



3.2 CURRENT AND FUTURE CONTEXT

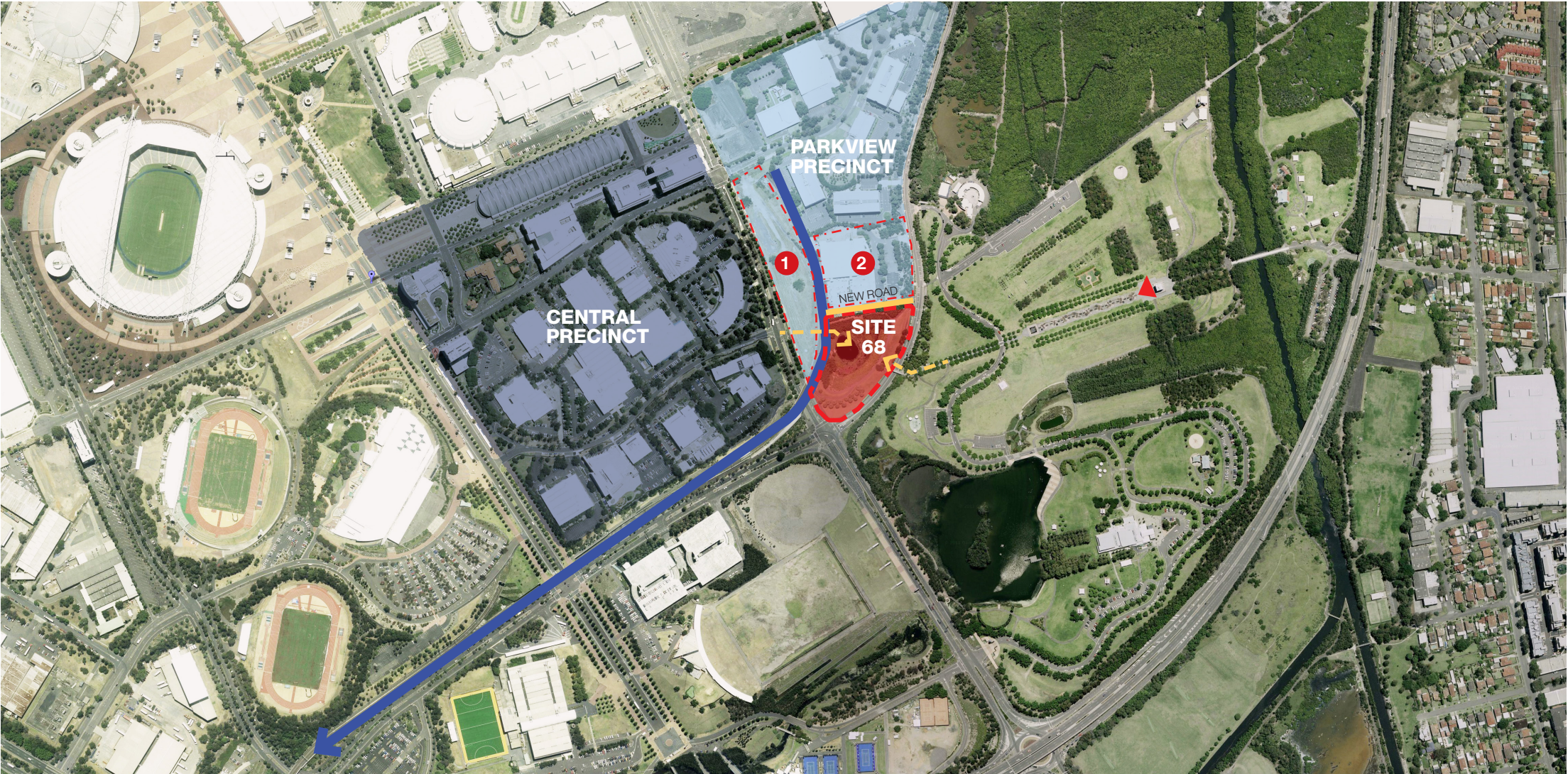
The site is identified within SOPA's Sydney Olympic Park Masterplan 2030 as the southernmost site of the Parkview Precinct, a proposed new residential precinct on the eastern side of Olympic Park which will transform the existing industrial and commercial buildings fronting Bennelong Parkway into a high quality residential community with extensive views over, and pedestrian links to, Bicentennial Park.

Under SOPA Master Plan 2030, the future Parkview Precinct will consist primarily of residential buildings which are between 4-10 storeys in height to the North of the Site, and 20-30 storeys to West of the site on the opposite side of the railway line. Redevelopment to the West is well advanced with Australia Towers stage 1 completed in 2012, and Australia Towers stage 2 due for completion in 2015.

Under Masterplan 2030, the maximum height of buildings permitted on Site 68 itself is 4 storeys for the northern half of the site, and 20-30 storeys in the southern portion of the site. Further detail on site planning controls is provided within the Environmental Impact Statement prepared by Urbis.

The site enjoys high visual prominence and is highly visible as a gateway site on approach into Sydney Olympic Park from the city CBD along Australia Avenue. It is also the connecting parcel of land between two adjacent residential developments currently occurring on Site 3 and Site 67.

As part of the proposed development and the subject of separate development applications, a new fully accessible pedestrian link beneath the railway line to the West will connect Sites 68 and 67 with Site 3 and the Sydney Olympic Park Town Centre. In addition, an upgraded pedestrian footbridge crossing Bennelong Parkway to the East will provide excellent residential amenity to the precinct through improved connections to Bicentennial Park and Concord West railway station to the West.



1/ Site 3, Australia Towers 1 and 2  
2/ Site 67, subject of current DA for residential buildings up to 10 storeys in height.