

# EXECUTIVE SUMMARY

## INTRODUCTION

In the wake of the best Olympic Games ever, Sydney Olympic Park has gained national and international significance and has left a permanent legacy for the people of NSW. To successfully evolve the Sydney Olympic Park of the future, an updated planning and development framework is needed in order to conceive and shape this unique site as Sydney's premier destination for entertainment, leisure, business tourism, sport and lifestyle orientated commercial and residential communities. This Master Plan for Sydney Olympic Park provides the framework for future development comprising:

- A Town Centre precinct with a substantial resident and working population supporting local restaurants, cafés and shops within walking distance of the railway station and the Novotel Hotel.
- A Northern Events precinct encompassing the Sydney SuperDome, Stadium Australia and The Overflow.
- The Sydney Showground precinct comprising the site of the annual Easter Show and all year exhibition and multi-use of the site.
- The Australia Centre precinct remaining predominantly as an employment centre.
- A Brickpit Edge precinct maintaining the environmental and ecological significance of the area whilst supporting cultural, leisure, entertainment or mixed uses.
- A Southern Events precinct including the State Sports Centre, Sydney International Tennis Centre, State Hockey Centre, the Golf Driving Range, Sydney Aquatic Centre and the Sydney Athletic Centre providing a centre for sports and sports administration with additional entertainment and recreational and ancillary commercial facilities and uses.
- A Parklands precinct comprising one of the largest urban parklands in Sydney featuring unique heritage and ecological features including the Brickpit, with provision for development of cafes, restaurants, cultural, educational, tourism and information services.

## FIRST STEPS

This Master Plan calls for the early development of a commercial Town Centre around the Olympic Park Railway Station. This will consolidate the importance of the Town Centre and emphasise the significance of public transport and its use by future workers, visitors and residents. There are eight major development sites in and adjacent to the Town Centre. The early development of these sites is crucial to implementing the planning objectives for Sydney Olympic Park. This Master Plan also provides the framework for the integrated development of other precincts and the parklands areas.

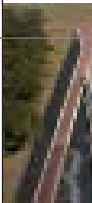




## OBJECTIVES

The Sydney Olympic Park Master Plan has the following objectives:

- Provide a framework for Sydney Olympic Park to reinforce the site's special qualities as a major sporting and entertainment precinct and become a unique centre within metropolitan Sydney that people will want to visit time and time again.
- Encourage early development of commercial, residential, entertainment, cultural and leisure uses that will foster an active and viable Town Centre for the long term and support the venues at Sydney Olympic Park.
- Reinforce Sydney Olympic Park as an easily accessible precinct with regular public transport, convenient vehicular access and easy cycle access.
- Increase the use and benefits of Government investment and infrastructure in Sydney Olympic Park.
- Enhance and preserve the significance of Sydney Olympic Park as the primary site of the Sydney 2000 Olympic and Paralympic Games.
- Increase visitor numbers by heightening the site's appeal as a destination with a greater number and diversity of attractions.
- Integrate all new uses with surrounding urban and parkland areas, whilst protecting and preserving the parklands.
- Integrate Sydney Olympic Park with surrounding local areas by advancing cultural, social, economic and environmental interaction.
- Re-emphasise the principles of Ecologically Sustainable Development in site planning and building design to continue the "green" legacy.
- Achieve high quality architectural and artistic built form, urban design and accessibility.



## OUTCOMES

### *Land Use*

Sydney Olympic Park enjoys a number of strategic assets including world class infrastructure, proximity to the CBDs of Parramatta and Sydney, proximity to Kingsford Smith Airport, a high quality urban environment and proximity to other sporting/recreational facilities, parklands and the Parramatta River. These assets offer unique opportunities for a variety of future land uses and commercial development. The next phase of development will invigorate Sydney Olympic Park as a place to live and work as well as a place of major public festival, sport and entertainment. Indicative uses in terms of gross floor space and yield include:

Employment Uses/Commercial	110,000m <sup>2</sup>
Leisure/Entertainment/Retail	45,000m <sup>2</sup>
Hotel	24,000m <sup>2</sup>
Residential	1,300 dwelling units
Cultural/Institutional/Urban Core	25,000m <sup>2</sup>
Parklands	10,000m <sup>2</sup>

This report contains strategies aimed at generating a diversity of uses including housing, retail, cultural, educational, business and employment opportunities. These include:

- Increase on-site employment, particularly in the Town Centre. A minimum daily workforce population of 10,000 is targeted with major events significantly adding to this base number.
- Increase the residential population at Sydney Olympic Park. Residential development is encouraged on sites adjacent to the Town Centre which offer great amenity including views and outlook. A residential population of approximately 3,000 is targeted initially.
- Provide leisure, entertainment and convenience retail facilities for visitors, workers and residents. The nucleus of retail uses is proposed within the Town Centre but also spread over a number of sites. Restaurants, food outlets, cafes and convenience retailing are encouraged.
- Develop cultural, educational and other environmentally orientated uses. The southern rim of the Brickpit offers an opportunity for a major cultural institution, adding greatly to the diversity of uses.
- Reinforce Sydney Olympic Park as the home of sport and sports administration in NSW.



### ***Public Transport***

Sydney Olympic Park has a significant public transport infrastructure capacity, which should be optimised. Public transport services and other infrastructure capabilities will be important to the scale and timing of all future development. The everyday capacity and service frequencies of the rail system and cross regional bus services will need to match the increased requirements of visitors, workers and residents. The proposed Parramatta-Strathfield Rapid Transitway link will substantially add to the area's transport capabilities.

Sydney Olympic Park has significant natural and built advantages that can be exploited to encourage high levels of commuter cycle access to the site.

### ***Car Parking***

Convenient and appropriately located parking is important for the daily use and viability of venues and facilities. The 10,000 public car spaces currently available have been largely associated with events, public attractions and entertainment. These 10,000 spaces will be retained and some may be re-located closer to facilities. The provision of additional parking associated with future development needs to be provided and managed at a level which encourages sites to be commercially developed, reflects road capacities and supports the overall public transport strategy.

### ***Built Form and Design***

General guidelines are provided for each precinct and for the built form and design of new development. High rise residential development is proposed along Australia Avenue to the south east of the Town Centre, with development generally of a lower scale across the remainder of the site. New development will be required to complement existing uses on the site, contribute to active street frontages where possible and feasible and provide amenity and comfort to pedestrians.