



13 December 2022

Department of Planning, Industry and Environment  
4 Parramatta Square  
Parramatta NSW 2050

**Reference: Sydney Olympic Park over and adjacent station development – SSD 35283699**

Dear Sir/Madam,

The Sydney Olympic Park Business Association Incorporated (Business Association) is pleased to have the opportunity to provide this submission to the Department in the relation to the above referenced application, a project we support.

The Business Association is an independent membership-based body representing the interests of companies, organisations and stakeholders of Sydney Olympic Park and surrounding suburbs.

Our membership consists of companies across a range of industries including venues, events, elite and community sporting organisations, government agencies, hotels and accommodation, property trusts, developers, leasing and real estate agents, corporates, SME's, education institutions, childcare providers, associations, not for profits and charities, allied health and fitness services, start-ups, and retailers.

Established in 2000, our mission is to maximise the potential of this iconic precinct and address issues and opportunities to ensure its growth, access, and sustainability by advocating and influencing key decision makers to meet the collective needs of our members.

The Business Association works closely with the Sydney Olympic Park Authority, contributing to continuous improvements aligned with the Masterplan 2030 (Review 2018), and the Greater Cities Commission's vision for Greater Parramatta and the Olympic Peninsula (GPOP).

We note the progress being made on the preparation for the excavation of the Metro station at Sydney Olympic Park as a critical component of this project and are supportive of the EIS for the next stage being the Sydney Olympic Park over and adjacent station development and likewise at Parramatta.

In relation to 6.21 Construction Operation and Staging (p 115), we are most supportive of Scenario 1 whereby proposed development construction would be completed prior to commencement of Sydney Olympic Park metro operations.

We strongly support ongoing engagement with stakeholders per 5.5 (p52) and on behalf of our members with properties and/ or landholdings whose development potential will be directly impacted by the Sydney Olympic Park over and adjacent station development, encourage particularly strong engagement with these companies to achieve the best outcome for the entire precinct.

**SYDNEY OLYMPIC PARK BUSINESS ASSOCIATION INC.**

ABN 70 100 989 362

Level 1, Building A, Heritage Precinct, 1 Herb Elliott Avenue, Sydney Olympic Park NSW 2127 Australia  
T +61 2 9746 1200 E info@sopba.com.au [www.sopba.com.au](http://www.sopba.com.au)



The planning process within government is complex. Consideration needs to be given for consistency across various government lease holdings in relation to the land tax that applies to some of these properties in Sydney Olympic Park. This may allow the companies impacted by these 'rules' to develop their properties in a timely and holistic manner and in conjunction with the station development.

We also encourage the Department of Planning to work closely with other government agencies to ensure the smooth delivery of all aspects of the project to minimise disruption.

This applies specifically to other transport connections including roads. Planning for Parramatta Light Rail stage 2 and the improvements proposed for the Australia Avenue, Homebush Bay Drive roundabout are two projects that need to be considered in all planning related to this project.

It is correctly stated in the EIS that Sydney Olympic Park is Australia's premier world class event and sporting precinct, and we are delighted that this is being incorporated into the planning principles for this EIS.

We support great design quality and design excellence per 6.1 (p53) and urge planning to ensure that following these principles, does not then mean extended timeframes to deliver on these. Too often design competitions result in major delays to important projects.

We are optimistic that the responses you receive are supportive, any concerns are addressed expediently, and we look forward to the next stage.

Please do not hesitate to contact me directly if you would like to discuss any of our comments.

Yours sincerely

A handwritten signature in black ink, appearing to read 'ATaylor', written over a light blue horizontal line.

**Allison Taylor**

**CEO**

[allison@sopba.com.au](mailto:allison@sopba.com.au)

0419 016 361

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T +61 2 9746 1200 E [info@sopba.com.au](mailto:info@sopba.com.au) [www.sopba.com.au](http://www.sopba.com.au)