



Council of Social Service of New South Wales

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18 August 2008

The Director
Strategic Assessments
Department of Planning
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SYDNEY NSW 2001
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Dear Sir or Madam

Re: Sydney Olympic Park draft Master Plan 2030

As the peak body for the non government community services sector in NSW, NCOSS welcomes this opportunity to comment on the draft Sydney Olympic Park Master Plan 2030 prepared by the Sydney Olympic Park Authority.

NCOSS notes that the existing Olympic Park Master Plan (2002) provided for some 1,300 dwellings on the site, accommodating around 3,000 residents, and commercial and other floor space for some 10,000 jobs. These initial targets were designed to be achieved within a seven to ten year timeframe, that is, by 2009 to 2012.

The draft Master Plan 2030 on exhibition provides a broader and longer term development vision for the site, which entails a much greater scale and intensity of development. Specifically it seeks to eventually provide capacity for 14,000 residents, 28,500 workers, 15,000 visitors daily and 5,000 students daily. Under the plan additional residential development, in the form of high rise apartments, is to be permitted in the Central, Parkview and Haslams precincts. The existing events focus of the site is protected in plans for the Stadia, Showground, Sports & Education, Tennis and Southern Sports precincts.

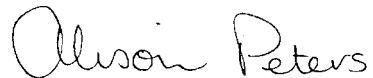
NCOSS is generally supportive of the draft Master Plan. We can see the value in making greater use of the substantial public investment that went into the site in the lead up to the 2000 Olympic Games. We note that the precincts proposed for additional residential development are very well located in relation to the existing railway station and are generally separated from the events precincts.

Given that the site is entirely in public ownership, and noting the very serious housing affordability problem facing Sydney, NCOSS welcomes the proposal to require all new residential developments to contribute to the cost of providing affordable housing on site. We note that proposed clause 43 of the draft amendment to the State Environmental Planning Policy (Major Projects) 2005, placed on exhibition along with the draft Master Plan, requires a 3% affordable housing contribution for residential development in the Olympic Park Mixed Use (B4) Zone. While warmly welcoming the proposed requirement, NCOSS suggests that a contribution of 10% would be a more appropriate than the 3% proposed by the Authority.

The additional residential and commercial development on the site will clearly require a range of additional community facilities to be provided and for improvements to the public transport infrastructure. We note that the Infrastructure Contributions Framework 2030, accompanying the Master Plan, outlines a broad plan for enhanced roads, open space, community facilities, utility services and improved public transport.

If you require further information on our submission please do not hesitate to contact Mr Warren Gardiner, Senior Policy Officer, on 02 9211 2599 ext 112 or email warren@ncoss.org.au

Yours faithfully

A handwritten signature in cursive script that reads "Alison Peters".

Alison Peters
Director