



Have your say on plans for over and adjacent station development at Sydney Olympic Park metro station



Sydney Metro is Australia's biggest public transport project, transforming Sydney with a world-class metro

Sydney Metro West

Sydney Metro is revolutionising how Australia's biggest city travels, connecting Sydney's north west, west, south west, and greater west to fast, reliable turn-up-and-go metro services with fully accessible stations.

Sydney Metro West will double rail capacity between Greater Parramatta and the Sydney CBD, transforming Sydney for generations to come.

This once-in-a-century infrastructure investment will have a target travel time of about 20 minutes between Parramatta and the Sydney CBD, linking new communities to rail services and supporting employment growth and housing supply.

Stations will be at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont, and Hunter Street in the Sydney CBD.

Why Sydney Metro West?

Public transport demand will **increase by 36%** in the AM peak

3.2 million people will live in Western Sydney – that's about 50% of Sydney's population

420,000 people will move into the corridor between the two cities



Bella Vista Station, Metro North West Line.



Get to where you're going faster

M Westmead

- 2 minutes to Parramatta
- 7 minutes to Sydney Olympic Park
- 20 minutes to Pyrmont

M Sydney Olympic Park

- 5 minutes to Parramatta
- 7 minutes to Five Dock
- 13 minutes to Pyrmont

B L A  

M Parramatta

- 2 minutes to Westmead
- 5 minutes to Sydney Olympic Park
- 20 minutes to Hunter Street

M North Strathfield

- 8 minutes to Parramatta
- 2 minutes to Sydney Olympic Park
- 13 minutes to Hunter Street

M The Bays

- 18 minutes to Westmead
- 11 minutes to Sydney Olympic Park
- 5 minutes to Hunter Street

M Hunter Street

- 20 minutes to Parramatta
- 15 minutes to Sydney Olympic Park
- 8 minutes to Five Dock

M Burwood North

- 10 minutes to Parramatta
- 5 minutes to Sydney Olympic Park
- 10 minutes to Hunter Street

M Five Dock

- 12 minutes to Parramatta
- 7 minutes to Sydney Olympic Park
- 8 minutes to Hunter Street

M Pyrmont

- 20 minutes to Westmead
- 13 minutes to Sydney Olympic Park
- 2 minutes to Hunter Street

Travel easily, safely and in comfort



Australia's first fully-automated railway.



No timetable, just turn-up and go.



Continuous mobile phone coverage.










Prioritising security with platform screen doors, CCTV and video help points.



Fully accessible with level access, wheelchair access and priority seating.

Key

-  Sydney Metro West
-  Bus
-  Light Rail (planned or future)
-  Active transport (walk/cycle)
-  Taxi/point to point transport
-  Kiss and ride
-  Sydney Trains suburban network

0 3 kilometres



* approximate times

Creating a world class precinct within a new town centre

Sydney Metro will make our city more connected than ever before. For people travelling from Sydney Olympic Park, this means about five minutes to Parramatta and about 15 minutes to Hunter Street in the Sydney CBD.

The new metro station will sit in the heart of the new Sydney Olympic Park town centre, all within footsteps of this premier sporting and entertainment hub, and will support the transit of more than 10 million visitors and residents each year. The metro station will be connected to new light rail and pedestrian and cycling routes to help people move around the wider precinct.

The new metro station provides an unprecedented opportunity to create a vibrant and active place for people to live, work and play. Planning for development above and adjacent to the metro station will harness the benefits of the new station and unlock benefits detailed in the Sydney Olympic Park Master Plan 2030.

Sydney Metro has lodged the Sydney Olympic Park over and adjacent station Concept State significant development application, and Environmental Impact Statement, with the NSW Department of Planning and Environment.

The public exhibition period between **16 November to 13 December 2022** is your chance to have a say on the proposed development. Your feedback and submissions will inform the detailed design process.



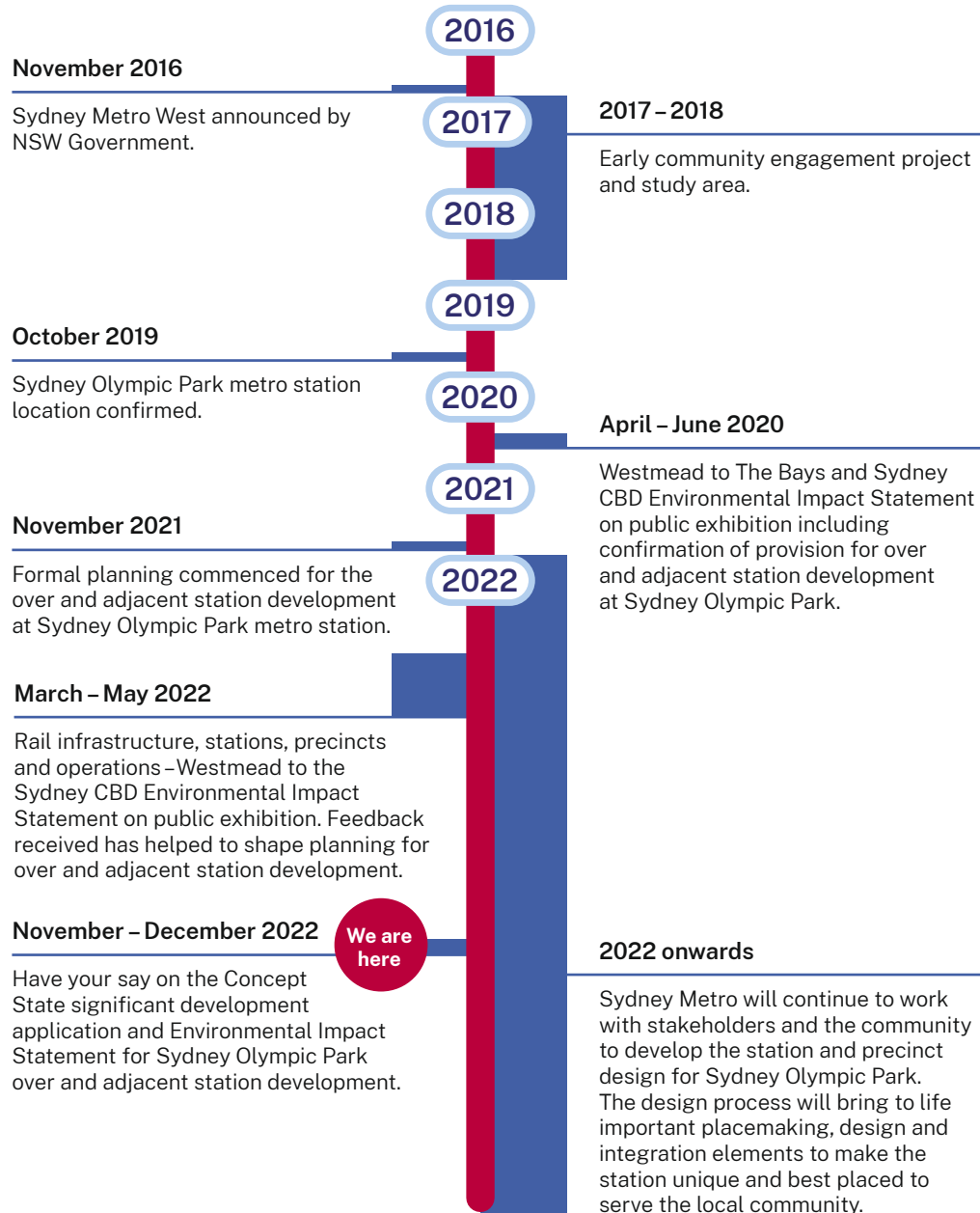
Visit the interactive portal to find out more.



Sydney Metro West will help unlock opportunities for generations to come.

Community feedback has informed the planning for Sydney Metro West since 2017 and is shaping this once-in-a-generation project

Planning for Sydney Metro West at Sydney Olympic Park



How to find out more

The Sydney Metro West team can provide you with information on this proposal and the planning process, or you can access information in the following ways:

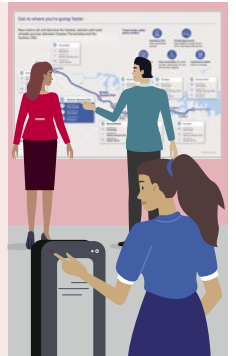
Read the planning documents and explore the proposal on the interactive portal.



Scan to visit the interactive portal.



Come along to **community events** on the proposal in November and speak to key members of the project team.



Get in touch with one of our dedicated place managers:



by phone
1800 612 173

or email
sydneymetrowest@transport.nsw.gov.au

Check out notifications and newsletters delivered to homes or businesses and on the website **sydneymetro.info**



Visit the Sydney Metro website and sign up for area-specific project alerts **sydneymetro.info**



Download the **Sydney Metro Connect App** for updates and news, available in over 100 languages.



Sydney Olympic Park metro station: Over and adjacent station development

Sydney Olympic Park metro station will be located to the south of the existing station in the heart of the new town centre.

It will sit to the east of Olympic Boulevard with the main station entrance between Herb Elliott Avenue and Figtree Drive.

Three buildings are proposed above and adjacent to the metro station, and will include a mix of homes, commercial offices and retail spaces.

The proposed development will have easy access to buses, the existing Olympic Park Station and the planned Parramatta Light Rail Stage 2.



This commitment by the NSW Government shows a level of confidence in this area that will make Sydney Olympic Park an even more attractive destination for private sector investment, in turn providing quality jobs that people can access easily, increasing productivity.

It is a major opportunity for residential and commercial development and will help create an active and vibrant place all day, every day of the year.

Allison Taylor, CEO Sydney Olympic Park Business Association



A new town centre for the local community and major events



Three new buildings at the heart of Sydney Olympic Park



Improved access and connections across Sydney



A pedestrian plaza connecting to a Central Urban Park and retail



New shops, services and homes, creating a thriving community



Safety and accessibility will make the precinct a vibrant and secure place



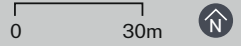
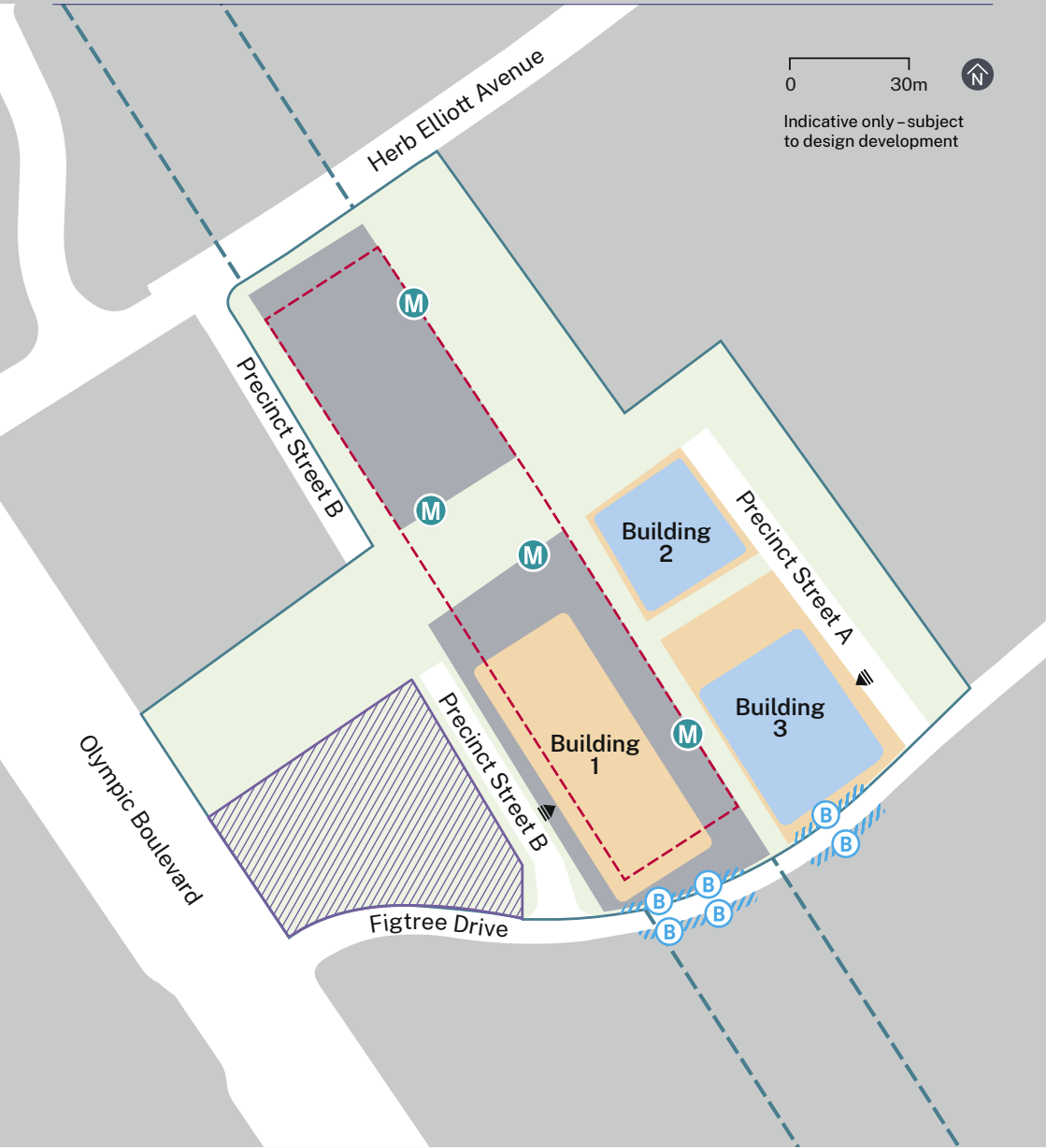
3

2












1

Legend
Building 1: 21 storey commercial and retail building
Building 2: 27 storey residential, commercial and retail building
Building 3: 45 storey residential, commercial and retail building
Indicative only – subject to design development

Site Plan



Indicative only – subject to design development

- | | | |
|--|---|--|
|  Metro station site |  Aboveground station infrastructure (subject to separate approval) |  Proposed bus stop |
|  Underground station |  Commercial building envelope |  Vehicle access |
|  Metro tunnel and alignment |  Residential building envelope |  Subject to separate approval |
|  Metro station entry |  Public domain | |

What is this Environmental Impact Statement about?

The Concept State significant development application (SSDA) and Environmental Impact Statement is the first stage of the planning process.

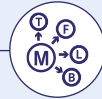
This includes an assessment of the building envelopes, land use and potential environmental impacts. The Concept application does not seek consent for construction.

The next stage is to refine and develop the design. This will include a Detailed State significant development application.

Following a competitive tender process, Sydney Metro will select a development partner. This development partner will prepare and submit the Detailed application, which will again be exhibited for the community to provide feedback.

The Concept SSDA identified the following key factors:

Transport and access



Located over and adjacent to the metro station, the proposed development embodies transit oriented development principles. Integrated transport will enable seamless transfers between the new metro station and trains, buses, and the planned Parramatta Light Rail Stage 2 at Sydney Olympic Park.

Around 360 car parking spaces will support the development.

Proposed buildings



Proposed building envelopes are consistent with the strategic vision for Sydney Olympic Park as defined by the Sydney Olympic Park Master Plan 2030.

Buildings have been designed to integrate with the public domain spaces and the metro station below. Height, size and scale would maximise separation between buildings and enhance amenity.

Overshadowing



Building envelopes have been configured to preserve solar access and minimise overshadowing of public open spaces and public domain spaces.

The proposed development does not impact solar access to major public spaces identified in the Master Plan.

Heritage



A heritage impact statement has assessed the impacts of the proposed development on listed heritage items in proximity to the site.

Existing views will be maintained from Olympic Boulevard to the Abattoir Precinct. There will be minimal impact on the heritage significance of the Olympic Cauldron or Abattoir Precinct.

No adverse Aboriginal cultural heritage impacts have been identified.

Design excellence



Sydney Metro is guided by a Design Excellence Strategy for the proposed development. The Strategy provides a framework for built form, heritage, integration, movement and connectivity to ensure the development delivers an enduring and sustainable legacy.

Relevant buildings would be subject to a competitive design process to ensure world class design is delivered.

A sustainable community



There are specific sustainability targets and rating requirements for the site including Green Star, NABERS and BASIX for both the commercial and residential components of the proposal.

Public art



Public art will be commissioned based on standards of excellence and relevance to the site context and planning policies. A public art strategy will be developed in the detailed design phase.



A new vision for Sydney Olympic Park

The Sydney Olympic Park Master Plan 2030 (Sydney Olympic Park Authority, 2018) is a comprehensive plan, strategically guiding the long term development of Sydney Olympic Park. The Master Plan outlines a strong growth in both employment and residential opportunities supported by a wide mix of land uses.

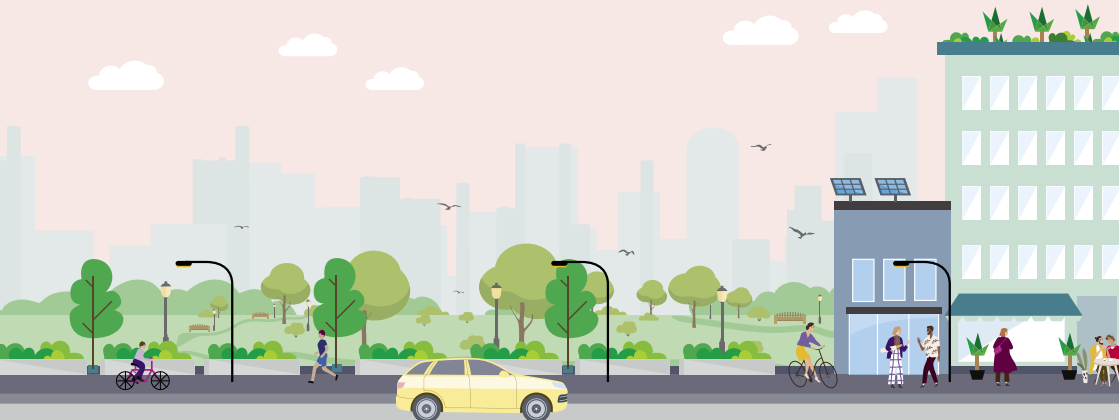
Home to over 23,000 residents in 10,000 new homes and 34,000 jobs by 2030, Sydney Olympic Park will become a thriving new lifestyle precinct and premier destination for culture, entertainment, recreation and sport.

Sydney Metro is working with the NSW Department of Planning and Environment, Sydney Olympic Park Authority and other stakeholders to ensure the proposal aligns with the Sydney Olympic Park Master Plan 2030 (Interim Metro Review).

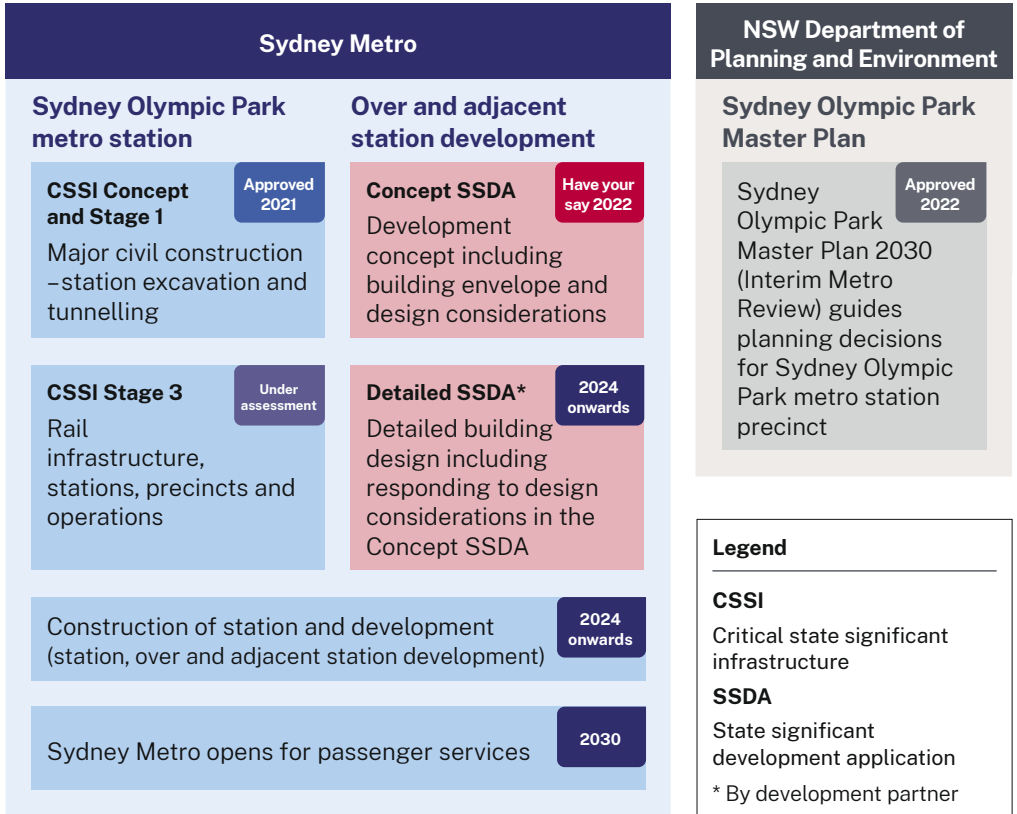
Find out more about Sydney Olympic Park at sopa.nsw.gov.au



Aerial photo of Sydney Olympic Park.



Planning process



Sydney Olympic Park.

Have your say

You are invited to attend information sessions and talk to our team about the proposal for over and adjacent station development at Sydney Olympic Park metro station:

Session One

When: Monday 28 November 2022

Time: 11am–2pm

Session Two

When: Monday 28 November 2022

Time: 4pm–7pm

Location

Forest Room, Novotel, 11A Olympic Boulevard,
Sydney Olympic Park NSW 2127

Or attend the Sydney Metro information booth at

Parramatta Farmers Markets,
Centenary Square, Parramatta

When: Wednesday 23 November 2022

Time: 10am–2pm

How to make a submission

Anyone may make a submission in any language about the Environmental Impact Statement to the NSW Department of Planning and Environment. The department will collate submissions and publish them on their website. The issues raised in the submissions will be considered before the project is assessed and a determination is made.

Online: pp.planningportal.nsw.gov.au/major-projects/projects/sydney-olympic-park-metro-station-over-adjacent-station-development

Write a letter to:

**Planning and Assessment,
NSW Department of Planning and Environment,
Locked Bag 5022, Parramatta NSW 2124**

Your letter must include:

1. Your name and address, at the top of the letter only
2. The name of the application and the application number (SSD-35283699)
3. A statement on whether you support or object to the proposal
4. The reasons why you support or object to the proposal
5. A declaration of any reportable political donations made in the previous two years.

If you have any questions about this process you can contact the NSW Department of Planning and Environment.

Call: **1300 305 695**

Email: information@planning.nsw.gov.au

The Department may publish any personal information you have included in your submission on a proposal. Do not include any personal information in your submission that you do not want published.

For more information, view the Department's Privacy Statement at: planning.nsw.gov.au/privacy



Translating and interpreting service

If you need help understanding this information, please contact the Translating and Interpreting Service on 131 450 and ask them to call us on 1800 612 173.



Access information in over 100 languages.

Download **Sydney Metro Connect** from the App store or get it on Google Play.