1.0 Introduction

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

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

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

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


Sydney Olympic Park provides an opportunity to establish a best practice example of sustainable urban development as well as remaining available for major sporting and entertainment events. *Master Plan 2030 (2018 Review)* builds on the Park’s internationally recognised initiatives in energy and water management, green building design and sound economic and ecological management. The Park’s sporting and recreational facilities and 430 hectares of parklands ensure its unique place in offering a solution to Sydney’s population growth. It provides opportunities for enhanced quality of life and healthy lifestyle choices for the people of Sydney.
1.0 Introduction

Figure 1.1 Sydney Olympic Park and surrounds in 2016

Figure 1.2 Artist’s Impression of Sydney Olympic Park and surrounds in 2030
1.0 Introduction

Figure 1.3 Sydney Olympic Park and context in 2016

Key
- Sydney Olympic Park
- Sydney Olympic Park Town Centre
1.0 Introduction

Figure 1.4 Sydney Olympic Park Town Centre in 2016

Key

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

1.2 Sydney Olympic Park Master Plan 2030 (2018 Review)

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

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

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

1.3 Purpose of this Master Plan

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

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

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

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

Consistency with this Master Plan will be assessed on the following:
• the ability to demonstrate that the proposal will deliver a superior outcome, including exemplar visitor experience, high quality urban amenity and a significant contribution to the Authority’s delivery of major event objectives,
• the development proposal has been subject to the ‘design excellence’ process outlined in this Master Plan, and
• that it achieves the overall vision, planning principles and key elements of the relevant precinct.
1.0 Introduction

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

Key
- Land covered by Sydney Olympic Park Master Plan 2030 (2018 Review)
- Planning provisions contained in Sydney Olympic Park Master Plan 2030 (2018 Review)
- Refer to Sydney Olympic Park Master Plan 2030: Wentworth Point Precinct
1.0 Introduction

1.4 Name and Commencement of this Master Plan

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

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

1.5 Land and Development Covered by this Master Plan

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

1.6 Relationship to Other Planning Documents

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

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

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

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

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

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

1.7 Repeal of Plans

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

1.8 Consent Authority

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

1.9 Development Process

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

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

1.10 Local Infrastructure Contributions Framework 2030

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

1.11 Review of Master Plan 2030

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

1.12 Structure of Master Plan 2030

There are five sections plus appendices:

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

1.13 Nine Precincts

The Town Centre has been divided into nine precincts:

• Central Precinct
• Central Sports Precinct
• Stadia Precinct
• Sydney Showground Precinct
• Parkview Precinct

• Boundary Creek Precinct
• Tennis Precinct
• Southern Sports Precinct
• Haslams Creek Precinct

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

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

The main residential areas are: the Central Precinct, which is also the new residential and commercial heart; the Parkview Precinct; and the Haslams Precinct. These precincts also include associated retail and commercial uses. The main park and recreational use precincts are: the Boundary Creek Precinct, the Tennis Precinct, and the Southern Sport Precinct.
Figure 1.6 Nine Precincts for Sydney Olympic Park