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2.0 Background

2.1 Overview

Following the success of the Sydney 2000 Olympic and Paralympic Games (the Games), the NSW Government established Sydney Olympic Park Authority (the Authority) to direct the next phase of development at the main Games site, Sydney Olympic Park.

The *Sydney Olympic Park Authority Act 2001* charged the Authority with making all reasonable attempts to ensure that:

- Sydney Olympic Park becomes an active and vibrant Town Centre within metropolitan Sydney
- Sydney Olympic Park becomes a premium destination for cultural, entertainment, recreation and sporting events
- any new development carried out under or in accordance with this Act accords with best practice accessibility standards and environmental and town planning standards
- the natural heritage of the Millennium Parklands is protected and enhanced.

In essence, the NSW Government aimed to generate the best social, economic, environmental and financial returns from its investment in Sydney Olympic Park and realise an enduring Olympic legacy.

2.2 Historical Context

Five layers of history have left Sydney Olympic Park with a unique legacy, including locally rare ecosystems and species, artefacts, buildings, heritage precincts and a diverse open green space that is suitable for a wide range of programs and activities.

2.2.1 Indigenous

Sydney Olympic Park is situated on the traditional lands of the Wann clan, known as the Wann-gal. The lands of the Wann-gal stretched along the southern shore of the Parramatta River between Cockle Bay (Cadi-gal land) and Rose Hill (Burrumatta-gal land).

The estuarine ecosystems along Parramatta River provided the Aboriginal communities with food, clothing and other resources necessary to 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.

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2.2.2 Colonial/Pastoral

The estates located in Homebush during the late eighteenth century were generally used for agricultural purposes. By the early 1800s, most of the land came under the ownership of two families, the Blaxlands and the Wentworths.

In 1807 John Blaxland acquired 520 ha in the area and named it Newington Estate. He established a series of salt pans on the banks of the Parramatta River, a tweed mill, limekiln and flour mill. Newington House was completed in 1832 and St Augustine's Chapel in 1838.

D'Arcy Wentworth was granted 370 ha in 1810, and in 1811 he established a horse stud and subsequently became one of the most noted breeders in the colony. In 1819 Wentworth constructed Homebush House, near the present day corner of Figtree Drive and Australia Avenue.

In 1825 a horse racing track was developed on the estate, and between 1841 and 1860 the track was the headquarters of the Australian Jockey Club.

2.2.3 Naval

In 1882 approximately 88 ha in the north eastern corner of the Newington Estate (in the vicinity of the naval wharf on Parramatta River) were resumed by the State Government for the development of an armaments depot.

The establishment of the Newington Depot required major modifications to the natural environment, including the reclamation of mudflats, wetlands and a small island within the Parramatta River. Stone sea walls were constructed along almost the entire foreshore of the Parramatta River fronting the site, and the mudflats were filled in to gain more land for farms, docks and a wharf.

The closing of the Newington Depot in 1996 coincided with the Department of Defence land rationalisation program, growing concerns about safety in a densely populated area, preparation for the Games and the formal recognition of the site as a heritage area. The site was registered in the Australian Heritage Commission's Register of the National Estate and is identified as a *Heritage Conservation Area in SEPP (State Significant Precincts) 2005*.

Today the site comprises historically significant natural and cultural features, including the former navy armaments storage and workshop facilities, administration buildings, a small gauge railway and other infrastructure associated with Royal Australian Navy activities.

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2.2.4 Industrial

In 1907 the NSW Government resumed 367 ha of the Homebush Estate for the establishment of the new State Abattoir. Construction of the 44 slaughterhouses, administration buildings, stables, by-products treatment buildings, latrines, drafting yards and roadways began in 1910.

The State Abattoir became the biggest in the Commonwealth. Its products included tallow, dripping, fertiliser, oil, sinews, hoofs, hair, glue pieces, bones and horns, all of which were sold at a profit.

In 1911 land was resumed from the State Abattoir for the establishment of the State Brickworks. Bricks made during the early years of the site were transported by barge to a depot in Blackwattle Bay, where they were loaded for road transport to building sites across Sydney.

In 1942 the State Brickworks was taken over by the Commonwealth Naval Armament Depot to be used as a munitions store. After the war, however, the Government re-established the State Brickworks to meet a significant demand for bricks. The State Brickworks ceased trading as a government enterprise in June 1988, although sandstone was removed until 1992.

The State Abattoir was closed in 1988. The remnants of the State Abattoir Administration precinct have been identified as a *Heritage Conservation Area in SEPP (State Significant Precincts) 2005*.

Other industrial uses of the land occupied by Sydney Olympic Park included the production of town gas for AGL, and other petroleum products, solvents and tar-bituminous products (near Wilson Park).

The parkland areas were also used for extensive landfill purposes, comprising urban waste and contaminated soils in the post war period. By 1988 an estimated 9 million m³ of waste and contaminated soils were spread over 400 ha that now make up Sydney Olympic Park.

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2.2.5 Olympic Legacy

Regeneration plans for Homebush Bay as an international sporting venue were first proposed in the early 1970s and renewal of the site began during the 1980s with the development of the Australia Centre Technology Park, Bicentennial Park and the State Sports Centre.

The most notable legacies of the Sydney 2000 Olympic and Paralympic Games at Sydney Olympic Park were:

- the development of world class event venues such as the Olympic Stadium, Multi-Use Arena, Sydney Olympic Park Tennis Centre, Aquatic and Athletic Centres and Sydney Showground in the geographic centre of Sydney
- the largest remediation project of its kind in the history of Australia – 9 million m³ of waste were remediated to transform a former rubbish dump into parklands
- the creation of one of the largest metropolitan parklands in Australia
- the establishment of one of the world's largest wastewater recycling systems, comprising a dual water reticulation network made up of separate potable and reclaimed water mains; and a water treatment plant to purify all reclaimed water, including stormwater and treated sewage
- the creation of Newington, a new solar powered suburb neighbouring Sydney Olympic Park, to house the Athlete's Village (with the capacity to generate over one million kilowatt hours each year)
- a best practice approach to environmental sustainability, including water conservation and recycling, energy conservation, use of renewable energy technologies, sustainable materials selection, waste management, and the protection of unique flora and fauna
- high quality landscape reconstruction of the Haslams Creek and Boundary Creek corridors to mitigate flooding impacts
- high quality architecture, public spaces and urban elements
- a business park hosting more than 225 companies in 2016.

The land now controlled by Sydney Olympic Park Authority was formally recognised as a suburb, Sydney Olympic Park, in 2009 by the NSW Geographic Names Board.

2.3 Regional Context

Sydney Olympic Park is centrally located in the corridor between the Parramatta CBD and the Sydney CBD. Nearby town centres, including Ashfield, Burwood, Strathfield, Rhodes and Auburn, are sited along two major rail corridors and are the focus of intense development. In metropolitan terms, Parramatta is a primary centre, attracting major infrastructure, and commercial and residential development, while Strathfield and Burwood are rapidly growing regional centres, adding high density housing to their established retail, commercial and educational uses.

Older adjoining areas are also rapidly changing. The Parramatta Road corridor, the Carter Street Precinct, the North Strathfield corridor, Wentworth Point, Camellia and the former Lidcombe Hospital site are developing new housing and employment uses at higher densities. Over the coming decades, the cumulative effect of these developments will alter the form and function of the region.

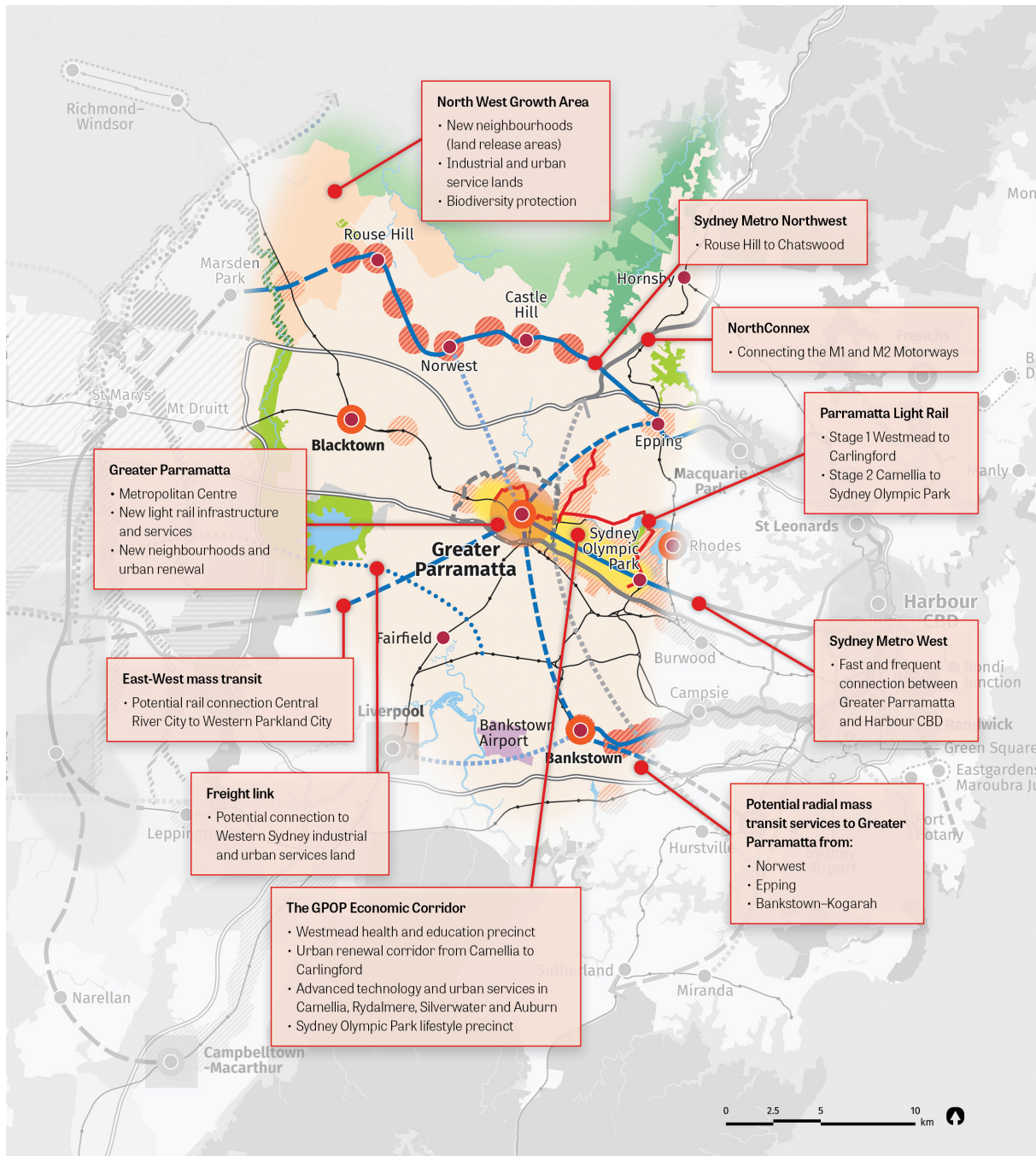
Given the availability of land, transport infrastructure and synergies with adjoining areas, Sydney Olympic Park, as part of the Greater Parramatta to Olympic Peninsula (GPOP), has been identified as a strategic centre in the Greater Sydney Commission's *A Metropolis of Three Cities and Central City District Plan*.

Sydney Olympic Park's location at the demographic heart of Sydney and its infrastructure legacy from the Sydney 2000 Olympic and Paralympic Games have ensured excellent road and rail access from most places in the greater metropolitan area. It occupies 640ha and offers rich metropolitan attractions, extensive sporting and recreational facilities, and generous public spaces that are ideal for hosting major events. No comparable individual venue or cluster of facilities is found elsewhere in NSW.

Sydney Olympic Park embraces more than five kilometres of Parramatta River frontage. This includes the shores of Homebush Bay. Sydney Olympic Park's extensive parklands are of significance for the whole community and, as they mature, will play an increasingly important role in Sydney's recreational and environmental life. In the twenty-first century they will become a great green lung for Sydney along with other comparable open spaces such as Lane Cove National Park, Parramatta Park and Centennial Park.

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Figure 2.1 Central River City vision



Source: Greater Sydney Commission

2.4 Planning Context

2.4.1 Master Plan 1995

Master Plan 1995 for Homebush Bay underpinned the development of Sydney Olympic Park for the Sydney 2000 Olympic and Paralympic Games and defined the major planning and urban design issues for the Homebush Bay area over four major project areas: the Urban Core, Newington Residential Village, the Parklands and Bay West.

The Homebush Bay Public Domain Master Concept Design 1997 clarified the objectives of *Master Plan 1995* and provided a coherent design vision for the development of public spaces at the Olympic site.

A significant area of *Master Plan 1995* received development consent as a Stage 1 development application that related primarily to the use of the Urban Core for:

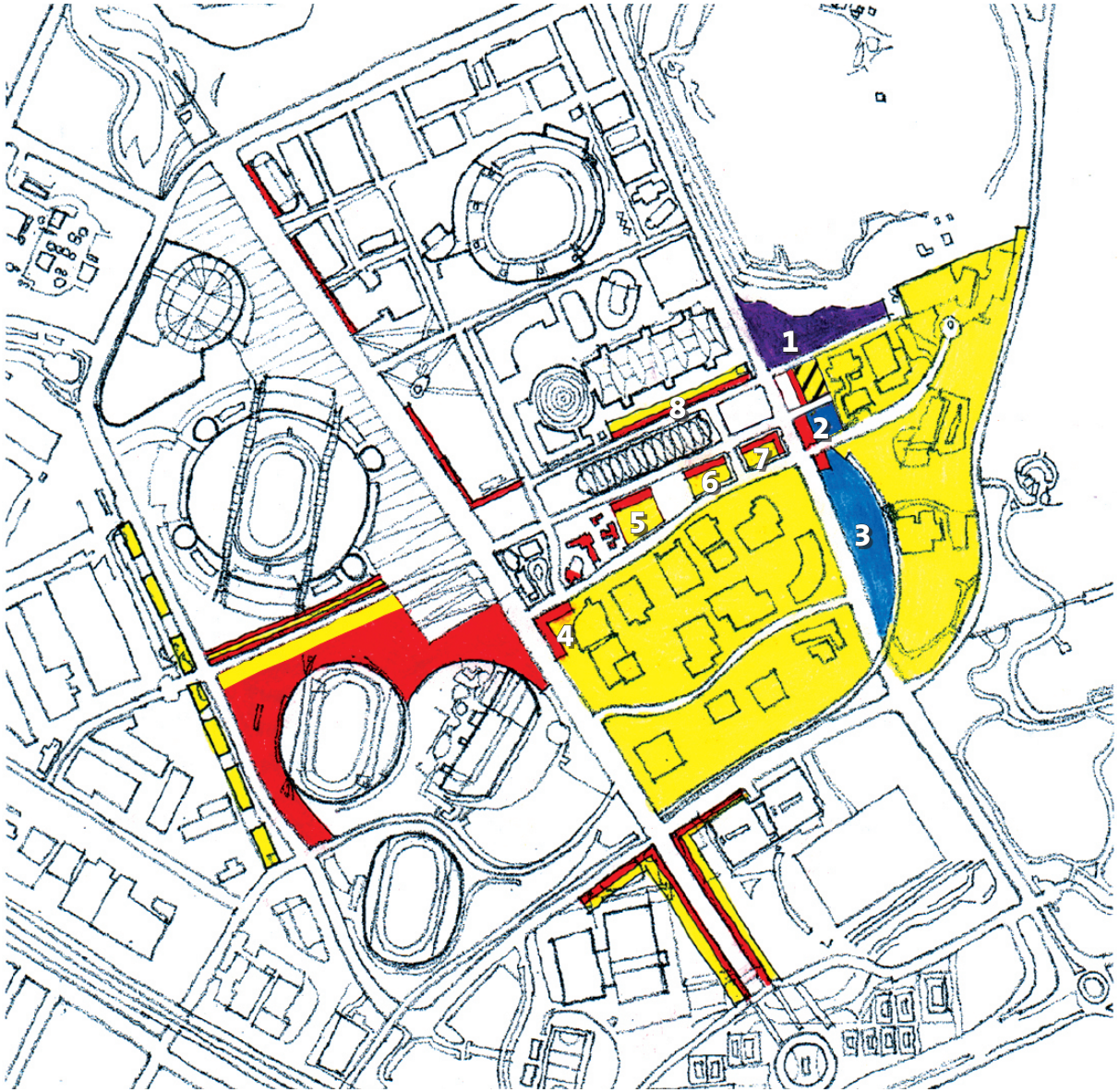
- sporting facilities, including many that were required to host the Games
- support facilities for the Games
- the Sydney Showground and associated exhibition halls
- sites for future development for a mixture of land uses, including commercial, retail, hotel and residential
- road network and car parking facilities required to serve the above facilities
- public transport facilities, including a rail loop, and station, and facilities for buses and coaches
- part of a new park known as the Millennium Parklands
- site services, including sewerage, water supply and stormwater drainage
- ancillary support facilities, such as maintenance depots and equipment storage buildings.

2.4.2 Master Plan 2002

After the Sydney 2000 Olympic and Paralympic Games, there was an immediate need to capitalise on the legacy of the Games to ensure that Sydney Olympic Park continued to provide entertainment and leisure activities for the people of Sydney and NSW. This included festivals of music and arts, sporting and entertainment events, educational programs and amenities, and services for visitors.

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Figure 2.2 Master Plan 2002 Land Use Strategy



- Sport/Leisure/Entertainment/Minor Retail
- Commercial/Business
- Residential
- Special
- Commercial/Community/Cultural
- Final building use to be determined in conjunction with the Carter Street Precinct Development Framework
- 1 Development Site

Master Plan 2002 was a first step in realising the vision for Sydney Olympic Park after the Games. Its key elements included:

- eight major sites identified in the Town Centre close to the train station with potential to provide 214,000 m² of floor space
- approval for a wide range of land uses, including commercial, leisure, education, retail, hotel and cultural/institutional development
- a vision for some 10,000 workers and 3,000 residents to populate the precinct on a daily basis
- a 7–10 year timeframe.

The land use strategy for *Master Plan 2002* is shown in *Figure 2.2*.

2.4.3 Vision 2025

Vision 2025 was released in 2005 and further built on *Master Plan 2002* and the existing attributes of Sydney Olympic Park. While *Master Plan 2002* represented a short term, town centred view of the site, it was clear that a longer term plan for an urban structure, form and mix of uses encompassing the whole town was required, to assist in the creation of a sustainable and vibrant township.

With this in mind, Sydney Olympic Park Authority undertook an assessment of the site's long term potential and its place in the overall Sydney metropolitan planning strategy and in its evolving local, regional and metropolitan context. It identified Sydney Olympic Park as a unique place that offers a sustainable solution to Sydney's population pressures that has the capacity to greatly enhance the quality of life for the people of Sydney.

The proposed land use strategy under *Vision 2025* is shown in *Figure 2.3*.

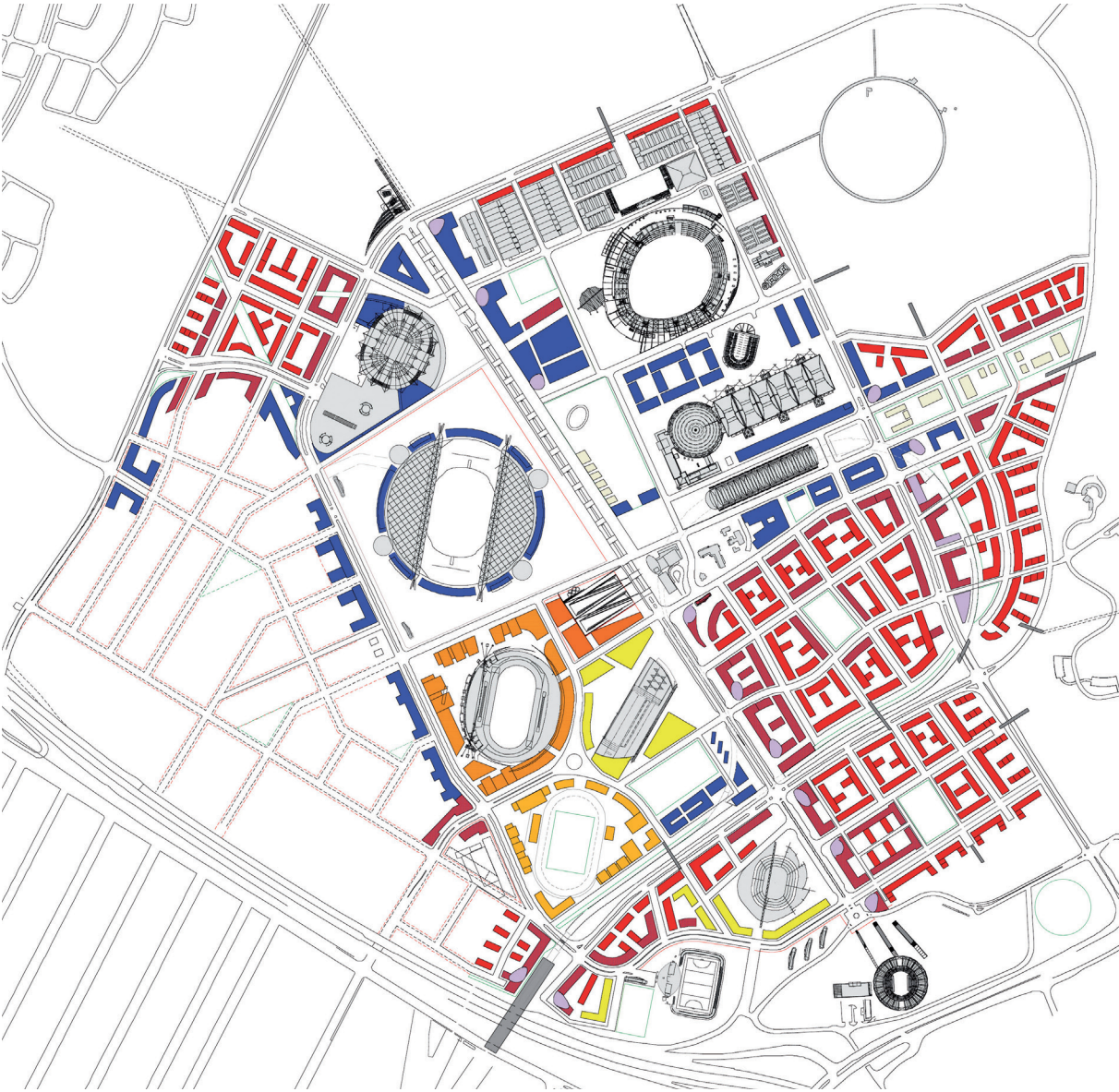
2.4.4 Master Plan 2030








Following diverse stakeholder input and further refinement and testing, *Master Plan 2030* proposed a more compact development footprint than previous plans. Key principles were:

- the concentration of commercial and retail uses close to Olympic Park Station
- the concentration of new residential uses in the Central and Parkview precincts, along the parkland frontages
- the concentration of community uses along Dawn Fraser Avenue and Murray Rose Avenue to service new residential development

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Figure 2.3 Vision 2025 Land Use Strategy



- | | |
|--|---|
|  Major Facilities |  Residential Use – Tower |
|  Facilities Intensification |  Education |
|  Residential/Mixed Use |  New Cultural Uses |
|  Commercial | |

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- the concentration of educational uses into a campus setting around existing sporting venues
- the preservation of major existing sporting and entertainment venues.

Master Plan 2030 provided for:

- an overall capacity of up to 1.5 million m² of gross floor area (GFA)
- a projected daily population of 31,500 workers, 20,000 visitors, 14,000 residents and 5,000 students to ensure an active precinct 24 hours a day, seven days a week.

Potential for any further developments, such as those identified in *Vision 2025*, were subject to traffic, transport and event needs being met.

An artist's impression of development under *Master Plan 2030* is shown in *Figure 2.4*, as an illustrative plan.

2.4.5 Master Plan 2030: the first five years

In the first 5 years of its use, *Master Plan 2030* has been a catalyst for significant and transformative change in the Sydney Olympic Park Town Centre. Following on from the interim plans that preceded it, *Master Plan 2030* has enabled the continuing growth of residential, commercial and education uses in the Town Centre as well as new mixed use development at the Sydney Olympic Park Ferry Wharf at Wentworth Point.

The first residents have already settled in the growing Parkview residential community, taking advantage of the considerable amenity that Sydney Olympic Park offers. Further residential development is underway in both the Central and Parkview Precincts.

These developments will bring further amenity, such as retail, new public open spaces and more childcare facilities to Sydney Olympic Park's Town Centre. New schools, providing for the Sydney Olympic Park community as well as the future communities at Wentworth Point and Carter Street, are being planned.

There has also been growth in employment related developments in areas such as banking, education, health and fitness, sports medicine and sports administration. Of particular note are the sports that are now based at Sydney Olympic Park – with both Netball and AFL in newly completed purpose built training facilities in the Southern Sports Precincts.

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Figure 2.4 Artist's Impression of Master Plan 2030 – Illustrative Plan



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The original Olympic venues continue to provide for an ever expanding spectrum of events. Improvements to both street access and transport access as well as the range of venues available, has sustained this aspect of the Olympic Legacy throughout the first five years of growth in the Town Centre.

2.5 Master Plan 2030 (2018 Review)

The 2018 Review of the Master Plan has been informed by a number of factors:

- *A Metropolis of Three Cities*, which identifies the Olympic Peninsula as a major new development area. Sydney Olympic Park's role will be to provide:
 - for the growing professional, business and administrative services of the area;
 - for improvements in transport, social and cultural infrastructure; and
 - for new neighbourhoods
- Transport for NSW's *Future Transport Strategy 2056*, which identifies new public infrastructure for the Olympic Peninsula.
- The *State Infrastructure Strategy 2018-2038*, which links strategic land use and infrastructure planning through a Growth Infrastructure Compact for the Greater Parramatta to Olympic Peninsula.
- Growing interest in residential development at Sydney Olympic Park.
- Proposals for New Parramatta Road and the Wentworth Point and Carter Street Precincts, will substantially change the use and character of the Olympic Peninsula generally and Sydney Olympic Park in particular.
- A significant amount of the planned capacity identified in Master Plan 2030 is either complete or committed for development.
- Significant improvements to access arising from the WestConnex project and the proposed light rail corridor from Parramatta to Carter Street Precinct through Sydney Olympic Park.
- The need for broader activation of the Town Centre outside of major events.

Master Plan 2030 (2018 Review) provides for:

- an overall capacity of up to 1.96 million m² GFA .
- a projected daily population of 34,000 workers, 20,000 visitors, 23,500 residents and 5,000 students to ensure an active precinct 18-24 hours a day, seven days a week.

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Figure 2.5 Artist's Impression of Master Plan 2030 (2018 Review) – Illustrative Plan



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An artist's impression of development under *Master Plan 2030 (2018 Review)* is shown in *Figure 2.5*, as an Illustrative Plan.

The expanded capacity will be concentrated in the Central, Parkview and Stadia precincts.

2.5.1 Related Studies and Strategies

Key documents which were prepared to support *Master Plan 2030 (2018 Review)* are listed below. While these contain detailed information that is outside the main scope of the master plan, they describe works that will be carried out in tandem with the master plan. They are:

- *Sydney Olympic Park Local Infrastructure Contribution Framework 2030*
- *Environmental Guidelines for Sydney Olympic Park 2008*
- *Sydney Olympic Park Urban Elements Design Manual 2008*
- *Sydney Olympic Park Authority Report for Master Plan 2030 Street Concept Design*
- *Sydney Olympic Park Master Plan 2030 Noise Management Strategy*
- *Sydney Olympic Park Master Plan 2030 Traffic and Transport Strategy (2018 Review)*
- *Community Facilities Strategy for Master Plan 2030 (2018 Review)*.

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