



## 1.0 BACKGROUND

### 1.1 INTRODUCTION

Since the success of the Sydney Olympic Bid in 1993, the planning of Sydney Olympic Park at Homebush Bay has concentrated on the provision of facilities for the 2000 Olympic and Paralympic Games and the infrastructure to support these facilities. The facilities and infrastructure were successfully provided and the 2000 Games were 'the best ever held'.

This Master Plan looks to the future and redefines the objectives, role and function for Sydney Olympic Park for the next 10 to 15 years. The Sydney Olympic Park Authority ('the Authority') has been established to manage and plan the area.

### 1.2 ROLE OF THE SYDNEY OLYMPIC PARK MASTER PLAN

The Master Plan has been prepared to:

- Respond to the emerging role of Sydney Olympic Park in the region.
- Seek integration of Sydney Olympic Park into the surrounding areas.
- Provide guidance for the future redevelopment and management of Sydney Olympic Park, including types of uses, scale and form of development.
- Assist the stakeholders and the public in understanding the future role and character of Sydney Olympic Park.
- Set a conceptual framework for future development whilst providing flexibility to encourage innovative design and development.
- Provide an assessment framework for the consent authority in considering Development Applications for Sydney Olympic Park.

## 1.3 PLANNING HISTORY

The 1995 Master Plan for Homebush Bay is the basis for the majority of the development at Sydney Olympic Park. Subsequent to the 1995 Master Plan, the *Homebush Bay Public Domain Master Concept Design, 1997*, clarified the objectives of the 1995 Master Plan and developed a coherent design vision for the public spaces of the Olympic site.

In February 2001, four architectural and urban design firms – Scott Carver, Peddle Thorp & Walker, Lacoste + Stevenson, and Tony Caro Architecture, were appointed to develop alternative scenarios for Sydney Olympic Park. The results of these explorations can be found in *Sydney Olympic Park: Draft Post Olympic Master Plan Summary Design Reports, June 2001*.

The conceptual scenarios were developed to inform the *draft Sydney Olympic Park: Post Olympic Master Plan* that was issued in June 2001, and is the basis of this document.

### 1.3.1 Completed Studies used as a basis for the preparation of this Master Plan

- *Sydney Olympic Park : Draft Post Olympic Master Plan Summary Design Reports (June 2001);*
- *Homebush Bay Public Domain Master Concept Design: Design Report (March 1997);*
- *Homebush Bay Development Guidelines:  
Volume 1 Environmental Strategy (1995)  
Volume 3 Master Plan report (1995)  
Volume 4 Transport Strategy (1995)  
Volume 5 Landscape Strategy (1995);*
- *Environmental Guidelines for the Summer Olympic Games (September 1993);*
- *OCA Access Guidelines (1999);*
- *Urban Elements Design Manual (1998);*
- *Parklands Elements Design Manual (1999);*
- *Public Domain Strategy (1997);*
- *Sydney Regional Environmental Plan No 24 - Homebush Bay;*
- *Carter Street Precinct Development Framework (work in progress); and*
- *Transport Management and Accessibility Plan (TMAP) for Sydney Olympic Park & Carter Street Precinct (work in progress).*



### 1.3.2 The 1995 Master Plan

The 1995 Master Plan concentrated on major planning and urban design issues for the Homebush Bay area over four major project areas: The Urban Core; Newington Residential Village; Metropolitan Park and Bay West. The 1995 Master Plan is shown in *Figure 1.3.2*.

It also outlined transport and infrastructure frameworks and proposed a broad range of commercial, residential, leisure and recreational developments. A significant portion of the 1995 Master Plan has already been implemented, particularly the key sporting venues (Stadium Australia, Sydney SuperDome, Sydney International Tennis Centre and Sydney International Archery Park), the Showground, the hotel and transport and infrastructure frameworks for Olympic activities.



*Figure 1.3.2* The 1995 Master Plan

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

- sporting facilities, including a substantial number of those required to host the 2000 Olympic Games and Paralympic Games;
- support facilities for the 2000 Olympic Games;
- the Sydney Showground and associated exhibition halls;
- sites for future development for a mixture of land uses including commercial, retail, hotel and residential;
- the road network and car parking facilities required to serve the above facilities;
- public transport facilities, including a rail loop and associated station and facilities for buses and coaches;
- part of a new metropolitan park known as Millennium Parklands;
- site services including sewerage, water supply and stormwater drainage;
- ancillary support facilities, such as maintenance depots, equipment storage buildings and the like.

Although all of this development received Stage 1 approval in the 1995 Master Plan application some did not proceed to Stage 2 approval and construction prior to the Olympic Games. This specifically relates to commercial, residential, entertainment/leisure and hospitality type development.

## 1.4 PLANNING FRAMEWORK

### 1.4.1 Context

Sydney Olympic Park sits within Homebush Bay at the heart of Greater Homebush, a subregion of Sydney. It is located 14 kilometres west of Sydney CBD and some 8 kilometres east of Parramatta (see *Figure 1.4.1*). Homebush Bay has experienced considerable urban change over the past 100 years, and major change in the past decade, culminating with the success of the 2000 Olympics. The Greater Homebush subregion as defined by PlanningNSW includes land within the Local Government Areas of Auburn, Strathfield, Parramatta, Canada Bay, Ryde and Burwood.

Greater Homebush is of strategic importance to metropolitan Sydney by reason of:

- high accessibility via major roads (Parramatta Road, M4, Homebush Bay Drive/M3) and the rail network (Western, Northern and Inner Western Lines);
- significant investment in public transport infrastructure;
- major investment in high quality sporting and recreational facilities at Sydney Olympic Park;
- extensive regional open space including Bicentennial Park and Millennium Parklands; and
- significant business and residential redevelopment potential (Silverwater industrial area, Carter Street, Parramatta Road, Rhodes Peninsula, Strathfield/Concord/Burwood residential areas).



Figure 1.4.1 Sydney Olympic Park in its metropolitan context



Aerial of Sydney Olympic Park and surrounding areas



#### 1.4.2 Urban Change in Homebush Bay

Homebush Bay has undergone significant urban change over the past 100 years as set out below:

##### *Industrial Past*

Homebush Bay's past industrial uses - abattoir, munitions storage depot, brick works and waste disposal dominated the use of the area for much of the past 100 years. These industrial uses, when combined with the limited physical integration and public access into the area, have portrayed an image of Homebush Bay as a downgraded industrial area that you travel past, rather than travel to.

##### *Olympic Preparations*

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, Bicentennial Park and the State Sports Centre. The preparation of Homebush Bay as the main venue for the Sydney 2000 Olympics and 2000 Paralympics galvanised the regeneration and development processes in the area. The Olympics brought with it high levels of public exposure and interaction with the Homebush area, albeit for a short period of time. The Olympic experience and other sporting, entertainment and cultural events have dramatically changed, and will continue to change, the perception of Sydney Olympic Park and Homebush Bay.

##### *Post Olympics*

The Master Plan sets the vision, planning and urban design framework for Sydney Olympic Park for the next 10 - 15 years. The proposed development of a diverse range of new uses is set to maintain the level of urban change in the area.

#### 1.4.3 Metropolitan Planning Framework

Sydney Olympic Park and the Homebush Bay area have potential for significant change and development growth. These changes, however, need to take place within a wider metropolitan and regional planning framework.

The key strategies of the NSW Government's metropolitan policy and planning framework that apply to the Homebush Bay area are:

- 'Shaping Our Cities' - A Planning Strategy for the Greater Metropolitan Region (1998); and
- 'Shaping Western Sydney' - A Planning Strategy for Western Sydney (1998).



### **‘Shaping Our Cities’**

‘Shaping Our Cities’, updates the strategic planning policy framework for Greater Metropolitan Region. The key planning and development principles of the strategy are to:

- manage the supply of new and redeveloped housing to create a compact urban structure with choice of home type and affordability throughout each part of our cities;
- identify and create opportunities for employment and business growth in locations that support access by public transport and minimise conflict with other uses;
- enhance opportunities for walking, cycling and using public transport and contain the growth of travel demand in all land use and development decisions;
- improve the design of the urban environment by requiring good architecture, protecting our built heritage and building a well located, safe and useable public domain;
- protect and improve our natural and cultural environments so as to sustain biological, water and air resources, to conserve Aboriginal heritage and to enhance use and enjoyment of parklands; and
- manage the planning system efficiently, provide for consultation and encourage investment, job creation and business confidence.

These principles are directly relevant to the future growth and development of the Sydney Olympic Park and Homebush Bay area.

### **‘Shaping Western Sydney’**

‘Shaping Western Sydney’ is the overall planning strategy for Sydney’s Western Region. The strategy addresses the key issues of *employment and economic growth, environment, housing, accessibility and implementation*. It acknowledges the status of the Western Sydney region as one of the fastest growing in the country, both in terms of population and economic/employment growth.

### **Parramatta**

Parramatta is the city at the ‘Centre of Sydney’ and at the heart of the Western Sydney region. In metropolitan terms, Parramatta is a ‘primary’ centre for employment and economic development, along with the other metropolitan centres of Sydney CBD, Wollongong and Newcastle.

Over the next 20 years, through a combination of capital investment and planning policy initiatives, the aim is to increase employment in Parramatta City Centre to 60,000 persons and to increase employment in the Parramatta area to 90,000 persons.

'*Shaping Western Sydney*' defines Parramatta as a number of 'activity centres or districts' brought together as a centre by strong functional links. Parramatta's activity centres are - *Parramatta City Centre, North Parramatta, Westmead (Hospitals and University), Harris Park, Camellia, Rydalmere, and Homebush/Sydney Olympic Park.*

The strengthening of physical links between activity centres, especially by public transport is a critical element of the strategy. This is especially relevant for the integration of Homebush Bay and Sydney Olympic Park as part of the Parramatta region.

### **Sydney Olympic Park and Homebush Bay**

Sydney Olympic Park and Homebush Bay, located to the east of the region is one of Parramatta's key activity centres. '*Shaping Western Sydney*' refers to the role of Homebush Bay and Sydney Olympic Park, principally in its sporting and recreational context and as the principal venue for the Sydney 2000 Olympics.

The strategy identifies the need to build upon the investment in Homebush Bay to develop as a specialist activity centre linked to Parramatta. The future development of Sydney Olympic Park and Homebush Bay is identified as an opportunity to develop a new and dynamic centre focussed on sport and recreation facilities and an employment area with a strong focus on high tech commercial activity. This strategy is supported by:

- the development of significant public transport infrastructure, in the form of a new major rail station, ferry terminal and local/regional bus services;
- the development of significant regional parklands surrounding the area - Millennium Parklands including Bicentennial Park; and
- the significant employment growth opportunities presented by the potential redevelopment of industrial sites in the Greater Homebush area.

#### **1.4.4 Sydney Regional Environmental Plan No.24 - Homebush Bay**

Sydney Regional Environmental Plan No 24 - Homebush Bay (SREP 24) is the principal statutory planning instrument regulating land use at Homebush Bay. The Minister for Planning is the consent authority for all land within Sydney Olympic Park, except exempt development (as defined in SREP 24). The LGAs of Canada Bay and Strathfield also have consent roles under SREP 24 for areas outside Sydney Olympic Park but covered by the SREP.



SREP 24 enables the Authority to prepare and adopt guidelines and management strategies for the management of Sydney Olympic Park.

SREP 24 has recently been amended to update the instrument for the planning needs of the post Olympic period. The key changes are to:

- introduce exempt development provisions in accordance with changes to the EP&A Act 1979;
- introduce master plan provisions for more detailed precinct planning;
- make the Minister for Planning the consent authority for the Australia Centre;
- streamline consultation processes; and
- revise heritage conservation policies in accordance with NSW Heritage Office best practice.

In accordance with the provisions of SREP 24, the Minister for Planning is the consent authority for the adoption of the Master Plan.

With respect to the Australia Centre, this Master Plan will provide the key development control framework and replaces *Development Control Plan No 1 Homebush Bay Area : Australia Centre (1994)*, which was prepared and adopted by Auburn Council (the former consent authority for the Australia Centre). Refer to **Section 5.4 Australia Centre Precinct** for detailed provisions.

For the purposes of Section 16B(5) of SREP 24 this Master Plan is taken to be the draft Sydney Olympic Park Post Olympic Master Plan.



Figure 1.4.5 Sydney Olympic Park

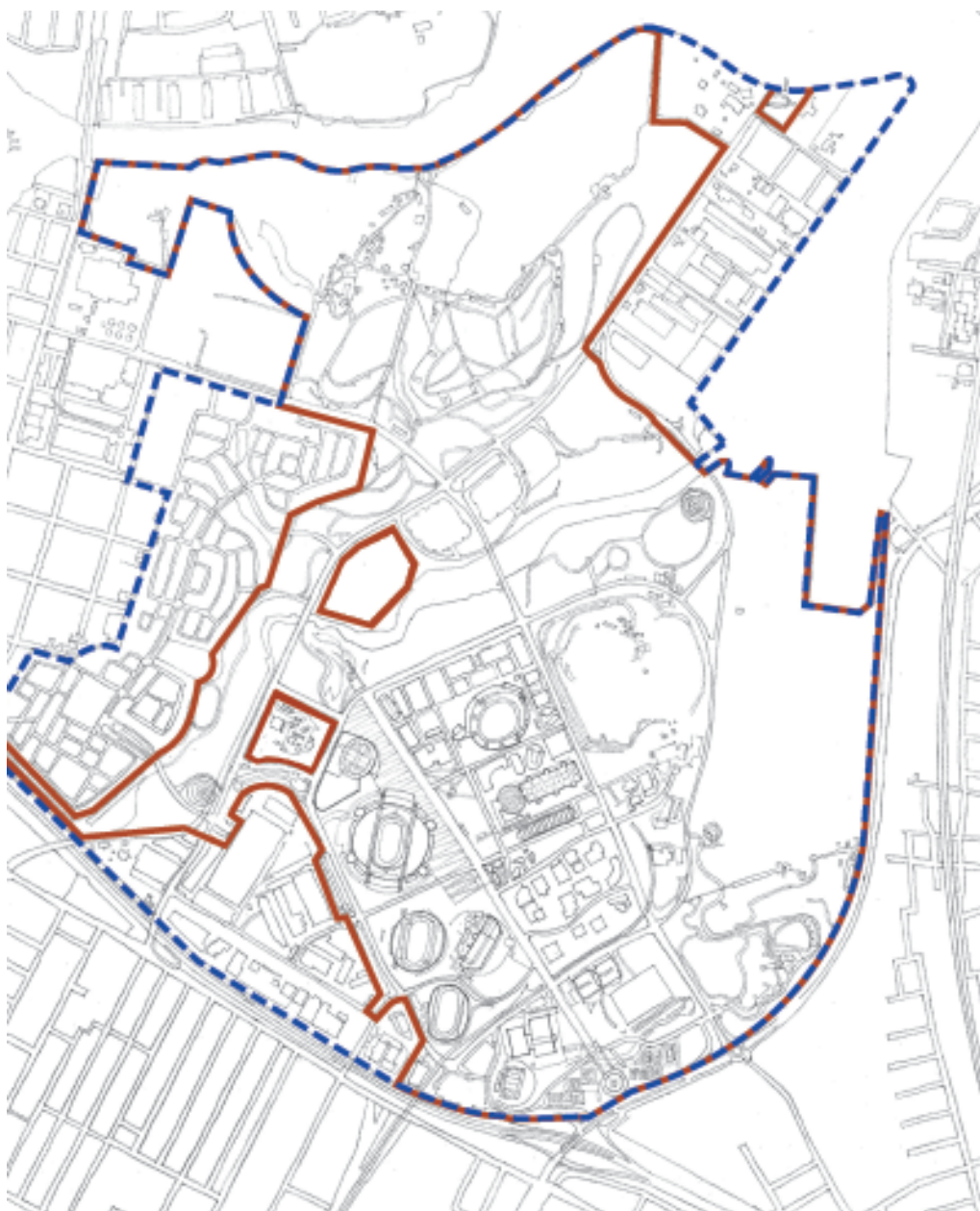


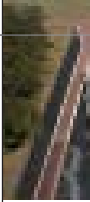
Figure 1.5.1 Area covered by Master Plan



Master Plan



1995 Master Plan



### 1.4.5 Sydney Olympic Park Authority

The Sydney Olympic Park Authority has the following functions:

- to promote, coordinate and manage the orderly and economic development and use of Sydney Olympic Park, including the provision and management of infrastructure;
- to promote, coordinate, organise, manage, undertake, secure, provide and conduct cultural, sporting, educational, commercial, tourist, recreational, entertainment and transport activities and facilities;
- to protect and enhance the natural and cultural heritage of Sydney Olympic Park; and
- to prepare and maintain a Master Plan for Sydney Olympic Park.

*Figures 1.4.5 and 1.5.1* depict the Sydney Olympic Park area for which the Authority will be the managing authority and the area covered by this Master Plan.

## 1.5 AREA COVERED BY THE MASTER PLAN

The area covered by the Master Plan is shown in *Figure 1.5.1*. This corresponds to the area identified as Sydney Olympic Park under the Sydney Olympic Park Authority Act 2001.

It should be noted that the Waste Service NSW site on Hill Road is not part of Sydney Olympic Park, as defined under the Sydney Olympic Park Act 2001. However, in view of its proximity to the Urban Core and the Millennium Parklands, its future use is integral to the long term planning for Sydney Olympic Park. Accordingly, the Master Plan contemplates the Waste Service NSW site and environs as a discrete precinct for which broad guidelines about future land use and scale of development have been identified (**refer to Section 5.9**).

## 1.6 MASTER PLAN DEVELOPMENT POTENTIAL POST 2000

There is an immediate need to work on the legacy of the Olympic and Paralympic Games to ensure that Sydney Olympic Park continues to provide entertainment and leisure activities for the people of Sydney and NSW. This includes a range of strategic activities using the facilities that have been provided on the site. These will include such activities as festivals of music and arts, sporting and entertainment events, educational programs and amenities and services for visitors.

The Master Plan starts from the basis of the completed development on the site and the perceived potential for the site, as articulated in the 1995 Master Plan. Sydney Olympic Park has proven to be a successful major sporting, exhibition and entertainment venue, but this alone is not sufficient to ensure the ongoing viability of the site. Alternative uses will have to be introduced into the area to ensure that there will be a sufficient population of people living, working and visiting the site and to contribute to a dynamic and lively place to support existing venues and to maximise best use of significant infrastructure investment.



## 1.7 PLANNING TIMELINE

The proposed development timeframe for the Master Plan is 10-15 years. Some of the development will be implemented quickly, within the next two to three years, while other development is longer term over 10-15 years.

The initial phase will concentrate development in and adjacent to the Town Centre Precinct. **Section 5.0 Precinct Guidelines** and **Section 7.0 Implementation and Phasing** provide more detail on implementation and proposals for development.

In parallel with this development process, the Authority will immediately place heavy emphasis on activities and strategies to increase visitation to Sydney Olympic Park thus supporting existing venues and facilities and providing a sound foundation to attract new developments.