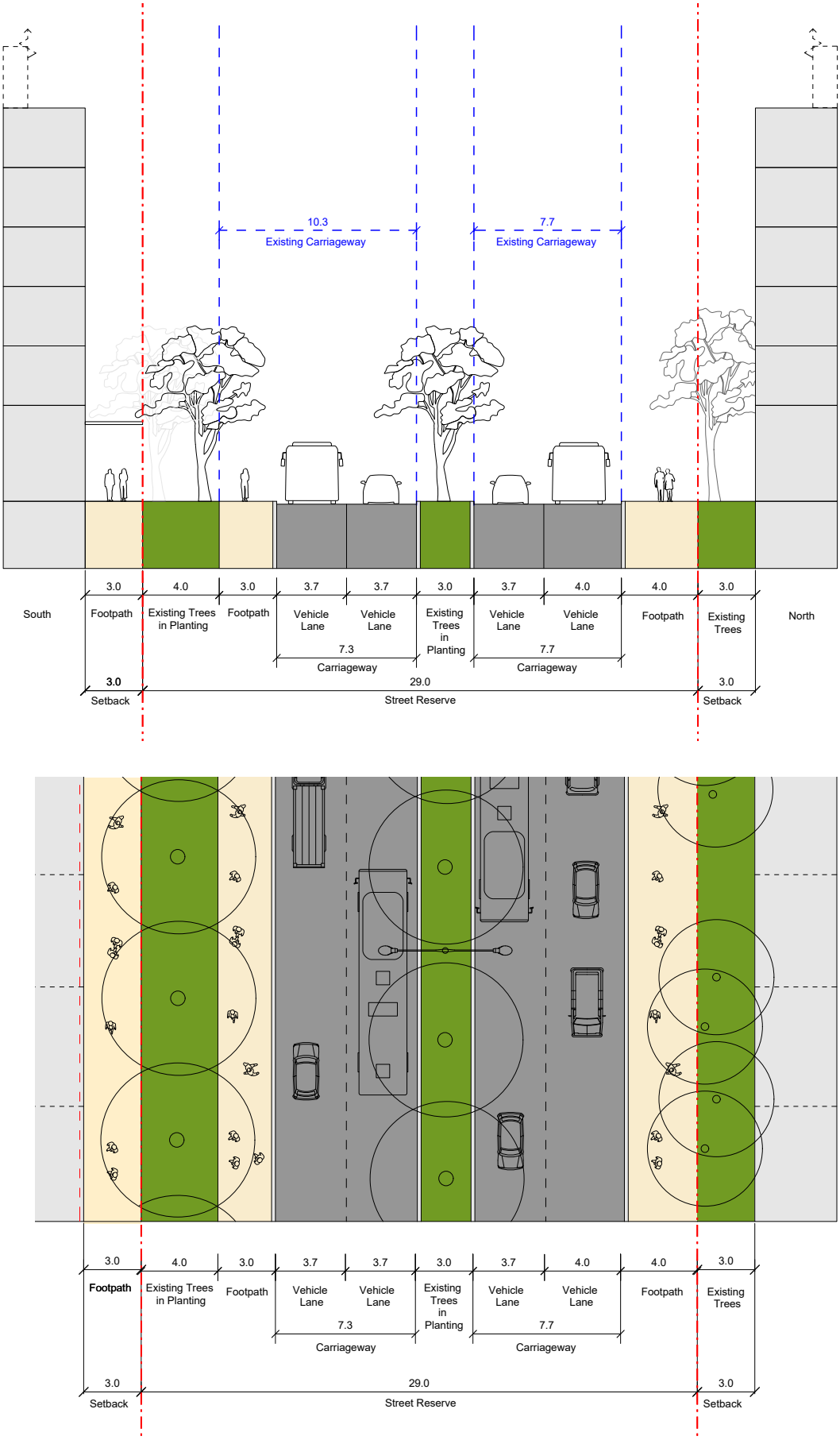
Dimension
31m width

Trees
Canopy target 25%. Street trees to be planted at regular intervals on both sides of the road. Retain and enhance existing mature trees and understorey

Detailed design
Design Manual

Location plan

Figure 4.4.11 Old Hill Link Road



GENERAL GUIDANCE

Typology
Connector Avenue (Main Road)

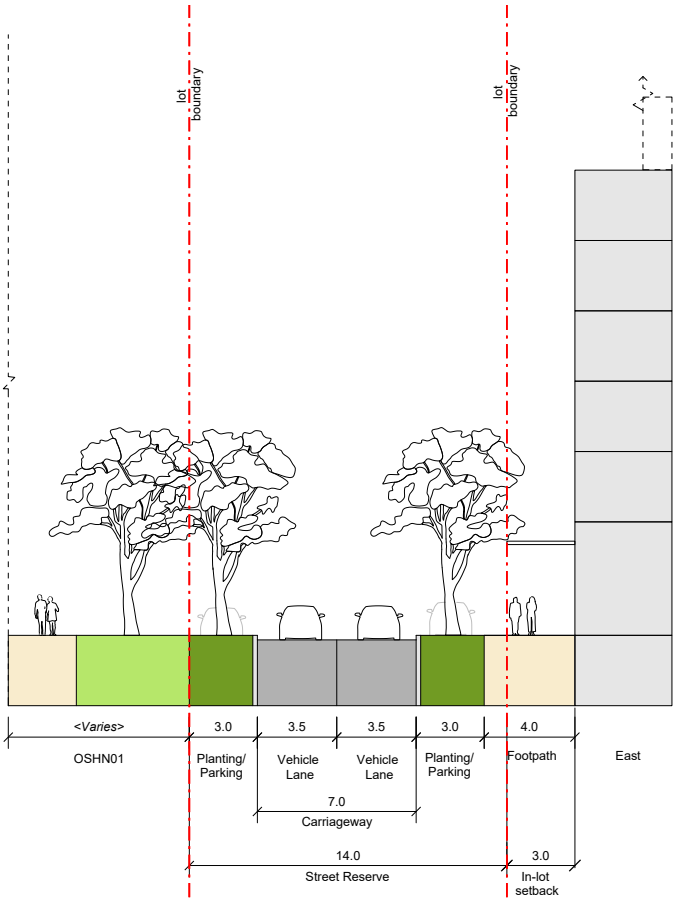
Dimension
29m width

Trees
Canopy target 45%. Trees on both sides of the street and along the central median. Retain and enhance existing mature trees.

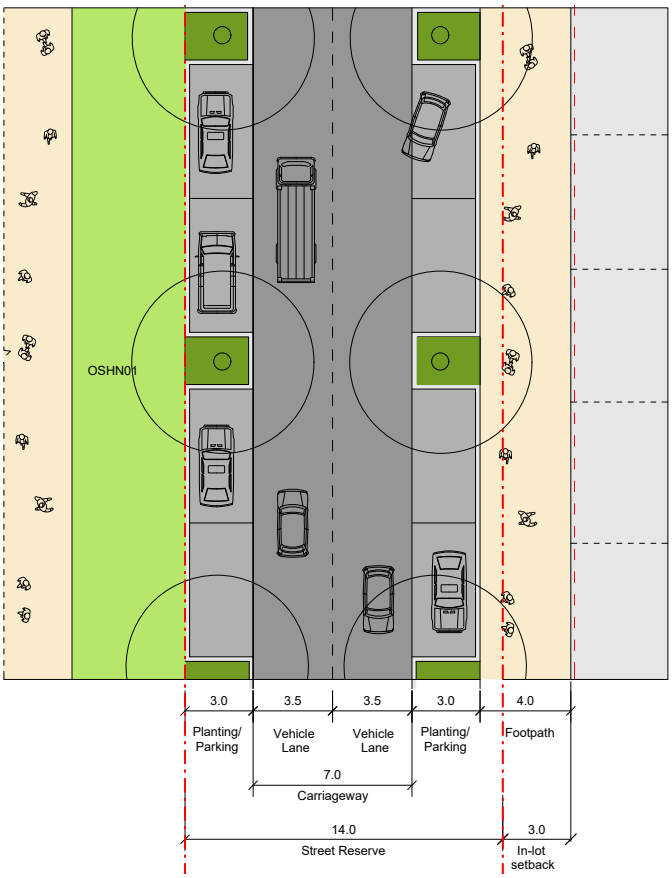
Detailed design
Design Manual

Location plan

Figure 4.4.12 Street HN01 / HN02



Location plan



GENERAL GUIDANCE

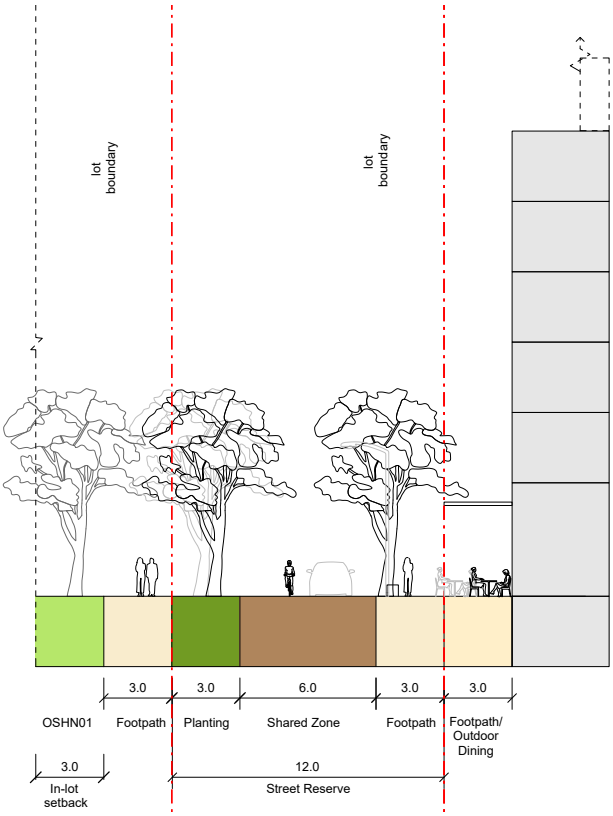
Typology
Local Street (Local Street)

Dimension
14m width with an additional 3m in-lot setback along the eastern side

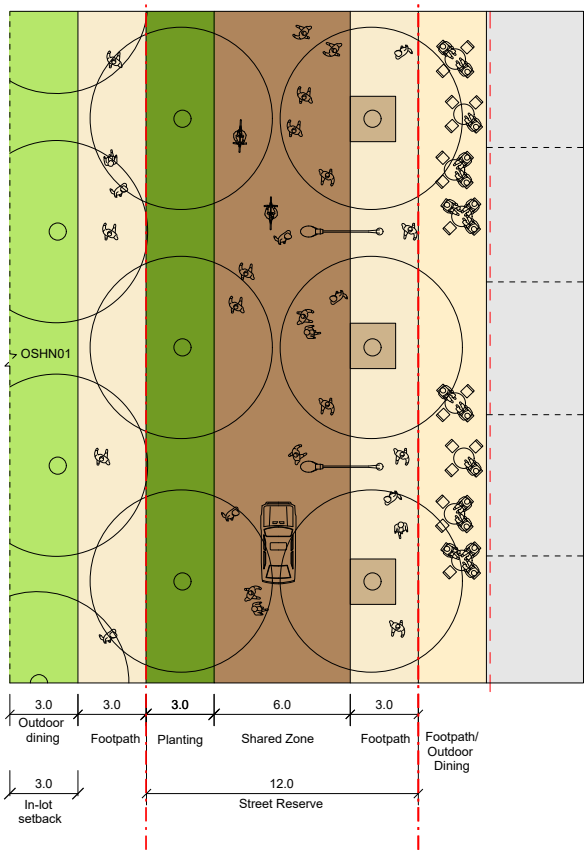
Trees
Canopy target 45% mixed native species. Street trees to be planted at regular intervals on both sides of the road

Detailed design
Design Manual

Figure 4.4.13 Park Edge HN03



Location plan



GENERAL GUIDANCE

Typology
Civic Street (Civic Spaces)

Dimension
2m width with an additional 3m in-lot setback along both sides

Trees
Canopy target 65% mixed native species. Street trees to be planted at regular intervals on both sides of the road

Detailed design
Design Manual

Public open spaces bounded by residential buildings. Source: Brett Winstone

4.5 Edwin Flack Neighbourhood

SydneyOlympicPark

4.5.1 Character statement

The Edwin Flack Neighbourhood stitches the adjoining Carter Street Precinct into Sydney Olympic Park.

Tourist and visitor accommodation and residential accommodation, including student housing, will be the dominant uses within the neighbourhood. These uses, combined with nearby sports and events venues foster round-the-clock activity making Sydney Olympic Park a vibrant destination from day into night.

Urban tree canopy and a new park at the corner of Edwin Flack Avenue and Shale Street will provide amenity to residents, workers and visitors alike.

Building heights within the Edwin Flack Neighbourhood provide a transition between the Carter Street Precinct towers and the expansive built form legacy of the Sydney 2000 Games.

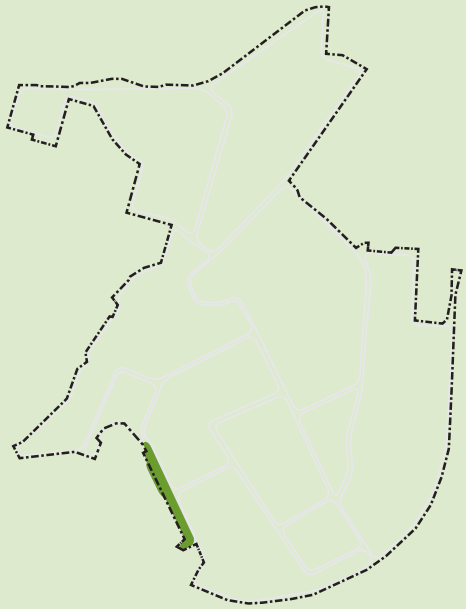


Figure 4.5.1 Edwin Flack Neighbourhood illustrative plan

Figure 4.5.2 Edwin Flack Neighbourhood illustrative image

An artistic impression of Edwin Flack Avenue. Source: SJB

4.5.2 Layout and land use

Objectives

a. Provide residential dwellings, visitor accommodation, student housing and other short-term accommodation along Edwin Flack Avenue.
b. Provide an urban structure that prioritises active transport movement through the Edwin Flack Neighbourhood and provides direct and accessible connections to the Urban Centre, public transport, the Sports and Civic Precinct and the Carter Street Precinct.
c. Focus active uses at the intersection of Edwin Flack Avenue and Dawn Fraser Avenue.
d. Provide public open spaces for the enjoyment of the community.
e. Maintain a landscaped setback along Birnie Avenue as visual and spatial respite between Sydney Olympic Park and the Carter Street Precinct.

Controls

General

1. Development must contribute to the realisation of the Edwin Flack Neighbourhood character statement and the illustrative plan at Figure 4.5.1.
2. Development sites must align with Figure 4.5.3.
3. Streets, public open spaces, landscaped setbacks and through-site links must be located as shown in Figure 4.5.3.

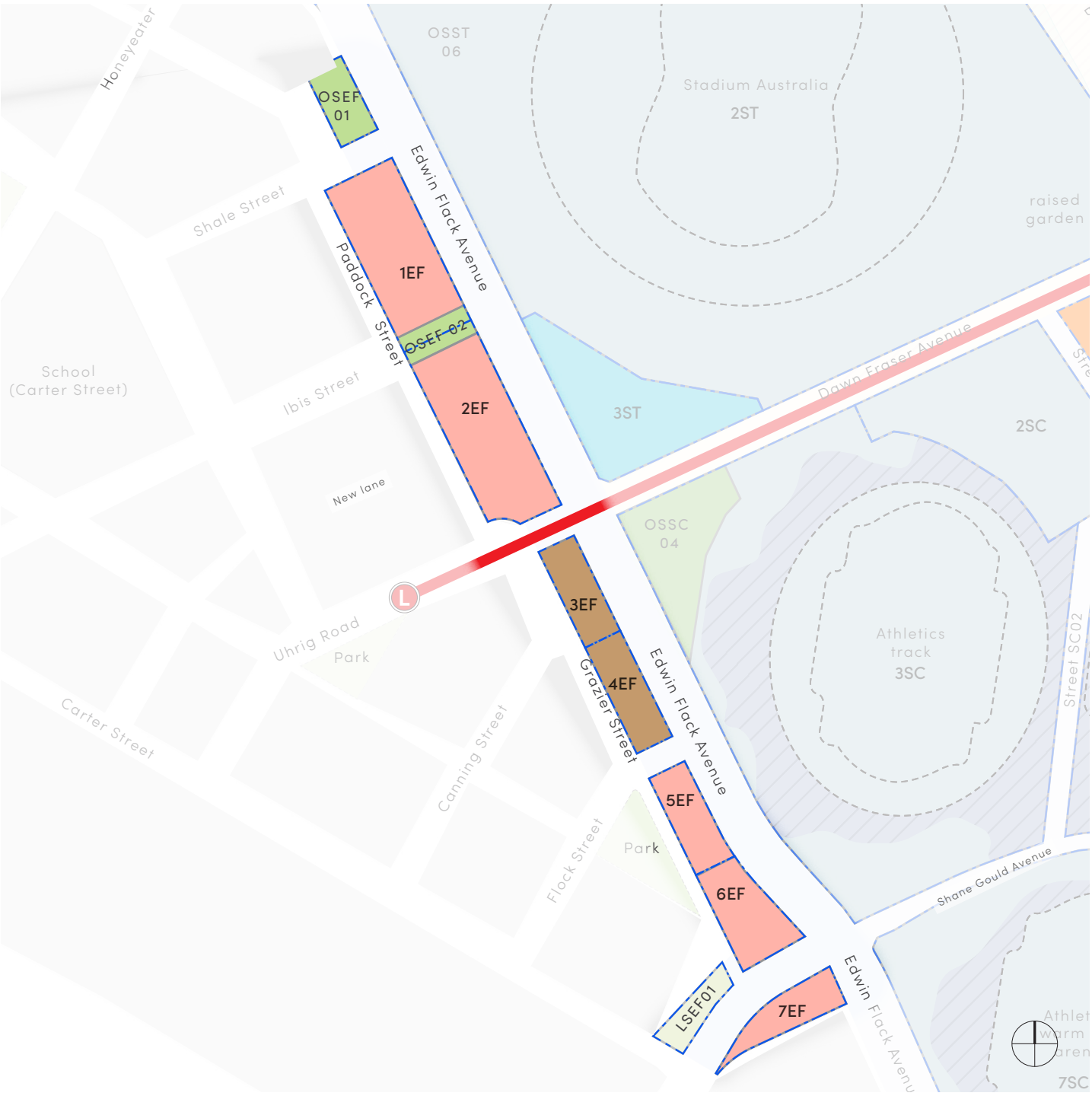
Land use

1. Development sites must be delivered in accordance with Table 4.2.2.
2. Active frontages must be provided in accordance with Figure 4.5.3 and Section 3.9.3
3. Through site links must be provided in accordance with Figure 4.5.3 and Section 3.9.4 of Master Plan 2050.

Figure 4.5.3 Edwin Flack Neighbourhood layout and development sites plan

	Site boundary	xx m	Minimum street dimension
1CU	Site reference number		Primary active frontage with awning
	Streets		Secondary active frontage
	Public open space		Through site link
	Pedestrian spaces		PLR2
	Landscape setback		
	Existing trees to be retained		

Figure 4.5.4 Edwin Flack Neighbourhood land use plan



Site boundary

1EF Site reference number

Residential

Tourist and visitor accommodation

Public open space

Landscape setback

Table 4.2.2 Edwin Flack Neighbourhood schedule of land use, public open spaces and streets

Development site	Development site area	Minimum % of non residential GFA	Other requirements
1 EF	5656	0	Residential uses including student housing. Deliver a portion of OSEF02.
2 EF	6309	100	Residential uses including student housing. Deliver a portion of OSEF02.
3 EF	1755	100	Tourist and visitor accommodation and serviced apartments.
4 EF	1961	100	Tourist and visitor accommodation and serviced apartments.
5 EF	1842	0	Residential uses including student housing.
6 EF	2511	0	Residential uses including student housing.
7 EF	1726	0	Residential uses including student housing.

4.5.3 Built form

Objectives

a. Provide a transition in the building scale and intensity from the higher density development within the Carter Street Precinct to large scale pavilion buildings in the Stadia Precinct and Sports and Civic Precinct to the east.
b. Protect view sharing and solar access to adjacent residential development and public open spaces.

Controls

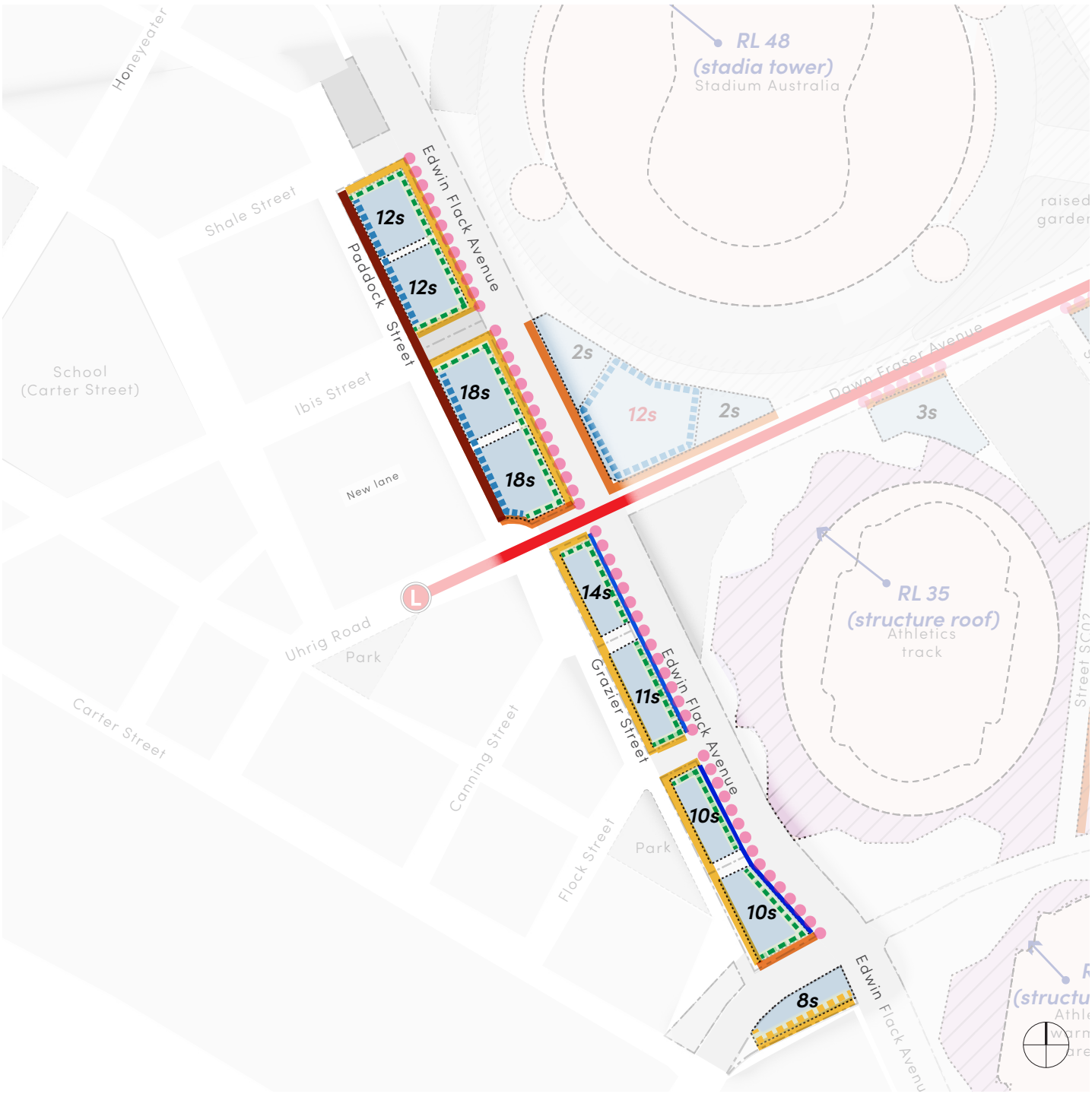
Building height and form

1. Building heights must be in accordance with the maximum height in storeys shown in Figure 4.5.5.

Setbacks

2. Building setbacks must be provided in accordance with the street setbacks shown in Figure 4.5.5.

Figure 4.5.5 Edwin Flack Neighbourhood built form plan



Height zone
Xs Height limit in storeys
1m setback
3m setback
4m setback
6m setback
6 storey street wall with 2m setback above street wall height
6 storey street wall with 3m setback above street wall height
6 storey street wall with 6m setback above street wall height
Two storey colonnade at ground floor

4.5.4 Public open spaces

Objectives

a. Provide a range of public open spaces within the Edwin Flack neighbourhood to meet the diverse needs of residents, workers and visitors.
b. Design new open public spaces to maximise functionality and amenity for intended users.

Controls

1. New public open spaces must be provided in accordance with Figure 4.5.3, Table 4.2.2 and the following:
   a. OSEF01 - A new park with a minimum area of 1,400m^2.
   b. OSEF02 - A new park with a minimum area of 960m^2.

Pocket parks. Source: Brett Winstone

4.5.5 Movement

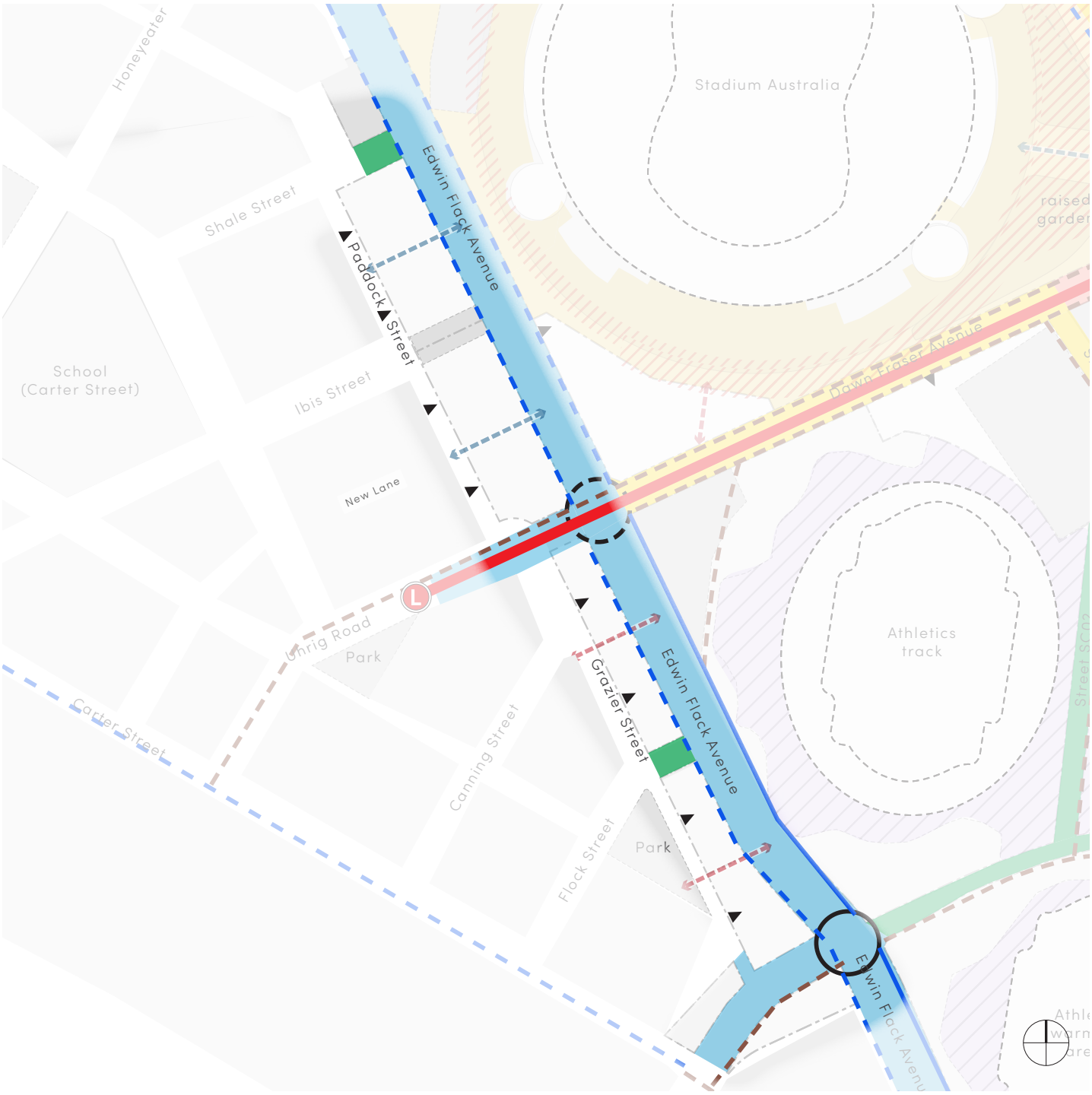
Objectives

a. Maintain Edwin Flack Avenue as a key connector street with increased active transport.
b. Improve active transport connections from Edwin Flack Avenue to the Carter Street Precinct.
c. Minimise vehicle access points from Edwin Flack Avenue.

Controls

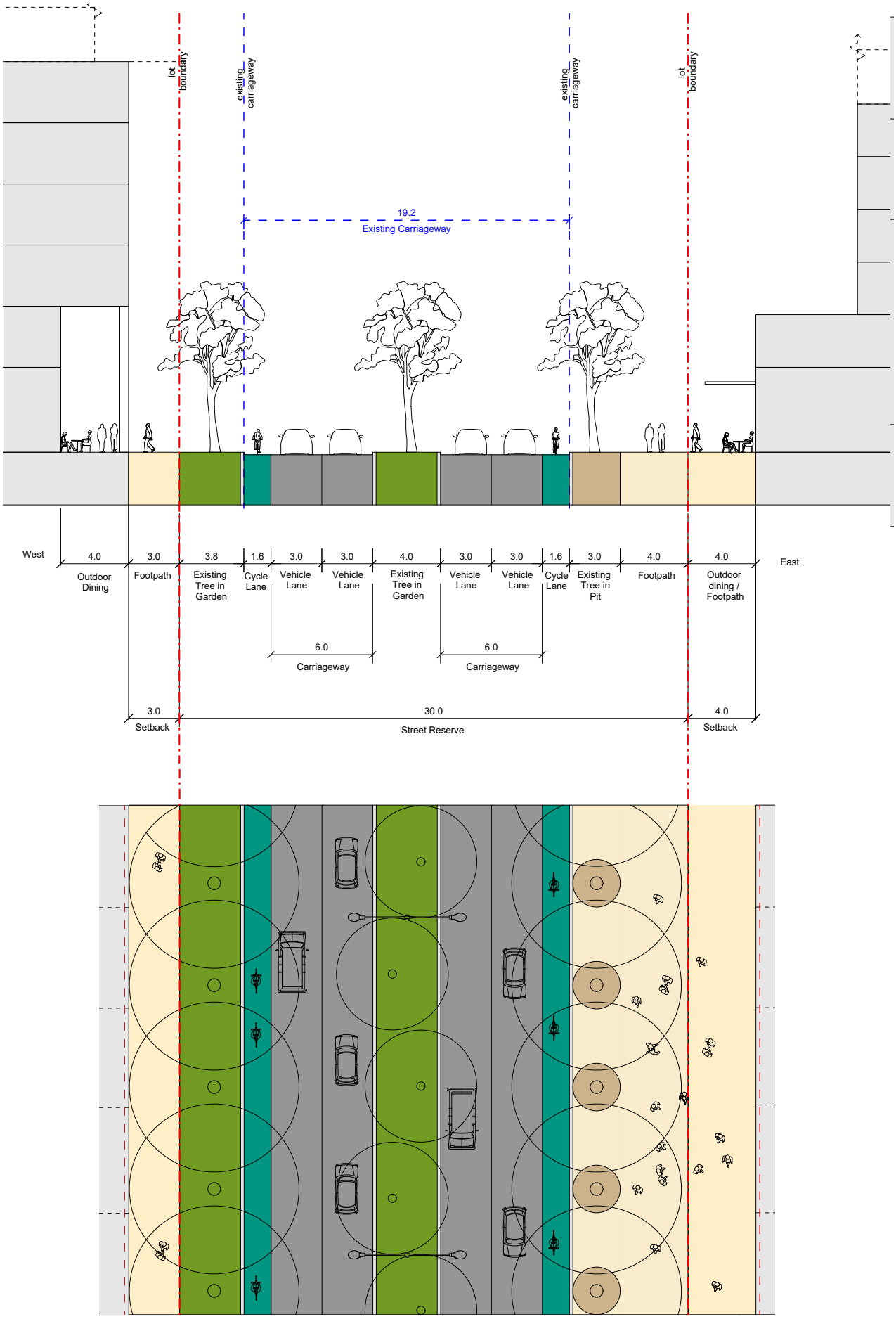
1. Streets, laneways and through site links must be provided in accordance with Figure 4.5.6 and the street section at Figure 4.5.7.
2. New streets are to be delivered in accordance with Table 4.2.2.
3. Provide transport infrastructure as outlined below and shown in Figure 4.5.6:
   a. new shared paths and dedicated cycleways; and
   b. new intersection upgrades.
4. Where possible, locate vehicle access and egress on service lanes and local streets, as shown in Figure 4.5.6.
5. Provide detailed public space and landscape elements in accordance with the Design Manual.

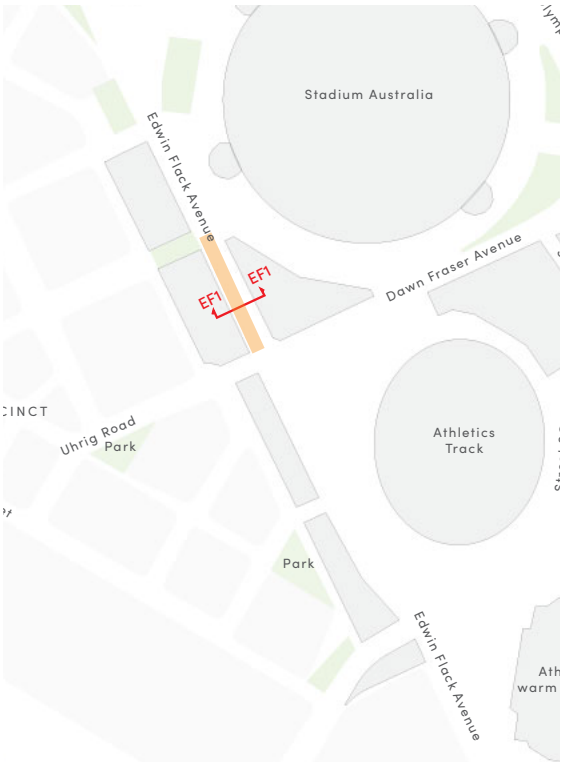
Figure 4.5.6 Edwin Flack Neighbourhood movement plan



- Local street
- Connector avenue
- Light rail stops
- PLR2
- Existing dedicated cycleways
- Proposed dedicated cycleways
- Proposed shared path
- Through site link (6m open to sky, unless otherwise specified)
- Through site link (6m open to sky, unless otherwise specified)
- Vehicular access point (preferred)
- Existing intersections
- Upgraded intersections

Figure 4.5.7 Edwin Flack Neighbourhood EF1





Location plan

GENERAL GUIDANCE

Typology
Connector Avenue (Main Street)

Dimension
30m total width

Trees
Canopy target 70%. Trees on both sides of the street and along the central median. Retain and enhance existing mature trees and understorey in accordance with Figure 4.7.3

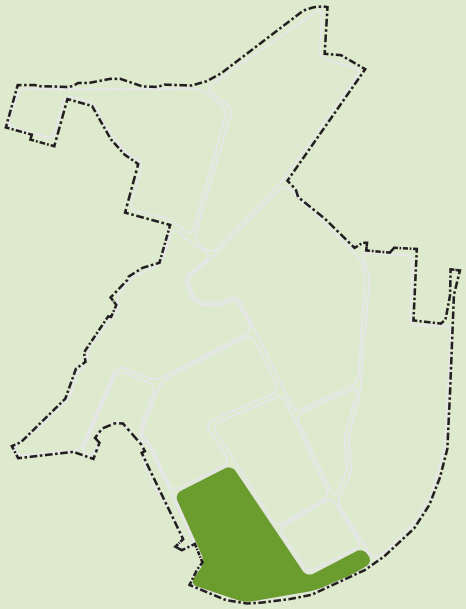
Detailed design
Design Manual

Connector avenue in Zetland. Source: Martin Mischkulnig

4.6 Sports and Civic Precinct

SydneyOlympicPark

4.6.1 Character statement



The Sports and Civic Precinct reflects the legacy of the Sydney 2000 Games by providing spaces to nurture sporting talent and venues to host community and high performance competitions. Revitalising and expanding world class facilities such as the Sydney Olympic Park Aquatic Centre, Athletics Centre, and Tennis Centre will be essential for Sydney Olympic Park to continue to host regional, national and international sports events.

A bold step change envisages a reorganisation of Netball Central, the Sydney Olympic Park Sports Centre (Quaycentre), existing hockey fields and hardstand car parking. Siloed, large, pavilion-style buildings are revitalised driven by an integrated urban outcome where buildings define permeable streets and spaces for pedestrians to pause.

The informal bushland setting surrounding the facilities and venues within the precinct and will be enhanced with new urban greening initiatives and tree canopy intensification.

A renewed focus on Boundary Creek will provide for additional soft landscaping and tree planting between buildings. The transformation of the western edge of Olympic Boulevard into a green corridor will be activated with a new playground for the enjoyment of residents and visitors.

A State or regionally significant cultural centre will support social interaction and community wellbeing. Located on the corner of Dawn Fraser Avenue and Olympic Boulevard, the centre will be an iconic landmark. The cultural centre will accommodate a range of art and cultural uses including digital art, events, exhibitions and performances.

A new non-government school may be provided on Sarah Durack Avenue to serve the growing residential community of Sydney Olympic Park and surrounding suburbs.

A new industry and service hub will replace existing hardstand car parking, introducing innovative recycling facilities, renewable energy storage, creative industries, emergency services, and depot. The hub will enhance operational resilience and enable a more circular economy. It will also provide critical infrastructure to accommodate major events, ensure public safety, and foster innovation across environmental and creative sectors.

New streets will provide improved connectivity to the Carter Street Precinct and the Parramatta Road corridor. These streets will direct vehicle traffic away from Dawn Fraser Avenue which will be a dedicated light rail corridor.

Figure 4.6.1 Sports and Civic Precinct illustrative 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
5. New recreation spaces
6. Redeveloped indoor sports facilities
7. Circular economy / creative industries / services
8. Boundary Creek restoration
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
- PLR2

Figure 4.6.2 Sports and Civic Precinct illustrative image

An artistic impression of Sports and Civic Precinct. Source: Mark Gerada

4.6.2 Layout and land use

Objectives

a. Promote sports uses, including high performance sports, to reinforce the role of the precinct as a vibrant community and regional destination.
b. Provide multi-purpose civic, cultural and public facilities to meet the needs of residents, workers and visitors.
c. Provide an urban structure that prioritises active transport movement through the Sports and Civic Precinct and provides direct and accessible connections to public transport and adjacent neighbourhoods and precincts.
d. Provide a State or regionally significant cultural centre of architectural excellence as an iconic landmark supporting the cultural enrichment of the people of NSW.
e. Provide a school to support the growing population of families within Sydney Olympic Park and to meet the educational needs of the local and surrounding communities.
f. Provide a connected network of parks and sports facilities within the Sports and Civic Precinct to meet the diverse needs of local residents, workers, and visitors.
g. Improve the ecology of the Boundary Creek riparian corridor in conjunction with open space opportunities.
h. Accommodate centralised waste and servicing facilities to support the operation of Sydney Olympic Park.

Contaminated Lands

i. Maintain landfill integrity.

Controls

General

1. Development must contribute to the realisation of the Sports and Civic Precinct character statement and the illustrative plan at Figure 4.6.1.
2. Development sites must align with Figure 4.6.3.
3. Streets, public open spaces, landscaped setbacks and through-site links must be located in accordance with Figure 4.6.3.

Land use

4. Development must be consistent with the land uses in Figure 4.6.4.
5. Development sites must be delivered in accordance with Table 4.6.2.
6. Through site links must be provided in accordance with Figure 4.6.8 and Section 3.9.4 of Master Plan 2050.
7. A new school may be provided between Sarah Durack Avenue, the Aquatic Centre and the Athletic Centre Warm Up Arena as identified on Figure 4.6.3.
8. Active frontages must be provided in accordance with Figure 4.6.3 and Section 3.9.3 of Master Plan 2050.
9. Expansion zones for sports and associated facilities are to be provided in accordance with Figure 4.6.3.
10. A centralised waste collection hub must be provided for residents and businesses to drop off waste for sorting, reuse and/or recycling.
11. A State or regionally significant cultural centre is to be located on the corner of Dawn Fraser Avenue. The cultural centre is to be designed to accommodate flexible and permanent spaces to allow for a range of uses and functions.

Contaminated Lands

12. New development at site 5SC must not require significant structural support that may compromise or penetrate the waste cell.
13. New development near site 5SC must maintain access for ongoing maintenance and inspection to ensure the integrity of the sealed surface at ground level and groundwater modeling.
14. Trees, light poles, shelters, or other similar structures above the waste cells that will be fixed into the ground surface at site 5SC must not impact the integrity of the sealed surface at ground level.

Figure 4.6.3 Sports and Civic Precinct layout and development sites plan

	Site boundary	xx m	Minimum street dimension
1SC	Site reference number		Primary active frontage with awning
	Streets		Secondary active frontage
	Public open space		Through site link
	Pedestrian spaces		Active transport bridge
	Community		PLR2
	School		Playground
	Rail corridor		Expansion zones for sports buildings
	Existing trees to be retained		Existing large building footprint (approx)
	Gas pipeline (indicative only)		

Figure 4.6.4 Sports and Civic Precinct land use plan

- Site boundary
- 1SC Site reference number
- Community
- School
- Services
- Events and sports
- Public open space
- Landscape setback

Table 4.6.2 Sports and Civic Precinct schedule of land use, public open spaces and streets

Development site	Development site area	Minimum % of non residential GFA	Other requirements
1 SC	11205	100	State or regional cultural centre with minimum 16,000m². Uses to include art and exhibition spaces, community arts spaces, cultural performance spaces and supporting commercial and retail uses.
2 SC	12415	100	Existing sporting facilities.
3 SC	59771	100	Existing athletics track. Potential expansion of building to accommodate sporting related facilities, health and commercial uses.
4 SC	46256	100	Uses are sporting facilities and sports related uses and offices. Existing aquatic centre. Potential expansion of the building to accommodate community uses and activities such as outdoor bathing and additional swimming pools.
5 SC	15158	100	Existing car park to be optimised in line with proposed street SC03 re-alignment.
6 SC	18801	100	School (non government).
7 SC	41559	100	Existing athletics warm-up track to be made available for use by adjacent school and community. Potential expansion of building to accommodate sporting related facilities and commercial uses.
8 SC	11169	100	Maximise opportunity to locate non residential uses adjacent to Pippita pedestrian and bicycle connection. Other non residential uses are local maintenance facilities, recycling, circular economy hub and creative industries. Deliver landscape setback LSSC01.
9 SC	10483	100	Uses are light industrial, circular economy hub, creative industries and services including emergency services. Deliver landscape setback LSSC02.
10 SC	9619	100	Uses are light industrial, circular economy hub, creative industries and services including emergency services.
11 SC	15370	100	New multi deck car parking structure with indoor recreational facility and roof top hockey facility. Parking facility should accommodate coach parking for major events.
12 SC	24288	100	Existing hockey centre.
13 SC	9356	100	Uses are indoor sports and recreational facilities. Deliver portion of street SC04 and landscape setback LSSC03.
14 SC	9944	100	Uses are indoor sports and recreational facilities. Deliver portion of street SC04 and landscape setback LSSC03.
15 SC	22687	100	Uses are indoor sports and recreational facilities, and schools.
16 SC	46773	100	Existing Tennis Centre.
17 SC	18905	100	Indoor sports and recreational facilities. Deliver landscape setback LSSC04.

4.6.3 Built form

Objectives

a. Protect view sharing and solar access to public open spaces and sports fields.
b. Provide building setbacks which respond to the character of the street, align with existing development and pedestrian linkages, and allow for the retention of established trees and new trees.
c. Ensure the built form of development reinforces the landscape setting of the precinct.
d. Ensure the scale of new development does not dominate the Aquatic Centre or Athletics Centre.

Controls

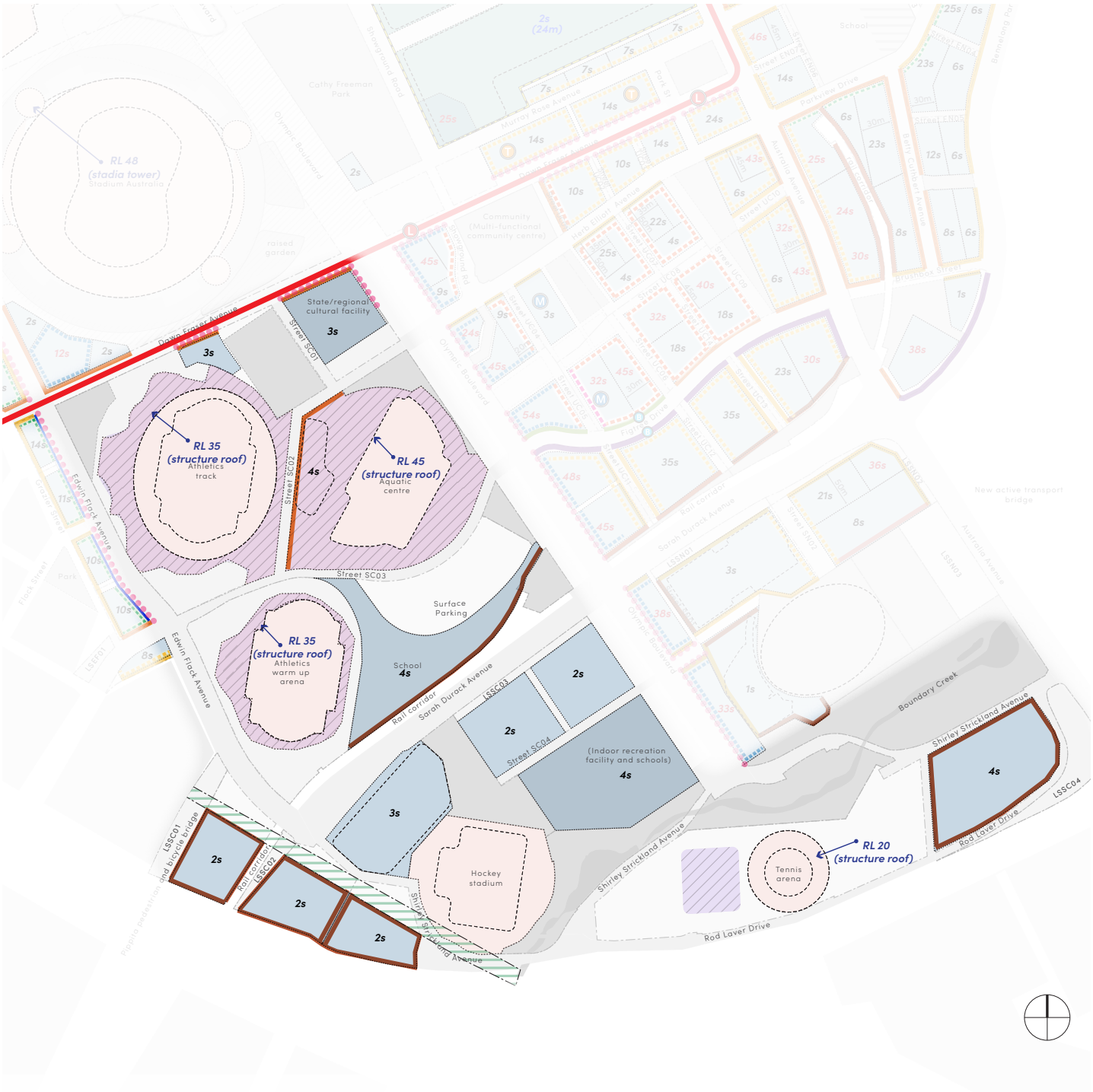
Building height and siting

1. Building heights must be in accordance with the maximum height in shown in Figure 4.6.5.

Setbacks

2. Building and landscape setbacks must be provided in accordance with the street setbacks shown in Figure 4.6.5.

Figure 4.6.5 Sports and Civic Precinct built form plan



- Height zone
- Existing large building footprints
- **Xs** Height limit in storeys
- 4m setback
- 6m setback
- Two storey colonnade at ground floor
- ***RL X*** Height not to exceed existing structure RL
- Expansion zones for sports building
- Gas pipeline (indicative only)

Figure 4.6.6 Sports and Civic Precinct illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.6.4 Public open spaces

Objectives

a. Provide a range of public open spaces within the Sports and Civic Precinct to meet the diverse needs of residents, workers and visitors.
b. Identify the optimal location of new public open spaces having regard to the surrounding land uses, access and movement, built form and environmental amenity, including sunlight access.
c. The design of new open public spaces is to maximise functionality and amenity for the intended users.

Controls

1. New public open spaces must be provided in accordance with Figure 4.6.3, Table 4.6.2 and the following:
   a. OSSC01 - A new park with a minimum area of approximately 3255m^2.
   b. OSSC02 - A new park with a minimum area of approximately 1926m^2.
   c. OSSC03- A new park with a minimum area of approximately 2608m^2.
   d. d. OSSC04 - A new park with a minimum area of approximately 4,500m^2.
2. Reconfigure Olympic Boulevard between Dawn Fraser Avenue and Shirley Strickland Avenue (Olympic Boulevard Central and South) to accommodate additional active transport, public open space, plazas, tree canopy and planting as illustrated in the street section at Figure 4.6.7.
3. New public open spaces are to be designed having regard to the design guidance and illustrative concepts provided.

Olympic Boulevard South Design guidelines

The design of Olympic Boulevard South must be guided by the illustrative plan at Figure 4.3.9 and accompanying design guidelines, and the street section at Figure 4.3.12 in Section 4.3.

Olympic Boulevard Central Design guidelines

The design of Olympic Boulevard Central (1 and 2) must be guided by the illustrative plan at Figure 4.1.15 and accompanying design guidelines, and the street sections at Figures 4.1.18 and 4.1.19 in Section 4.1.

Figure 4.6.7 Sports and Civic Precinct illustrative image

4.6.5 Movement

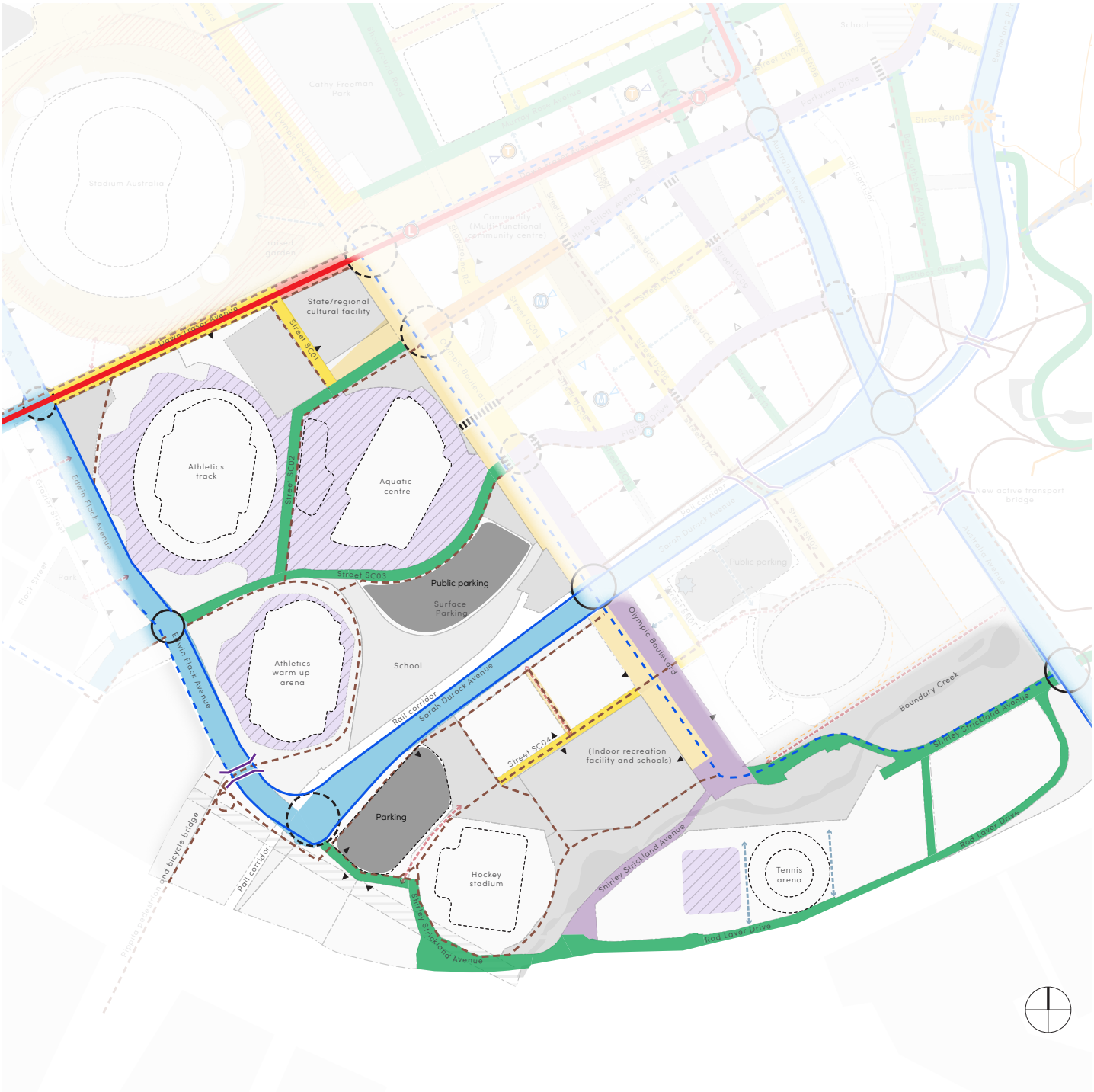
Objectives

a. Provide east-west connections through the Sports and Civic Precinct from Edwin Flack Avenue to Olympic Boulevard.
b. Create a community focus within the Sports and Civic Precinct by prioritising walking and cycling to provide direct connections to public open spaces, sport facilities, public facilities, the school, public transport and the Urban Centre.
c. Transform the central section of Olympic Boulevard into a green active transport corridor with flexible spaces for community activation and recreation, enhanced pedestrian promenades with increased tree canopy.
d. Maintain the southern section of Olympic Boulevard as a connector street with increased active transport.
e. Prioritise active and public transport movement to support activation of Dawn Fraser Avenue.

Controls

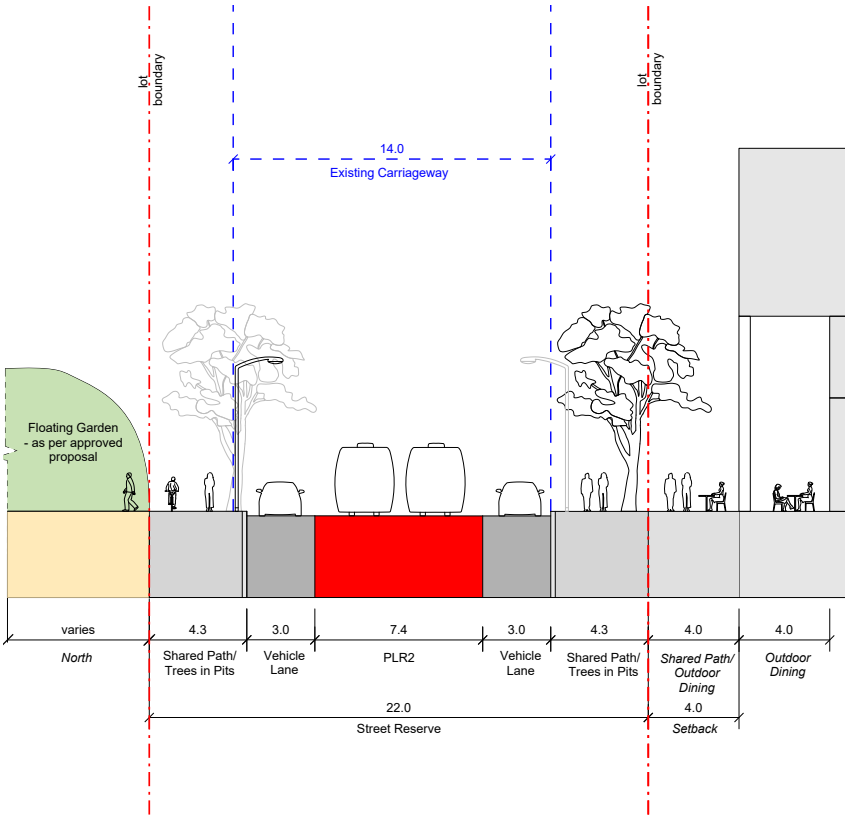
1. Streets, laneways and through-site links must be provided in accordance with Figure 4.6.8 and the street sections at Figure 4.6.9 to 4.6.12 and 4.3.12, 4.1.18 and 4.1.19.
2. New streets are to be delivered in accordance with Table 4.6.2.
3. Transport infrastructure must be provided as outlined below and shown in Figure 4.6.8:
   a. New shared paths and dedicated cycleways;
   b. Upgraded intersections;
   c. New pedestrian crossings; and
   d. Dedicated pedestrian path parallel to the light rail corridor on Dawn Fraser Avenue.
4. Detailed public space and landscape elements must be provided in accordance with the Design Manual.
5. Existing intersections on Olympic Boulevard and Edwin Flack Avenue must be upgraded as shown in Figure 4.6.8.

Figure 4.6.8 Sports and Civic Precinct Movement Plan

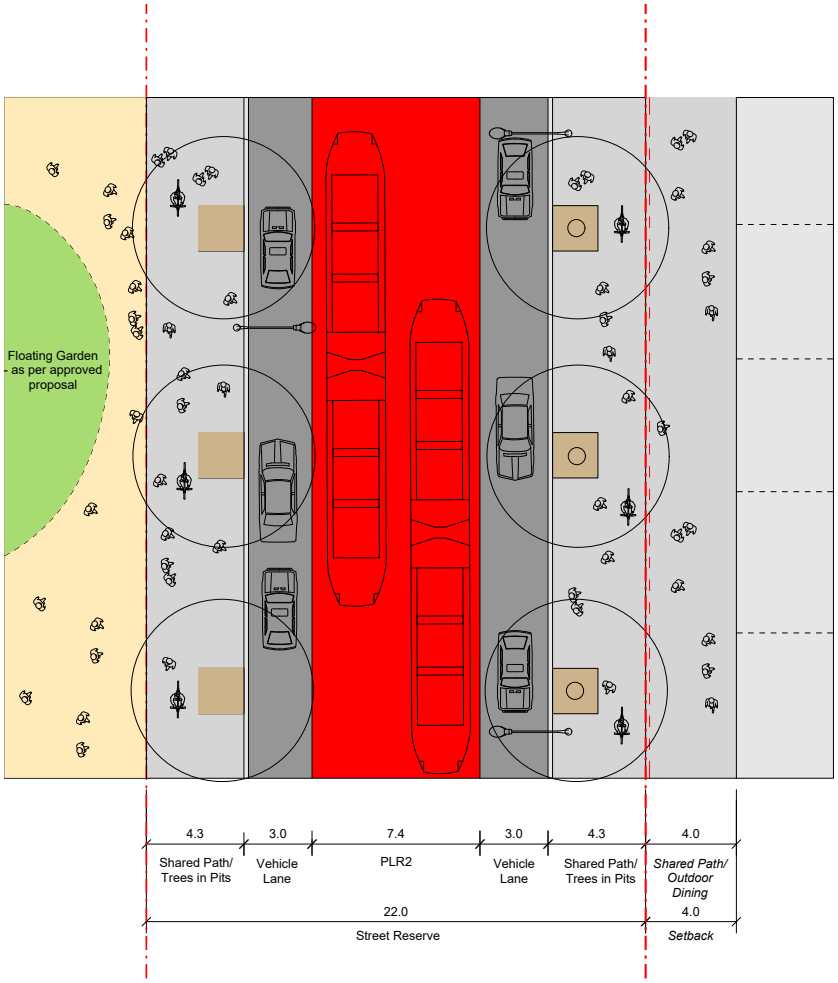


- Pedestrian spaces
- Civic street
- Local street
- High activity transit mall
- Connector street
- Connector avenue
- PLR2
- Existing dedicated cycleways
- Proposed dedicated cycleways
- Public car parking
- Existing shared path
- Pedestrian crossing
- Vehicular access point (preferred)
- Existing intersections
- Upgraded intersections
- Active transport bridge
- Gas pipeline (indicative only)
- Expansion zones for sports buildings
- Existing large building footprint (approx)
- Through site link (6m open to sky unless otherwise specified)
- Through site link (6m open to sky preferred)

Figure 4.6.9 Dawn Fraser Avenue West - DFAW



Location plan



GENERAL GUIDANCE

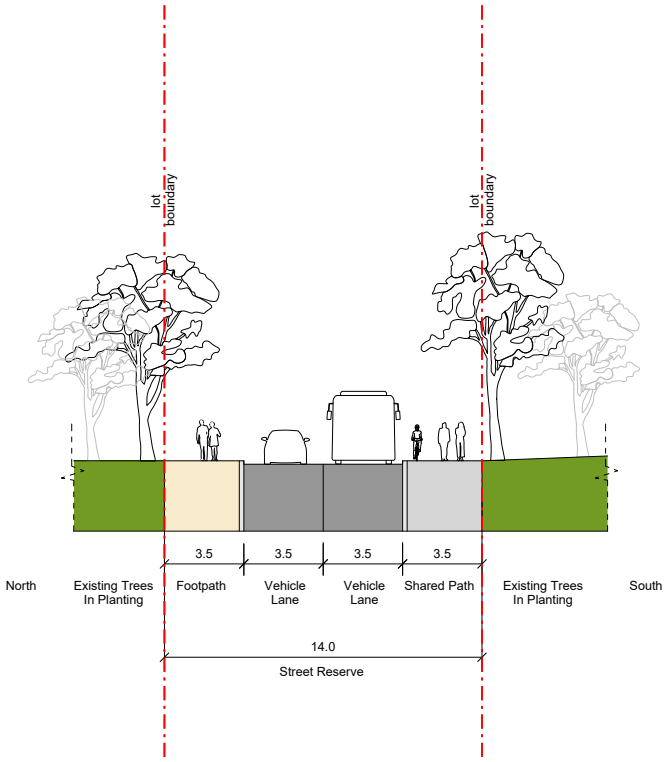
Typology
Civic street (Civic Spaces)

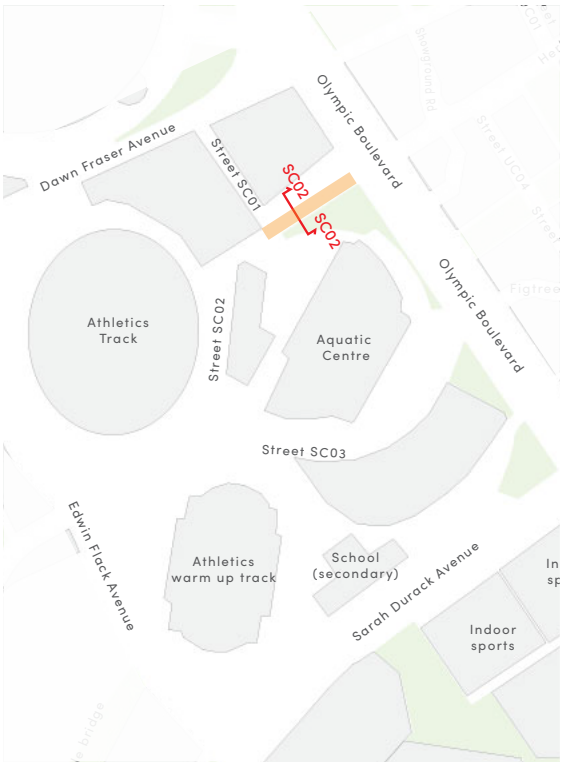
Dimension
22m width

Trees
Canopy target 40%. Street trees to be planted at regular intervals on both sides of the road

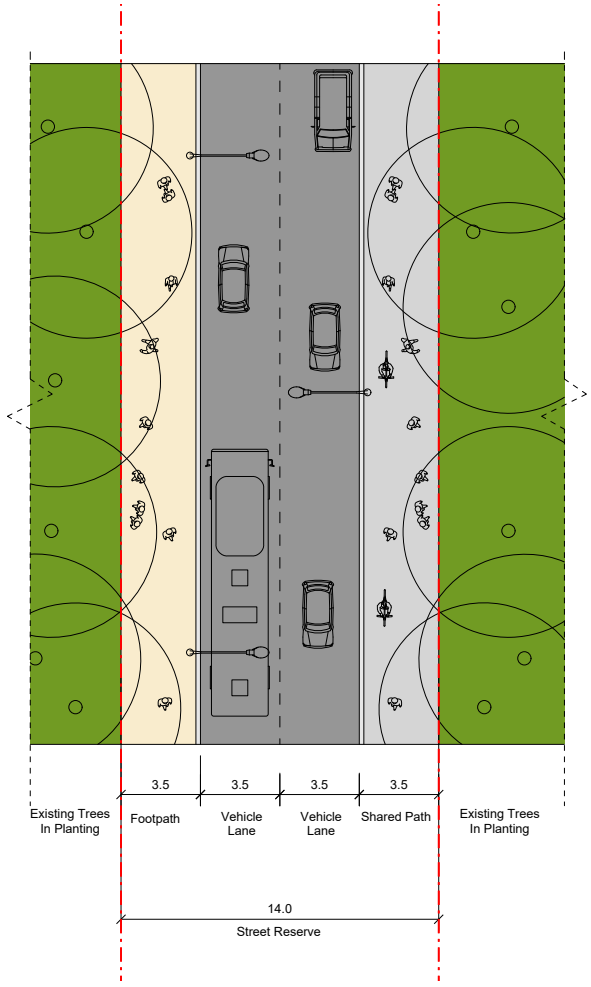
Detailed design
Design Manual

Figure 4.6.10 Street SC02





Location plan



GENERAL GUIDANCE

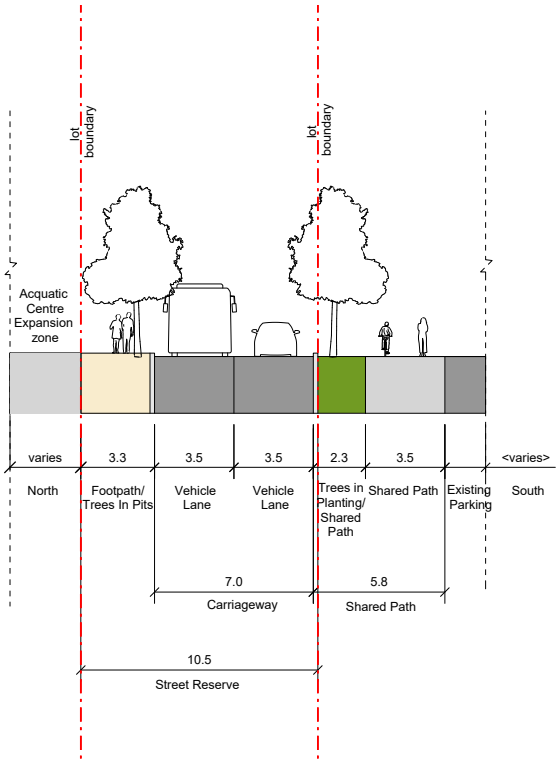
Typology
Local street (Local Street)

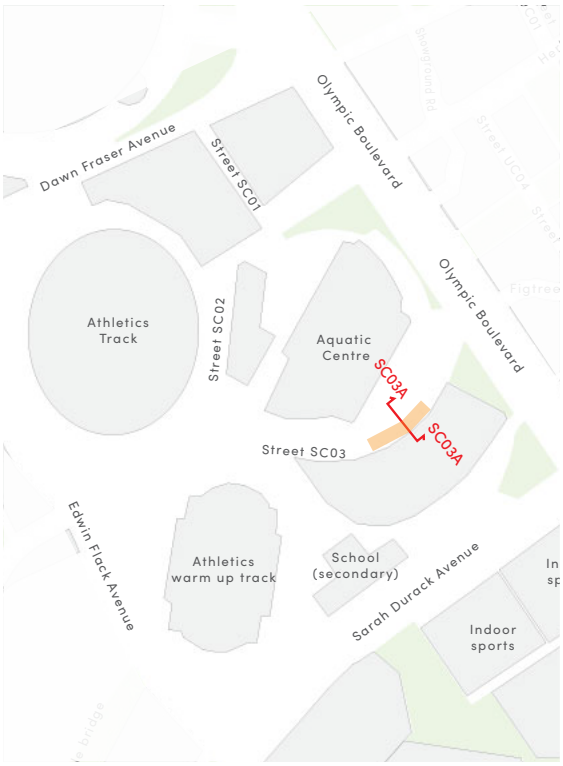
Dimension
14m width

Trees
Canopy target 20%. Retain and enhance existing mature trees and understorey adjacent to street reservation.

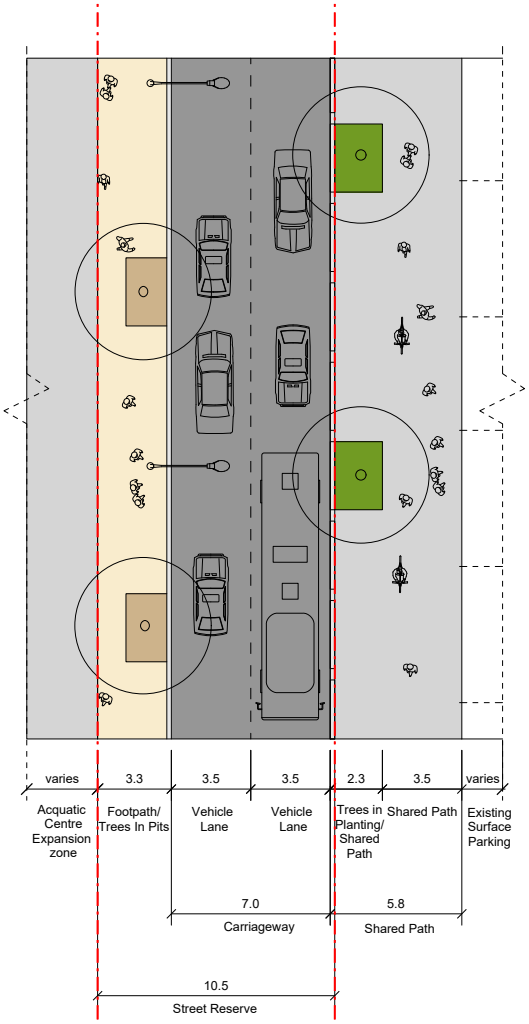
Detailed design
Design Manual

Figure 4.6.11 Street SC03A





Location plan



GENERAL GUIDANCE

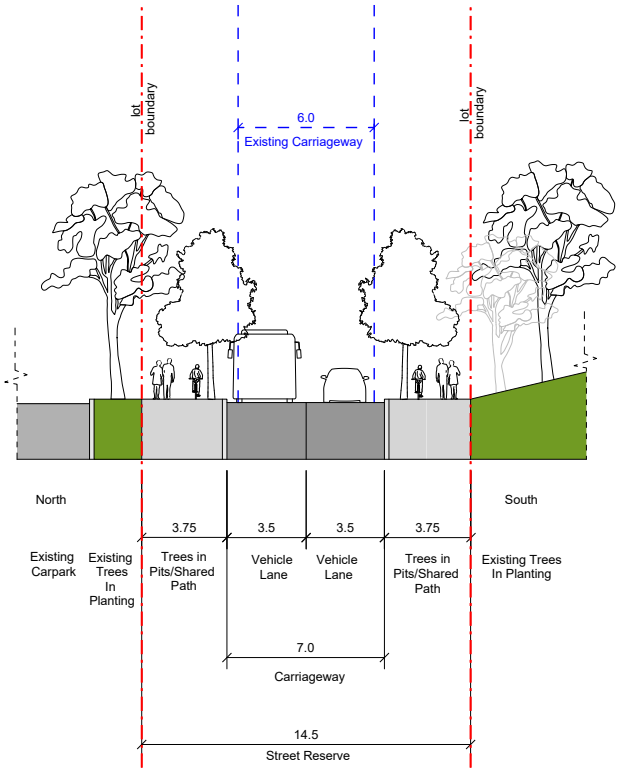
Typology
Local street (Local Street)

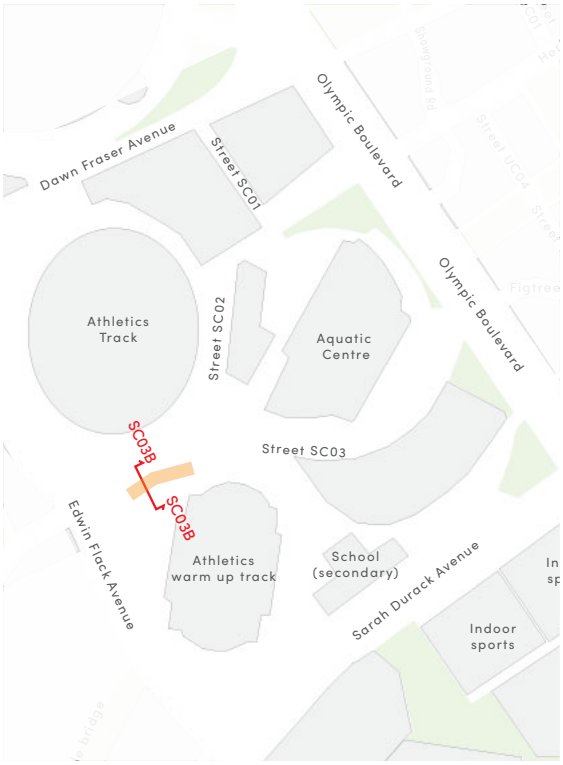
Dimension
10.5m width

Trees
Canopy target 20%. retain and enhance existing tree planting as a buffer on the south side. Street trees to be planted on both sides of the road at regular intervals

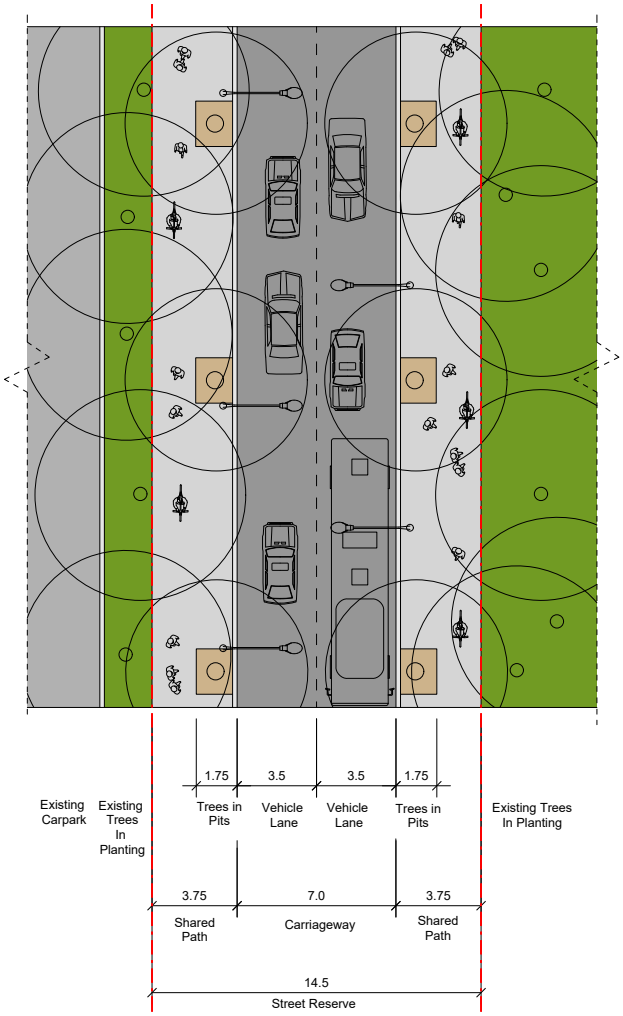
Detailed design
Design Manual

Figure 4.6.12 Street SC03B





Location plan



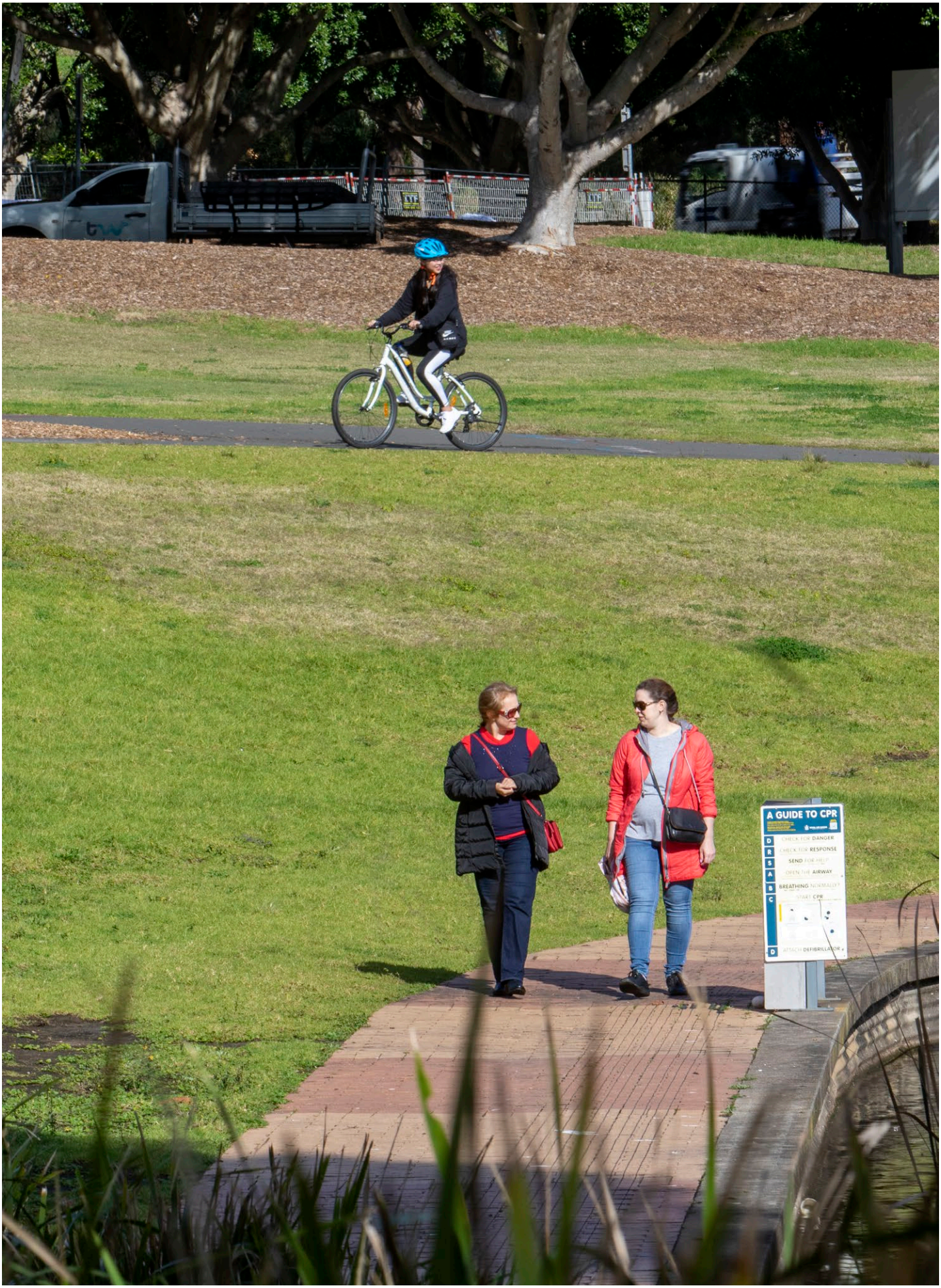
GENERAL GUIDANCE

Typology
Local street (Local Street)

Dimension
14.5m width.

Trees
Canopy target 70% with mixed species. Retain and enhance existing mature trees wither side of road corridor. Additional street trees to be planted at regular intervals in verge with supporting understorey and act as a buffer to the road.

Detailed design
Design Manual

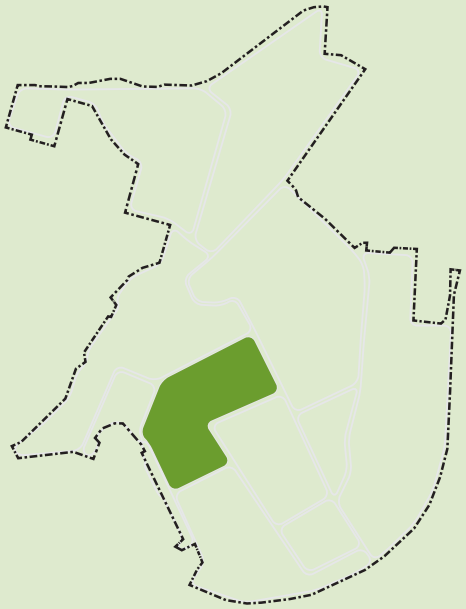


Supporting a range of transport modes. Source: Quentin Jones

4.7 Stadia Precinct

SydneyOlympicPark

4.7.1 Character statement



The Stadia Precinct will be the premier events and entertainment destination within Sydney Olympic Park. The precinct includes the northern portion of the Sydney Showgrounds and Olympic Boulevard.

Sydney Olympic Park is synonymous with its landmark stadiums; Stadium Australia and Sydney SuperDome. These iconic venues, with their sculptural roofs, will be maintained and remain the primary drawcard for visitors to Sydney Olympic Park. The Stadia Precinct amplifies the enduring legacy of the Sydney 2000 Games and will continue to host entertainment and sports spectators.

The arrival experience to the stadia will be renewed by the transformation of Olympic Boulevard and hardstand forecourts areas into an oasis of tall trees, lush gardens and water elements. A raised garden is envisaged to be incorporated into the southern forecourt of Stadium Australia.

The street network will be designed to create a car-free connection between the Urban Centre and metro station, Stadium Australia and Cathy Freeman Park. The new tree plantings will increase the tree canopy coverage to reduce rising urban heat impacts and enhance biodiversity.

The Sydney Showground seek to transform their site into a year-round destination showcasing Australia's agricultural heritage and accommodating a broad range of temporary and permanent activities that bring everyday life into the precinct. This will include active uses along Olympic Boulevard with opportunities for hotels and hospitality including eateries and bars. The internal streets and paths through the showground are arranged to allow for controlled access during events to ensure public safety and crowd management.

Future investment in the existing showground will optimise its use during the Easter Show and at other times of the year. This could potentially include flexible events and exhibition spaces to accommodate film production and other creative industries to attract new business and employment opportunities. Retail and wholesale market and produce spaces, along with artisan food and drink uses, such as boutique distilleries and breweries, will showcase Australian food, farming and agricultural technology. This will be supported by multi-purpose facilities providing agricultural education programs.

A sharing economy hub will become a communal space to foster sustainable consumption, encourage social interactions, support local enterprises and advance circular economy practices. The sharing economy hub will facilitate resource, goods, and service sharing, encompassing co-working spaces, tool libraries and more. The hub will build community ties by enabling access to spaces without sole ownership, reducing waste and promoting sustainable practices.

Figure 4.7.1 Stadia Precinct illustrative plan

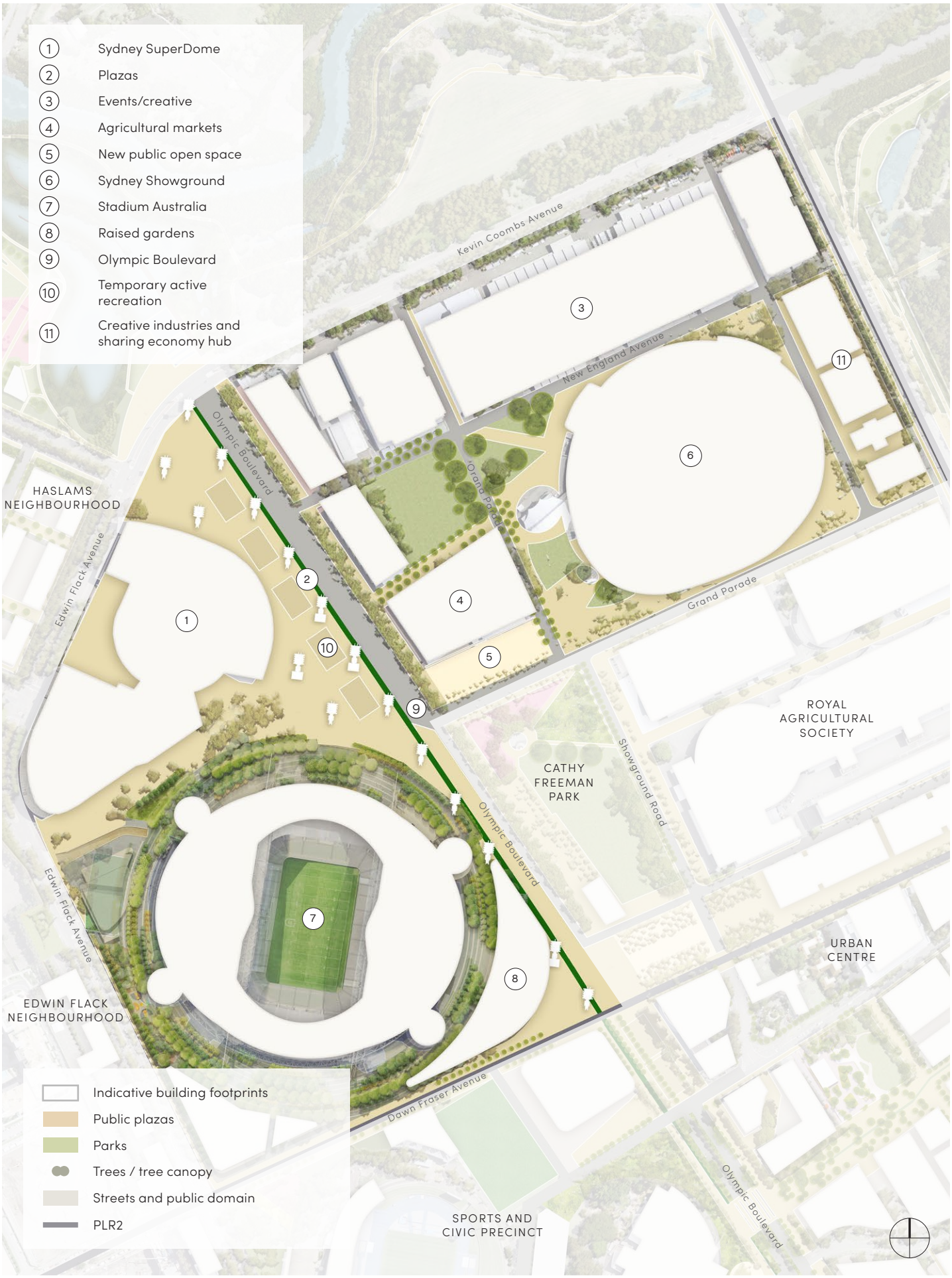


Figure 4.7.2 Stadia Precinct illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: Mark Gerada

4.7.2 Layout and land use

Objectives

a. Provide greater activation of Olympic Boulevard and areas around the stadiums with retail uses, outdoor dining, visitor accommodation and supporting uses.
b. Accommodate a mix of land uses within Sydney Showground to enhance its function as a year round destination, while generating business and employment opportunities.
c. Provide an urban structure that prioritises active transport movement through the Stadia Precinct and direct and accessible connections to the Urban Centre and public transport.
d. Enhance the amenity of public spaces around the stadiums with tree canopy and urban greening.

Controls

General

1. Development must contribute to the realisation of the Stadia Precinct character statement and the illustrative plan at Figure 4.7.1.
2. Development sites must align with Figure 4.7.3.
3. Streets, public open spaces and through-site links must be located as shown in Figure 4.7.3.
4. Sites may require a site-specific master plan if identified in Figure 4.7.3.

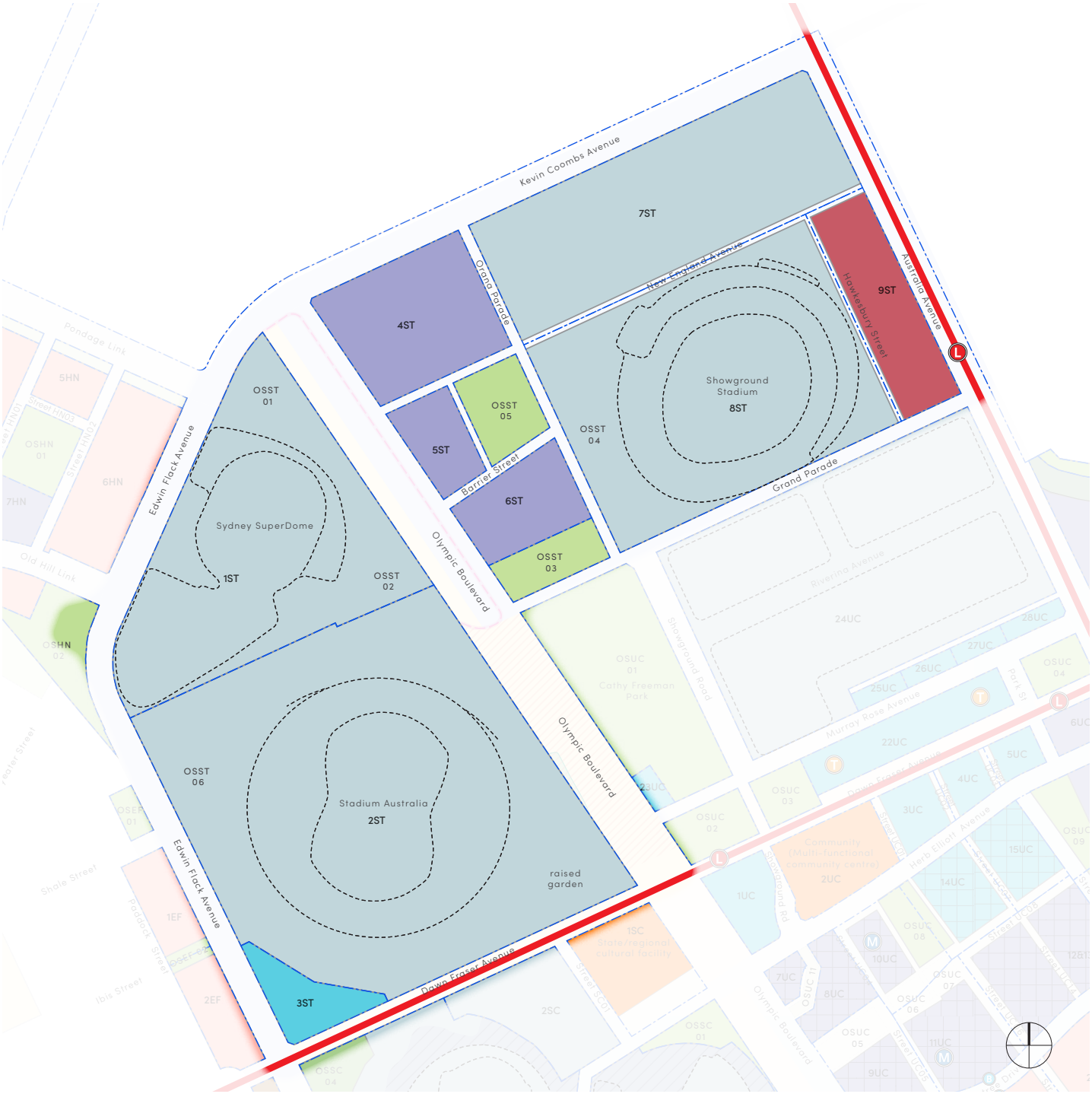
Land use

5. Development must be consistent with the land uses detailed in Figure 4.7.4.
6. Development sites must be delivered in accordance with Table 4.7.2.
7. Active frontages must be provided in accordance with Figure 4.7.3 and Section 3.9.3 of Master Plan 2050.
8. Through site links must be provided in accordance with Figure 4.7.9 and Section 3.9.4 of Master Plan 2050.
9. Concentrate mixed uses within the western part of the Sydney Showground, along Olympic Boulevard and Kevin Coombs Avenue. Preferred uses are those that reinforce the site as a destination and may include hotel accommodation, function spaces and food and drink premises.
10. Land uses requiring flexible, large format spaces are to be focused within the north-eastern portion of the showground along Kevin Coombs Avenue and Australia Avenue.

Figure 4.7.3 Stadia Precinct layout and development sites plan

Site boundary	xx m Minimum street dimension
1ST Site reference number	Primary active frontage with awning
Streets	Secondary active frontage
Public open space	Through site link
Pedestrian spaces	Active transport tunnel
Existing trees to be retained	PLR2
Envisaged raised garden around Stadium Australia entry	Existing large building footprint (approx)
Temporary event zone	Stadia operational zone
Site specific master plan	

Figure 4.7.4 Stadia Precinct land use plan



- Site boundary
- 1ST Site reference number
- Commercial
- Creative industry
- Mixed use
- Events and sports
- Public open space

Table 4.7.2 Stadia Precinct schedule of land use, public open spaces and streets.

Development site	Development site area	Minimum % of non residential GFA	Other requirements
1 ST	67688	100	Existing Sydney SuperDome building. Preferred additional non residential uses are cultural and arts uses.
2 ST	141514	100	Existing Stadium Australia. Non-residential uses are sporting, events, health, corporate suites, sports related commercial uses. Deliver SOPA endorsed public domain scheme around Stadium including retail and/or food and drink premises at ground floor.
3 ST	6777	100	Tertiary education, sporting and training facilities. Deliver minimum 9,000m2 of tertiary education, sporting and training facility.
4 ST	22501	100	Non residential uses are hospitality, event spaces, food and drink premises, hotels and agriculture related educational facilities.
5 ST	6659	100	Food and drink premises, hotel and event spaces.
6 ST	10691	100	Deliver minimum 4,000m^2 retail GFA. Agriculture related markets, food and drink premises, events, conferencing and education.
7 ST	56070	100	Non-residential uses are event spaces, exhibition spaces and circular economy hub.
8 ST	81161	100	Existing Showground Stadium. Other non-residential uses are sports, health, corporate suites, sports related commercial uses, retail and food and drink premises at ground floor.
9 ST	16794	100	Event spaces, exhibitions, creative industries and circular economy hub.

4.7.3 Built form

Objectives

a. Protect view sharing and solar access to public open spaces and sports fields.
b. Provide building setbacks which respond to the character of the street, align with existing development and pedestrian linkages and allow for the retention of established trees and new trees.
c. Ensure development reinforces key intersections with strong corner elements.
d. Ensure development responds to the iconic architecture of Stadium Australia.
e. Define a northern gateway to Sydney Olympic Park at Olympic Boulevard and Kevin Coombs Avenue.
f. Provide large format, flexible building floorplates within the north-eastern part of the showground to encourage creative industries and events.

Controls

General

1. Sites may require a site-specific master plan as identified in Figure 4.7.6.

Building height and siting

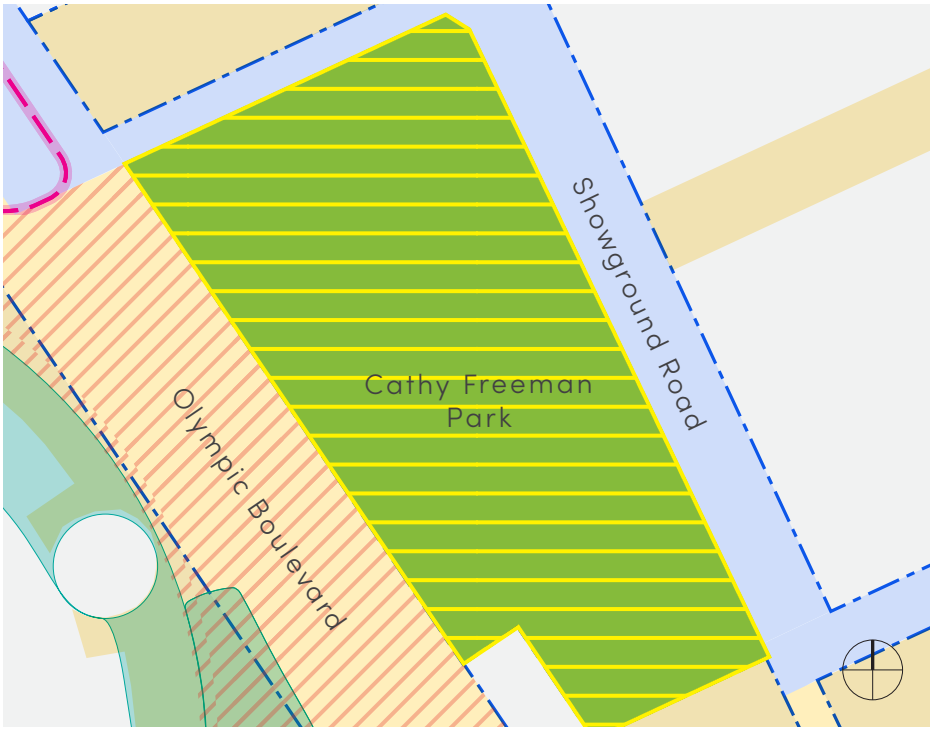
2. Buildings must be accordance with the maximum heights shown in Figure 4.7.6.
3. Taller buildings must be sited to ensure solar access is maintained to adjacent development sites and existing and future public open spaces.

Setbacks

4. Building setbacks must be provided in accordance with the street setbacks shown in Figure 4.7.6.
5. The setbacks for site 3ST on the corner of Edwin Flack Avenue and Dawn Fraser Avenue must:
   a. Maintain an appropriate operational curtilage for Stadium Australia;
   b. Ensure unimpeded pedestrian movements along Dawn Fraser Avenue; and
   c. Allow for enhanced urban greening.

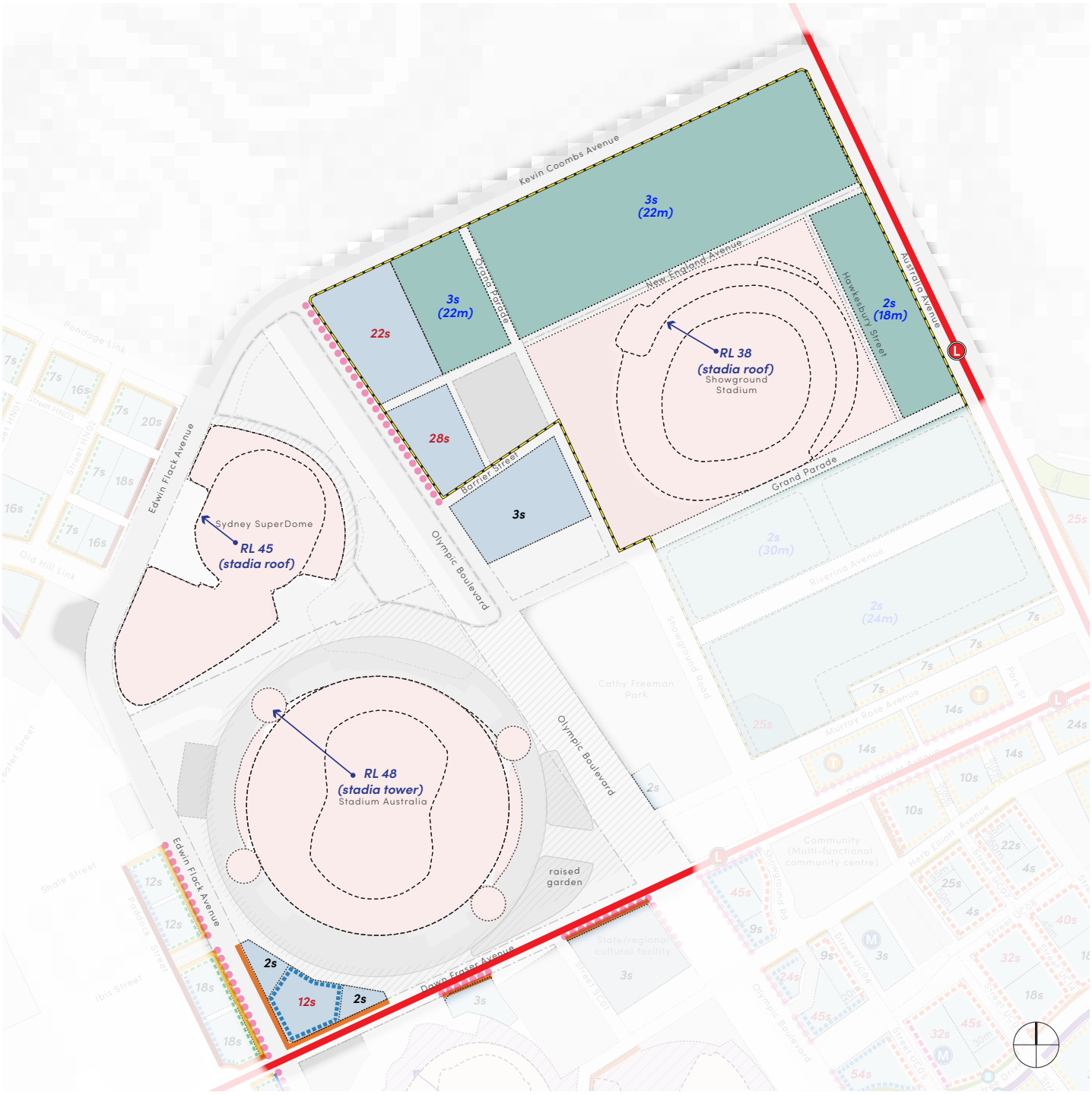
Figure 4.7.5 Cathy Freeman Park sun protection area

The 'sun protection area' must receive a minimum of 4 hours of direct sunlight on the winter solstice (typically 21st June) between 9am and 3pm.



Public open space
Sun protection area
X m Dimensions

Figure 4.7.6 Stadia Precinct built form plan



- Height zone
- Indicative height zone to guide future master plan
- Large structure height zone
- Xs Height limit in storeys
- Xs Tower location and height limit in storeys
- Xs Indicative height in storeys
- Site specific master plan
- 3m setback
- 4m setback
- 6 storey street wall with 6m setback above street wall height
- Two storey colonnade at ground floor
- PLR2
- RL X Height not to exceed existing structure RL

Figure 4.7.7 Stadia Precinct illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: SJB

4.7.4 Public open spaces

Objectives

a. Provide a range of public open spaces to meet the diverse needs of residents, workers and visitors and to support the sports, entertainment and events role of the Stadia Precinct.
b. Enhance existing public open spaces to maximise functionality, canopy coverage and greening, and optimise thermal comfort.
c. Design new public open spaces to maximise functionality and amenity for the intended users.

Controls

1. New public open spaces must be provided in accordance with Figure 4.7.3, Table 4.7.2 and the following:
   a. OSST05 - A new park with a minimum area of 6842m^2 located within the western portion of the Sydney Showground.
2. Reconfigure Olympic Boulevard between Dawn Fraser Avenue and Kevin Coombs Avenue (Olympic Boulevard North) to accommodate additional active transport, public open space, plazas, tree canopy and planting as illustrated in the street sections at Figure 4.7.10.
3. New public open spaces must be designed having regard to the design guidelines and illustrative concepts provided.

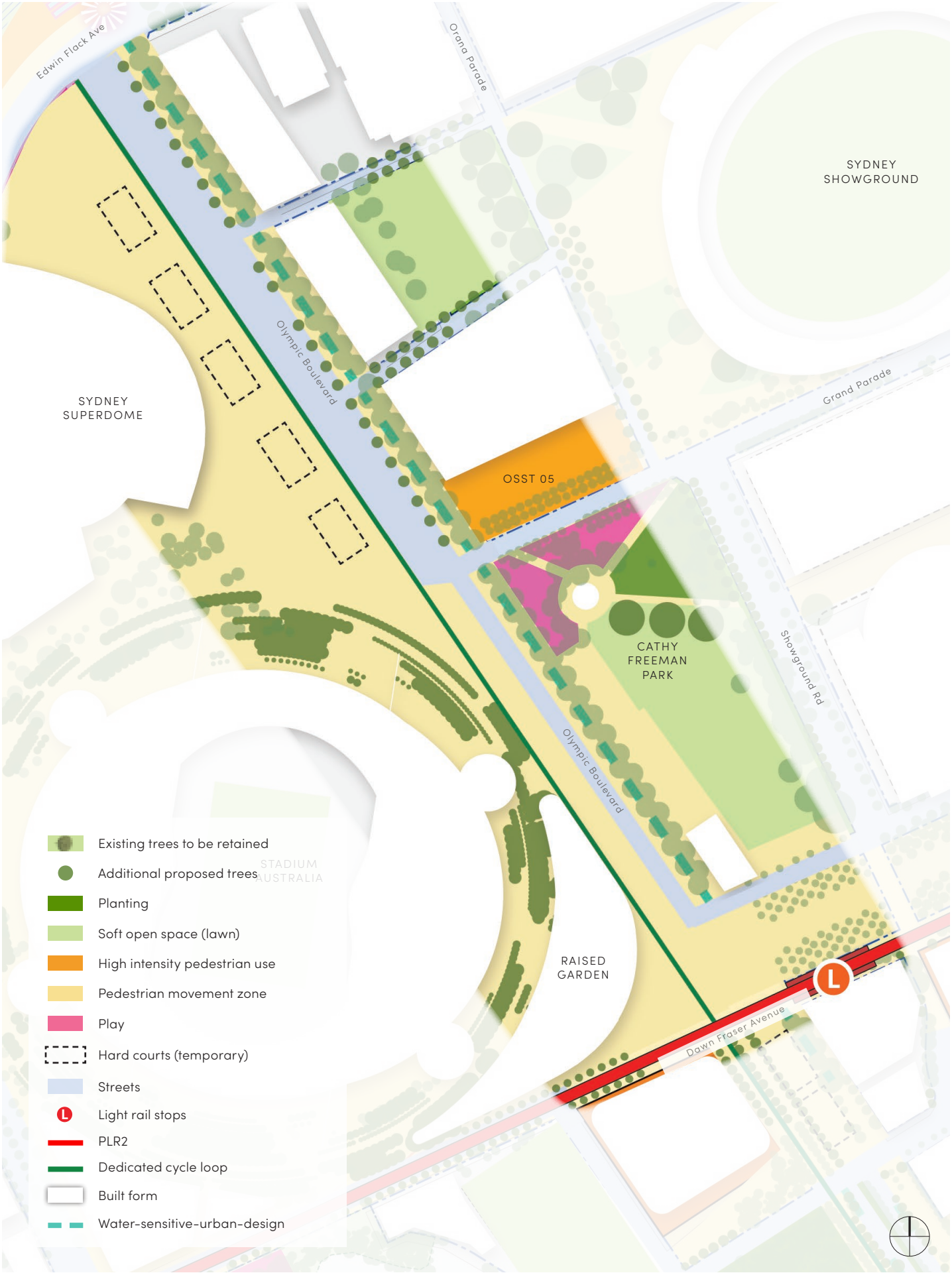
Olympic Boulevard North

Design guidelines

The design of Olympic Boulevard North must be guided by Figure 4.7.8 and the following principles.

1. Reconfigure Olympic Boulevard between Edwin Flack Avenue and Dawn Fraser Avenue to:
   a. Create a vibrant public space to improve the day-to-day and events experience.
   b. Provide more opportunities for gathering and public activation, including temporary active recreation..
   c. Provide unencumbered open space for the community enjoyment.
   d. Provide places for cultural practice and performance.
   e. Provide unimpeded pedestrian movement between major public transport modes, the Stadia and Sydney Showground.
   f. Maintain crowd management requirements around Stadium Australia, Sydney SuperDome and the Sydney Showgrounds.
   g. Locate two-way vehicular movement within the eastern side.
   h. Provide limited on-street parking along the eastern side.
   i. Integrate public art into open spaces.
   j. Retain existing trees and increase existing canopy coverage, including replacing existing bus shelters with tree planting.
2. The removal of bus shelters must not impede the function and capacity of the major event bus terminal to operate during major events (excluding the Royal Easter Show).

Figure 4.7.8 Olympic Boulevard North illustrative plan



4.7.5 Movement

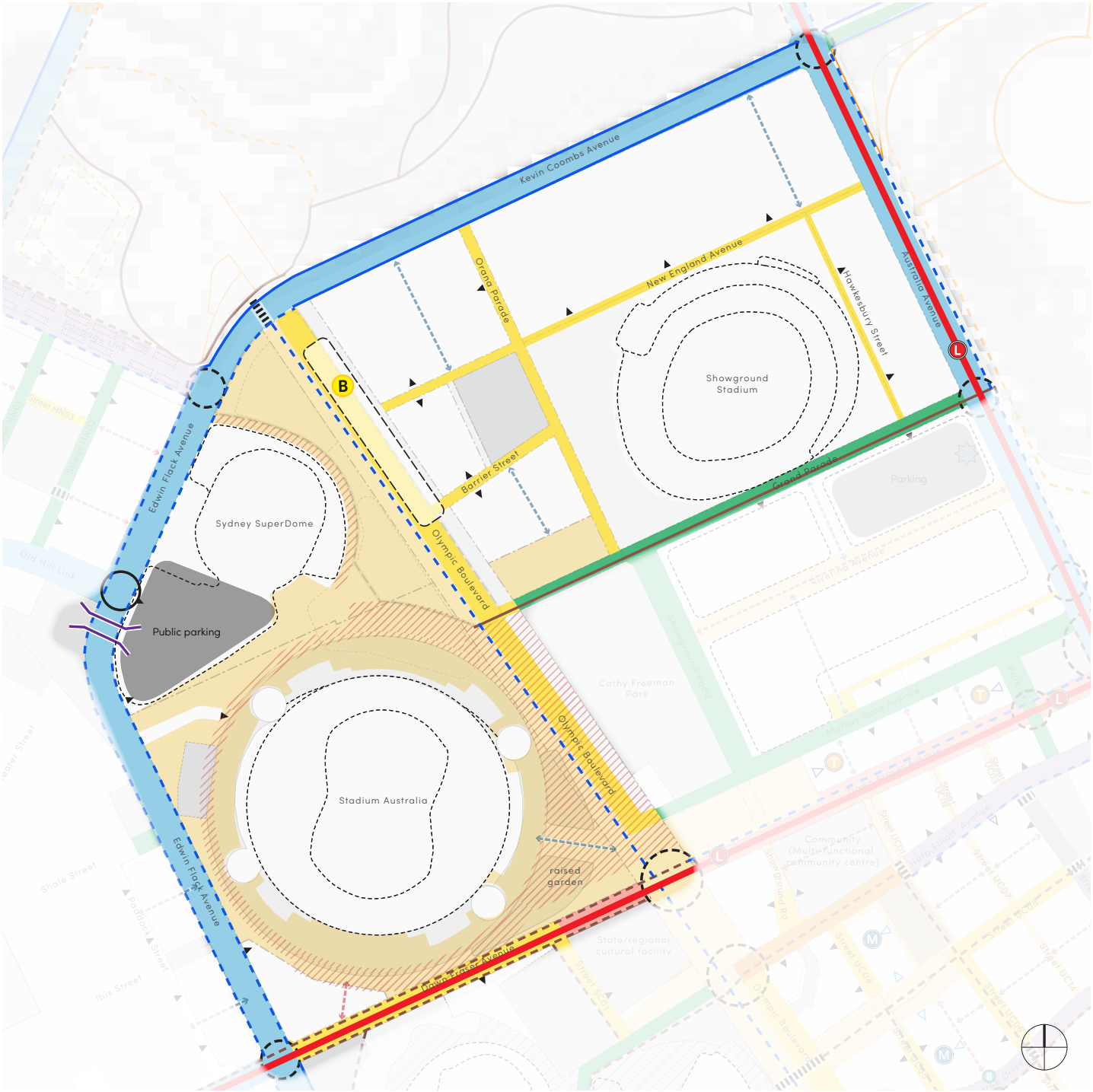
Objectives

a. Enhance the permeability of the Sydney Showground with new east-west and north-south connections to Olympic Boulevard, Grand Parade and Kevin Coombs Avenue.
b. Create a community focus within the Stadia Precinct by prioritising walking and cycling to provide direct connections to public open spaces, sport facilities, public facilities, public transport and the Urban Centre.
c. Prioritise active and public transport movement to support activation of Dawn Fraser Avenue.

Controls

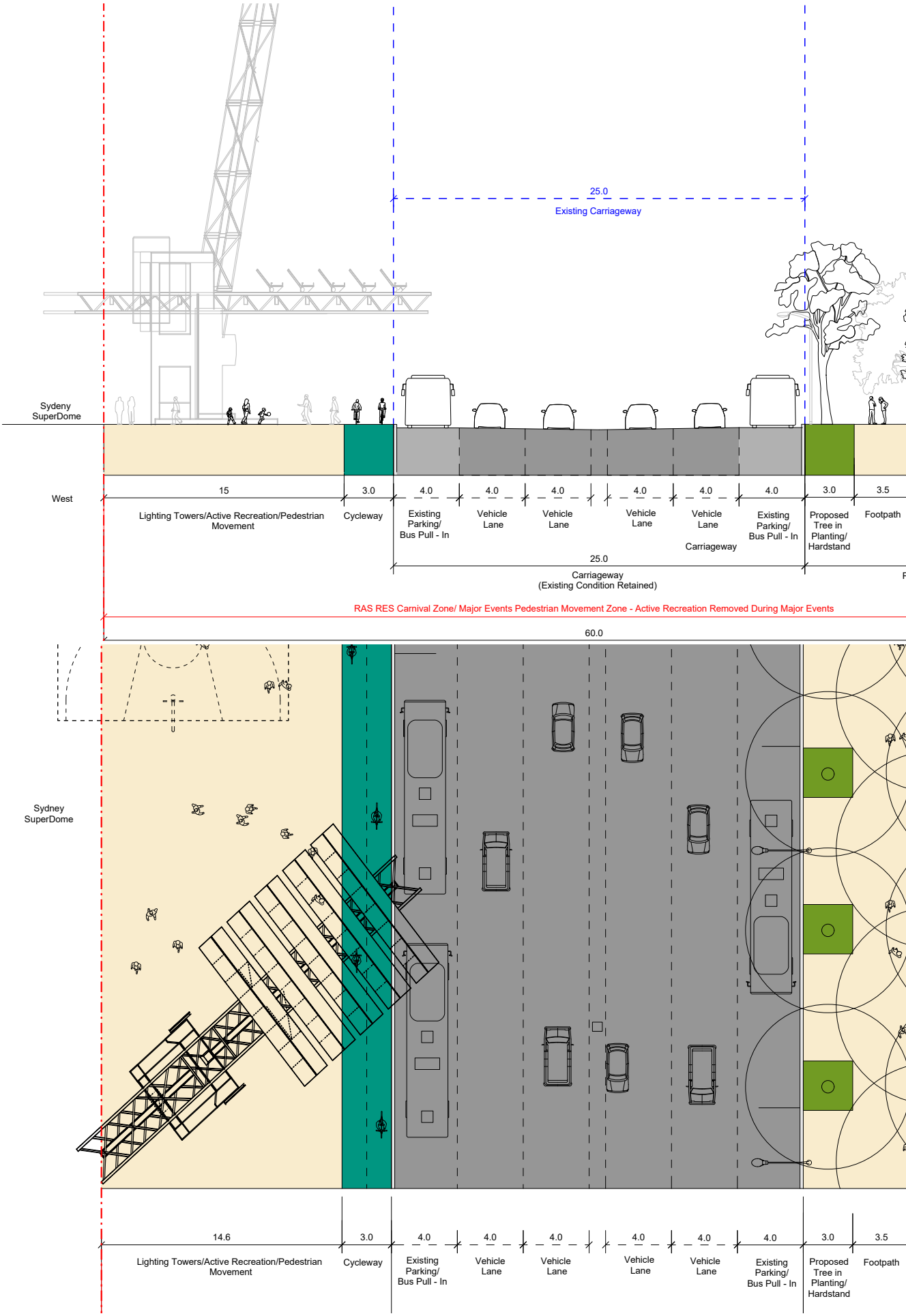
1. Streets, laneways and through site links must be provided in accordance with Figure 4.7.9 and the street section at Figure 4.7.10-4.7.13.
2. New streets are to be delivered in accordance with Table 4.7.2.
3. Public transport infrastructure must be provided as outlined below and shown in Figure 4.7.9:
   a. New shared path and dedicated cycleways;
   b. Intersections upgrades; and
   c. New pedestrian crossings.
4. Where possible, locate vehicle access and egress on service lanes and local streets, as shown in Figure 4.7.9.
5. Provide detailed public space and landscape elements in accordance with the Design Manual.
6. All event bus services must be consolidated into the major event bus terminal with a capacity of 10,000 passengers per hour in coordination with the opening of Sydney Metro West.
7. A temporary bus terminal must be established on Pondage Link for operation during the Royal Easter Show in coordination with the relocation of the carnival site from the former P6 car park.

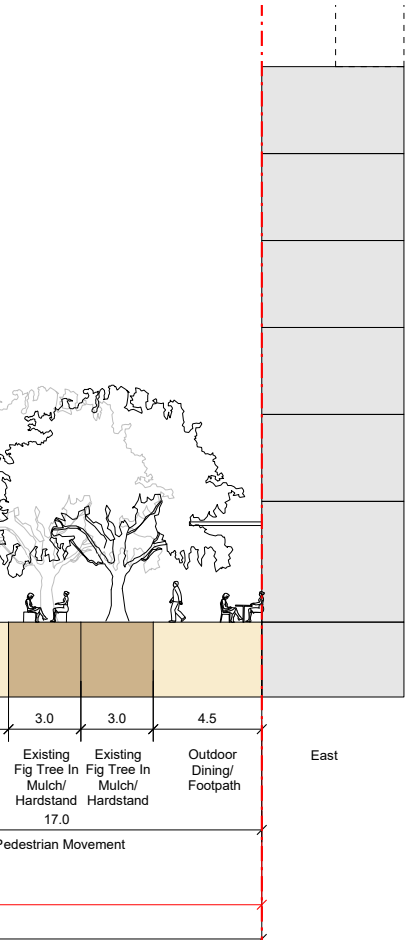
Figure 4.7.9 Stadia Precinct movement plan

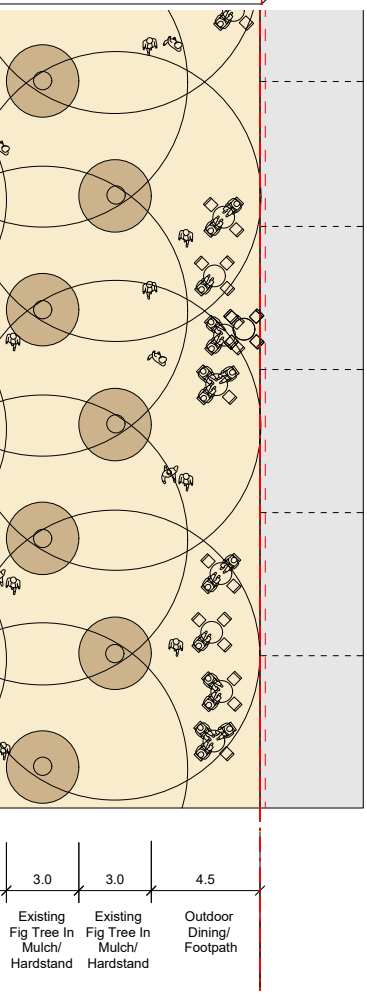


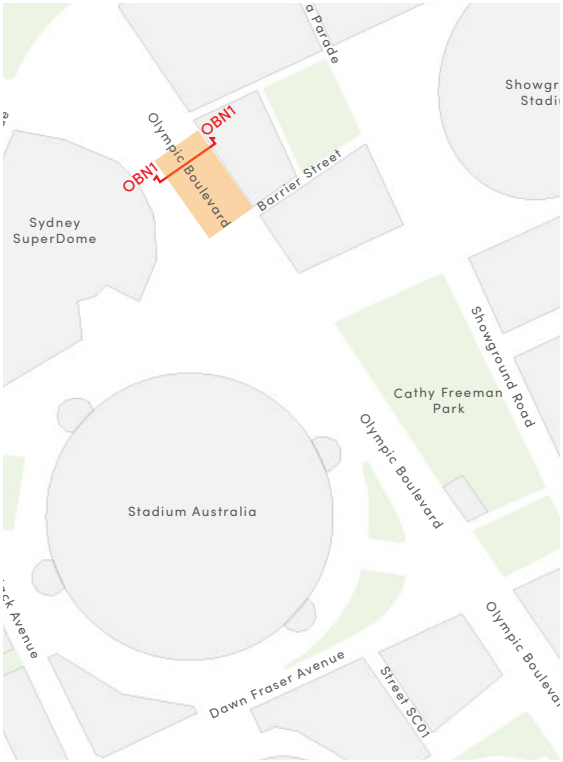
- Pedestrian spaces
- Civic street
- Local street
- High activity transit mall
- Connector avenue
- PLR2
- Existing dedicated cycleways
- Proposed dedicated cycleways
- Existing shared path
- Proposed shared path
- Through site link (6m open to sky)
- Through site link (6m open to sky preferred)
- Pedestrian crossing
- Vehicular access point (preferred)
- Existing intersections
- Upgraded intersections
- Public car parking (underground)
- Active transport tunnel
- Stadia operational zone
- Major event bus terminal

Figure 4.7.10 Olympic Boulevard North - OBN1









Location plan

GENERAL GUIDANCE

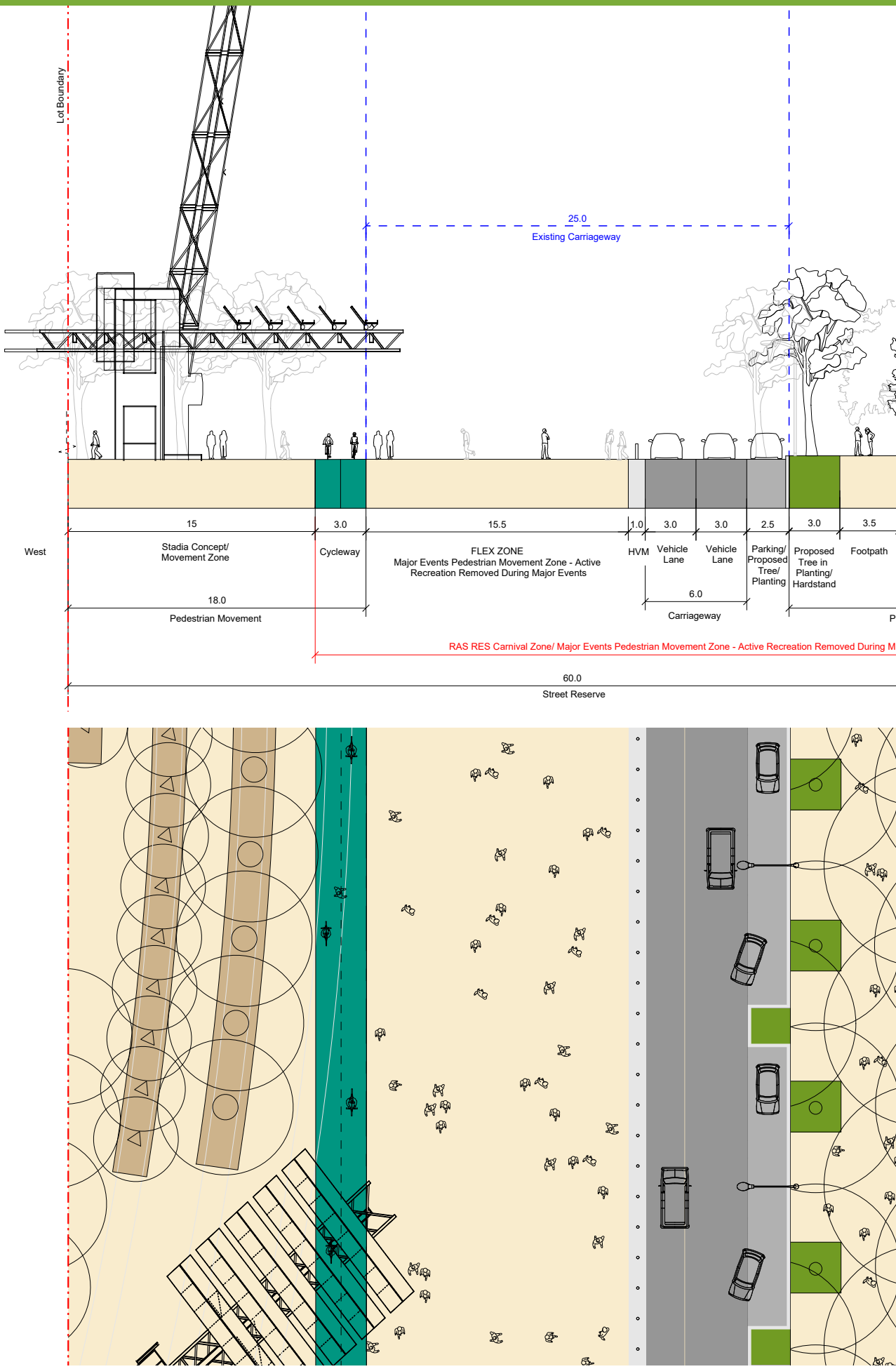
Typology
Civic Street (Civic Space)

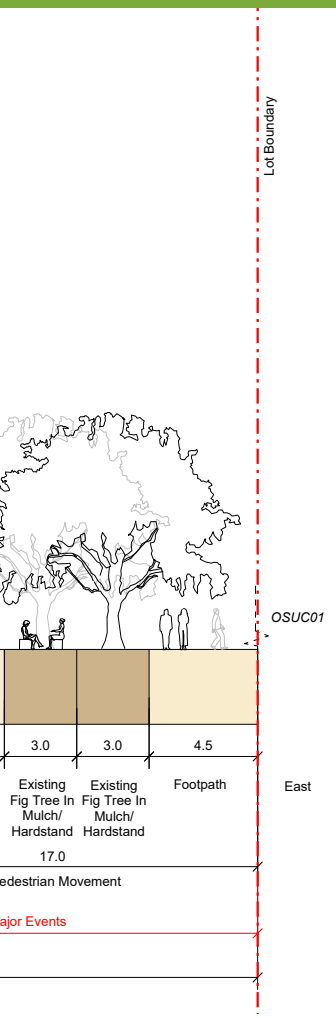
Dimension
60m width

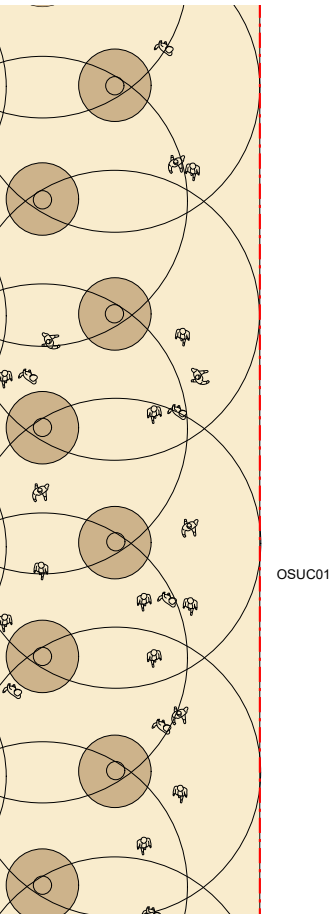
Trees
Canopy target 30%. Street trees to be planted at regular intervals on both sides of the road

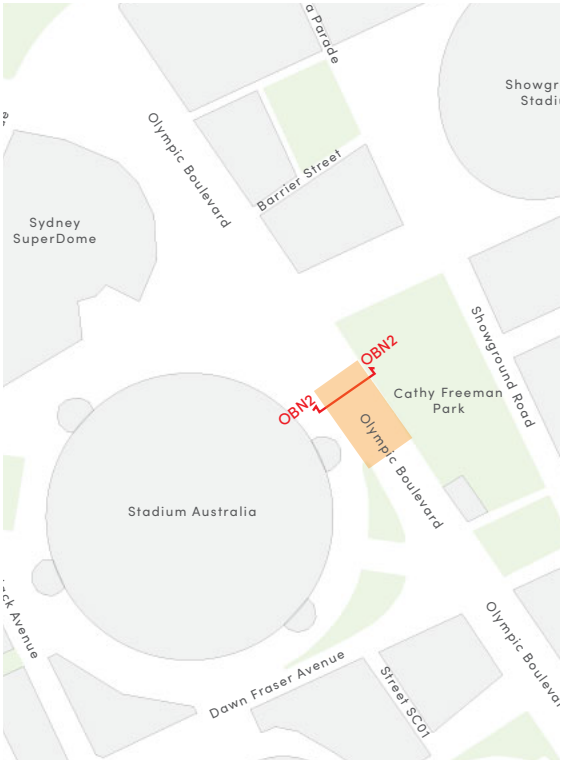
Detailed design
Design Manual

Figure 4.7.12 Olympic Boulevard North - OBN2









Location plan

GENERAL GUIDANCE

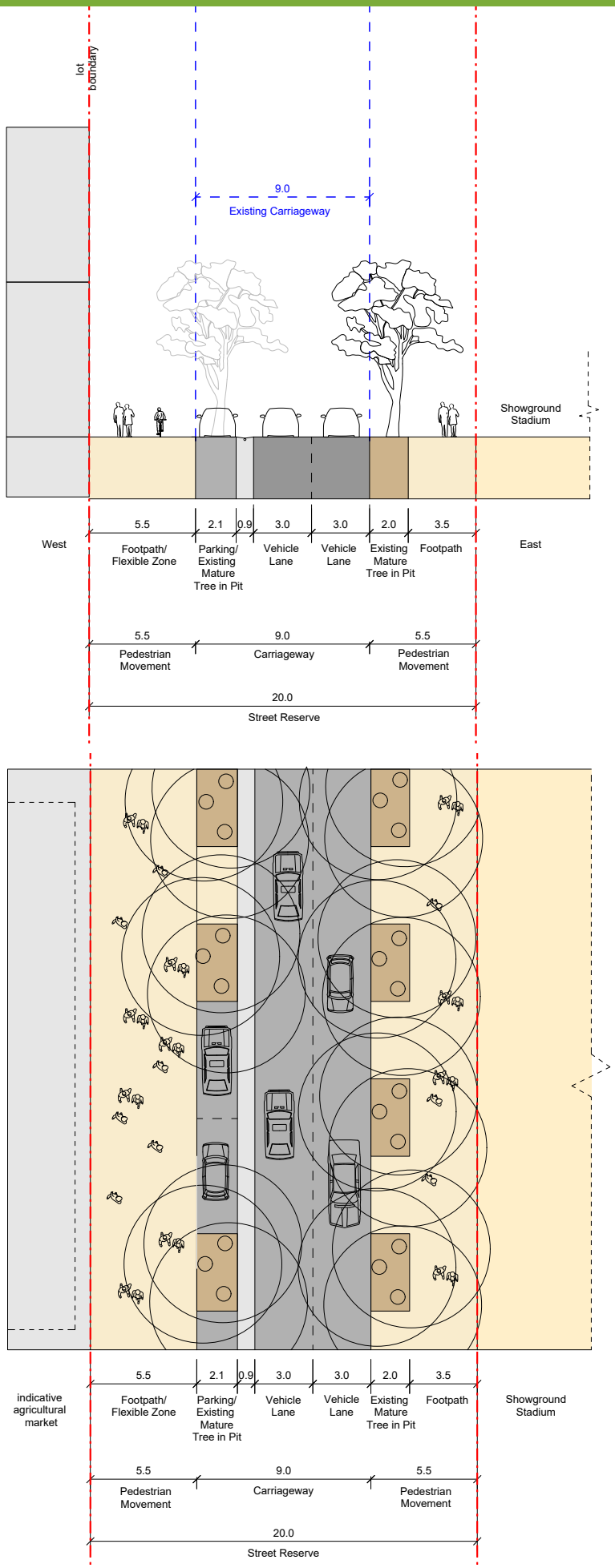
Typology
Civic street (Civic Space)

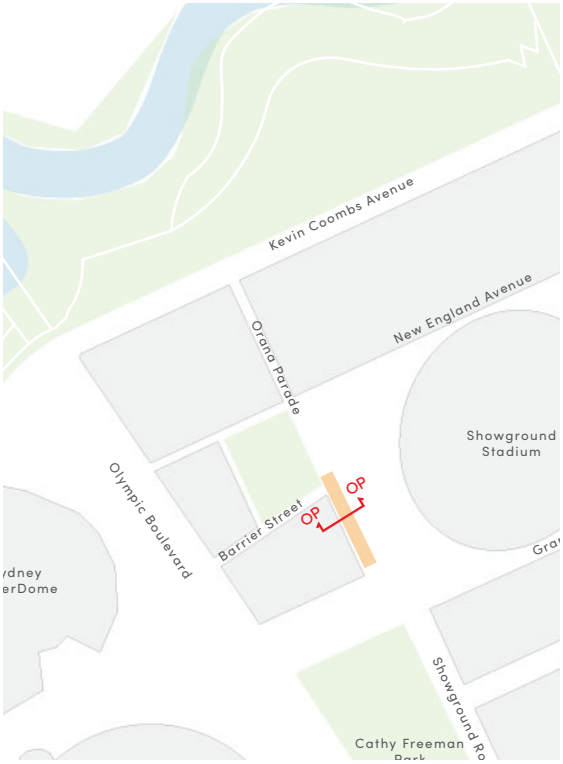
Dimension
60m width

Trees:
Canopy target 33%. Retain and enhance existing mature trees and character of Olympic Boulevard. Additional street trees to be planted in alignment with existing trees and to remain clear of central pedestrian movement zone.

Detailed design
Design Manual

Figure 4.7.13 Orana Parade Road- OP





Location plan

GENERAL GUIDANCE

Typology
Local Street (Local Street)

Dimension
20m width

Trees
Canopy target 75%. Retain and enhance existing clusters of trees planting as per layout plan

Detailed design
Design Manual

Parklands

5

SydneyOlympicPark

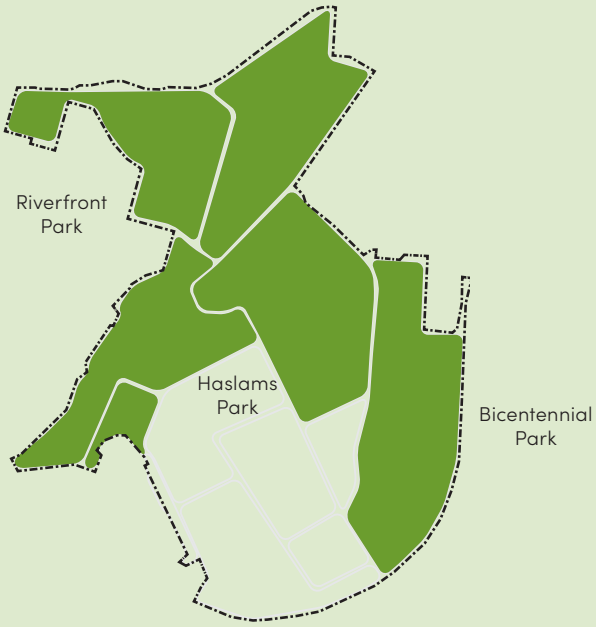
The Parklands

The Parklands are natural spaces supporting the local and regional biodiversity of Sydney Olympic Park as well as passive and active recreation.

The Parklands are comprised of three precincts:

- Riverfront Park;
- Haslams Park; and
- Bicentennial Park.

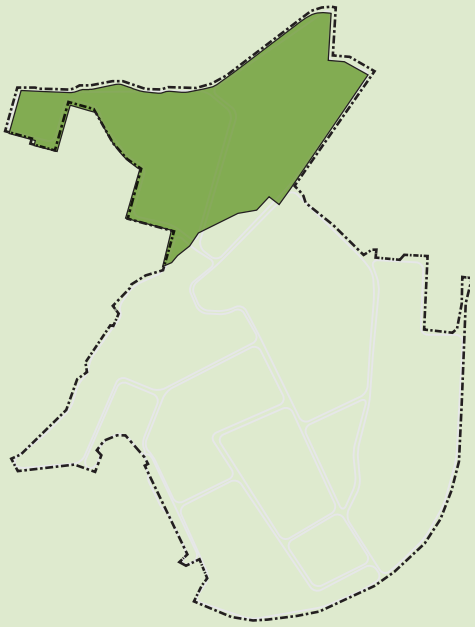
The Parklands Plan of Management contains the guiding principles for the use and development of the Parklands. Future use and development of the Parklands must be consistent with the provisions of the Parklands Plan of Management. The objectives, permitted land uses and permitted development within particular areas are also detailed in the Parklands Plan of Management, which gives effect to the design principles set out in Master Plan 2050.



5.1 Riverfront Park

SydneyOlympicPark

5.1.1 Character statement



The Riverfront Park is a collection of diverse spaces that share a strong connection to the Parramatta River (the Burramatta). Key areas include the much-loved picnic and playground areas of Blaxland Riverside Park, the historic Newington Armory precinct, the protected habitats of Newington Nature Reserve, Cricket Central at Wilson Park and the grasslands of Woo-la-ra.

Honouring the significance of the Burramatta to the Wangal, the continuous River Walk rolls into Wangal Walk. The foreshore unites land and water and provides connectivity to the wider Parklands of Sydney Olympic Park, neighbouring residential suburbs and regional cycleways.

Blaxland Riverside Park is a popular attraction for the local and wider community and will be enhanced with additional playgrounds, including nature play, structured play equipment and a learn to ride space for people of all abilities.

Newington Armory remains a place of discovery, where visitors uncover the stories etched into its heritage buildings and sweeping landscapes—tracing over a century of naval history and the ever-enduring Wangal legacy.

The vast open spaces of the heritage landscape will provide for quiet enjoyment and respite from bustling neighbourhoods and busy play spaces, and will include opportunities for passive recreation and social gatherings. The lands adjacent to Newington Nature Reserve will be a buffer to the reserve, contain extensions of the threatened ecosystems of the reserve, and provide ecological connectivity.

The Armory wharf will become a key northern arrival point for Riverfront Park supported by potential direct water transport services and activated with a range of food and drink offerings. The heritage rail will offer a unique way to explore the precinct, while adaptive reuse of historic buildings will anchor Newington Armory as a leading destination for arts and culture—with a theatre, outdoor amphitheatre, artist studios, and exhibition spaces bringing the site to life. A revitalised southern entry will strengthen connections to Sydney Olympic Park and the PLR2.

Wilson Park strikes a balance between high performance and community sport. Cricket Central supports professional-level play, while the adjacent community cricket field and nets remain open and accessible for local players of all ages and abilities.

To the north of Woo-la-ra, a new light rail stop will transform access to the area, with surrounding flat lands reimagined for community recreation. A network of parks designed for nature play will be thoughtfully integrated into the central plateau and eastern side of Woo-la-ra, nestled within the existing grassland ecosystem that continues to support small birds and native wildlife.

Figure 5.1.1 Newington Armory precinct within Riverfront Park illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: Mark Gerada

5.1.2 Design principles

The design of Riverfront Park must be guided by the following principles:

General

a. Respect and enhance Wangal Country and the relationship to water, including the Burramatta and Newington Nature Reserve.
b. Be consistent with the Parklands Plan of Management and the Newington Armament Depot and Nature Reserve Conservation Management Plan.
c. Upgrade Blaxland Riverside Park with a major playground and enhanced river experience for both local and regional visitors.
d. Provide enhanced open space for the community of Wentworth Point and Newington.
e. Protect and enhance buffers to Newington Nature Reserve.
f. Celebrate and conserve the heritage of Newington Armory as a significant arts campus and cultural destination, adaptively reusing the Armory buildings for arts, film, cultural, music and temporary events.
g. Locate and design the built form within Newington Armory to be sensitive and responsive to the heritage significance of the area.
h. Incorporate unique design elements and public artworks that contribute to the identity and sense of place and recognise Country.
i. Provide urban elements such as wayfinding, bins and lighting in accordance with the Design Manual.
j. Respond to and prepare for sea level rise and inundation impacts on low lying areas.

Movement

k. Provide a continuous foreshore path for pedestrians and cyclists along the Parramatta River, contributing to the existing Olympic Peninsula loop.
l. Formal and accessible pedestrian, cycling and shared paths are to be provided within Riverfront Park, integrating with existing pathways and connecting to adjacent Parklands and surrounding suburbs.
m. Encourage public transport use for visitors of the park, providing connection to the proposed light rail stops and existing ferry stops.

Contaminated Lands

n. Maintain the ongoing integrity of waste containment cells.
o. Manage landfill gas and vapour ignition source risks.

The design of Riverfront Park is to be in accordance with the following design guidelines and Figures 4.8.2–4.8.4.

Figure 5.1.2 Riverfront Park illustrative plan

5.1.3 Design guidelines

General

The design of Riverfront Park is to be in accordance with the following design guidelines and Figure 5.1.3 and 5.1.5. These general design guidelines are further supplemented by specific guidelines applying to:

- Newington Armory and Blaxland Riverside Park; and
- Woo-la-ra.

Movement

1. Provide a 2km cycling loop that is separated from adjacent pedestrian paths.
2. Provide a formalised high street landscape which connects the plaza entry and gatehouse to the residence buildings adjacent to Jamieson Street.
3. Provide a formalised and extended car park adjacent to Jamieson Street to accommodate increased visitation and reduce the impacts of RAS Royal Easter Show float parking on soft landscaping.
4. Improve permeability and access for pedestrians and cyclists by connecting Riverfront Walk, Louise Sauvage Pathway and Jamieson Street.
5. Upgrade the existing wharf at Parramatta River to provide an enhanced public plaza.

Contaminated lands

Development in Riverfront Park must consider potential impacts to contaminated lands as follows:

1. Amenities buildings, shade structures, lighting or other services are to be designed appropriately to prevent gas and volatile organic compound migration to the surface or into service pits and/or buildings.
2. For any new structures at Woo-la-ra, the applicant is to engage a suitably qualified expert to undertake an assessment of ground conditions to inform design, if required, and have consideration to the potential presence of asbestos waste at depth.
3. Ignition sources, including barbecues, are generally not suitable for installation on the area of the landfills. Alternative options may be considered with input from suitably qualified professionals and SOPA.

Figure 5.1.3 Riverfront Park movement plan

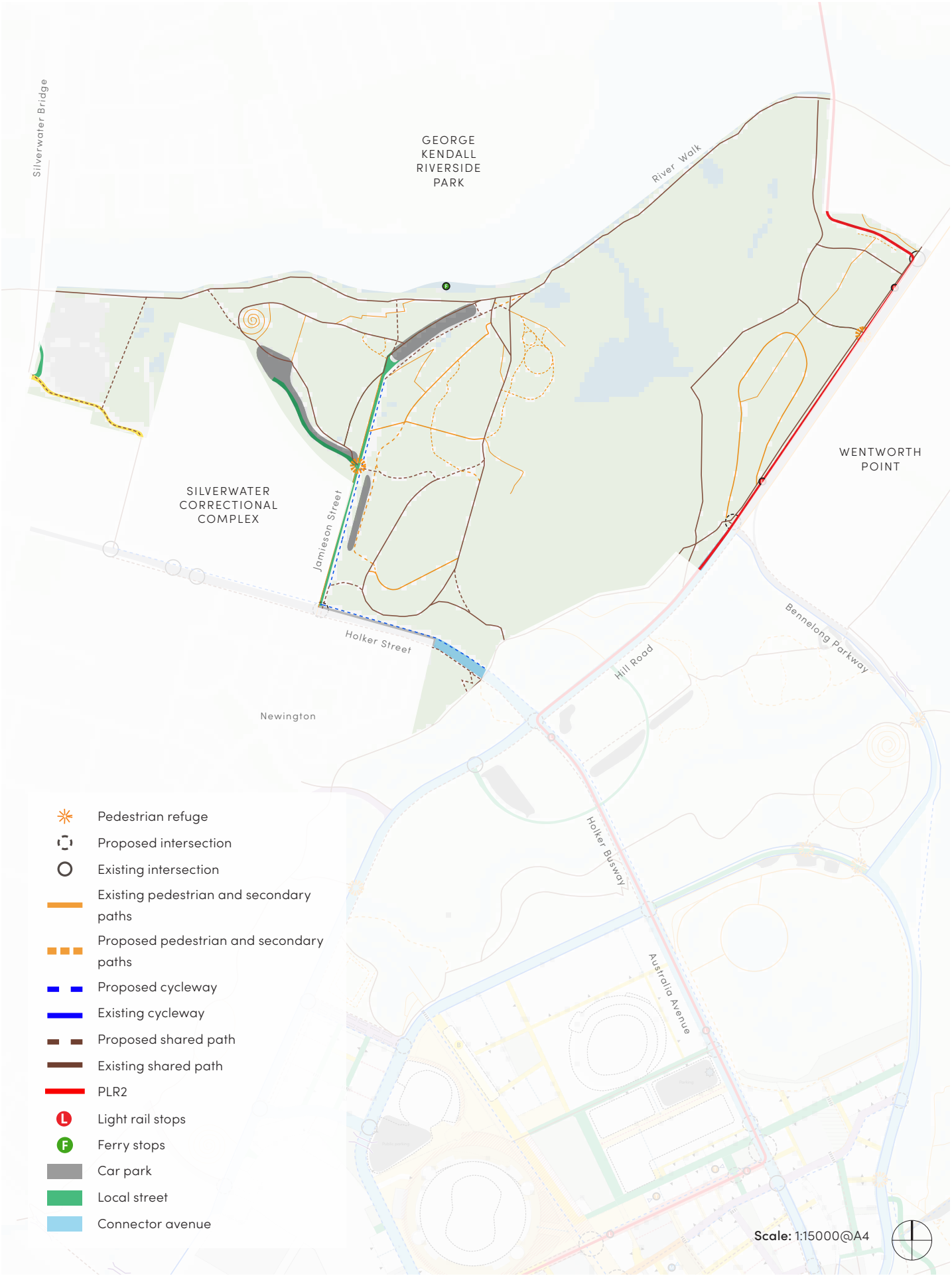


Figure 5.1.4 Riverfront Park illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: Mark Gerada

5.1.4 The Newington Armory and Blaxland Riverside Park design guidelines

The design of the Newington Armory and Blaxland Riverside Park is to be in accordance with the following design guidelines.

Newington Armory

The design of the Newington Armory is to be broadly aligned with Figure 5.1.5, including:

1. An entry plaza that celebrates the heritage values of the Newington Armory and Newington Nature Reserve and utilises the existing gatehouse structures for shade and shelter.
2. Utilising the existing heritage railway for tours.
3. A First Nations' led space in between the creek and 50m buffer to Newington Nature Reserve. This space is to respond to the needs of the First Nations community and to be culturally safe. This space should also include opportunities for First Nations land care and management.
4. A re-naturalised and expanded creekline with space for enhanced habitat areas. Provide opportunities to interact with the creekline and water.
5. Education facilities adjacent to the Newington Nature Reserve in buildings adjoining the existing birdlife facilities.
6. New built form that provides a stronger visual connection to Blaxland Riverside Park, in the built form expansion zones shown at Figure 5.1.5.
7. Enhanced ecological buffer zones protecting Newington Nature Reserve.
8. Increased tree planting of species that respond to the site's history, character and adjacent vegetation communities.
9. Increased planting to Jamieson Street to screen the Silverwater Correctional Complex.
10. Retain the open grassland character and provide opportunities for native meadows.
11. Retain significant views to historic buildings and ecological areas.
12. Provide additional amenities adjacent to upgraded recreation infrastructure.
13. Provide a permanent ferry stop adjacent to the Armory Wharf.
14. Replace existing fencing with new, uniform fencing design that supports the heritage significance of the place.

Blaxland Riverside Park

The design of Blaxland Riverside Park is to be broadly aligned with Figure 5.1.5, including:

1. Fitness stations with exercise equipment for a diverse range of users.
2. An expanded playground coherently integrated with only one space, the existing Blaxland Riverside Park playground. The playground should be equipped with:
   a. Nature play elements;
   b. Structure play elements; and
   c. A 'learn to ride' space for people of all abilities.
3. The design of the expanded playground should respond to and incorporate:
   a. The site's setting and relationship to adjacent habitat; and
   b. WSUD.
4. A formalised arrival plaza that directs pedestrian movement to key destinations. The plaza should contain interpretation, wayfinding elements and seating.
5. Picnic and barbecue areas with seating and shade structures.

Figure 5.1.5 Newington Armory and Blaxland Riverside Park concept plan

5.1.5 Woo-la-ra design guidelines

The design of Woo-la-ra is to be in accordance with the following design guidelines.

Northern Woo-la-ra Park

A new multi-purpose local park is to be provided at the northern end of Woo-la-ra between the Silverwater marker and Wattlebird Road. The design of this park is to include:

1. A new local playground (minimum 1,500m^2). The new playground should be equipped with:

- Equal access;
- Nature play elements; and
- Structure play elements suitable for infant and junior groups.

2. Areas of hard stand for six multi-purpose courts. The courts should be equipped with lighting to allow for activities after dark, whilst considering the ecological habitat.
3. Flora species to be appropriately selected based on the site's context (adjacent to the nature reserve and grasslands).
4. Habitat opportunities for grassland birds through understorey and grassland plantings. Species selection is to be consistent with adjacent grasslands on Silverwater Marker.
5. Provision for smart poles to allow this space to be used for community events.
6. Increase planting that respond to the site's character and adjacent vegetation communities.
7. New flexible lawn areas located for informal recreation and play.
8. Picnic and barbecue areas with shade structures and picnic tables.
9. Grade transitions that comprise flat areas that can be activated.
10. Incorporation of WSUD measures.
11. A fenced area for dogs within Northern Woo-la-ra Park.

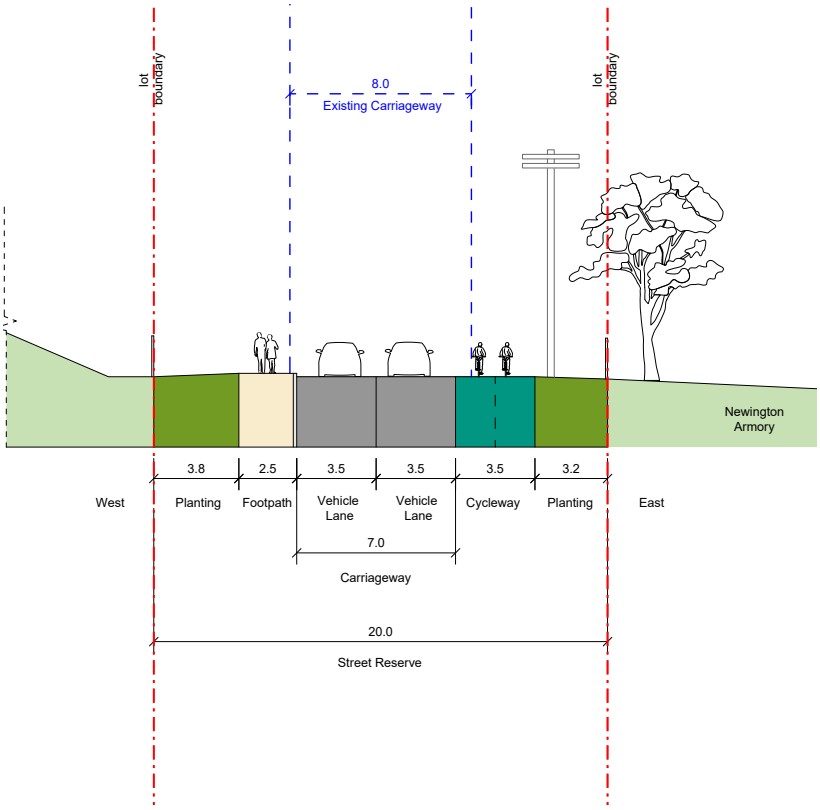
Woo-la-ra Moundtop Playground

A new playground should be provided at the high point of the Woo-la-ra mound and grasslands. The design of the playground should include:

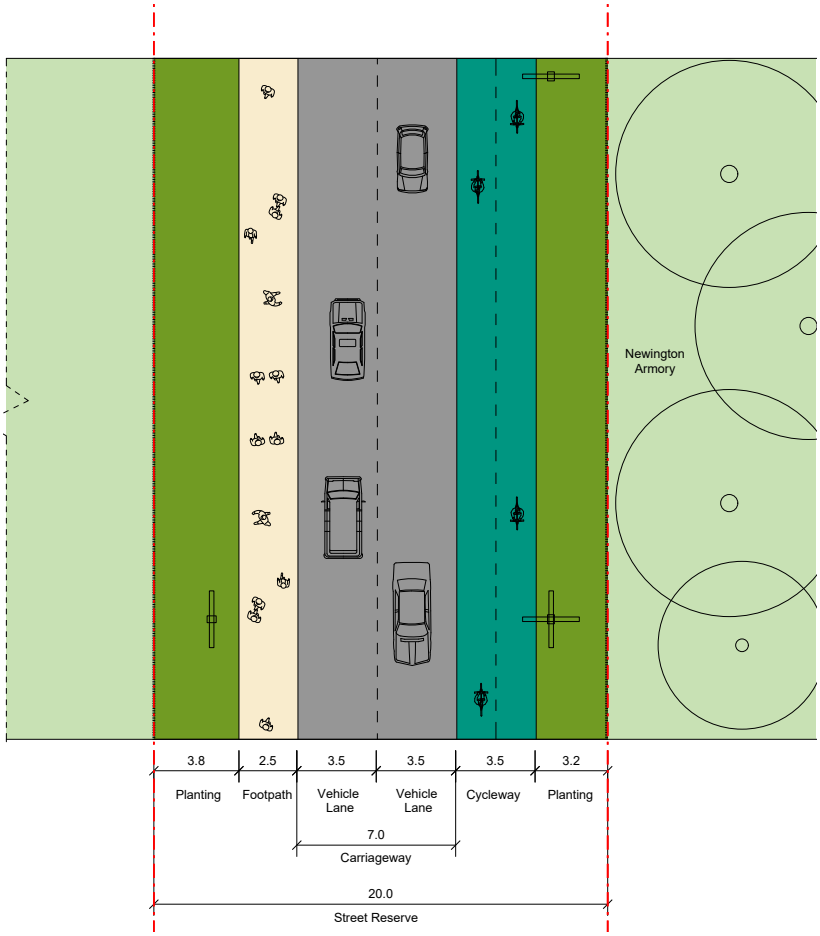
1. Minimum area of 4,500m^2.
2. Level areas of appropriate hardstand and prioritise permeable surfaces where possible.
3. Formal destinational play elements contained to the to the top of the mound to reduce disturbance to surrounding habitat.
4. Seating located to provide views of the nature reserve and Parramatta River.
5. Tree planting of appropriate species that are sensitive to surrounding ecologies and consistent with maintaining landfill integrity.
6. Appropriate shade and shelter.
7. Minimum area of 4,500m^2.

Figure 5.1.6 Woo-la-ra concept plan

Figure 5.1.7 Jamieson Street - JS



Location Plan



GENERAL GUIDANCE

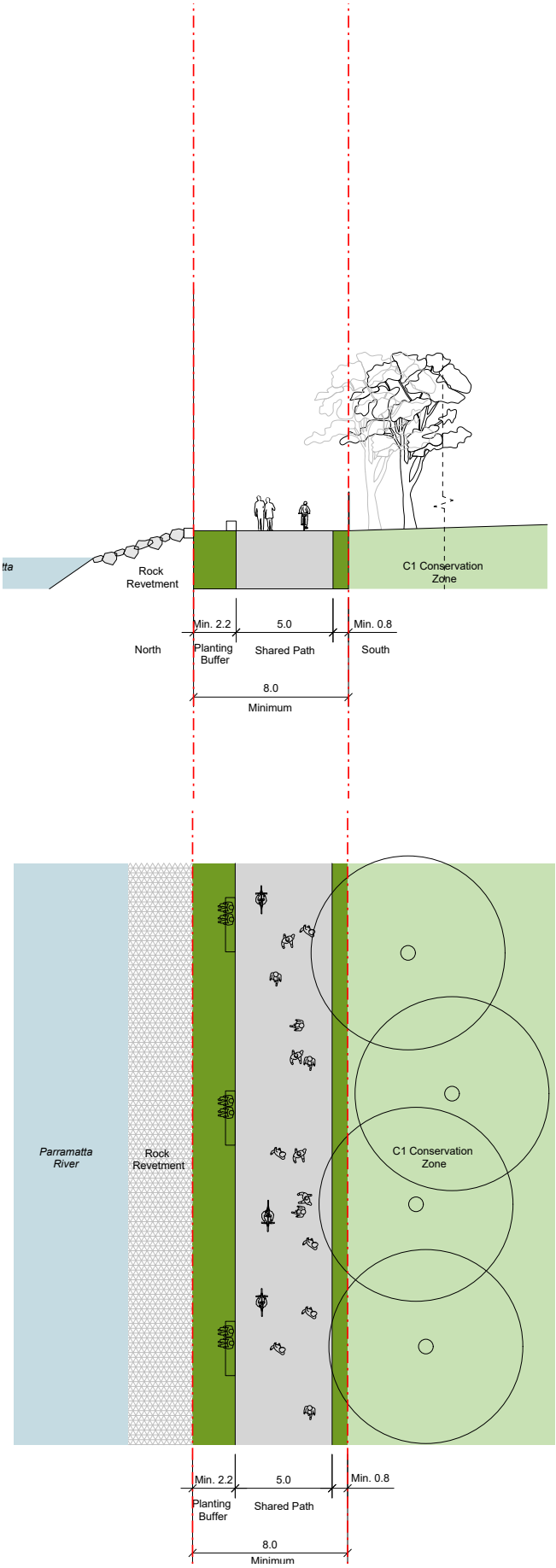
Typology
Local Street (Local Street)

Dimension
20m width

Trees
Canopy target 0%. Requirement from correctional services

Detailed design
Design Manual

Figure 5.1.8 River Walk - RW



Location Plan

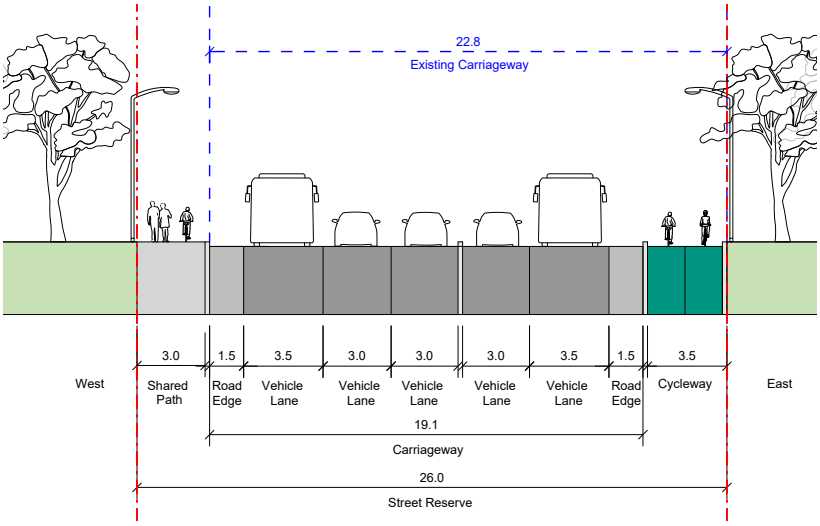
GENERAL GUIDANCE

Typology
Pedestrian Path

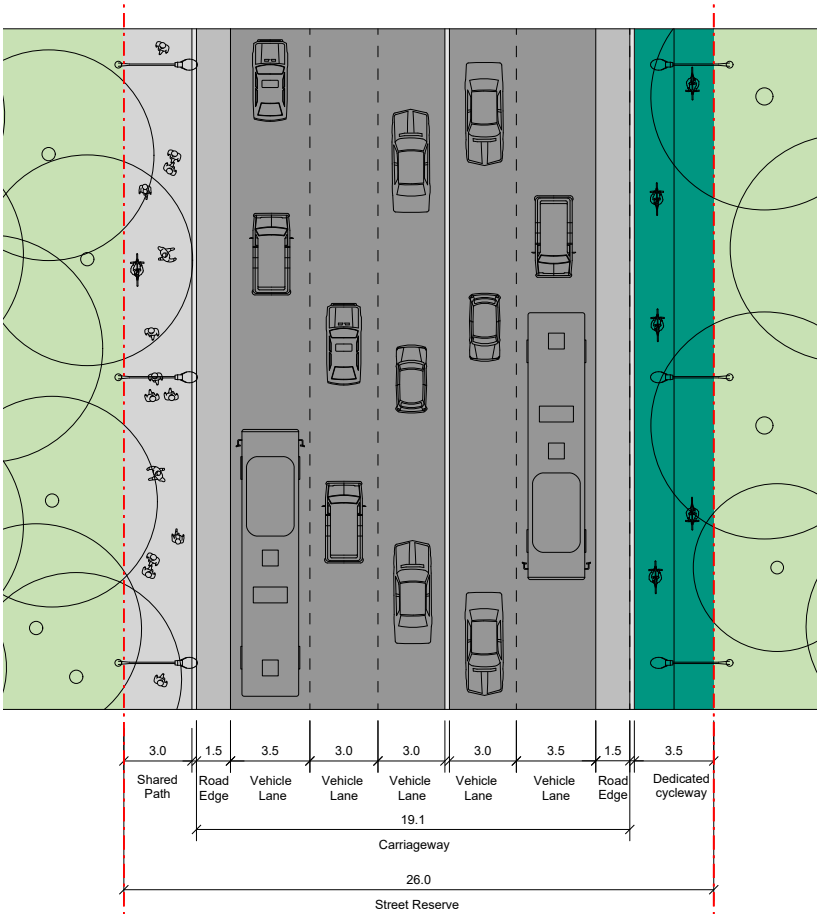
Dimension
8m width

Detailed design
Design Manual

Figure 5.1.9 Holker Street - HS



Location Plan



GENERAL GUIDANCE

Typology
Connector Avenue (Main Road)

Dimension
26m width

Detailed design
Design Manual

5.2 Haslams Park

SydneyOlympicPark

5.2.1 Character statement

Haslams Park sits at the heart of Sydney Olympic Park, adjacent to the communities of Wentworth Point and Newington. It is a dynamic parkland made up of a mix of spaces, each contributing to the rich ecological systems and recreational experiences on offer.

Visitors can immerse themselves in the dynamic green and blue landscapes, exploring habitats from elevated vantage points like the Brickpit Ring Walk. These natural environments will continue to be protected and enhanced, with revegetation efforts focused on the Haslams Creek corridor and Little Kronos Hill.

An extensive network of walkways, boardwalks, cycleways, and roads link these precincts to the wider Sydney Olympic Park.

As public transport expands with the opening of Sydney Metro West, parts of the large P5 carpark will be transformed into vibrant recreational spaces forming the centre of Haslams Park. A new hub for adventure and active recreation will feature sports fields, BMX and pump tracks, a Wave Park, and fitness amenities.

Open lawns, picnic areas, and playgrounds will be thoughtfully distributed throughout the area, offering informal leisure opportunities in a nature-rich setting. New playgrounds and hard courts at Archery Park and the Pyramid, along with shaded picnic spots atop Kronos Hill, will enhance the visitor experience. Future upgrades will remain low-impact and small-scale, preserving the character of these spaces as public open areas for relaxed outdoor enjoyment.

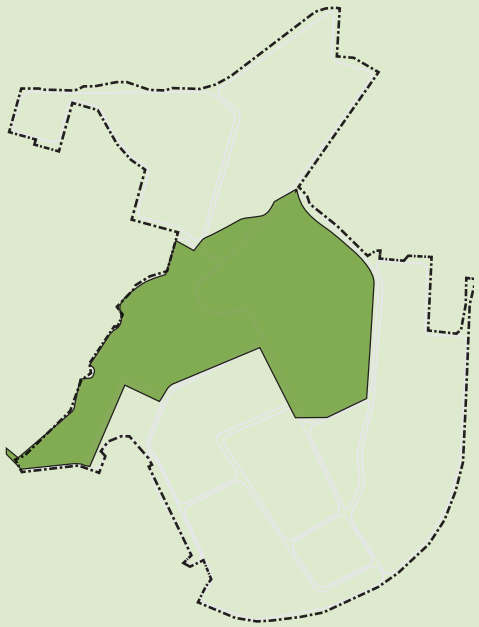


Figure 5.2.1 Haslams Park illustrative image

An artistic impression of Haslams Park in 2050. Source: Mark Gerada

5.2.2 Design principles

The design of Haslams Park is to be guided by the following principles:

General

a. Be consistent with the Parklands Plan of Management.
b. Build on ecological connectivity between Haslams Creek and Newington Nature Reserve.
c. Support the evolution of Haslams Park into a vibrant recreation destination where existing spaces are transformed into new major sporting and leisure facilities.
d. Promote community use and informal recreation of the turfed areas of Haslams Creek Flats and Haslams Field.
e. Optimise the community use of Wentworth Common.
f. Provide urban elements such as wayfinding, bins and lighting in accordance with the Design Manual.

Movement

g. Prioritise pedestrian connections, providing formal, accessible shared paths where appropriate.
h. Develop a coordinated access, circulation and connectivity network around and through Haslams Park.
i. Enhance the recreational walking loop around the Brickpit, in conjunction with the new open spaces.
j. Improve pathway connections to Bicentennial Park.

Contaminated lands

k. Maintain ongoing access to leachate rising mains and have consideration to gravity drains.

5.2.3 Design guidelines

The design of Haslams Park is to be in accordance with the following design guidelines and Figure 5.2.2 and 5.2.3

Movement

An enhanced movement network throughout Haslams Park is to include:

1. Key active and passive recreation spaces at the light rail stop at the intersection of Hill Road and Holker Busway.
2. A continuous pedestrian loop. The loop is to connect to Bennelong Parkway, Marjorie Jackson Parkway, Australia Avenue and internal pathways.
3. Pedestrian refuges to better connect the Brickpit and Wentworth commons.
4. Retention of the gravel pathway connecting RAS to Wentworth Commons.
5. The retention and protection of the Brickpit Ring Walk and its entry paths. Improve wayfinding and interpretation to better define entry points.
6. Appropriate management of the grade transition from Australia Avenue to the Brickpit. The transition should incorporate flat, usable areas and tree planting.
7. A pedestrian connection across Bennelong Parkway to the community centre and sports fields. The pedestrian connection should be an extension of the River Walk and Wentworth Point foreshore.

Contaminated lands

Development in Haslams Park must consider potential impacts to contaminated lands as follows:

8. Development proposals in Haslams Park North must be accompanied by an assessment of ground stability and compaction.
9. Any change to Hill Road, including the installation of new light poles or services, is to consider protection of the leachate drains and collection pits.
10. Amenities buildings, shade structures, lighting or other services are to be designed appropriately to prevent gas migration to the surface or into buildings.
11. Ignition sources, including barbecues, are generally not suitable for installation in the Kronos Hill area. Alternative options may be considered with input from qualified professionals and SOPA.

Figure 5.2.2 Haslams Park illustrative plan

Figure 5.2.3 Haslams Park movement plan

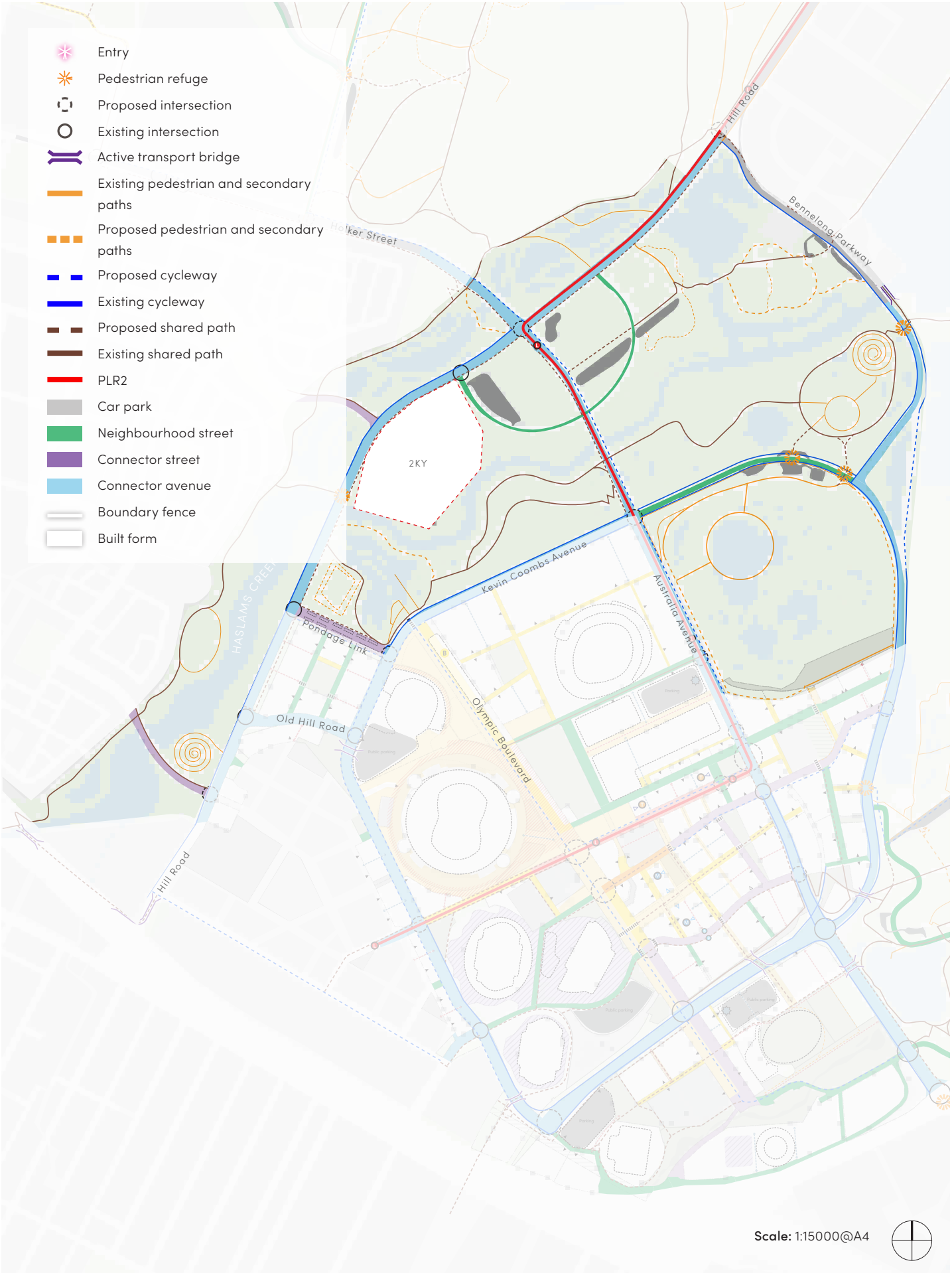


Figure 5.2.4 Haslams Park illustrative image

An artistic impression of Sydney Olympic Park in 2050. Source: Mark Gerada

5.2.4 Haslams Park North design guidelines

Haslams Park North

The design of Haslams Park North is to be broadly aligned with Figure 5.2.5 and include:

1. A green buffer between car parking and Bennelong Parkway.
2. The retention of the sculptural Pole Forest where possible.
3. New open space for informal community use.
4. A continuous recreational loop that connects to the River Walk and the bridge over Nuwi Wetland.
5. A new playground located adjacent to Haslams Creek. The new playground should be equipped with nature play and structure play elements:
   a. Nature play elements; and
   b. Structure play elements.
6. The design of the new playground should respond to and incorporate:
   a. The sites setting and relationship to adjacent habitat; and
   b. WSUD.
7. The repurpose of the Archery Centre building as a community centre to allow for informal and formal community uses including toilets and change rooms.
8. Utilisation of the space between the community building and the Nuwi Wetlands for community uses. Opportunities for hardcourts, seating and breakout spaces.
9. Provision of four sports fields for formal and informal community sports, provided with flood lighting that allows for the use of the sports fields after dark but minimises impacts on sensitive ecosystems.
10. Car parking spaces adjacent to the new sports fields.

Figure 5.2.5 Haslams Park North concept plan

5.2.5 Haslams Park West Design Guidelines

Haslams Park West

The design of Haslams Park West is to be broadly aligned with Figure 5.2.6 and include:

1. A new BMX track and other sporting facility (pump track, amenities block, etc.) located at the existing P5 car park. This should include:
    a. Amenities block and changes rooms;
    b. Flood lighting that allows for the use of the facility after dark but minimises impacts on sensitive ecosystems; and
    c. Car parking.
2. A new playground on the eastern edge of The Pyramid, overlooking the Northern Water Feature. The new playground should be equipped with nature play and structure play elements:
    a. Nature play elements; and
    b. Structure play elements.
3. The design of the new playground should respond to and incorporate:
    a. The site's setting and relationship to adjacent habitat; and
    b. WSUD.
    c. Amenities block adjacent to new playground.
4. Equitable access to the top of the Pyramid, where possible.
5. A pedestrian path around the western edge of the Northern Water Feature with improved connections to Kronos Hill.
6. Retain and enhance Haslams Pier.
7. Enhancement of existing fountains to allow for informal play and interaction with water.
8. Better utilisation of the Northern Water Feature for WSUD.
9. Increased capacity for stormwater treatment and diversified habitat opportunities in Northern Water Feature.
10. The integration of public art into the lawn areas on the top of Kronos Hill.
11. Seating opportunities along existing pathways.
12. Improved wayfinding and interpretation opportunities.

Figure 5.2.6 Haslams Park West concept plan

5.2.6 Haslams Park South Design Guidelines

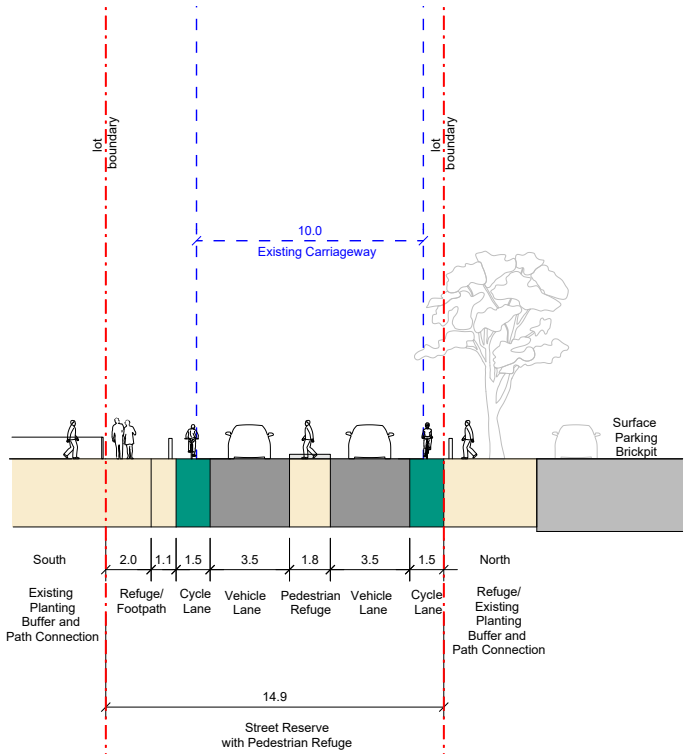
Haslams Park South

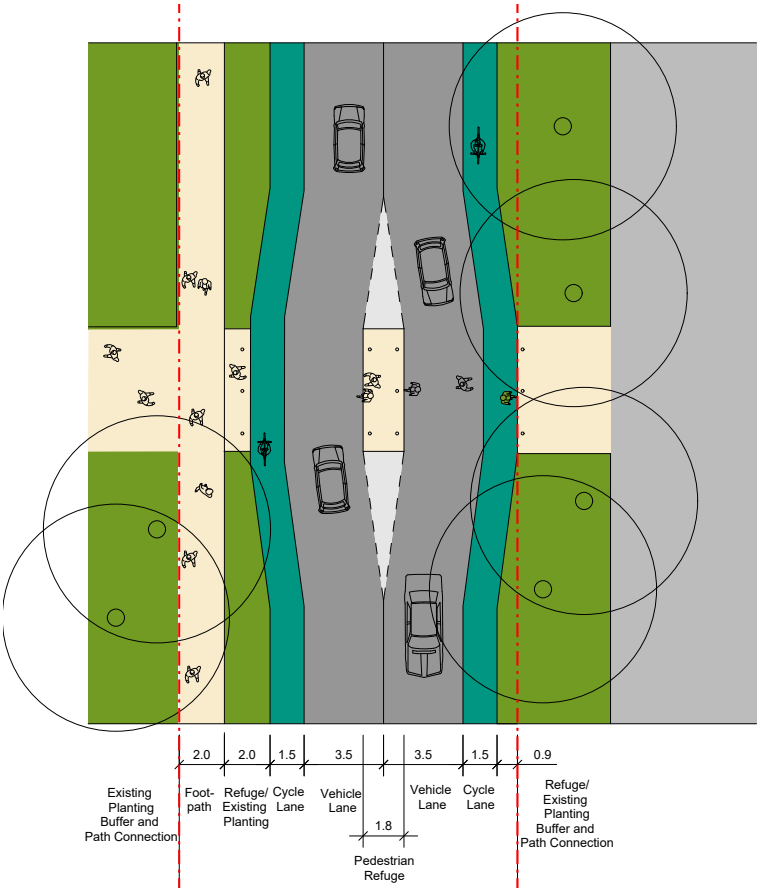
The design of Haslams Park South is to be broadly aligned with Figure 5.2.7 and include:

1. Lighting that minimise impacts on sensitive ecosystems, specifically minimising light spill into the Brickpit.
2. A new flexible space adjacent to the former pump house building. The space should provide an appropriate curtliage, with opportunities for quiet respite and enjoyment.
3. The retention and protection of Grebe Pond and Rim Pond.
4. Informal seating and viewing in cleared spaces overlooking Grebe Pond, Rim Pond and the Brickpit.
5. A new environmental educational lookout over the Brickpit aligned with Betty Cuthbert Avenue.
6. Fitness equipment and fenced area for dogs within Brickpit Park.
7. The retention of a bushland offset at Little Kronos Hill.

Figure 5.2.7 Haslams Park South concept plan

Figure 5.2.8 Majorie Jackson Parkway - MJ





Location Plan

GENERAL GUIDANCE

Typology
Connector Avenue (Main Road)

Dimension
14.9m width

Trees
Canopy target 20%. Retain and enhance existing planting and trees

Detailed design
Design Manual

5.3 Bicentennial Park

SydneyOlympicPark

5.3.1 Character statement

Bicentennial Park is a vital green asset for both Sydney and local communities. It features the well-established park, the nationally recognised estuarine habitats of the Badu Mangroves, and the picturesque birdwatching hotspot of Lake Belvedere.

Together, these areas offer a rich mix of outdoor experiences—from picnicking, walking and cycling to nature appreciation and environmental education. Visitors have access to a range of facilities, including playgrounds, picnic areas, dog exercise space, boardwalks, bird hides, an education centre, café, function venue and carparks. Areas of the park are available for casual hire for social gatherings and occasionally host large-scale community and corporate events.

Bicentennial Park will continue to grow as a regional leisure and education destination, while remaining a valued local asset. Enhancements will be low-impact and small-scale, preserving its role as public open space focused on informal outdoor activities and nature conservation. The ecological significance of the Badu Mangroves will be protected and strengthened.

Future active transport bridges enhance connections between adjoining neighbourhoods while improving pedestrian safety. Improved connections to the Urban Centre and surrounding communities will provide permeability, supporting growing demand and allowing for greater appreciation of Bicentennial Park and all it has to offer.

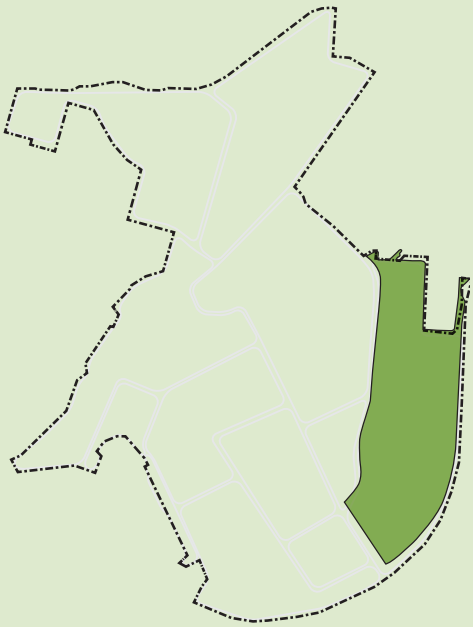


Figure 5.3.1 Bicentennial Park illustrative image

An artistic impression of Bicentennial in 2050. Source: Mark Gerada

Figure 5.3.2 Bicentennial Park illustrative plan

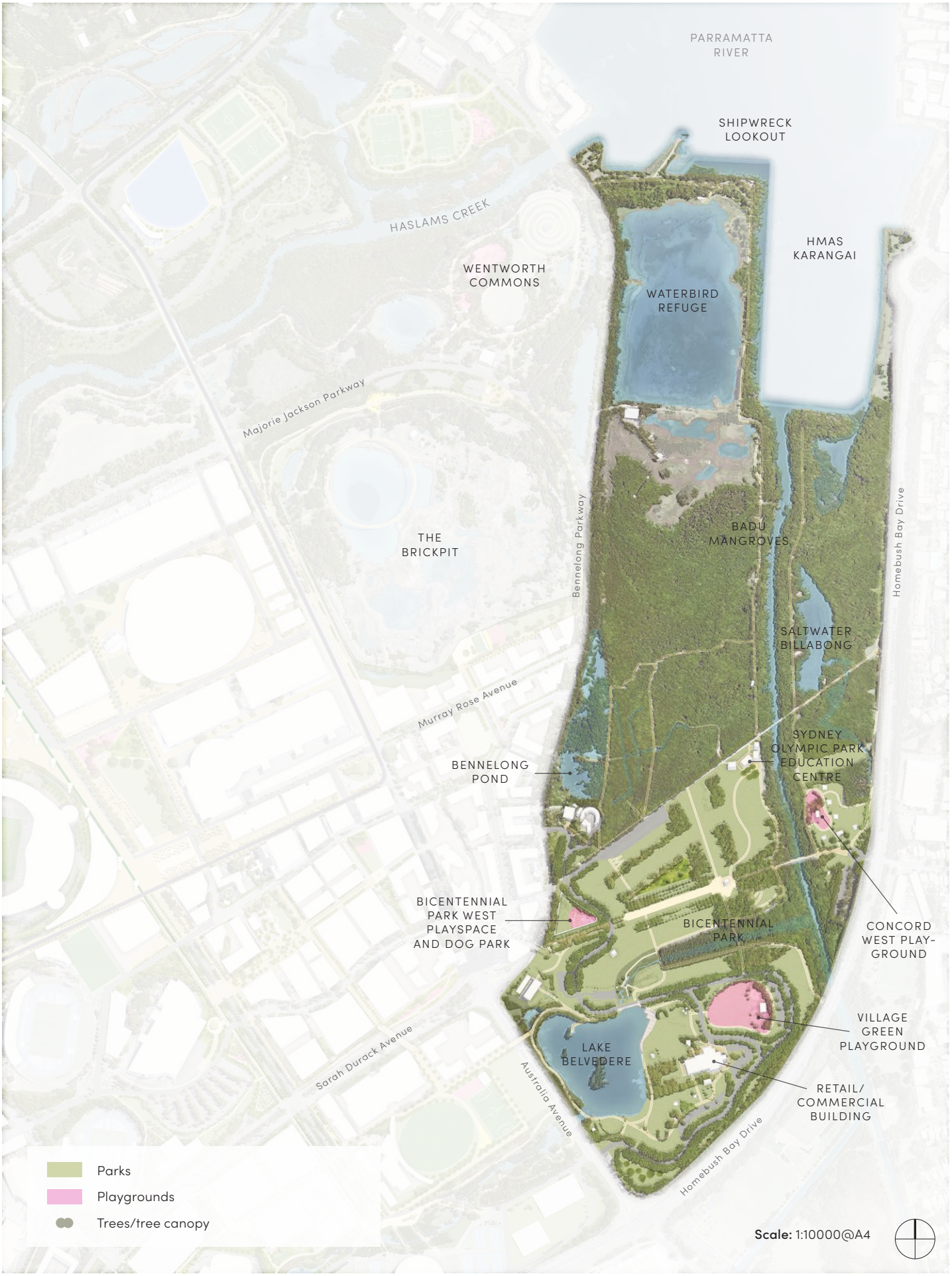


Figure 5.3.3 Bicentennial Park movement plan

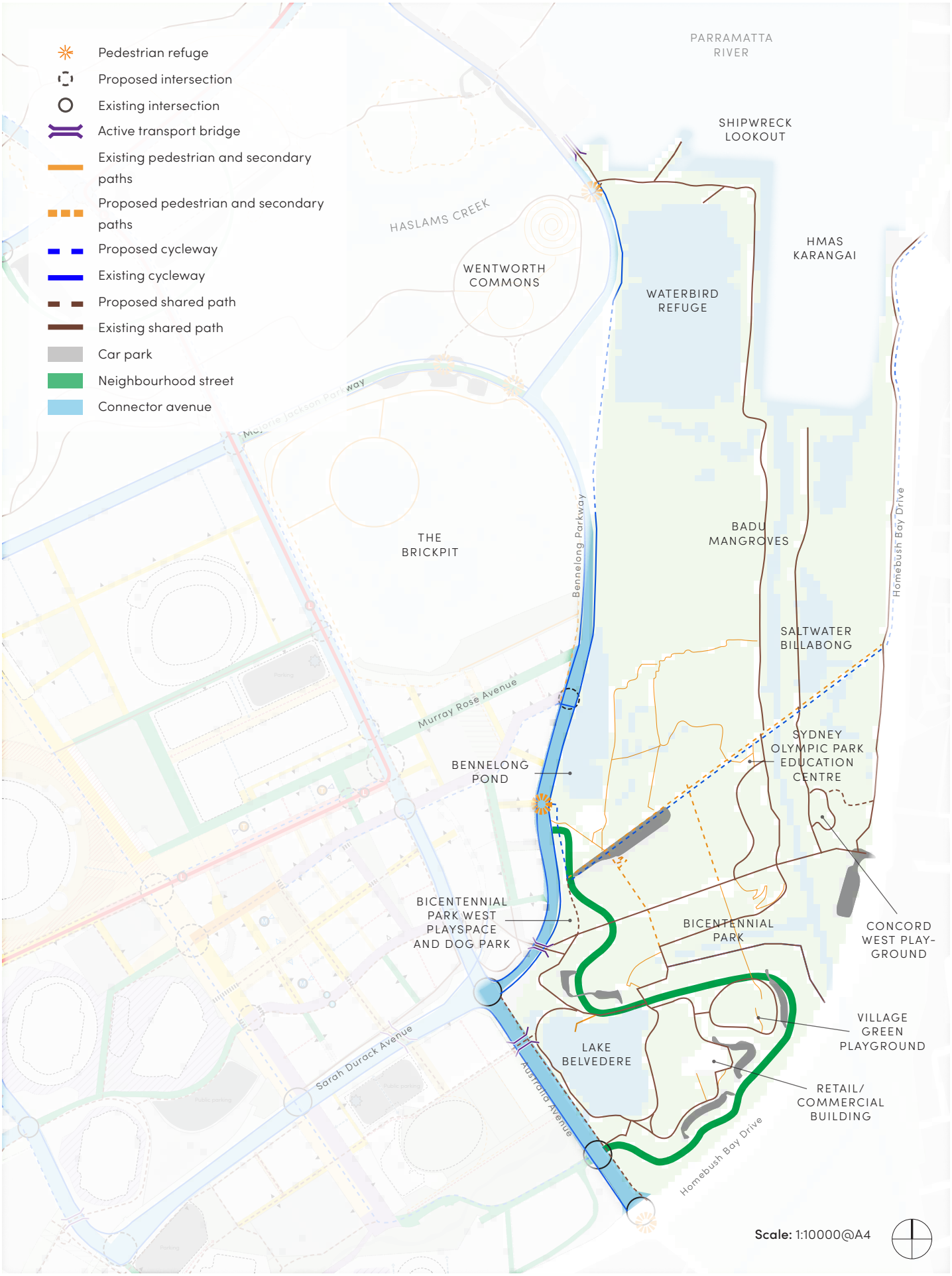


Figure 5.3.2 Bicentennial concept plan

5.3.2 Design principles

The design of Bicentennial Park is to be guided by the following principles:

General

a. Be consistent with the Parklands Plan of Management.
b. Respect and enhance Wangal Country and the site's relationship to water, including the Burramatta.
c. Provide active and passive open space for regional and local users.
d. Provide space that allows for habitat migration in response to sea level rise.
e. Manage the Badu Mangroves primarily as space for nature conservation.
f. Provide for appropriate low-intensity, nature-based leisure activities and educational programs.
g. Continue treatment and management of water quality to improve aquatic habitats.
h. Minimise light spill across the park and avoid installation of decorative lighting adjacent to Badu Mangroves.
i. Minimise overshadowing of Lake Belvedere and Bicentennial Park.
j. Provide urban elements such as wayfinding, bins and lighting in accordance with the Design Manual.
k. Built form is to be of a high quality, and complement and enhance the primary purpose of Bicentennial Park as a space for unstructured public recreation.
l. Development of the existing retail / commercial building should:
    a. Not increase the building footprint;
    b. Enhance public use including provision for public amenities and circulation around the building form; and
    c. Integrate all ancillary storage and operation into the design.
m. Building bulk, materials, and colour palette should be designed to complement the open parkland character.
n. Where possible, impacts of any commercial / retail building on Lake Belvedere should be avoided including noise, light spill, and litter.

Movement

o. Provide safe and legible active transport connections through the park to adjoining neighbourhoods.
p. Provide safe passages between Sydney Olympic Park and surrounding urban areas with appropriate levels of lighting and surveillance.
q. Provide a shared path loop around the perimeter of the park to connect to surrounding areas.
r. Connect with the regional green grid, regional pedestrian and cycleways.
s. Formal and accessible pedestrian, cycling and share paths are to be provided within the park integrating with existing paths and adjacent neighbourhoods and surrounding suburbs.

5.3.3 Design guidelines

General

The design of Bicentennial Park is to be broadly aligned with Figure 5.3.4, including:

1. Soft opens spaces.
2. An expanded playground coherently integrated with the existing Village Green playground. The playground should be equipped with:
    a. Nature play elements; and
    b. Structure play elements.
3. The design of the expanded playground should respond to and incorporate:
    a. The sites setting and relationship to adjacent habitat; and
    b. WSUD.
4. Enhanced habitat opportunities.
5. Picnic and barbecue areas with seating and shade structures.
6. Increased capacity for stormwater treatment and diversified habitat opportunities in Lake Belvedere.
7. An expansion of the existing dog park to cater for the increased residential population.

The design of Bicentennial Park is to be in accordance with the following design guidelines and Figure 5.3.3, Figure 5.3.4 and Figure 5.3.5.

Movement

An enhanced movement network throughout Bicentennial Park is to include:

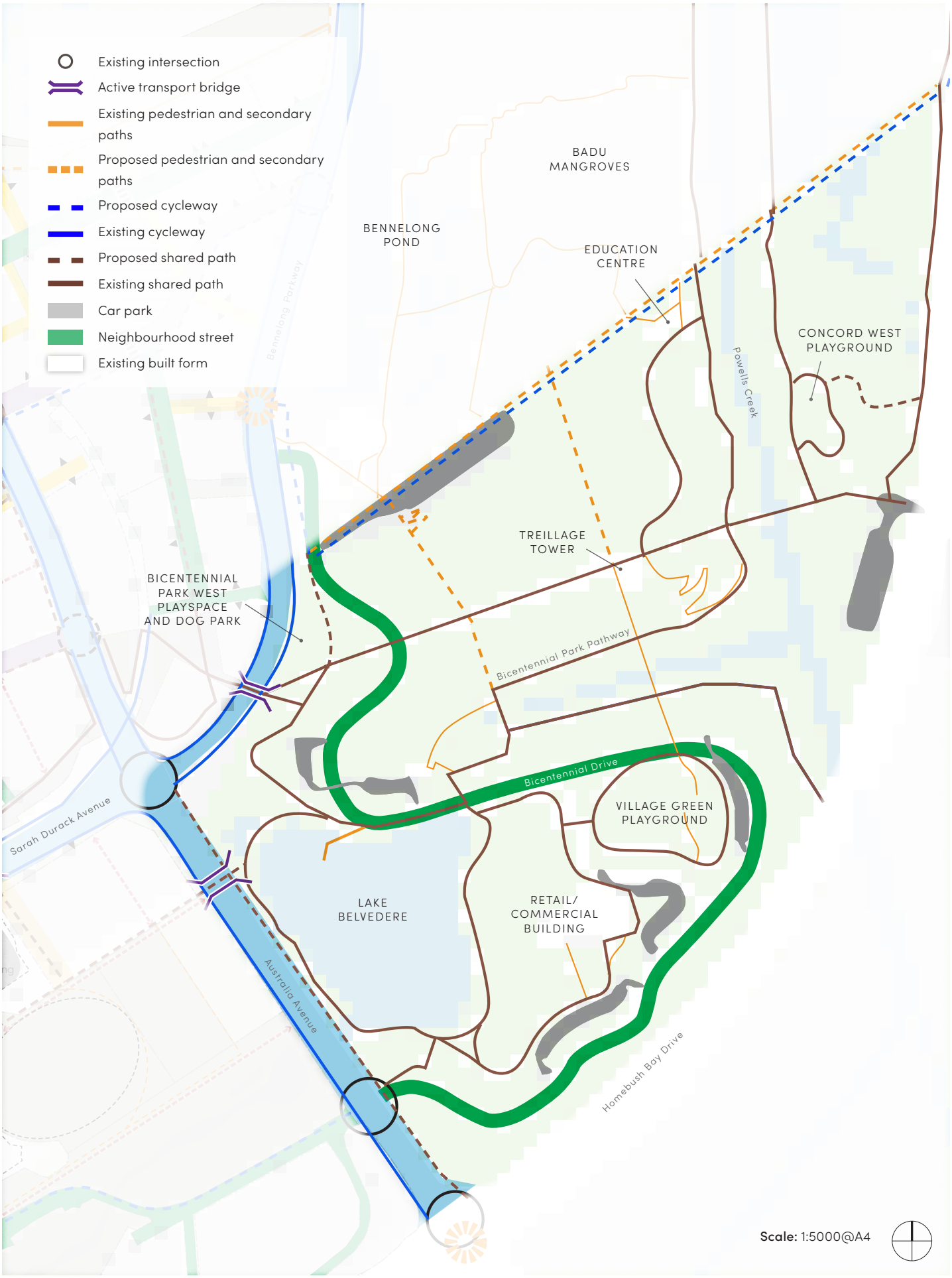
1. A link between the River Walk and Badu Mangroves.
2. A new pedestrian connection from Trelliage Tower to the path adjacent to Badu Mangroves. ensure that the path is sensitive to the Sydney Olympic Park Sundial/ Amphitheatre.

Contaminated lands

3. New development that has been designed with consideration to the potential impacts resulting from landfill gas.
4. Shade structures and amenities that have been suitably designed to respond to existing ground conditions.

Figure 5.3.4 Bicentennial Park concept plan

Figure 5.3.5 Bicentennial Park movement plan



Appendix: Glossary

6

SydneyOlympicPark

6.1 Glossary

15 minute neighbourhood	The ability for residents to access everyday services and open space within a 15 minute walking radius from home.
30 minute city	The ability for residents to access key services and places of employment within a 30 minute public or active transport radius from home.
Affordable housing	As defined by the EP&A Act is housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.
Active transport	The use of walking or cycling as a mode of transport.
Biophilic design	Integrates key aspects of nature into the built environment. It fosters a harmonious relationship between human and non-human and aims to enhance human connectivity with the natural world. Biophilic design should provide environmental benefit, whilst promoting resilient and sustainable design practices.
Circular economy	A regenerative or more environmentally friendly economic system based on the reuse and regeneration of materials or products.
Circular repair hub	A circular repair hub is a community-focused facility that specialises in repairing, refurbishing, and repurposing various items, extending their usability and life. This concept supports the circular economy by reducing waste and conserving resources, shifting away from a disposable culture towards a more sustainable practice of repair and reuse.
Car-lite	Little to no private vehicular access.
Carbon neutral	Counter-balancing carbon dioxide emissions with carbon offsets.
Carbon positive	The exceedance of 'carbon neutral' and 'net zero' environmental outcomes, through positive contributions to the environment.
Commercial Premises	Are any of the following: business premises, office premises and retail premises.
District park	Serves a catchment of multiple suburbs and multiple communities, of less than one local government area. Supports diverse uses and provides a range of recreation activities for individuals, small and large groups. District parks are focused around key landscape features and create a hub of activity, supporting community gatherings and extended stays for picnic, play, and other activities. District parks have a minimum area of 2ha with 50% road frontage and large usable areas for active recreation.
Expansion zones sports	Designated areas around existing sporting venues and facilities, that can accommodate sports and related uses.
Freight distribution hub	Where goods are delivered via micro-mobility modes – being lightweight transport devices such as bicycles, scooters, skateboards and electric bicycles/scooters which generally operate at speeds typically below 25 km/h.
Hardscape	Hard ground surfaces or structures, including paving, concrete and the like.
Height zone	Identifies where different building heights apply to a development site.
Landscaped area	An area used for growing natural vegetation such as grasses, shrubs, trees or other vegetation. This does not include any hardscape areas.
Linear park/Open space corridor	Provide links to formal parks, recreational and active transport pathways with minimal recreation features such as furniture and equipment. Linear parks and open space corridors are smaller than local parks, and typically a minimum of 20m in width. They should include multiple entry points and minimum 50% road frontage or public space access (NSW Draft Greener Places Design Guide 2020).

Note

All terminology in this Master Plan (e.g. height of building) is defined as per the dictionary of the *Standard Instrument - Principal Local Environmental Plan (2006 EPI 155a)*, unless otherwise stated.

Local park	Serves a neighbourhood, primarily residential and provides elements or facilities suitable for passive enjoyment of outdoors and nature, spaces to gather and interact and/or to encourage individual and group-based active recreation. Local parks have a minimum area of 0.5ha with 50% road frontage and functional space for informal activities (NSW Draft Greener Places Design Guide 2020).
Micro-mobility	Lightweight transport devices such as bicycles, scooters, skateboards and electric bicycles/scooters which generally operate at speeds less than 25km/h.
Net zero	Actively reducing carbon dioxide emissions before offsetting.
Public positive covenant	Is a mechanism under Section 88D and 88E of the Conveyancing Act 1919 that places a notation on a land title to inform prospective purchasers of noise conditions they may potentially experience at Sydney Olympic Park.
Public Space	As defined in the NSW Public Spaces Charter 2021 Public spaces are all places publicly owned or of public use, accessible and enjoyable by all for free. They include: **Public open spaces:** parks, gardens, playgrounds, public beaches, riverbanks and waterfronts, outdoor playing fields and courts and bushland that is open for public access. **Public facilities:** public libraries, museums, galleries, civic/community centres, showgrounds and indoor public sports facilities. **Streets:** streets, avenues and boulevards; squares and plazas; pavements; passages and lanes, and bicycle paths.
Regional park	Serve an area greater than the LGA. Are destinations that attract long-stay visitors from throughout the metropolitan area. They accommodate diverse facilities and house significant environmental features that offer unique recreation opportunities. Regional parks have a minimum area of 5ha (NSW Draft Greener Places Design Guide 2020).

Sharing economy hub	A sharing economy hub is a centralised platform that facilitates the sharing, borrowing, or renting of resources among individuals or groups. It aims to maximise the use of assets, reduce wastage, and encourage community engagement by providing access to a variety of goods and services, from shared workspaces to community tool libraries.
Urban tree canopy	Urban tree canopy is the combined area of tree crowns that obscures the ground when viewed from above, on both public and private land. The urban tree canopy is a form of green infrastructure providing shade, which reduces ambient temperatures and mitigates the heat island effect.
Urban green infrastructure	Vegetation within urban areas, that provides environmental, economic and social benefits, such as clean air and water, climate regulation, food provision and recreation space. Urban green infrastructure can comprise green walls and roofs, plantings on terraces, balconies and podiums, community gardens, street planting landscaping as well as deep soil.
Urban Heat Island Effect	Is the 'localised warming due to the increase in large amounts of paved and dark coloured surfaces like roads, roofs and carparks as a result of urban development. The sun's heat is absorbed, not reflected, and causes the surface and ambient temperature to rise. Anthropogenic heat production, such as the heat produced through car engines and air conditioners also contribute to the Urban Heat Island Effect' (SOPA Urban Green Cover Policy).
Wayfinding	Refers to urban elements which allows users navigate an area. This may include street signs, lighting, landscaping and landmarks, including buildings.

© Sydney Olympic Park Authority

SydneyOlympicPark