

Attachment 2:

Explanation of Intended Effect

Sydney Olympic Park Master Plan 2050

Explanation of Intended Effect

Amendments to Appendix 4 of *State Environmental Planning Policy (Precincts – Central River City) 2021*

October 2024





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Sydney Olympic Park Master Plan 2050

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1 Introduction

The following information is provided as an Explanation of Intended Effect for the purposes of section 3.30 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) for proposed amendments to 'Appendix 4 State significant precinct – Sydney Olympic Park site' of the *State Environmental Planning Policy (Precincts - Central River City) 2021* (Central River City SEPP 2021).

The proposed amendments to the Central River City SEPP 2021 are required to implement and deliver the Sydney Olympic Park Master Plan 2050 (Master Plan 2050). Master Plan 2050 will be exhibited concurrently with the proposed amendments to the Central River City SEPP 2021.

Master Plan 2050 has been prepared in accordance with section 18 of the *Sydney Olympic Park Authority Act 2001* (SOPA Act 2001) and section 27 of Appendix 4 of the Central River City SEPP 2021.

1.1 Sydney Olympic Park

Sydney Olympic Park is identified as a State significant precinct in Appendix 4 of the Central River City SEPP 2021. Pursuant to section 26 of Appendix 4 of the Central River City SEPP 2021, the consent authority must consider a master plan when deciding whether to grant consent for development at Sydney Olympic Park.

1.1.1 Draft Sydney Olympic Park Master Plan 2050

Master Plan 2050 provides the foundation for Sydney Olympic Park to continue to develop into a vibrant strategic centre woven into an ecological parkland that enhances the legacy of the Sydney 2000 Olympic and Paralympic Games (Sydney 2000 Games), and its role as a sports and leisure destination.

Under Master Plan 2050, Sydney Olympic Park will use the NSW Government's commitment to improve public transport infrastructure with Sydney Metro West, the proposed Parramatta Light Rail Stage 2 and rapid bus network in order to cater for the expected growth in the number of residents from 5,200 in 2024 to up to 30,000 in 2050.

Sydney Olympic Park will be a connected, liveable suburb that provides diverse housing, including affordable housing, and a variety of employment opportunities. Affordable housing contributions of 5 to 10 percent will be enforced through the Sydney Olympic Park Authority's Affordable Housing Policy. The land use approach developed for Master Plan 2050 will make sure that Sydney Olympic Park is adaptive and resilient to the changing climate. As Sydney Olympic Park transitions from a sports precinct to a thriving urban community, Master Plan 2050 aims to deliver the following:

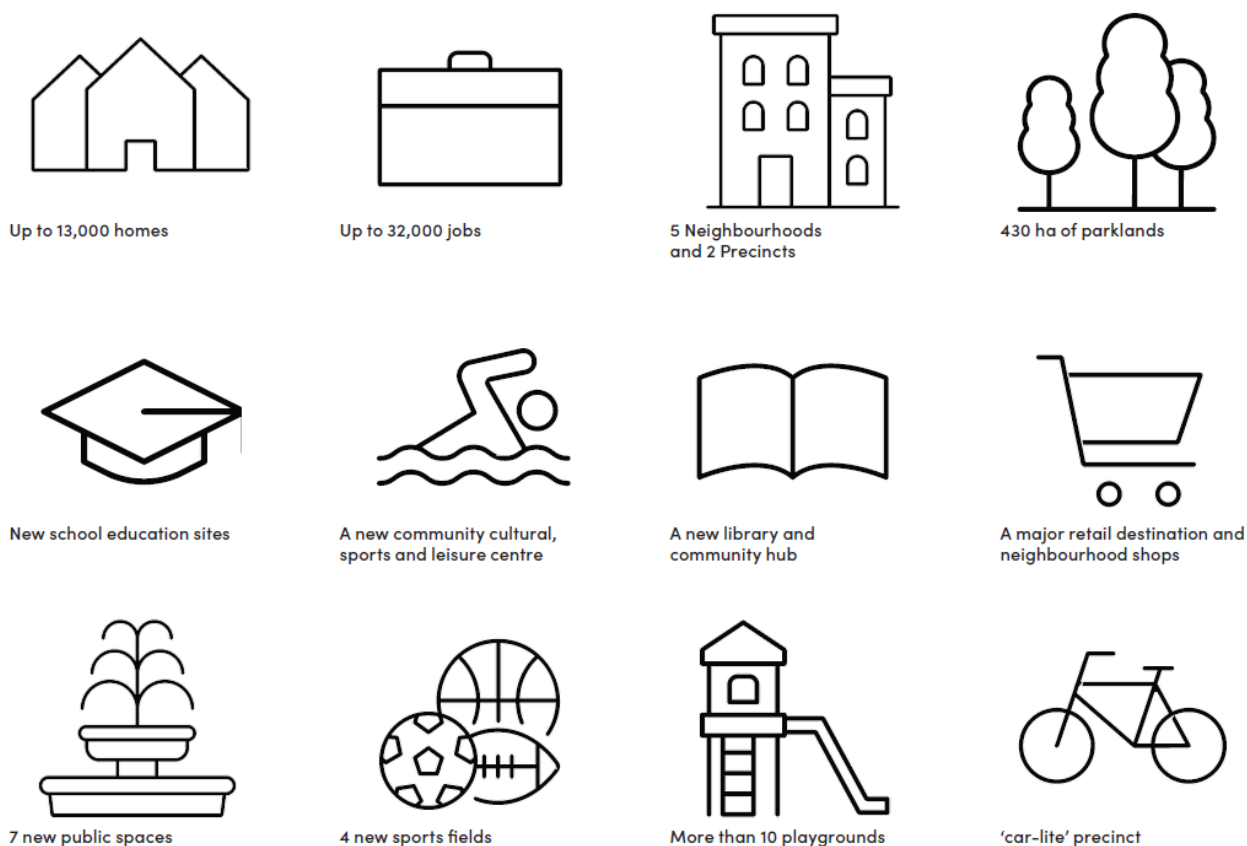


Figure 1 Sydney Olympic Park Master Plan 2050 targets at a glance

Master Plan 2050 proposes to establish ten distinct character areas grouped into the subcategories of neighbourhoods, parklands and precincts. The character areas are listed below and illustrated in Figure 2.

- Urban Centre Neighbourhood
- Eastern Neighbourhood
- Southern Neighbourhood
- Edwin Flack Neighbourhood
- Haslams Neighbourhood
- Sports and Civic Precinct
- Stadia Precinct
- Riverfront Park
- Haslams Park
- Bicentennial Park

Together, the neighbourhoods can accommodate up to 13,000 dwellings and each have been designed to provide residents with direct access to public transport, jobs, local retail, services, parks, and recreational facilities. The Precincts will be non-residential and support Sydney Olympic Park's role in generating activity and supporting employment. Parklands will continue to provide natural green spaces that support local and regional biodiversity and provide active and passive recreation spaces for residents and visitors alike.



Figure 2 Sydney Olympic Park Master Plan 2050 Character Areas

Each of the ten character areas are briefly described below.

Urban Centre Neighbourhood

The Urban Centre will accommodate a mix of land uses, building heights, and significant public and active transport infrastructure. The Urban Centre will be the commercial heart and focal point for pedestrian vibrancy within Sydney Olympic Park during the day and into the evening.

Eastern Neighbourhood

The Eastern Neighbourhood will be a high-density residential neighbourhood leveraging off the amenity its proximity to Bicentennial Park and the Brickpit will afford residents. The focal point of the neighbourhood will be a new open space and potential new local primary school.

Southern Neighbourhood

The Southern Neighbourhood will be defined by residential development on its western corner at the intersection of Sarah Durack Avenue and Olympic Boulevard and on the neighbourhood's eastern corner at the intersection of Sarah Durack Avenue and Australia Avenue. Investment in the development of the Southern Neighbourhood will allow for the enhancement of Boundary Creek. Playing fields for a high performance sporting team and a field for the community are also located here.

Edwin Flack Neighbourhood

Tourist and visitor accommodation, and student accommodation, will remain the dominant uses in the Edwin Flack Neighbourhood with the current coach parking hardstand area redeveloped into student housing, hotels, serviced apartments, and residential flat buildings. These uses will activate the edge of Sydney Olympic Park and encourage day-to-day movement from Sydney Olympic Park into the adjacent Carter Street Precinct.

Haslams Neighbourhood

Haslams Neighbourhood will be a compact urban neighbourhood ranging in height from six to 20 storeys surrounding a neighbourhood park. Under Master Plan 2050, new buildings will include generous shared courtyards and boast a car-lite street network with less of a focus on using private transport and more on using public transport.

Sports and Civic Precinct

Locking in civic, cultural, and sport uses (including high performance sports) in Master Plan 2050 with the Sports and Civic Precinct will cement Sydney Olympic Park as Australia's home of world-class competitive sporting venues. Sydney Olympic Park will continue to host regional, national, and international sport events. New public facilities, including a State or regional cultural facility will provide an opportunity to support the cultural needs (potentially exhibition or performance space) of the State and region.

Stadia Precinct

Master Plan 2050 acknowledges the landmark stadiums as the primary drawcard of visitors to Sydney Olympic Park to date. Under Master Plan 2050, Olympic Boulevard and areas around the stadiums will be activated with retail uses, outdoor dining, and public domain enhancements. Sydney Showgrounds will be transformed into a year-round destination showcasing Australia's agricultural heritage.

Riverfront Park

Riverfront Park includes the established picnic and playgrounds of Blaxland Riverside Park, the historic Newington Armory precinct, the protected ecological area of Newington Nature Reserve, Cricket Central at Wilson Park, and the grasslands of Woo-la-ra. These unique characteristics of each of the spaces will be enhanced under Master Plan 2050 with considered design interventions and better connectivity for residents.

Haslams Park

Haslams Park comprises the diverse precincts of Haslams Creek, Wentworth Common, Archery Park, the Brickpit, Narawang Wetland, and Parklands Junction. As a group under Master Plan 2050, these areas provide for a unique range of passive and active recreation opportunities and support significant ecological systems bringing a rich biodiversity to Sydney Olympic Park.

Bicentennial Park

Bicentennial Park is a well-established recreational destination and will remain a green asset for the local community and wider Sydney to enjoy. Future enhancements under Master Plan 2050 are small-scale and low intensity and reinforce the primary purpose of the park as public open space intended for informal outdoor leisure activities and nature conservation.

1.1.2 Development of Master Plan 2050

A multi-disciplinary project team was formed to develop Master Plan 2050. Each subject matter expert prepared a report which considered the impacts of Master Plan 2050 and informed the final master plan.

- Urban Design Report
- Landscape and Public Domain Report
- Transport Strategy
- Community Facilities and Social Infrastructure Needs Study
- Economic Inputs Report
- Connecting with Country Technical Report
- Sustainability Technical Report
- Climate Adaption Plan
- Acoustic Report
- Wind Comfort Study
- Water Management Technical Report
- Utilities Impact Assessment
- Local Infrastructure Contributions Framework
- Infrastructure Cost Plan
- Flood Assessment Report
- Heritage Report
- Heritage Interpretation Strategy
- Aboriginal Cultural Heritage Study

- Community Engagement Outcomes Report and Community Engagement Strategy
- Design Review Report
- Remediated Lands Technical Paper
- Affordable Housing Policy
- Design Excellence Policy
- Urban Greening Policy

2 Explanation of provisions

2.1 Overview

Master Plan 2050 implements the goals and directions of the Greater Sydney Region Plan – A Metropolis of Three Cities, the Central City District Plan, and the following local strategic documents:

- Sydney Olympic Park 2050 Vision and Strategy; and
- Sydney Olympic Park Strategic Place Framework.

The following key environmental planning instruments apply to Sydney Olympic Park:

- *State Environmental Planning Policy (Precincts – Central River City) 2021*; and
- *State Environmental Planning Policy (Planning Systems) 2021*.

While Sydney Olympic Park is located within the City of Parramatta local government area (LGA), and a small portion of Bicentennial Park is located within the Canada Bay LGA, the *Parramatta Local Environmental Plan 2023* and *Canada Bay Local Environmental Plan 2013* do not apply.

Amendments to the relevant planning controls are required to deliver the proposed planning outcomes for Sydney Olympic Park as detailed in Master Plan 2050.

2.2 Proposed amendments to State Environmental Planning Policy (Precincts – Central River City) 2021

The below section details the proposed amendments to Appendix 4 of the Central River City SEPP 2021.

2.2.1 Land use zoning

Sydney Olympic Park is currently zoned B4 Mixed Use, C1 National Parks and Nature Reserve, C2 Environmental Conservation, C3 Environmental Management, RE1 Public Recreation, and SP2 Infrastructure as shown in Figure 3. Proposed amendments to the land use zoning will protect and enhance the green spaces in Sydney Olympic Park and reflect the transition to employment zones across the NSW planning framework.

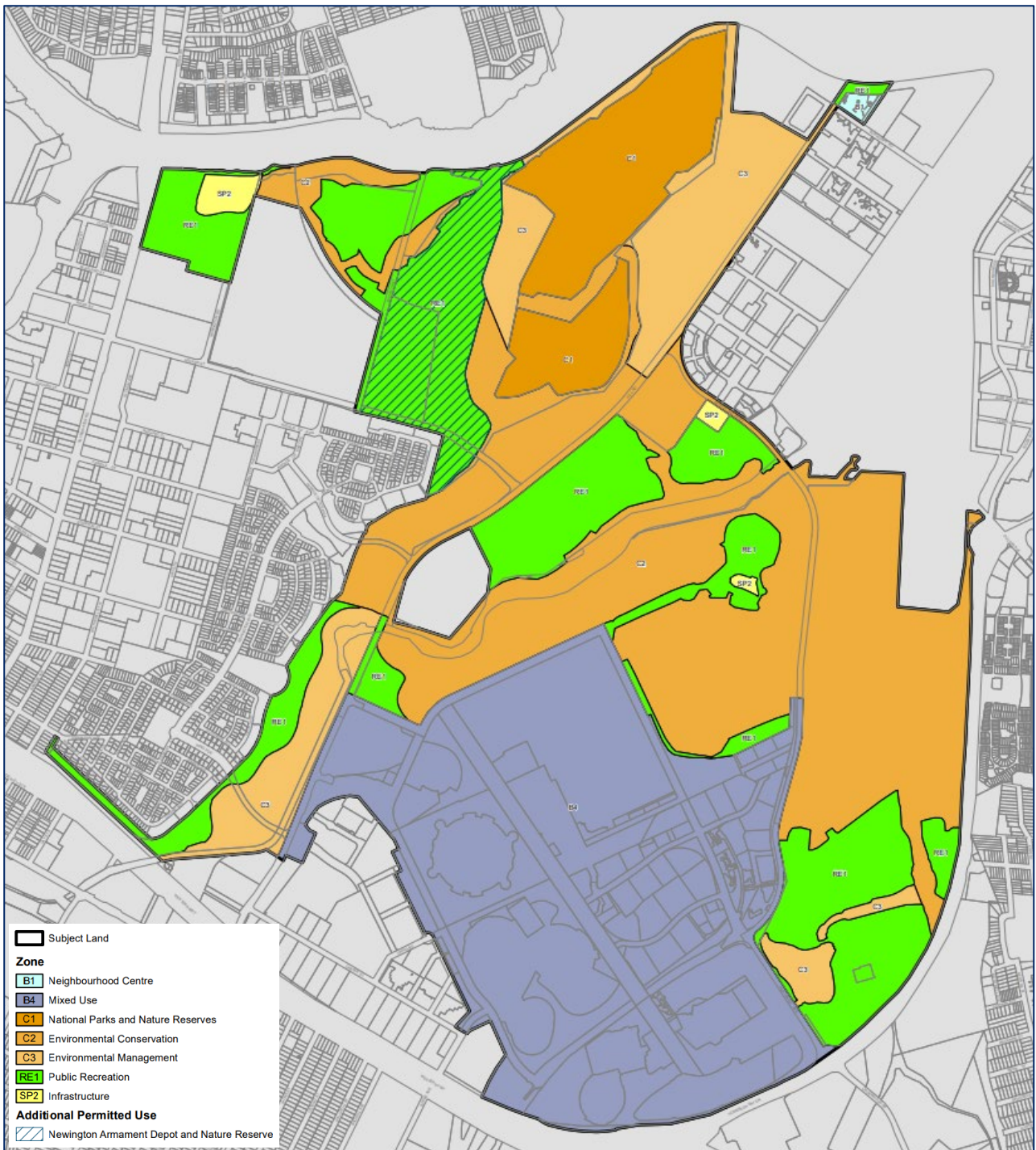


Figure 3 Current Central River City SEPP 2021 Sydney Olympic Park Land Zoning Map Sheet LZN_001

The Land Zoning Map is proposed to be amended to add the following land use zones:

- MU1 Mixed Use
- E2 Commercial Centre

A draft land zoning map has been prepared to reflect the proposed zoning (as shown at Figure 4 and Appendix 1).

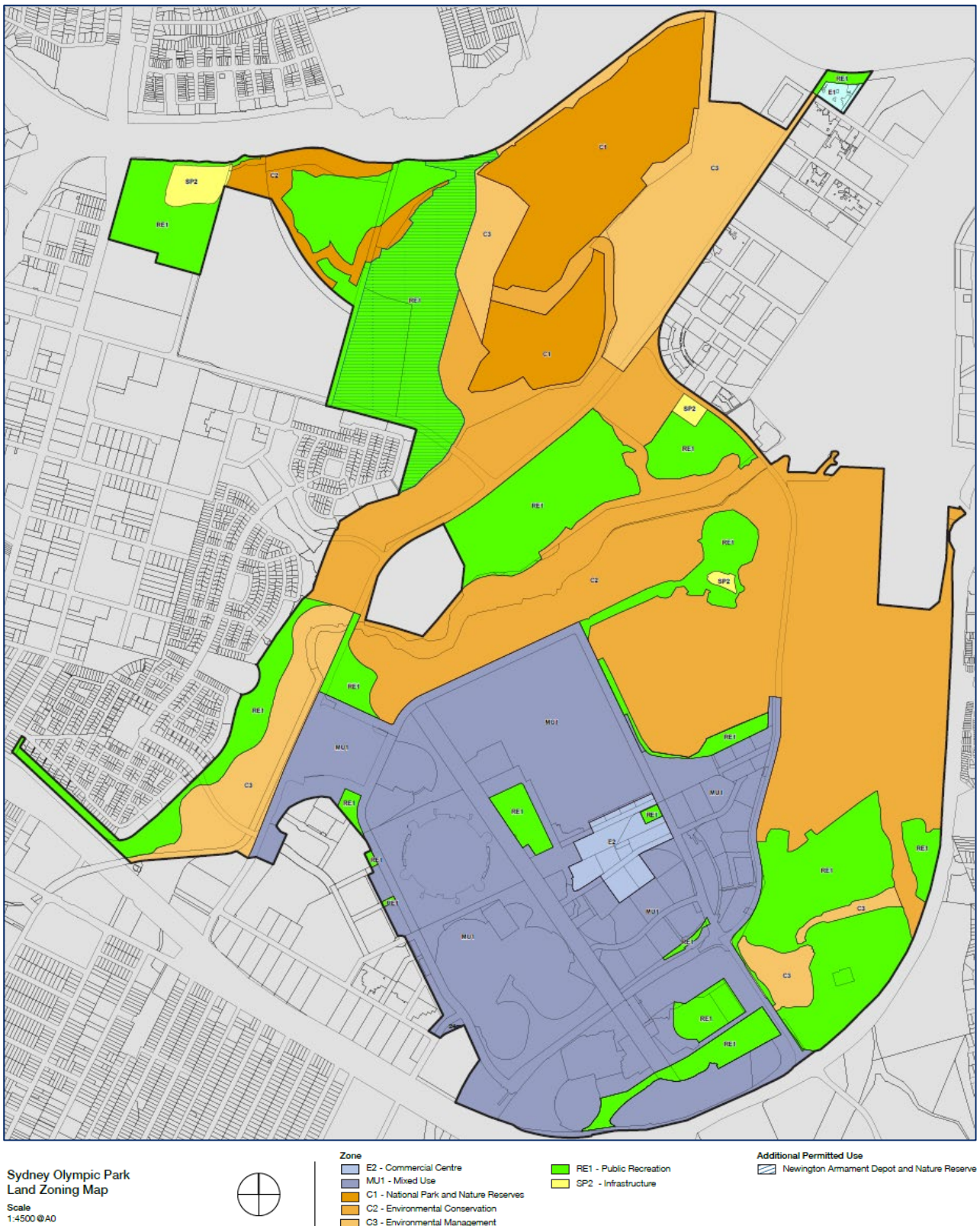


Figure 4 Proposed Central River City SEPP 2021 Sydney Olympic Park Land Zoning Map Sheet LZN_001

MU1 Mixed Use

The MU1 Mixed Use zone is proposed to replace the current B4 Mixed Use zone. This change is in line with the employment zones reform developed in response to the NSW Productivity Commission's White Paper on Rebooting the Economy where, amongst other things, the B4 Mixed Use zone was changed to the MU1 Mixed Use zone. No changes are proposed to the mandatory objectives of the land use zone, the land uses permitted without consent, land uses

permitted with consent, or prohibited land uses as a result of the replacement of the B4 Mixed Use zone with the MU1 Mixed Use zone.

E2 Commercial Centre

Land within the Urban Centre, adjacent to the existing railway station and proposed Sydney Metro West (SMW) station is proposed to be rezoned from B4 Mixed Use to E2 Commercial Centre. The objectives of the land use zone will be adopted from the *Standard Instrument – Principal Local Environmental Plan*. The land uses permitted with consent will aim to define the commercial heart of Sydney Olympic Park and reserve spaces to support job growth and complementary retail and community facilities.

RE1 Public Recreation

As illustrated in Figure 3, Sydney Olympic Park's major public open spaces are zoned RE1 Public Recreation. The RE1 Public Recreation zone is proposed to be extended so that existing and proposed local green spaces, parks, and community open spaces are also zoned RE1 Public Recreation. This will ensure the natural environment is preserved for both use as public open space for recreational purposes and a space where the natural environment is protected and enhanced.

2.2.2 Height of buildings

Height of buildings map

The distribution of building height across Sydney Olympic Park under Master Plan 2050 has been developed to maximise sunlight to public open spaces and apartments, view sharing and privacy, and to support wayfinding. The visual primacy of Olympic Boulevard and Australia Avenue has been reinforced by stepping heights down from the urban centre out to ecological areas such as Bicentennial Park and the Brickpit.

A maximum building height range of 9 metres to 149 metres currently applies to land across Sydney Olympic Park (Figure 5). The maximum building heights are proposed to be amended to range from 9 metres to 185 metres to align with Master Plan 2050. A draft height of building map has been provided in Figure 6 and Appendix 1.

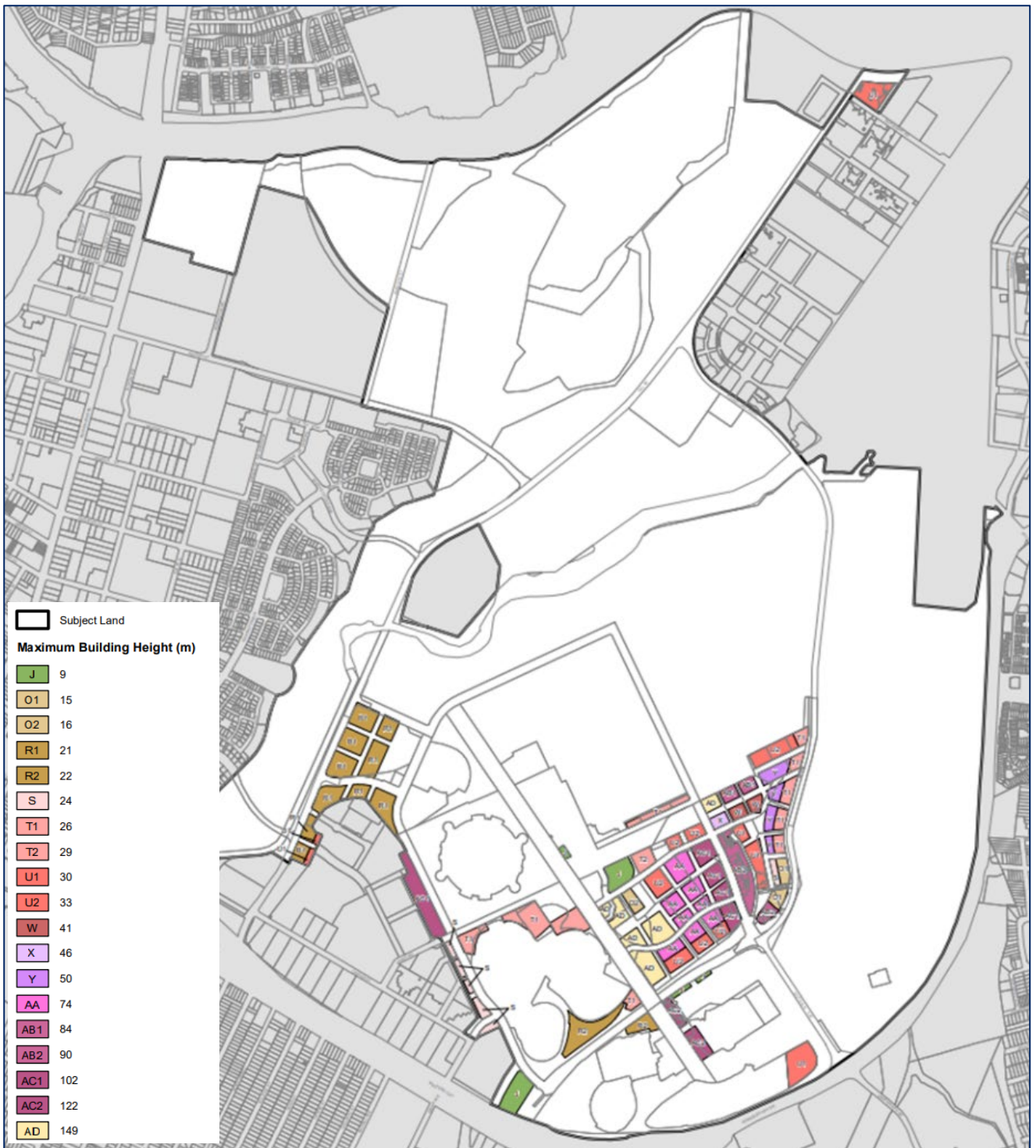


Figure 5 Current Central River City SEPP 2021 Sydney Olympic Park Height of Buildings Map Sheet HOB_001

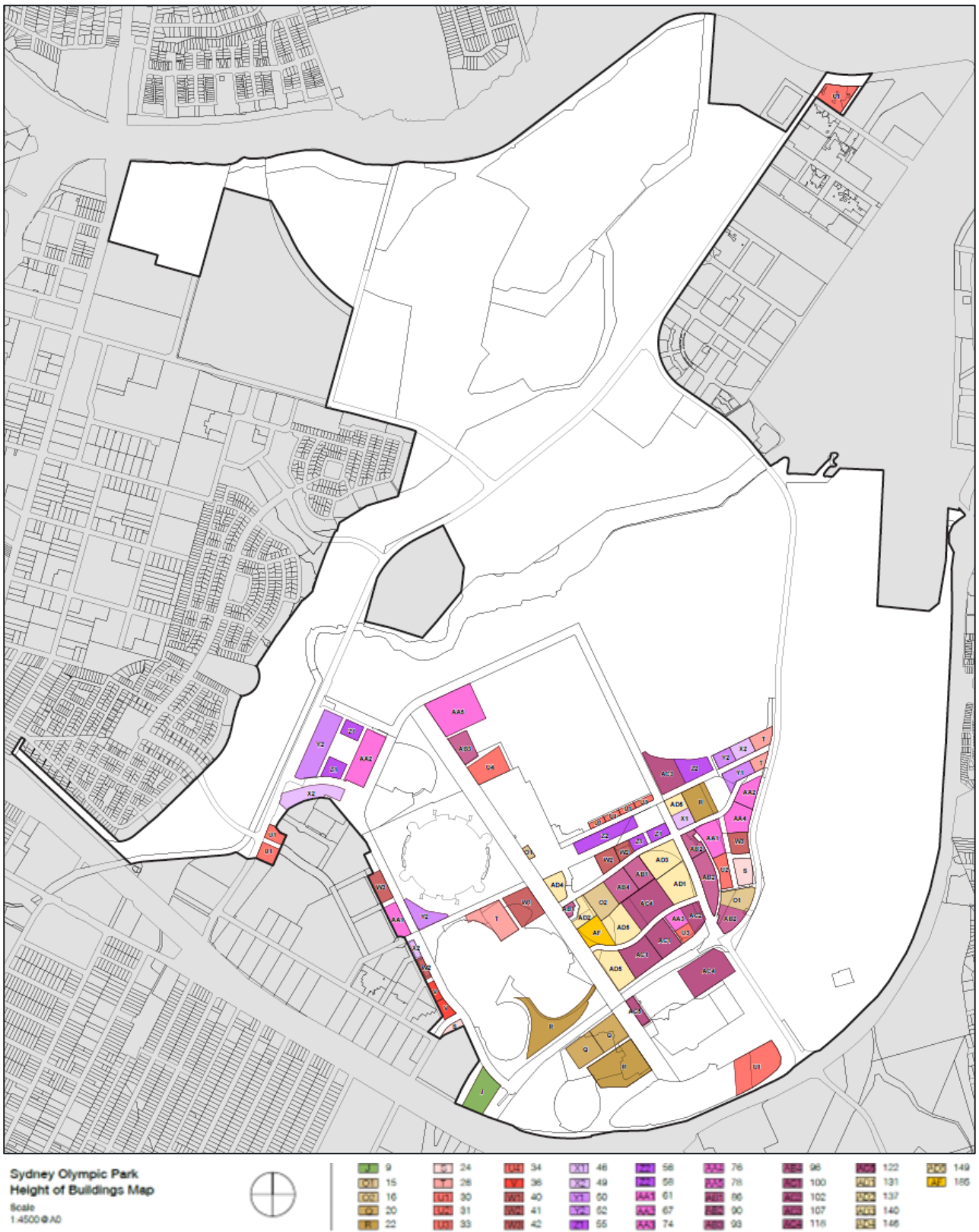


Figure 6 Proposed Central River City SEPP 2021 Sydney Olympic Park Height of Building Map Sheet HOB_001

Maximum building heights have been determined for each character area to reinforce the desired scale and built form of development. These are described below.

- Urban Centre: 15 metres to 185 metres
- Eastern Neighbourhood: 22 metres to 107 metres
- Southern Neighbourhood: 118 metres to 122 metres

- Edwin Flack Neighbourhood: 36 metres to 61 metres
- Haslams Neighbourhood: 30 metres to 67 metres
- Sports and Civic Precinct: 34 metres to 93 metres
- Stadia Precinct: 9 metres to 40 metres

Note: The abovementioned heights are approximate and may change following exhibition of this Explanation of Intended Effect.

It is noted there are some Master Plan 2050 sites which do not have a maximum building height nominated under the Central River City SEPP 2021. These sites are generally car parks and other non-development sites such as stadiums or indoor sports and recreation facilities. The maximum building height for these types of development are controlled through a reduced level map or maximum number of storeys in Master Plan 2050.

Reduced level map

A reduced level is defined under the Standard Instrument SEPP as:

Reduced Level (RL) means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.

The maximum height for development sites at Sydney Olympic Park is controlled by either a maximum building height identified on the Height of Building Map or the Reduced Level Map. Some sites in the Sports and Civic Precinct and Haslams Neighbourhood (as identified on the Sydney Olympic Park Reduced Level Map Sheet RDL_001 (Figure 7)) are proposed to be removed from the Reduced Level Map and instead included on the Height of Building Map (as shown at Figure 6 above). A draft Reduced Level Map has been provided in Figure 8 and Appendix 1.

A maximum building height is considered more appropriate for these sites to ensure a consistent approach to using reduced levels or metres to control the height of development in Sydney Olympic Park. Sites proposed to be removed from the Reduced Level Map have been identified for residential accommodation, tourist and visitor accommodation premises, education facilities, or commercial premises under Master Plan 2050. A building height in metres control for these sites better aligns with the established parameters for when a reduced level or building height in metres is used to control development in Sydney Olympic Park.

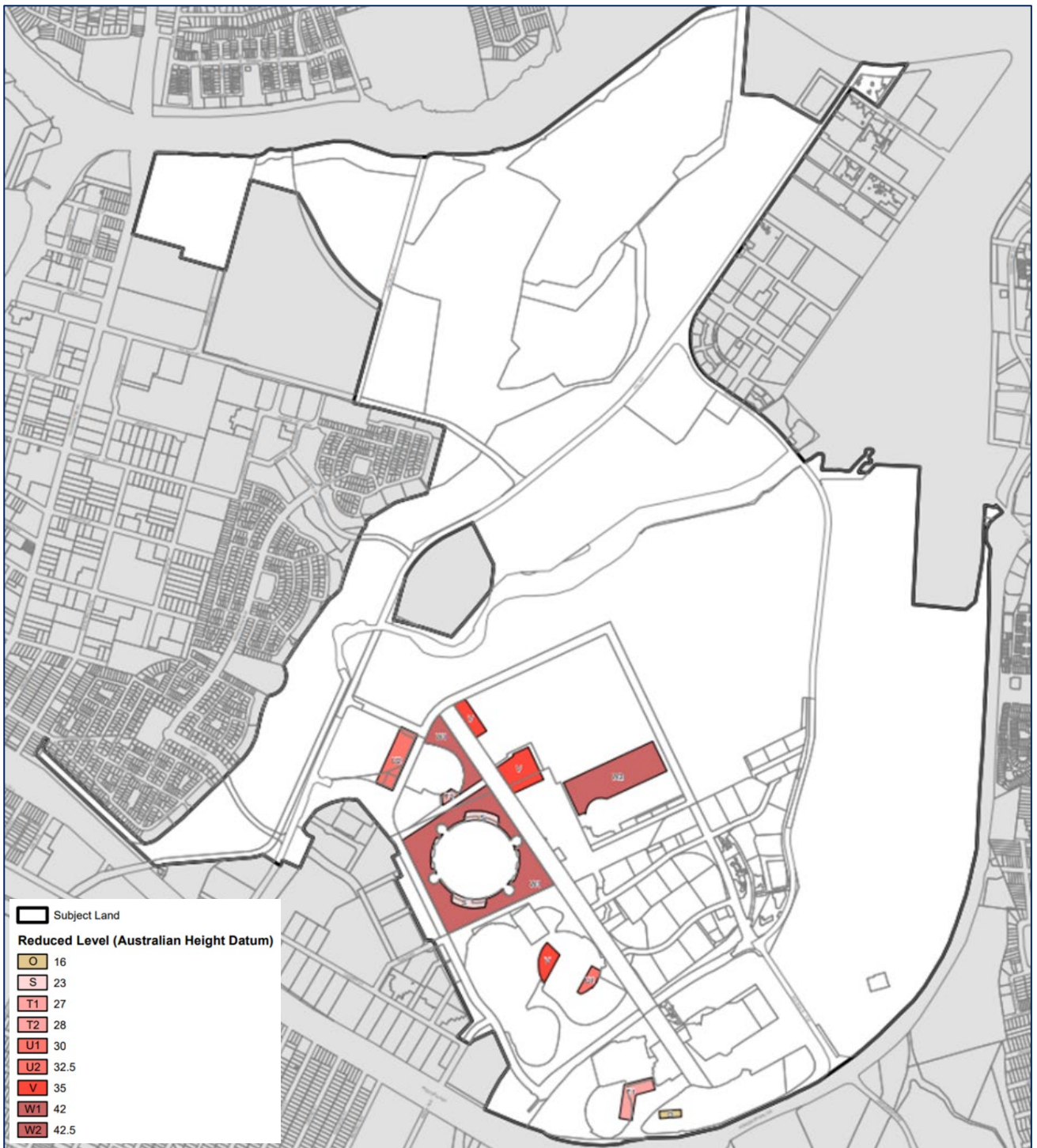
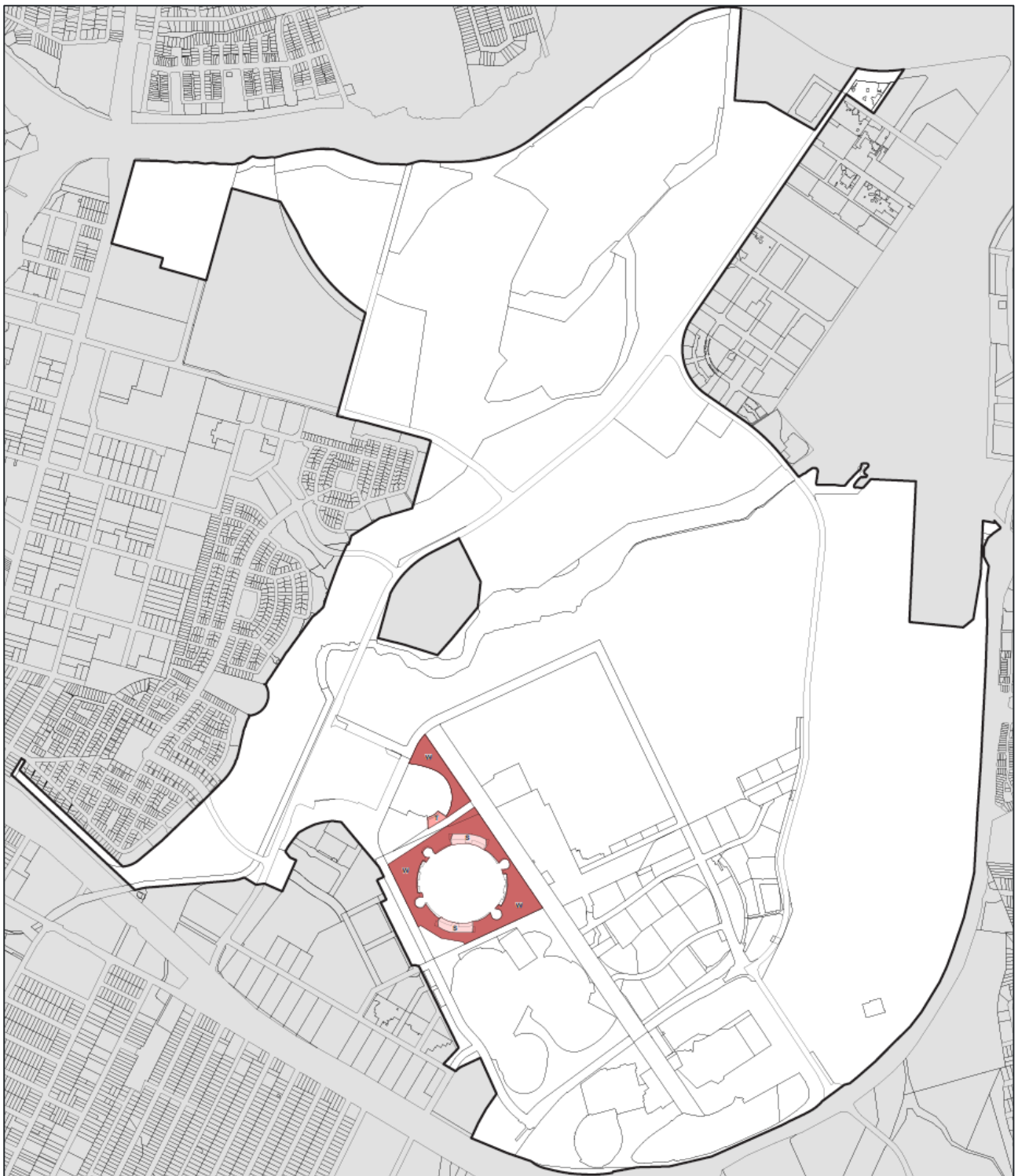


Figure 7 Current Central River City SEPP 2021 Sydney Olympic Park Reduced Level Map Sheet RDL_001



**Sydney Olympic Park
Reduced Level Map**

Scale
1:4500 @ A0



S	23
T	28
W	42

Figure 8 Proposed Central River City SEPP 2021 Sydney Olympic Park Reduced Level Sheet RDL_001

2.2.3 Floor space ratio

Built form design responses across Sydney Olympic Park urban areas are encouraged to promote slender tower forms with generous separation distances between buildings. This aims to minimise the bulk and scale of the skyline and promote airflow, view sharing, and solar access between buildings.

The current maximum floor space ratio ranges from 0.3:1 to 12:1 across Sydney Olympic Park (Figure 9). The maximum floor space ratio is proposed to be amended to range from 0.3:1 to 11:1 to align with Master Plan 2050. A draft floor space ratio map has been provided in Figure 10 and Appendix 1.

Amendments to the floor space ratios across Sydney Olympic Park are required to ensure consistency with the floor space ratios identified for each development site in Master Plan 2050 and establish parameters to achieve the desired built form at Sydney Olympic Park. The floor space ratios are expected to allow for a variety of building types but maintain a consistent approach within each neighbourhood or precinct and ensure a cohesive built form to meet the needs of the growing population and minimise any adverse effects on amenity and the existing community.

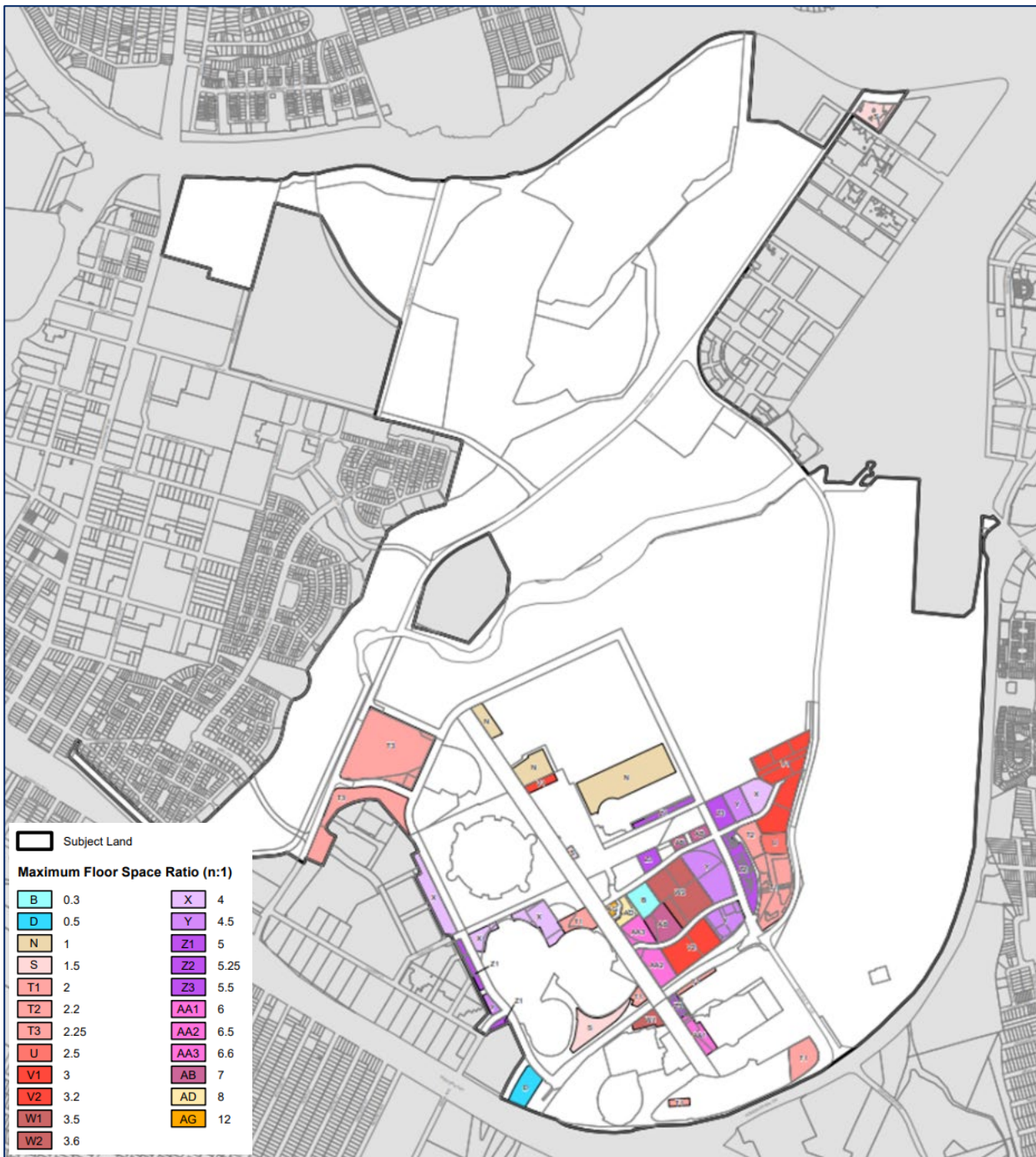


Figure 9 Current Central River City SEPP 2021 Sydney Olympic Park Floor Space Ratio Map Sheet FSR_001

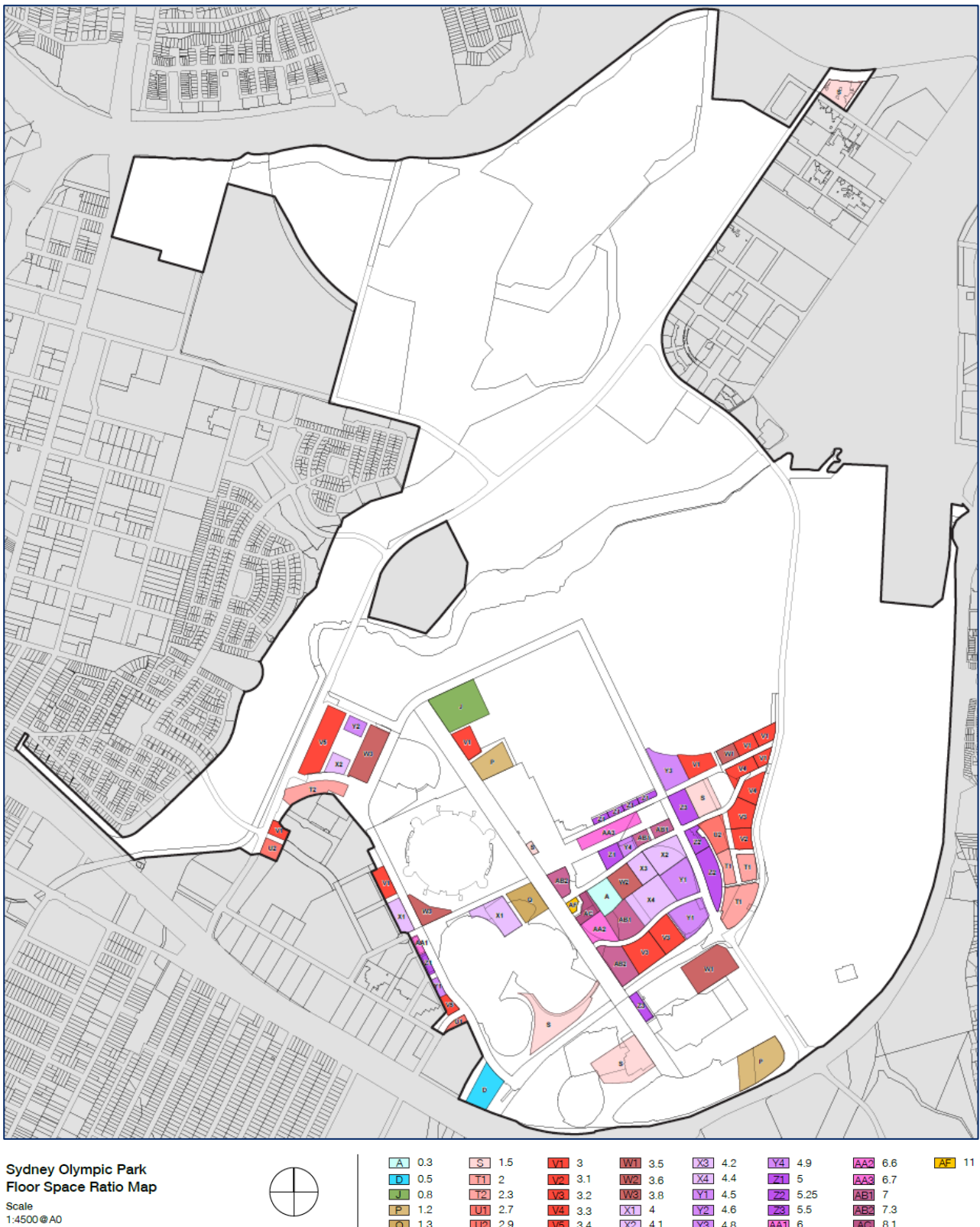


Figure 10 Proposed Central River City SEPP 2021 Sydney Olympic Park Floor Space Ratio Map Sheet FSR_001

Development bulk and scale controlled through maximum floor space ratios should ensure an intensity of development that is commensurate with the identity of each character area. The following maximum floor space ratios are proposed for each character area below:

- Urban Centre: 0.3:1 to 11:1
- Eastern Neighbourhood: 1.5:1 to 5.5:1
- Southern Neighbourhood: 3.5:1 to 5.5:1
- Edwin Flack Neighbourhood: 3.4:1 to 6:1
- Haslams Neighbourhood: 2.3:1 to 4.6:1
- Sports and Civic Precinct: 0.5:1 to 4:1
- Stadia Precinct: 1:1 to 3.8:1

Note: The abovementioned floor space ratios are approximate and may change following exhibition of this Explanation of Intended Effect.

It is noted there are some Master Plan 2050 sites which do not have a maximum floor space ratio nominated under the Central River City SEPP 2021. These sites are generally car parks and other non-development sites.

Calculation of gross floor area for wind and/or noise affected balconies

Residential flat buildings are encouraged to incorporate design features that minimise wind and/or noise impacts and maximise usability and comfort. This could be through recessed balconies, fixed and operatable screens, pergolas, and/or shutters. A new section is proposed to be inserted into Appendix 4 of the Central River City SEPP 2021 allowing the gross floor area of certain enclosed wind and/or noise affected balconies to be excluded from the calculation of the total floor space when applying a floor space ratio.

2.2.4 Additional permitted land uses

The Newington Armament Depot and Nature Reserve

The Newington Armament Depot and Nature Reserve (Newington Armory site) is a 98.5-hectare place of discovery where residents and visitors can explore the heritage buildings and vast open landscapes. Under Master Plan 2050, the Newington Armory site will be a vibrant destination for celebration of history, and a place for connecting with Country, culture, ecology, and recreation. Section 33 of Appendix 4 of the Central River City SEPP 2021 lists additional permitted uses for the Newington Armory site. To facilitate the activation envisaged under Master Plan 2050, the additional permitted use section for the Newington Armory site is proposed to be amended to add the following uses:

- a. artisan food and drink industries, and
- b. shops.

2.2.5 Height of buildings definition

Section 2 of Appendix 4 of the Central River City SEPP 2021 provides a definition of building height (or height of building) for development within Sydney Olympic Park. This definition is inconsistent with the definition of building height (or height of building) under the *Standard Instrument (Local Environmental Plans) Order 2006* (Standard Instrument Order) and excludes

plant and lift overruns, communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like from calculation of the maximum building height. It is proposed to remove the definition of building height from Section 2 of Appendix 4 of the Central River City SEPP 2021 and rely on the Standard Instrument Order definition of 'building height' (or height of building)'.

2.2.6 Design excellence

Amendments are proposed to section 30 of Appendix 4 of the Central River City SEPP 2021 to remove the reference to the 'Sydney Olympic Park Master Plan 2030 (2018 Review)' and replace with a reference to Master Plan 2050. This change is required as Master Plan 2050 supersedes Master Plan 2030 (2018 Review) and Master Plan 2030 (2018 Review) will no longer be a matter for consideration.

3 Next steps – Have your say

The Department of Planning, Housing and Infrastructure welcomes community and stakeholder feedback on this EIE. Your feedback will help us better understand the views of the community and will inform the amendment to Appendix 4 of the Central River City SEPP 2021 as outlined in this document.

You can make a submission on this EIE by completing the online form at:

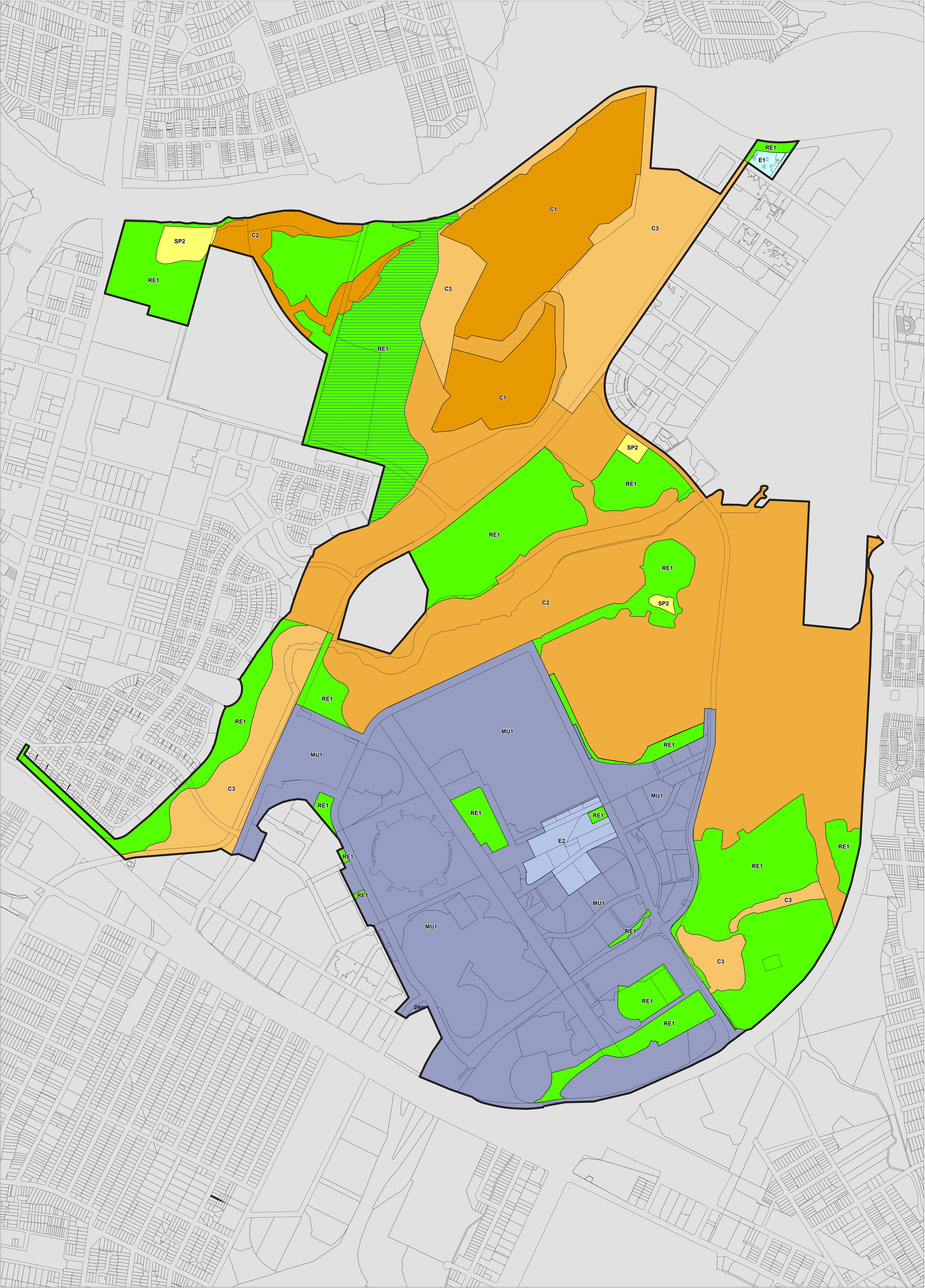
www.planningportal.nsw.gov.au/draftplans/on-exhibition

Submissions may address issues raised in this EIE or provide additional input regarding the amendments to the Central River City SEPP 2021. The Department of Planning, Housing and Infrastructure will publish a response to submissions following the close of exhibition.

Appendix 1 – Proposed statutory mapping amendments

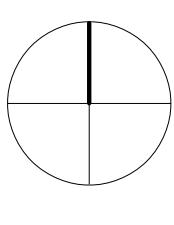
The key draft statutory maps required to implement the proposed changes to the Central River City SEPP 2021 are:

- Land Use Zoning Map
- Height of Building Map
- Reduced Level Map
- Floor Space Ratio Map



Sydney Olympic Park
Land Zoning Map

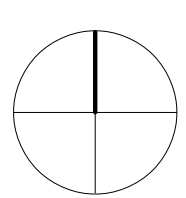
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1:4500 @ A0



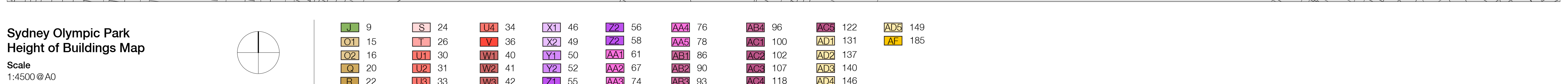
- Zone**
- E2 - Commercial Centre
 - MU1 - Mixed Use
 - C1 - National Park and Nature Reserves
 - C2 - Environmental Conservation
 - C3 - Environmental Management

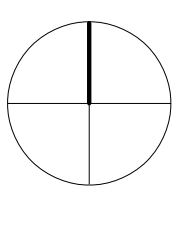
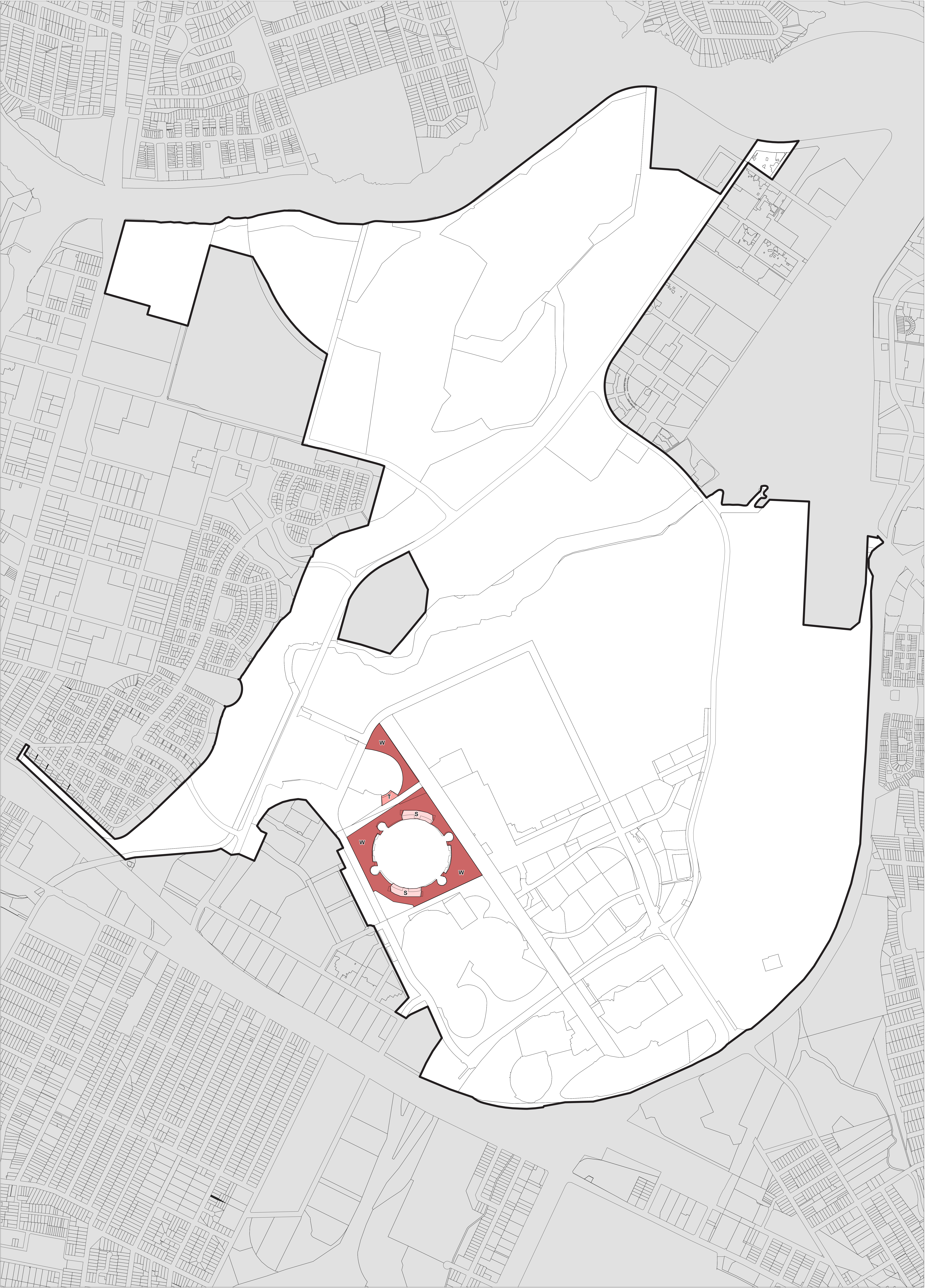
- RE1 - Public Recreation
- SP2 - Infrastructure

- Additional Permitted Use**
- Newington Armament Depot and Nature Reserve



A	0.3	S	1.5	V1	3	W1	3.5	X3	4.2	Y4	4.9	AA2	6.6	AF	11
D	0.5	T1	2	V2	3.1	W2	3.6	X4	4	Z1	5	AA3	6.7		
E	0.8	T2	2.3	V3	3.2	W3	3.8	X1	4.5	Z2	5.25	AB1	7		
P	1.2	T1	2.7	V4	3.3	X1	4	Y2	4.6	Z3	5.5	AB2	7.3		
O	1.3	T2	2.9	V5	3.4	X2	4.1	Y3	4.8	AA1	6	AC	8.1		





S	23
T	28
W	42