

SYDNEY OLYMPIC PARK AUTHORITY (HILL ROAD UPGRADE) BILL 2023

STATEMENT OF PUBLIC INTEREST

Need: Why is the policy needed based on factual evidence and stakeholder input?

The purpose of the Bill is to enable certain land in the Millennium Parklands to be acquired by Transport for NSW for the purposes of the Hill Road Upgrade.

Under section 31(1) of the *Sydney Olympic Park Authority Act 2001* (SOPA Act), the Sydney Olympic Park Authority cannot sell, mortgage or otherwise dispose of land in Millennium Parklands. In addition, section 31(2) provides that the Millennium Parklands, or part of the Parklands, cannot be compulsorily acquired except by an Act of Parliament. The Bill is required to overcome this prohibition so that a small parcel of land in the Millennium Parklands can be acquired for the Hill Road Upgrade.

Objectives: What is the policy's objective couched in terms of the public interest?

The Hill Road Upgrade is required for the purposes of providing connectivity to the new Carter Street urban activation precinct. Once completed, the Carter Street Precinct will deliver 6,200 new residential properties and a new retail/commercial centre. It will also deliver improved connectivity to the Sydney Olympic Park Precinct and the residential and commercial centres of Newington and Wentworth Park, along with new shared pedestrian and cycle paths.

Options: What alternative policies and mechanisms were considered in advance of the bill?

The Hill Road Upgrade will require the acquisition of a small parcel of land in the Millennium Parklands, near the intersection of Hill Road and John Ian Wing Parade (approximately 1070m²). Various alternative options were considered for the alignment of the Hill Road Upgrade at this intersection. However, following a detailed assessment process, the proposed alignment was identified as the best option.

Analysis: What were the pros/cons and benefits/costs of each option considered?

Given the physical constraints of the existing road network, there were limited alternative options available for the alignment of the upgraded road. The proposed alignment is one which will facilitate construction whilst limiting the impacts on the community during the completion of works.

Pathway: What are the timetable and steps for the policy's rollout and who will administer it?

Once the Bill passes, the land will be acquired by TfNSW to enable it to complete the Hill Road Upgrade works. It is anticipated the works will commence in early 2024 and take 18 months to complete. On completion, Parramatta City Council will remain the designated roads authority for the upgraded sections of Hill Road north of the M4 and Cumberland City Council will remain the designated roads authority for the upgraded sections of Hill Road south of the M4.

Consultation: Were the views of affected stakeholders sought and considered in making the policy?

The Hill Road Upgrade project was subject to a rigorous planning assessment process under Part 5 of the *Environmental Planning and Assessment Act 1979*. This included a

public exhibition the 'Review of Environmental Factors' (REF). Stakeholders were able to make submissions in response to the REF and these were taken into account in the final detailed design for the project.