Annexure U: Design Review Report

Sydney Olympic Park Authority

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Design Review Report

Sydney Olympic Park Master Plan 2050

August 2024





Acknowledgement of Country

Sydney Olympic Park Authority acknowledges the Aboriginal peoples of Wann Country as the Traditional and Contemporary Custodians of the land, water and air of this place now known as Sydney Olympic Park. Sydney Olympic Park Authority pays deep respect to Elders past, present and emerging and extends that respect to other Aboriginal and Torres Strait Islander peoples.

Sydney Olympic Park Authority is committed to creating a world leading precinct where Aboriginal and Torres Strait Islander peoples and cultures are visible, celebrated and valued. Sydney Olympic Park Authority recognises the importance of paying respect to the world's oldest living culture and acknowledges their continued connection to the land. Published by NSW Department of Planning, Housing and Infrastructure

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Design Review Report

First published: August 2024

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Overview

1.1 Sydney Olympic Park

Sydney Olympic Park is transforming into a thriving suburb strategically located in the centre of Greater Sydney. It is a suburb that benefits from diverse land uses, proximity to Sydney and Parramatta central business districts, and is of national significance, all of which have played an important role in its evolution since hosting the Sydney 2000 Olympic and Paralympic Games. As the 640-hectare site continues to evolve into vibrant neighbourhoods, it will reconnect with its Wangal roots and extensive natural assets to provide a meaningful connection to Country.

The Sydney Olympic Park 2050 Vision & Strategy (the Vision) was released in June 2022 and serves as a roadmap to inform decision-making for the next three decades. Master Plan 2050 is the next stage of strategic planning for Sydney Olympic Park. Master Plan 2050 will ensure a coordinated, long-term development plan is prepared for the whole precinct.

The most recent iterations of a master plan for Sydney Olympic Park were completed in 2018 and 2021, to support the delivery of Sydney Metro West. Building upon the Vision, Master Plan 2050 considers Sydney Olympic Park holistically, seeking opportunities to integrate thinking about the parklands and urban core together, enhancing its role in Greater Sydney.

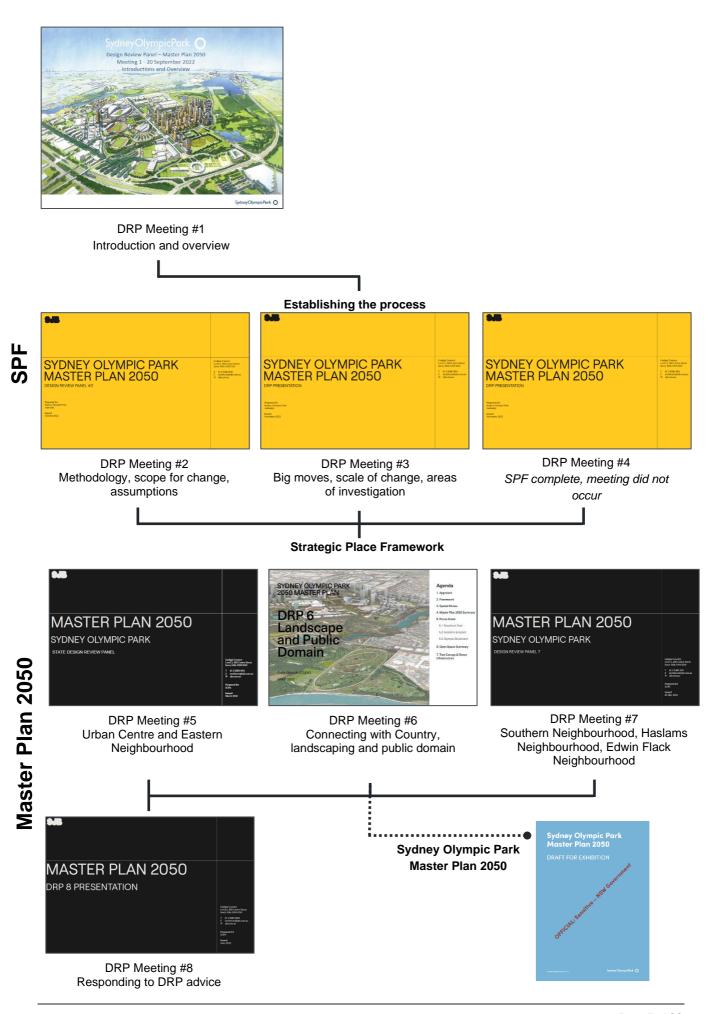
The Vision articulates an aspiration to position Sydney Olympic Park as Sydney's Green Beating Heart: a place energised with everyday life, Country-first, nature positive and where Sydney comes to play.

In 2050, Sydney Olympic Park will be a complex, layered suburb offering a rich and varied range of experiences. Many will live and work here, and others will visit for events, diverse attractions, or everyday retail and entertainment. Master Plan 2050 aims to balance certainty with flexibility enabling Sydney Olympic Park's future to be resilient, dynamic and able to leverage future opportunities and technologies not yet known.

1.2 Master Plan 2050

This document supports the Sydney Olympic Park Master Plan 2050 (Master Plan 2050) and details the Design Review Panel (DRP) process that assisted in refining urban design layout and draft planning controls for the Master Plan 2050. It provides a high-level overview of the feedback provided to, and issues raised by, the DRP to the Sydney Olympic Park Authority and how the project team responded.

The DRP process followed for Master Plan 2050 is outlined overleaf.



2 Design Review Panel

In accordance with the Sydney Olympic Park Authority Design Excellence Policy and the Master Plan 2050 Study Requirements issued by the Department of Planning, Housing and Infrastructure (formerly the Department of Planning and Environment) on 5 July 2023, Sydney Olympic Park Authority convened a Design Review Panel to present the emerging Master Plan 2050. The purpose of the DRP was to provide credible and independent expert advice during the development of the master plan to ensure the key drivers of the master plan; Country, connectivity, future neighbourhood character, and strategic planning, were met. The DRP comprised the following members:

- Abbie Galvin (Chair), Government Architect New South Wales
- Lachlan Abercrombie, COX Architecture
- Libby Gallagher, Gallagher Studios
- Nick Hollo, Nick Hollo
- Sebastian Pfautsch, Western Sydney University

The DRP considered presentations by:

- SJB in their capacity as the lead design team;
- Turf in their capacity as the landscape architect for Master Plan 2050; and
- Yerrabingin in their capacity as the Aboriginal cultural heritage consultant for Master Plan 2050.

The presentations to the DRP followed the following structure:

- 1. Pre-briefing and project update (including a summary of consultation and engagement with agencies)
- 2. Panel session
 - i. Welcome / Acknowledgement of Country
 - ii. Presentation
 - iii. Questions and clarifications
 - iv. Review
 - v. Reply
 - vi. Summary
- 3. Panel de-brief

Following the presentations, ten themes emerged from the advice given by the DRP.

- 1. Constraints and drivers of Master Plan 2050
- 2. Connecting with Country
- 3. Sustainability
- 4. Amenity of public spaces
- 5. Tree canopy
- 6. Wind testing

- 7. Walkability and cycling
- 8. Schools adjacent to open space
- 9. Housing mix
- 10. Royal Agricultural Society

A copy of the minutes from the DRP meetings are included within **Attachment A**.

The themes were explored in detail by the design team in finalising the master plan and the technical studies which support and underpin Master Plan 2050. Each of the themes are explored in detail in this report.

2.1 Constraints and drivers of Master Plan 2050

Panel feedback

To better understand the purpose of Master Plan 2050 and the spatial constraints and opportunities of Sydney Olympic Park, the DRP requested the design team explain possible impediments to achieving the objectives of the master plan project. The DRP commented the current character of Sydney Olympic Park should be articulated, as well as what is successful and what requires changes. The DRP requested a clear demonstration of the key constraints and drivers that have shaped the main moves of the structure plan.

Master Plan 2050 team response

The objective of Master Plan 2050 is to provide planning and design guidelines to facilitate development in Sydney Olympic Park and achieve the vision of the suburb as a highly connected series of diverse neighbourhoods and experiences. In the Urban Design Report accompanying Master Plan 2050, SJB detail the spatial opportunities and constraints. Key constraints driving the master plan include:

- steeply sloping sites or areas with topographical challenges;
- heavily contaminated land that is not currently feasible to remediate;
- recently developed sites or sites with recent development applications lodged;
- the existing railway cutting and heavy rail station as a physical barrier; and
- high order mobility route with limited access.

Opportunities for development of urban areas and enhancement of the parklands afforded by Sydney Olympic Park include:

- connecting meaningfully with Country through respecting First Nations' knowledge and practices, and healing and caring for Country;
- re-imagining Olympic Boulevard as a multi-functional open space with recreation uses;
- increased water sensitive urban design and landscape areas; and
- creating street connections through the Royal Agricultural Society precinct to create additional engagement and activation outside of the peak event periods such as the Royal Easter Show.

The spatial constraints and opportunities that have shaped the direction of Master Plan 2050 are illustrated in Figure 1 and Figure 2.

The adjacent plan consolidates previous analysis and highlights the current spatial constraints, including:

- Protected ecological areas, wetlands and riparian systems.
- Contaminated land that is not currently feasible to remediate.
- Steeply sloping parts of the site or areas that are topographically challenging.
- Sites of Aboriginal significance requiring a sensitive approach.
- Listed heritage items including the Armory where special heritage authorisation is required
- Historic items of significance identified by SOPA.
- Existing open spaces of social/cultural significance including Cathy Freeman Park, Bicentennial Park, the Olympic Boulevard, and the Brick Pit.
- High order mobility routes with limited access.
- Existing road reserves that are unlikely to change including Figtree Drive and Herb Elliot Avenue.
- The new Metro Station and associated public domain that is currently under construction
- The existing railway cutting and heavy rail station as a physical barrier. Over station development can be structurally complex and there are noise impacts from the active railway
- The alignment of PLR 2 and its associated changes to the movement network including no private traffic on Dawn Fraser Avenue.
- The alignment and depth of Metro Tunnels that limit excavation.

- The gas pipe line easement running along the southern boundary of the site through the P4 car park
- Recently constructed buildings that are unlikely to be redeveloped in the next 50 years
- Approved or under assessment Development Applications, recent commercial agreements and buildings under construction including:
 - · Urbansurf Wave Pool
 - Proposed commercial and residential towers within Sydney Metro site
 - · Hotel development on Australia Boulevard
- Stadia, sports buildings and facilities with a operational lifespan greater than 25 years including:
 - · Sydney Superdome
 - · Stadium Australia
 - · Sydney Aquatics Centre
 - · Sydney Olympic Athletics Centre
 - · Sydney Olympic Park Tennis Centre
 - Netball Central
- Events curtilages around major sports facilities requires for crowd management and emergency
- Existing lease boundaries, the most significant being RAS.



Figure 1 Spatial constraints of Sydney Olympic Park (SJB, 2024)

The adjacent plan consolidates previous analysis and highlights the current spatial opportunities, including:

- Connect meaningfully with Country, respect
 First Nations knowledge and practices and heal
 and care for Country.
- Restore and rehabilitate those parts of Sydney
 Olympic Park that can help improve the
 ecological significant and protected areas.
- Improve access to natural and ecological areas where this is possible with raised walkways and information boards.
- Celebrate the heritage elements of the site by creating a cultural anchor in the Newington Armory through adaptive reuse of existing buildings.
- Revitalise the State Abattoir Heritage Precinct as a focus for civic and community uses.
- Create recreational destinations across
 Sydney Olympic Park to support the adjacent
 communities of Newington, Wentworth Point
 and Carter Street and connect these with
 pedestrian and cycle links.
- Re-imagine Olympic Boulevard as a multifunctional open space with recreation uses, WSUD and landscape areas.
- Provide extensive and integrated active mobility network through the parklands connecting urban and open space areas.
- Provide active street connections between the Urban Centre and Carter Street.
- Create street connections through the RAS precinct to create additional engagement and activation outside of the peak event periods (i.e. Royal Easter Show).
- Improve pedestrian connectivity to the Metro
 precinct via legible, comfortable and convenient
 movement hierarchy within the urban centre
 and sports/events precincts limiting private
 vehicle access to the periphery of the centre.

- Leverage the Olympic legacy and existing event functions, continuing to attract visitors and affiliated industries and businesses, reinforcing the role as a key destination within Greater Sydney.
- Intensify development around the Metro Station to take advantage of improve levels of accessibility.
- 14. Create a retail destination that offers residents and visitors a diversity of experiences and improved retail offer, from the everyday grocery shop, to more specialised retailers and services that reflect the areas function (sports & culture)
- 15. Extend development opportunities south of Sarah Durack Avenue to provide more residential accommodation, supporting further remediation of contaminated lands and improved connections to an enhanced Boundary Creek.
- Improve access to high performance venues for residents, outside of formal events and training, such as the Athletics Track for community sports.
- Create new sports facilities for community use in the undertulised areas of the parklands and centre.
- Co-location of new recreational spaces with the existing archery centre to better utilise the available space and address the growing demands from Wentworth Point.
- Co-locate sports destination such as as the wave park and BMX track to create activation nodes within Sydney Olympic Park.
- Intentionally locate new public facilities, like schools, galleries, libraries and tertiary facilities, to create an identity for each neighbourhood, draw people though the site, provide convenience for residents and stimulate social interaction.
- Review existing lease boundaries to provide more pragmatic and deliverable sites for development.

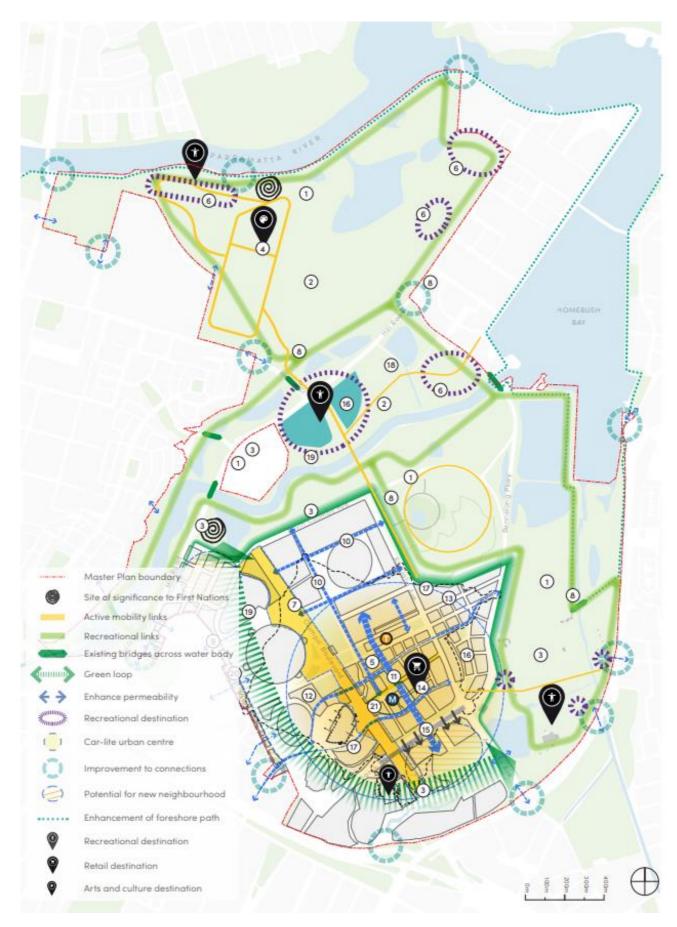


Figure 2 Spatial opportunities of Sydney Olympic Park (SJB, 2024)

2.2 Connecting with Country

Panel feedback

Feedback from the DRP expressed that the design of the master plan should incorporate Connection to Country in both the natural and built environment. Comment was also received regarding economic opportunities for First Nations peoples afforded by the master plan. The aim of this feedback was to ensure the master plan achieves the vision for country positive, regenerative designs within Sydney Olympic Park. The panel noted engagement with community and knowledge holders needs to be ongoing and comprehensive.

Master Plan 2050 team response

To ensure a regenerative design framework led by Country positive principles is embedded in the master plan, a 'Design Jam' was facilitated by Yerrabingin, the First Nations consultant for Master Plan 2050 early in the master plan process. Three themes emerged from the Design Jam: movement of water, green heart and cultural connection.

The three key themes are briefly explored below.

Movement of water. The intent of this theme is to improve and increase connected natural water systems throughout Sydney Olympic Park. This will be achieved by naturalising waterway edges and where possible reverse land reclamation, integrating sustainable urban drainage systems to capture and clean storm water before feeding into the water system, and create pathways, access points and educational interpretation for people to connect to waterways.

Green heart. The purpose of this theme is to connect urban and natural spaces across the site by integrating planting and ecological function across spaces, allowing the natural vegetation to permeate through and soften the urban spaces with greenery. This theme focusses on increasing tree canopy cover particularly along major pedestrian and cycling routes through the site and creating a diverse set of areas within green spaces that allow for a range of us experiences.

Cultural connections. The focus of the cultural connections theme is to create welcoming spaces at key gateways into the site with information and wayfinding to the connected cultural sites. The master plan will establish the framework to connect cultural sites through narratives and stories along the movement routes, provide opportunities for healing and gathering spaces close to the water and natural spaces, and integration of storytelling in the Badu Mangroves.

Throughout the design process, First Nations representatives and Elders were engaged to ensure the master plan is inclusive of First Nations peoples' perspectives and values. A core focal point of the engagement was to learn how to promote sustainable practices that benefit the environment and the community.

Master Plan 2050 includes increased economic opportunities generally, with subsequent polices to provide details about how opportunities are allocated. It is not however, the responsibility of the master plan to nominate who is afforded the economic opportunities.

2.3 Sustainability

Panel feedback

The DRP acknowledged that SOPA can set high benchmarks and mandate for certain criteria that local governments cannot do and consider this as a great opportunity when it comes to carbon positive targets. The panel emphasised that the master plan must consider how Sydney Olympic Park can be carbon positive and that it can be a test bed to try new innovative things and technologies. These include the use of green waste, solar farms, drones, driverless cars. It is the DRP's opinion that Sydney Olympic Park should be a place where innovation clauses, guidelines and future sustainability innovations should be explored. Further the DRP noted that the master plan should provide details on how it meets the requirements of a changing climate in terms of increasing temperatures, extreme weather patterns and rising water levels of Parramatta River.

Master Plan 2050 team response

SOPA has set a target to be an exemplar carbon-positive suburb that leads the way in innovative responses to addressing climate and resource challenges. The profound significance of the carbon positive theme lies at the heart of Master Plan and serves as an unequivocal response to the urgent global imperative of combating climate change. Sydney Olympic Park strives to become carbon positive precinct and will be a net-zero carbon by 2030. The target will be measured by a number of successes criteria:

- By 2030 all new built environments delivered as net-zero carbon,
- By 2050, all residual fossil fuel uses eliminated within Sydney Olympic Park,
- By 2050, ambition is to offset all historical embedded and operations carbon emissions,
- By 2050, 100 per cent of energy is renewably supplied,
- No potable water used for non-potable needs,
- By 2050, 100 per cent waste is diverted from landfill all composted or recycled.

To achieve these SOPA has outlined a number of actions, including achieving a substantial reduction in greenhouse gas emissions, actively encourage circular economy innovations and technologies, eliminating potable water where not essential, and developing a sustainability as a service model for residents and businesses. Further SOPA intends to explore a number of initiatives to become carbon positive such as energy storage solutions to store excess renewable energy for use during peak demand periods, building roofs that actively contribute to sustainability ambitions, such as solar photovoltaic (PV), green roofs and inhabitable terraces, and encouraging the use of electric vehicles by providing ample electric vehicle charging infrastructure throughout the precinct. Sydney Olympic Park will be facilitated as a hub for innovation and research, supporting emerging climate positive technologies and innovations like renewable energy such as autonomous shuttles.

To be resilient to climate changes such as increasing temperatures, rising water levels and extreme weather, the master plan will work with a set of principles to be resilient to short term shocks, adaptable to long term stresses and flexible to changing market conditions and environmental performance expectations. This includes looking at different potential initiatives such as extensive vegetation to mitigate urban heat island effects and protect against increasing peak temperatures, locate all critical equipment and services about Probable Maximum Flood (PMF)

levels, and design all structures below PMF to survive flooding. Further, SOPA will develop a Climate Adaptation and Community Resilience Plan for Sydney Olympic Park. To combat the rising water levels of Parramatta, SOPA has prepared an Integrated Water Cycle strategy, which includes a benchmark to maintain natural rates of change in water levels and aims to design with water and nature to make Sydney Olympic Park resilient to future climate changes, including rising water levels in Parramatta.

2.4 Amenity of public spaces

Panel feedback

The DRP commented that design of the master plan should be supporting the amenity of public spaces to achieve liveable spaces. The panel noted high streets and neighbourhood centres need to have key characteristics for success in relation to amenity. In general, the DRP is of the opinion that density should be explored to achieve optimal outcomes for amenity to ensure that streets and public spaces have high levels of solar, comfort amenity and have adjacent built form of an appropriate scale. The DRP recommended solar access diagrams be prepared for each character area, along with an analysis of streets and public spaces, and wind analysis to test street amenity and pedestrian comfort.

The DRP noted that the primary drivers for the building height controls and built form strategy should be the establishment and protection of good open space, and preservation of public domain amenity and solar access. The DRP expressed concern for the protection of key public space amenity, when development occurs in different parcels, stages and potentially with different development teams. Open space principles and controls needs to be established to protect the amenity of public spaces during development.

Master Plan 2050 team response

The distribution of building height across Sydney Olympic Park has been resolved through comprehensive site testing and analysis to maximise sunlight access to public open spaces and apartments, maximise view sharing and privacy, meet floorspace targets and to support wayfinding. Detailed assessment of public spaces and amenity have been prepared in order to ensure good liveable spaces. Building heights have been determined to provide adequate sun access in new and existing public areas by establishing a solar access plane, which will ensure that the identified public spaces can be enjoyed at all times of the year and that landscaping and plant growth can be supported.

During the midwinter solstice (21 June) the building heights allow for direct sunlight to reach the following parks from 10am to 2pm:

- Cathy Freeman Park,
- Southern Neighbourhood Park,
- Eastern Neighbourhood Park, and
- · Haslams Neighbourhood Park.

Throughout development of the master plan, the public domain underwent significant testing to ensure proposed buildings would not result in poor outcomes on the ground plane. The vast majority of areas, shown in Figure 3, received between two and six and a half hours of sunlight and are therefore have the potential to be compliant with the Apartment Design Guide (ADG). This

ensures that a high-quality urban environment is created for Sydney Olympic Park that attracts users of different needs and demands and ensures that proposed planting and landscaping can thrive and that trees can provide shade where appropriate and required. Wind comfort has been addressed in Section 2.6.

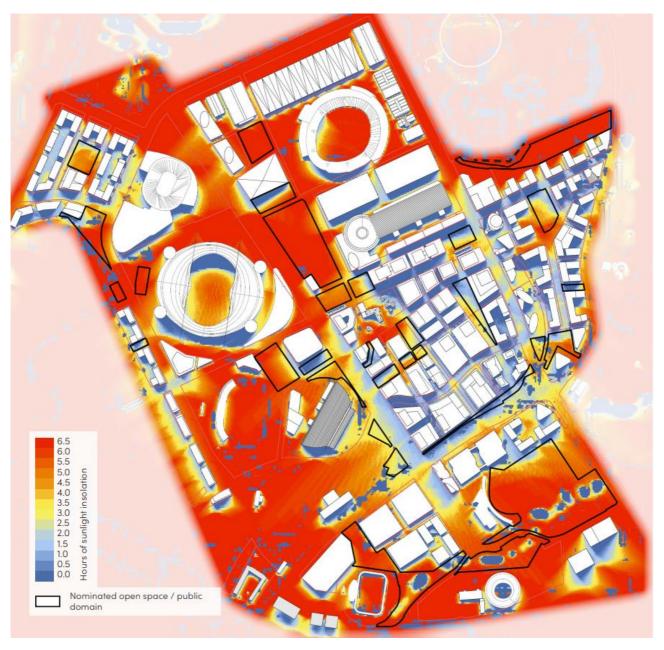


Figure 3 Solar insolation to ground plane (SJB, 2024)

2.5 Tree canopy

Panel feedback

In their feedback, the DRP emphasised that current and future impacts of climate change should be identified during development of the master plan to understand the requirements for mitigation and potential conflicting precinct needs. The DRP noted that streets and public spaces need to provide an environment that supports tree canopy growth, where the master plan should provide sections showing the interface between built form and public spaces, noting that canopy trees may be explored as a way to mitigate scale changes. Street sections and a mix of soft and hardscaping

designs could be embedded into the principles for the master plan, where connected soft surfaces could be promoting tree canopy growth. The built form strategy should further be driven by establishment and protection of good open space first, including tree canopy growth. The DRP noted that further detail and development of the landscape principles including significant trees and tree canopy should be provided in the master plan.

Master Plan 2050 team response

SOPA has identified a range of opportunities in the landscape and urban canopy including the development of an interconnected urban tree canopy. The aim of the tree canopy is to assist in climate change mitigation and adaption, provide for ecological movements, reduce urban heat island load, and improve health and wellbeing of people and ecosystems. Further, the tree canopy has the potential to restore riparian corridors across Sydney Olympic Park including the Parramatta River and Boundary Creek, to provide more opportunities for tree canopy and habitat.

As part of the Connecting with Country 'green heart' key theme, the Master Plan 2050 team identified that there should be an increase in tree canopy cover particularly along major pedestrian and cycling routes through the site. In the urban centre, Olympic Boulevard will continue to support traffic movement but will be transformed to include public open space for recreation with extensive tree canopy. A new landscaped park extending from Herb Elliott Avenue to Figtree Drive will accommodate green open space and tree canopy. Development controls have been drafted to setback new buildings from the street to accommodate landscaping and urban tree canopy in the Haslams Neighbourhood. The outcome of these controls will be a green, and leafy neighbourhood with plentiful street tree planting. In the Stadia Precinct a street network will be designed to create a car-free connection between the Urban Centre and Sydney Metro West station, Stadium Australia, and Cathy Freeman Park. New tree plantings will increase the tree canopy coverage to reduce rising heat impacts and enhance biodiversity.

Master Plan 2050 will be accompanied by an Urban Greening Policy. Under this policy and the master plan, all trees in the public domain are proposed to be retained. Where tree removal cannot be avoided, a tree replacement strategy has been developed which requires trees be replaced at a ratio of 4:1 or a contribution made to the Authority that would be subsequently used to fund planning of trees in the 'tree intensification' areas identified in the master plan.

2.6 Wind testing

Panel feedback

Wind analysis is crucial to test street amenity, including pedestrian comfort, liveability on street level and conditions to support tree growth. The DRP noted that streets and public spaces must have high levels of comfort amenity, and a further, updated wind analysis is needed to test whether the urban areas are performing well.

Master Plan 2050 team response

An updated Wind Comfort Study was carried out by CCP Wind Engineering Consultants to asses the reference scheme and provide design guidance to ameliorate any wind impacts. The updated wind analysis and testing found the majority of urban areas were performing well. Key findings of the report include:

- within the Urban Centre, the wind conditions range from "outdoor dining" in sheltered areas to "pedestrian standing" along main streets, which is appropriate for most outdoor activities
- the wind comfort rating for the Urban Centre and Eastern Neighbourhoods consider outdoor dining is appropriate
- most of the other precincts range from "pedestrian sitting" to "pedestrian standing".

Initial wind analysis and testing identified Olympic Boulevard as 'Uncomfortable'. To improve the condition the following design interventions were implemented to prevent downwash from westerly and southerly winds:

- colonnade has been introduced
- above podium setback increased from three metres to six metres
- tower separation of southern block increased
- the revised wind analysis identified the rating of Olympic Boulevard is now two to three levels higher, as 'Pedestrian Standing' and some areas of 'Pedestrian Sitting'

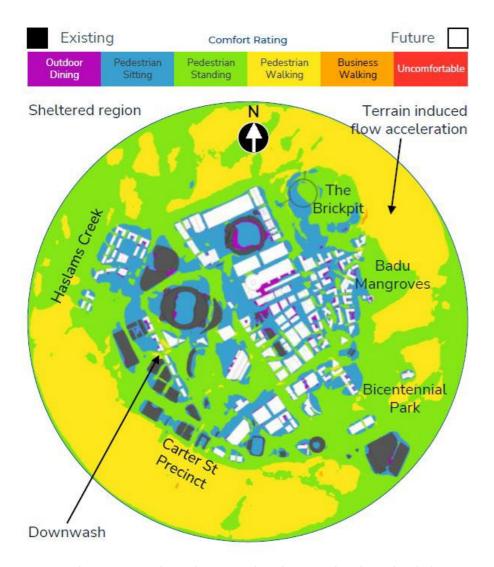


Figure 4 Plan view of Sydney Olympic Park and surrounds coloured with the Lawson Comfort rating (CPP, 2024)

2.7 Walkability and cycling

Panel feedback

The DRP raised concern that Olympic Boulevard is scaled for major event use and not for multifunctional use. It is the DRP's opinion that design of the space should be scaled for event and non-event mode. In general, the master plan should map both macro- and micro-walkability to inform a connected series of spaces and places with clear wayfinding. The DRP emphasised that connectivity is critical to address isolation due to the scale of the master plan, where a focus on walking and cycling can connect within and outside each character area. The DRP noted that other forms of mobility, such as e-bikes, should be considered to support cycling within the area.

Master Plan 2050 team response

To improve the walkability, cycling and multi-functional use of space, the Master Plan 2050 team has made major design changes to Olympic Boulevard, Dawn Fraser Avenue and other key movement routes. Olympic Boulevard will build on the legacy and identity of the Olympics and be transformed into a dynamic and multi-functional space. The boulevard will continue to support traffic movement and will be reimagined to include public open space for recreation with extensive tree canopy, sustainable urban drainage, bicycle lanes and informal hardcourts. Further there will be dedicated cycle paths which prioritise journeys from surrounding neighbourhoods into the Urban Centre to Sydney Metro West, and there will be shared paths along 'slow' recreational routes to support walkability and cycling.

To support a pedestrian-friendly environment the master plan has incorporated a significant number of through-site links, either enclosed or open to sky (Figure 5). The through site links ensure residents and visitors can easily understand and navigate the built form, allowing them to become less dependent on their private vehicles at the same time. The pedestrian links have been identified and strategically positioned throughout the precinct to enhance permeability. The aim of the through site links is to prioritise pedestrian movement over vehicular traffic by high-quality design that ensures safety, sufficient lighting and accessibility, so the links are inviting and promote public use.

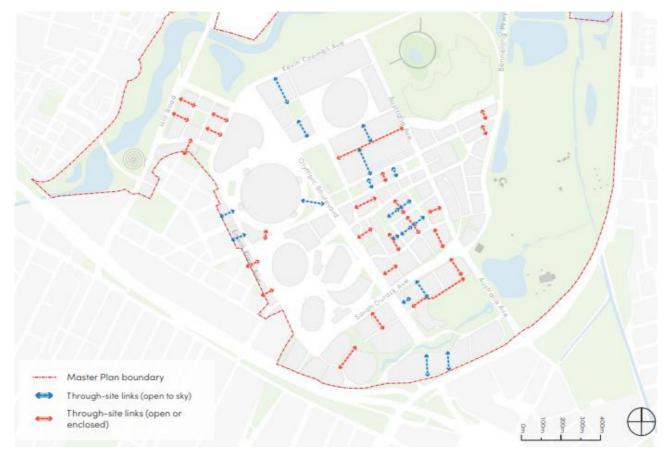


Figure 5 Through site links within Sydney Olympic Park (SJB, 2024)

2.8 Schools adjacent to open space

Panel feedback

The DRP raised concern with the initial ambition for open space for school play to also be open to a broader community. Open space for schools is often fenced and has restricted access both in and out of school hours. It was recommended that the master plan team consider strategies for ensuring these open spaces are clearly accessible and inviting for the community. The panel noted that there should be open space available for each character area, accounting for limited access to school grounds.

Master Plan 2050 team response

For Master Plan 2050 the neighbourhoods have been designed to include a range of community infrastructure including schools. Where needed, the schools have been placed centrally within a neighbourhood, and serve as community hubs and offer facilities that are open to managed public access outside of school hours. The master plan objectives for public open space and public facilities focuses on attractive places for children and young people to play, recreate and learn outdoors, along with gathering and exercise spaces for older people. Public open spaces and facilities as well as habitat and areas managed for ecological conservation will be highly accessible, safe and inclusive to create a strong sense of belonging and well-being. These spaces will be flexible and multifunctional for people to sit, relax, stay of play, and will be in walking distance from residential neighbourhoods and connected to public transport via vibrant green streets.

Two school sites have been identified in master plan. An objective of the master plan is for the new schools will be co-located with open spaces and act as important focal points for the community. This focus has been carried across to sport facilities, which should also be co-located with education to ensure community access and use during and outside of school hours as part of the Authority's aim to support recreation and play within the open spaces.

The school site identified in the Eastern Neighbourhood (Figure 6) it is situated adjacent to a park. The intent for the park is to become a shared open space between the school and the community. The shared space will be open to the community at all times offering a small playground for young children, outdoor learning activities and open space.

All public open spaces within Sydney Olympic Park are all inclusive and accessible spaces that are in line with the NSW Government Architect's Great Open Spaces guides.



Figure 6 Eastern Neighbourhood school and public open space plan (Turf, 2024)

2.9 Housing mix

Panel feedback

The DRP noted that there should be a diversity in housing mix in the framework supporting and master plan itself. There was an overall concern from the DRP regarding limited housing diversity since most of the residential development is in tall apartment buildings. A diversity of apartment types and sizes are important to create a vibrant and diverse community.

Diversity in housing should include smaller apartment buildings, diversity of lot size, and diversity of development opportunity to provide alternative to 'mega-block' consolidated developments. The DRP emphasised that it is important to define what housing diversity means for SOPA in terms of housing typologies, apartment mix, price points, lot sizes and development procurement types. It was also noted by the panel that the "build to rent" typology delivered in Sydney Olympic Park provided a different housing product that was not seen as an affordable housing product.

The DRP strongly supported the affordable housing target of 30%.

Master Plan 2050 team response

Sydney Olympic Park has limited potential for the development of land for residential development, other than in tall residential flat buildings. The master plan team has considered this and defined a strategy for its housing diversity and included a control in the master plan where developments containing 20 or more dwellings must provide a mix of dwelling types, consistent with the following:

Studio: 10% maximum1 bedroom: 15-30%

2 bedroom: 50% maximum3(+) bedroom: 15% minimum

Cred, in their capacity as the social infrastructure consultant for Master Plan 2050 prepared a Social Needs Assessment in support of the master plan. This assessment identified a need for larger dwellings to accommodate post Covid-19 working from home, as well as a higher mix of three bedroom and three bedroom plus apartments for families. The adopted residential dwelling mix has a higher proportion of larger dwellings and a larger average dwelling size assumption of 92 square metres (compared to 82 square metres). Master Plan 2050 includes a control to maximise the number of 3-bedroom apartments at ground floor level with direct access to open space suitable for family use.

SOPA will continue to advocate for a combination of owner-occupier arrangements, build-to-rent and rent-to-own schemes, long-term and short-term rental, as well as shared ownership schemes, particularly for first-time buyers and lower-income households.

Master Plan 2050 supports housing for both students, senior housing, and visitor accommodation through nominated land uses. This is important due to a higher demand for these types of housing at present in Sydney Olympic Park, and into the future with close to public transport and active movement networks.

2.10 Royal Agricultural Society

Panel feedback

The DRP emphasised that a coordination of the Royal Easter Show's Carnival Site relocation should be prioritised, as it is considered a critical issue that will impact the functional requirements, built form character, landscape opportunities and quality of space around the stadiums and Olympic Boulevard. The panel supports the strategic direction for circular economy principles embedded in the precinct on the Royal Agricultural Society grounds, preferably with examples including productive agriculture both at industrial scale production and to service local restaurants.

Master Plan 2050 team response

The Royal Easter Show's Carnival site has been relocated to be alongside Olympic Boulevard, adjacent to the Sydney Superdome. By relocating the Carnival site, the master plan is ensuring that the Royal Agriculture Society showground can continue to host the Royal Easter Show in the medium to long term whilst opening opportunities for increased activation and use of facilities outside of event mode, such as pop-ups and temporary events. The relocation will also ensure a better footprint for the carnival site than the current site.

The current grounds of Royal Agricultural Society are fenced off and not inviting for pedestrians. To combat this the master plan includes a number of through-site links (Figure 5) making the area more accessible, inviting and open for pedestrians.

A Creative Reuse Studio has been identified in the master plan within the Royal Agriculture Society grounds. This will encourage the transformation of discarded materials into artistic creations, fostering creativity and reducing waste. The Creative Reuse Studio will support the Circular Repair Hub strategy for Sydney Olympic Park that seeks to extend product lifecycles through repair and refurbishment, aligning with the circular economy's ethos of resource efficiency and value maximisation.

3 Next steps

The DRP provided credible and independent expert advice during the development of Master Plan 2050 to ensure the final master plan enables high quality development and a cohesive, safe, and easily legible public domain at Sydney Olympic Park.

Following the final meeting, the DRP commended the development of the Master Plan 2050 document. The DRP were particularly supportive of the following:

- Strategic Place Framework 'big moves'
- scale of the precinct broken down into distinct neighbourhood sub-precincts
- provision of neighbourhood hubs, generally anchored by social infrastructure to contribute to building a sense of community
- ambition for increased density, supported by new and existing social infrastructure
- · connecting with Country approach and principles
- the comparison of Master Plan 2030 (2018 Review) and Master Plan 2030 (Interim Metro Review) and Master Plan 2050 to clarify the ambitions of the project
- creating a car-lite precinct in the Urban Centre
- the addition of a colonnade alongside the Royal Agriculture Society site on Olympic Boulevard
- maximum car parking controls including a portion of EV charging spaces for residential development
- removal of the coach layover from Edwin Flack Avenue
- use of culturally significant and ecologically appropriate planting
- intent to soften hardscapes and increase urban green infrastructure
- strategy for de-lighting in the parks and protected vegetation zones

Master Plan 2050 will be lodged with the Department of Planning, Housing and Infrastructure for public exhibition and assessment. During the public exhibition period, formal submissions are invited from the public, industry, stakeholders, and agencies.

Following the public exhibition period, design changes to the master plan may be required to respond to submissions. SOPA will continue to engage with the DRP during the post-exhibition period and present any design changes to allow the DRP to provide any expert advice.