

5.0 Precinct Controls and Guidelines

5.7 Boundary Creek and Tennis Precincts

5.7.1 Description

The Boundary Creek and Tennis Precincts are situated on the southern edge of Sydney Olympic Park between Olympic Boulevard, Sarah Durack Avenue, Australia Avenue and Rod Laver Drive. At present they incorporate Tom Wills Oval and Community Field the GWS training facility, the P3 public car park and the Sydney Olympic Park Tennis Centre within a landscape setting along Boundary Creek, that includes a system of bio remediation ponds.

Future development in the Boundary Creek Precinct will include commercial and residential development extending along Olympic Boulevard. A zone of residential development terminates the line of towers along Olympic Boulevard. Open space in the precinct will continue to be developed for community uses with amenities and access to new playing fields.

South of Boundary Creek, future development will allow for venue expansion and education uses to complement existing tennis activities and may include club facilities, an academy, function centre and a centre of sporting excellence. The Sydney Olympic Park Tennis Centre will continue to be the focus of the precinct, with the centre court facility terminating the southern vista along Olympic Boulevard.

A potential education facility located within the precinct will activate and enliven the precinct.

New development in this precinct should not impact on the biological diversity of the Boundary Creek corridor.

5.7.2 Site Configuration Controls

1. Define the sites and streets as shown in *Figure 5.46 Boundary Creek and Tennis Precincts Site Boundaries Plan*.

5.7.3 Floor Space Ratio Controls

1. Floor space ratios are not to exceed the maximum floor space ratios shown in *Figure 5.47 Boundary Creek and Tennis Precincts Floor Space Ratios Plan*.

Figure 5.44 Boundary Creek and Tennis Precincts



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5.7.4 Land Use Controls

1. Land uses, including vehicle access points, are to comply with *Figure 5.48 Boundary Creek and Tennis Precincts Sites Uses Plan*.
2. Provide active frontages, awnings and colonnades in accordance with *Figure 4.1 Active Frontages Plan* and *Figure 4.2 Awnings and Colonnades Plan*.

5.7.5 Building Height Controls

1. Ensure building heights comply with the maximum building heights as shown in *Figure 5.49 Boundary Creek and Tennis Precinct Building Heights Plan*.
2. Heights shall comply with storey heights and may not exceed the maximum RL where noted on the Building Heights Plan.

5.7.6 Building Zone and Setback Controls

Site development, including permissible building zones and open space, shall be in accordance with *Figure 5.50 Boundary Creek and Tennis Precincts Building Zones and Setbacks Plan*.

1. All buildings, including balconies, must be located wholly within the building zones as shown in *Figure 5.50 Boundary Creek and Tennis Precincts Building Zones and Setbacks Plan*.
2. Building is not permitted in the setback zones, land dedicated for public domain, land dedicated for ICF funded streets or easements dedicated for development funded streets.
3. Ensure all setbacks comply with *Figure 5.50 Boundary Creek and Tennis Precinct Building Zones and Setbacks Plan*.
4. Buildings along Rod Laver Drive should address the street with a well designed facade. This facade is likely to be visible from Homebush Bay Drive and the entry ramp into Sydney Olympic Park.
5. Development within Site 109 should respect and enhance the setting of Boundary Creek.
6. Front setbacks and courtyards should be landscaped to reflect the planting along the creek corridor.
7. Maintain the view corridor along Olympic Boulevard to the Tennis Centre.
8. A 10m wide riparian setback zone is required along both sides of Boundary Creek.

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5.7.7 Event Controls

The Boundary Creek and Tennis precincts will be affected by major events at ANZ Stadium and the Tennis Centre.

1. Ensure all development can accommodate the changes to access required as described in *Section 4.4, Event Access and Closures* and shown in *Figure 4.3 Event Access Plan*.
2. Ensure all development is designed and built to accommodate the public domain closures shown in *Figure 4.3 Event Access Plan*.
3. Locate vehicle access points to developments as shown in *Figure 5.48 Boundary Creek and Tennis Precincts Land Uses Plan*.

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Figure 5.45 Boundary Creek and Tennis Precincts Illustrative Plan



North 

Scale

0 | 75m | 150m

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Figure 5.46 Boundary Creek and Tennis Precincts Site Boundaries Plan



Key

- 150 Site Number
- New Site Boundary
- Public Domain
- Existing Event Related Structure

- Land Dedicated to Support Major Events
- Car Parking, Coach Parking
- Land Dedicated for ICF Funded Streets
- Land Dedicated for Development Funded Streets



Scale






0 75m 150m

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Figure 5.47 Boundary Creek and Tennis Precincts Site Floor Space Ratios Plan



Key

- | | | | |
|---|---|---|-----------------------------------|
|  | Floor Space Ratio |  | Public Domain |
|  | Floor Space Ratio Boundary (for Calculation of FSR) |  | Car Parking, Coach Parking |
|  | Existing Lot Boundaries |  | Land Dedicated for Public Streets |
|  | Existing Easements | | |



Scale





0 75m 150m





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Figure 5.48 Boundary Creek and Tennis Precincts Land Uses Plan



Key

-  New Site Boundary
-  Preferred Vehicular Access
-  Public Domain
-  Venues and Operational Zones

-  Venue Expansion Zones
-  Mixed Commercial, Residential, Hotels and Serviced Apartments
-  Commercial
-  Education

-  Car Parking, Coach Parking
-  Land Dedicated for ICF Funded Streets
-  Land Dedicated for Development Funded Streets



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Figure 5.49 Boundary Creek and Tennis Precincts Building Heights Plan



Key

- 30 RL (Australian Height Datum)
- New Site Boundary
- Existing Structures
- 1 Storey Pavilions and Temporary Structures
- 2 Storeys

- Up to 8 Storeys
- 32 Storeys (8 Storey block edge, tower above)
- On Grade off-street Car Parking
- Land Dedicated for ICF Funded Streets
- Land Dedicated for Development Funded Streets



Scale






0 75m 150m



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Figure 5.50 Boundary Creek and Tennis Precincts Building Zones and Setbacks Plan



Key

-  New Site Boundary
-  Building Zone
-  Public Domain
-  Build to Line (Minimum 90%)
-  Setback above 8 Storeys – 5m minimum & 10m maximum

-  Car Parking, Coach Parking
-  Land Dedicated for ICF Funded Streets
-  Land Dedicated for Development Funded Streets
-  10m Setback (Riparian Corridor)



Scale
0 75m 150m

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Figure 5.51 Artist's Impression of the Southern Sports Precinct

