



Sydney Olympic Park
Master Plan
2030
(2018 Review)

© Crown copyright ...

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

Printed ...

ISBN 978-0-9805976-0-8

Illustrations by Tim Throsby

DISCLAIMER

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

Contents

1.0 Introduction

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

2.0 Background

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

3.0 Planning Principles

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

Contents

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

Contents

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

Contents

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

Appendices and Additional Information

Appendix A — Development Requirements

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

Appendix B — New Public Spaces

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

Contents

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



Foreword

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

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

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

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

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

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

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

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

