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  5.8.5 Building Height Controls
  5.8.6 Building Zone and Setback Controls
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5.9 Haslams Precinct
  5.9.1 Description
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  5.9.7 Event Controls
5.0 Precinct Controls and Guidelines

5.1 Introduction

Section 5 provides specific controls for the nine precincts that are shown in Figure 5.1 Sydney Olympic Park Precincts Plan:

- Central Precinct
- Central Sports Precinct
- Stadia Precinct
- Sydney Showground Precinct
- Parkview Precinct
- Boundary Creek Precinct
- Tennis Precinct
- Southern Sports Precinct
- Haslams Precinct.

Note that there are no controls for the Wentworth Point Precinct in Section 5. Refer to Master Plan 2030: Wentworth Point Precinct for provisions relating to Wentworth Point.

For each precinct, and the Boundary Creek and Tennis Precincts combined, there is an artist’s representation of a view of the precinct and a description of its character and proposed uses and functions, and its relationship to neighbouring areas. The following controls are provided for each precinct:

- Site Configuration Controls
- Floor Space Ratio Controls
- Land Use Controls
- Building Height Controls
- Building Zone, Setback Controls
- Event Controls

The following plans are reproduced for each precinct:

- Site Boundaries Plan
- Floor Space Ratios Plan
- Land Uses Plan
- Building Heights Plan
- Building Zones and Setback Plan
5.0 Precinct Controls and Guidelines

Figure 5.1 Sydney Olympic Park Precincts Plan
Figure 5.2 Artist’s Impression of Herb Elliott Avenue
5.0 Precinct Controls and Guidelines

5.2 Central Precinct

5.2.1 Description

Central Precinct is bounded by Murray Rose Avenue, Olympic Boulevard, Sarah Durack Avenue and Australia Avenue.

Dawn Fraser and Herb Elliott Avenues both have established urban characters, featuring office buildings with continuous shopfronts along streets. The remainder of the precinct currently features low rise, large floorplate commercial and industrial buildings.

The precinct will continue to transform into a vibrant, high density mixed use Town Centre with a strong commercial office and retail area to the north and a residential character along Figtree Drive.

New tree lined streets will transform the precinct into a lively and walkable area. At the heart of the precinct, a new public urban park is prominently located to provide informal recreation and to create a strong identity for the precinct.

The northern part of the Central Precinct on Herb Elliott Avenue, will provide a wide range of complementary civic, retail, commercial, educational, community and entertainment uses. This diverse mix of uses will ensure high levels of amenity for residents, workers and visitors during the day and into the evening. The southern part of the Central Precinct on Figtree Drive, will be a high density residential area focused along a green corridor created by the wide landscaped setbacks along Figtree Drive, and the linear park along the railway line.

Commercial buildings will continue to provide a noise buffer between Olympic Park venues and the Figtree Drive residential area.

Streets are characterised by 8 storey built edges (2m setback above 6 storeys) with defined corner buildings. Most of the streets will have retail frontages providing a highly activated area at street level and around the park. A zone of slender towers, between 30-45 storeys will be setback above 8 (2m setback above 6 storeys) storey podiums along Olympic Boulevard.

At the centre of the precinct, slender towers up to 20 storeys high, will overlook the new park and feature along Figtree Drive.
## 5.0 Precinct Controls and Guidelines

### 5.2.2 Site Configuration Controls
1. Define sites, streets and parks as shown in *Figure 5.5 Central Precinct Site Boundaries Plan*.

### 5.2.3 Floor Space Ratio Controls
1. Floor space ratios are not to exceed those shown in *Figure 5.6 Central Precinct Site Floor Space Ratios Plan*.

### 5.2.4 Land Use Controls
1. Land uses, including vehicle access points, are to comply with *Figure 5.7 Central Precinct Land Uses Plan*.
2. Childcare centres are to be incorporated into new development where appropriate.
3. New streets frontages in the Central Precinct, other than Figtree Drive and the new service street, are to be predominantly retail uses (minimum 90%) to promote street activation. Park frontages are to 100% retail uses, at both ground and first floor. Refer to *Figure 4.1 Active Frontages Plan*.
4. Entry lobbies to above street level uses including commercial and residential, may utilise a maximum of 20% of street frontage. Triple height office lobbies are encouraged, especially along Olympic Boulevard.
5. Provide active frontages, awnings and colonnades in accordance with *Figure 4.1 Active Frontages Plan* and *Figure 4.2 Awnings and Colonnades Plan*.
6. A variation to the land use split line (only where it occurs between commercial and mixed commercial on the Land Uses Plan) may be considered where:
   - the amount of commercial delivered is in accordance with the Land Uses and Building Heights Plans, and
   - along streets with commercial land uses the frontage is predominantly commercial.

### 5.2.5 Building Height Controls
1. Ensure building heights comply with *Figure 5.8 Central Precinct Building Heights Plan*.
2. Heights shall comply with storey heights and may not exceed the maximum Relative Level (RL) where noted on the Building Heights Plan.
5.0 Precinct Controls and Guidelines

5.2.6 Building Zone and Setback Controls

1. Site development, including permissible building zones and open space, shall be in accordance with Figure 5.9 Central Precinct Building Zones and Setbacks Plan.

2. Buildings, including balconies, are only permitted within the building zone area shown in Figure 5.9 Central Precinct Building Zones and Setbacks Plan.

3. Building is not permitted in the easements, setbacks or public land dedicated for public domain, land dedicated for ICF funded streets or easements dedicated for development funded streets.

4. Comply with the setbacks as shown in Figure 5.9 Central Precinct Building Zones and Setbacks Plan.

5. Provide new streets and view corridors where indicated.

5.2.7 Event Controls

The Central Precinct will primarily be affected by major ANZ Stadium events and the Sydney Royal Easter Show closures for regional buses.

1. Ensure all development can accommodate the changes to access events 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 the vehicle access points to developments as shown in Figure 5.7 Central Precinct Land Uses Plan.
Figure 5.4 Town Centre Precinct Illustrative Plan
5.0 Precinct Controls and Guidelines

Figure 5.5 Central Precinct Site Boundaries Plan

Key
- Site Number
- New Site Boundary
- Rail Use
- Land Dedicated for ICF Funded Streets
- Land Dedicated for Development Funded Streets

North
Scale

10 75m 150m
5.0 Precinct Controls and Guidelines

Figure 5.6 Central Precinct Site Floor Space Ratios Plan

Key

- 2:1 Floor Space Ratio
- 5:1 Floor Space Ratio Boundary (for calculation of FSR)
- Existing Lot Boundaries
- Existing Easements
- Bridge/Tunnel Rail Strata
- Land Dedicated for Railway Use
- Public Domain
- Land Dedicated for Public Streets
5.0 Precinct Controls and Guidelines

Figure 5.7 Central Precinct Land Uses Plan

Key
- New Site Boundary
- Preferred Vehicular Access
- Public Domain
- Residential
- Access to underground service lane
- Service lane to be delivered underground

- Commercial
- Community
- Mixed Commercial, Residential, Hotels and Serviced Apartments (no Residential or Serviced Apartments on ground level; Split line variation - refer to Section 5.2.4)

- Hotels and Serviced Apartments
- Rail Use
- Land Dedicated for ICF Funded Streets
- Land Dedicated for Development Funded Streets
- No commercial vehicle access

North

Scale

10

75m

150m
5.0 Precinct Controls and Guidelines

Figure 5.8 Central Precinct Building Heights Plan

Key
- New Site Boundary
- Existing Structures
- 1 Storey Pavilions and Temporary Structures within parks
- 2 Storeys
- 6 Storeys
- 7 Storeys
- 8 Storeys
- Tower Zone - 20 Storeys (5-8 Storey block edge, towers above)
- Tower Zone - 30 Storeys (5-8 Storey block edge, towers above)
- Tower Zone - 45 Storeys (8 Storey block edge, towers above)
- 38m
- 47m
- Rail Use
- Land Dedicated for ICF Funded Streets
- Land Dedicated for Development Funded Streets
- Block edge variation 4-8 Storeys

North

Scale
10 150m
75m
5.0 Precinct Controls and Guidelines

Figure 5.9 Central Precinct Building Zones and Setbacks Plan

Key
- New Site Boundary
- Building Zone
- Public Domain
- Build to Line (Minimum 90%)
- Front Setback – 2.5m
- Front Setback – 3m
- Front Setback – 5m
- Front Setback – 8m
- Setback above 8 Storeys – 5m minimum & 10m maximum

Note: All other frontages setback 2m above 6 storeys

Throughsite link – 20m wide, variable location
Trees to Retained
Land Dedicated for ICF Funded Streets
Land Dedicated for Development Funded Streets
Landscaped Urban Forecourt Setback, Publicly Accessible
Possible Pedestrian Bridge
5.0 Precinct Controls and Guidelines

Figure 5.10 Artist’s Impression of Dawn Fraser Avenue

Figure 5.11 Artist’s Impression of Central Sports Campus
5.0 Precinct Controls and Guidelines

5.3 Central Sports Precinct

5.3.1 Description

The Central Sports Precinct is located west of the Central Precinct and south of the Stadia Precinct. Dawn Fraser Avenue, Olympic Boulevard, Sarah Durack Avenue and Edwin Flack Avenue define its edges.

The precinct currently incorporates the Aquatic Centre, Athletic Centre and Athletic Warm Up Arena within an informal and well established landscape setting. These sporting facilities will continue to operate on a daily and special event basis, and will define its unique skyline.

Sydney Olympic Park is to be positioned as a world class precinct for education, health, arts and environmental sustainability. Over time, the precinct will be transformed into a vibrant sports campus incorporating a range of sports uses with some associated retail and temporary student accommodation.

Building heights within the precinct will be predominantly five to seven storeys, with six storey buildings along Dawn Fraser Avenue and Fig Grove and buildings up to seven stories along the western side of Edwin Flack Avenue.

Fig Grove will continue to be a commemorative public space, representing both the site’s Olympic legacy and the new central sports campus.

As the preferred location for entry into a future underground Metro Station, Fig Grove will retain the flexibility to be modified for this purpose.

New public spaces will build on the precinct’s existing landscape qualities to create a pedestrian friendly campus. Shane Gould Avenue will be upgraded as the main east-west street through the precinct, and will be linked to Dawn Fraser Avenue by an extension to Lorraine Crapp Walk.

5.3.2 Site Configuration Controls

1. Define sites, streets and parks as shown in Figure 5.14 Central Sports Precinct Site Boundaries Plan.

5.3.3 Floor Space Ratio Controls

1. Floor space ratios are not to exceed the maximum floor space ratios or gross floor areas as shown in Figure 5.15 Central Sports Precinct Site Floor Space Ratios Plan.
5.0 Precinct Controls and Guidelines

5.3.4 Land Use Controls

1. Land uses, including vehicle access points, are to comply with Figure 5.16 Central Sports Precinct Land Uses Plan.

2. Temporary accommodation uses are predominantly along the western side of Edwin Flack Avenue.

3. All ground floor levels addressing the western side of Edwin Flack Avenue, Fig Grove and Dawn Fraser Avenue are to have active uses such as retail, cafes, residential lobbies, community facilities and/or commercial uses.

4. Provide active frontages, awnings and colonnades in accordance with Figure 4.1 Active Frontages Plan and Figure 4.2 Awnings and Colonnades Plan.

5.3.5 Building Height Controls

1. Ensure building heights comply with Figure 5.17 Central Sports 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.

5.3.6 Building Zone and Setback Controls

1. Site development, including permissible building zones and open space, shall be in accordance with Figure 5.18 Central Sports Precinct Building Zones and Setbacks Plan.

2. Buildings, including balconies, are only permitted within the building zones as shown in Figure 5.18 Central Sports Precinct Building Zones and Setbacks Plan.

3. Provide through-site links/atria where indicated.

4. Building is not permitted in the easements, setbacks or public land dedicated for public domain or land dedicated for ICF funded streets.

5. Ensure all setbacks comply with Figure 5.18 Central Sports Precinct Building Zones and Setbacks Plan.
5.3.7 Event Controls

1. The Central Sports Precinct will be affected by major ANZ Stadium events, minor events and the Sydney Royal Easter Show.

2. 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.

3. Ensure all development is designed and built to accommodate the public domain closures shown in Figure 4.3 Event Access Plan.

4. Locate the vehicle access points to developments as shown in Figure 5.16 Central Sports Precinct Land Uses Plan.

5. Athletes’ and performers’ access to the tunnel between ANZ Stadium and Athletic Centre is to be preserved. The tunnel may be realigned as part of new development provided that current accessibility is maintained or improved.
5.0 Precinct Controls and Guidelines

Figure 5.13 Central Sports Precinct Illustrative Plan
5.0 Precinct Controls and Guidelines

Figure 5.14 Central Sports Precinct Site Boundaries Plan

Key

- Site Number
- New Site Boundary
- Public Domain
- Existing Event Related Structure
- Land Dedicated to Support Major Events
- Car Parking, Coach Parking and Rail Uses
- Land Dedicated for ICF Funded Streets
- Land Dedicated for Development Funded Streets

Scale

North
5.0 Precinct Controls and Guidelines

Figure 5.15 Central Sports Precinct Site Floor Space Ratios Plan

Key

- 2:1 Floor Space Ratio
- XXX m² Floor Space Ratio or Additional GFA above 2009 Levels
- 4:1 Floor Space Ratio Boundary (for Calculation of FSR)
- 1.5:1 Existing Lot Boundaries
- 2.25:1 Existing Easements
- 5:1 Local Government Boundary
- 7:1 Existing Easements

Legend:

- Bridge/Tunnel Rail Strata
- Land Dedicated for Railway Use
- Public Domain
- Car Parking and Coach Parking
- Land Dedicated for Public Streets

North

Scale 0 7.5m 15m
5.0 Precinct Controls and Guidelines

Figure 5.16 Central Sports Precinct Land Uses Plan

Key
- New Site Boundary
- Preferred Vehicular Access
- Public Domain
- Venues and Operational Zones
- Venue Expansion Zones
- Education
- Hotels and Serviced Apartments
- Car Parking, Coach Parking and Rail Uses
- Land Dedicated for ICF Funded Streets
- Commercial

North

Scale

75m
150m
5.0 Precinct Controls and Guidelines

Figure 5.17 Central Sports Precinct Building Heights Plan

<table>
<thead>
<tr>
<th>Key</th>
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<tbody>
<tr>
<td>30</td>
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<td>5 Storeys</td>
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</table>

 existing Structures

1 Storey Pavilions and Temporary Structures

New Site Boundary

Car Parking, Coach Parking and Rail Uses

Land Dedicated for ICF Funded Streets

6 Storeys

7 Storeys

North

Scale

75m

150m
5.0 Precinct Controls and Guidelines

Figure 5.18 Central Sports Precinct Building Zones and Setbacks Plan

Key
- New Site Boundary
- Building Zone
- Public Domain
- Build to Line (Minimum 90%)
- Railway Setback – 6m
- Through Site Link (Minimum Dimensions as Noted)
- Trees to Be Retained
- Car Parking, Coach Parking and Rail Uses
- Land Dedicated for ICF Funded Streets

North
Scale 10 150m 75m
5.0 Precinct Controls and Guidelines

Figure 5.19 Artist’s Impression of ANZ Stadium
5.0 Precinct Controls and Guidelines

5.4 Stadia Precinct

5.4.1 Description

The Stadia Precinct is located north of Dawn Fraser Avenue and includes ANZ Stadium, the Arena and Olympic Boulevard. These iconic venues are to be preserved. New buildings will define the Boulevard, Dawn Fraser and Edwin Flack Avenues whilst preserving public access at ground level around the venues. These new buildings will provide activity along streets that complement and enhance both major and minor events. Such uses include cafés and restaurants, hotels, sports museums, entertainment uses and sports administration.

The large buildings with their sculptural roofs and the iconic light towers present an enduring image of the Sydney 2000 Olympic and Paralympic Games and will be retained to preserve the legacy and event function of the precinct. There is provision to improve the attractiveness and usability of the precinct before and after events, with complementary developments around the venues to activate the precinct.

Any new development around the venues will need to integrate existing public art installations which are a major legacy of the Sydney 2000 Olympic and Paralympic Games.

A roof over ANZ Stadium is a planned future improvement to the precinct.

5.4.2 Site Configuration Controls

1. Define the sites, streets and parks as shown in Figure 5.22 Stadia Precinct Site Boundaries Plan. Dedicate the streets and parks to Sydney Olympic Park Authority.

5.4.3 Floor Space Ratios Controls

1. Additional GFA for new developments around the venues is not to exceed that shown in Figure 5.23 Stadia Precinct Site Floor Space Ratios Plan.

5.4.4 Land Use Controls

1. Land uses, including vehicle access points, are to comply with Figure 5.24 Stadia Precinct Land Uses Plan.

2. Suggested uses in the venue expansion zone include food outlets, entertainment areas, games rooms, bars, exhibition spaces, club rooms and training facilities, extreme indoor sport activities, retail and hotels.
3. Provide active frontages, awnings and colonnades in accordance with Figure 4.1 Active Frontages Plan and Figure 4.2 Awnings and Colonnades Plan.

5.4.5 Building Height Controls
1. Ensure building heights comply with Figure 5.25 Stadia 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.

5.4.6 Building Zone and Setback Controls
1. Site development, including permissible building zones and open space, shall be in accordance with Figure 5.26 Stadia Precinct Building Zones and Setbacks Plan.
2. Buildings, including balconies, are only permitted within the building zone area shown in Figure 5.26 Stadia Precinct Building Zones and Setbacks Plan.
3. Buildings, other than small kiosks and temporary event structures, are not permitted in the public domain.

5.4.7 Event Controls
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 5.24 Stadia Precinct Land Uses Plan.

5.4.8 ANZ Stadium and Arena Controls
The Stadium and Arena areas are designated ‘design excellence’ sites requiring formal design competition process to maximise the full floor area potential of the sites. The Competition Brief is to provide for the following as a minimum:
1. Complementary development between the Stadium and the Arena and Olympic Boulevard, Dawn Fraser and Edwin Flack Avenue Arena Buildings to activate these areas and support events in the Stadia Precinct.
2. Maximum building heights are to complement the existing Stadium and Arena buildings, and should be adjusted to preserve significant views to the major eastern and western frontages of the Stadium and Arena.
5.0 Precinct Controls and Guidelines

3. Building envelopes configured to prioritise the significant vistas to and from the Stadium and Arena as shown in Figure 3.2.

4. Olympic Boulevard frontages are to complement and enhance the design and setting of the lighting towers.

5. Create a generous forecourt between the Stadium and the Arena new buildings along Olympic Boulevard and Dawn Fraser Avenue.

6. Create visual and physical public links to the forecourt through and under new buildings along Olympic Boulevard and Dawn Fraser Avenue.

7. Maintain a minimum 20metre wide clear path around the perimeter of the Stadium and the Arena to ensure full event access to all gates.

8. Provide for future under street connections to the Coach Parking area on the opposite side of Edwin Flack Avenue.

9. Incorporate public artworks which currently occupy the Stadium and Arena surrounds.

10. Live screens to key frontages facing the Yulang and Fig Grove.
5.0 Precinct Controls and Guidelines

Figure 5.21 Stadia Precinct Illustrative Plan
5.0 Precinct Controls and Guidelines

Figure 5.22 Stadia Precinct Site Boundaries Plan
5.0 Precinct Controls and Guidelines

Figure 5.23 Stadia Precinct Site Floor Space Ratios Plan

- **2.25:1**
  - Existing Lot Boundaries

- **2:1**
  - Car Parking, Coach Parking
  - Existing Easements

- **1:1**
  - Public Domain

- **0.5:1**
  - Land Dedicated for Public Streets

- **1.5:1**
  - Maximum GFA

- **1.3:1**
  - Refer to 102 only

- **3.2:1**
  - Maximum GFA

- **3.6:1**
  - Maximum GFA

- **4:1**
  - Maximum GFA

- **5:1**
  - Maximum GFA

- **6:1**
  - Maximum GFA

- **6.5:1**
  - Maximum GFA

- **7:1**
  - Maximum GFA

- **9:1**
  - Maximum GFA

- **10:1**
  - Maximum GFA

- **20:1**
  - Maximum GFA

- **+13,000 m²**
  - Maximum GFA

- **+2,200 m²**
  - Maximum GFA

- **+69,500 m²**
  - Maximum GFA

- **+13,000 m²**
  - Maximum GFA

- **+2,200 m²**
  - Maximum GFA

- **+69,500 m²**
  - Maximum GFA
5.0 Precinct Controls and Guidelines

**Figure 5.24** Stadia Precinct Land Uses Plan

- New Site Boundary
- Preferred Vehicular Access
- Public Domain
- Venues and Operational Zones
- Car Parking, Coach Parking
- Land Dedicated for ICF Funded Streets
- Entertainment
- Mixed Commercial and Hotels and Serviced Apartments
- Mixed Commercial, Retail and Entertainment

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Figure 5.25 Stadia Precinct Building Heights Plan

- **RL (Australian Height Datum)**
- **New Site Boundary**
- **Existing Structures**
- **1 Storey Pavilions and Temporary Structures**
- **Tower Zone - 30 storeys (5-8 block edge, towers above)**
5.0 Precinct Controls and Guidelines

Figure 5.26 Stadia Precinct Building Zones and Setbacks Plan

- New Site Boundary
- Building Zone
- Public Domain
- Land Dedicated for ICF Funded Streets
- Through Site Link (Minimum Dimensions as Noted)
- 2m Setback above 8 Storeys
- Build to Line (Minimum 90%)
- Maintain Full Public Access to ground level
- Front Setback – 5m
- Murray Rose Ave View corridor – 20m wide
- Vista from Yulang
- 10m Setback for Future Street Easement

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5.0 Precinct Controls and Guidelines

Figure 5.27 Artist’s Impression of Grand Parade
5.0 Precinct Controls and Guidelines

5.5 Sydney Showground Precinct

5.5.1 Description
The precinct is located adjacent to the Stadia Precinct and the Central Precinct and is defined by Olympic Boulevard and Murray Rose Avenue, Australia Avenue and Kevin Coombs Avenue. It is home to the Sydney Royal Easter Show and is a discreet entity that is characterised by exhibition pavilions surrounding the main show ring/sports stadium. The site allows for further expansion of its exhibition, conference and convention facilities as well as agricultural, education and entertainment adjacent to Cathy Freeman Park. The Sydney Showground Precinct is transformed during the lead up to the Sydney Royal Easter Show when parts of Olympic Boulevard and Australia Avenue north of the Town Centre are closed to accommodate the event.

The adjacent Cathy Freeman Park is the major urban park in the township and will incorporate a new pub along the Olympic Boulevard and Yulang frontages.

The Sydney Showground Precinct is to be subject to a future Master Plan study which, once completed, will supersede the following controls.

5.5.2 Site Configuration Controls
1. Define the sites, streets and parks as shown in Figure 5.30 Sydney Showground Precinct Sites Boundaries Plan.

5.5.3 Floor Space Ratio Controls
1. Floor space ratios are not to exceed those shown in Figure 5.31 Sydney Showground Precinct Site Floor Space Ratios Plan.

5.5.4 Land Use Controls
1. Land uses, including vehicle access points, are to comply with Figure 5.32 Sydney Showground Land 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.

5.5.5 Building Height Controls
1. Ensure building heights comply with Figure 5.33 Sydney Showground 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.

5.5.6 Building Zone and Setback Controls
1. Site development, including permissible building zones and open space, shall be in accordance with Figure 5.34 Sydney Showground Precinct Building Zones and Setbacks Plan.
2. Buildings, including balconies, are permitted only within the building zone area as shown in Figure 5.34 Sydney Showground Precinct Building Zones and Setbacks Plan.

5.5.7 Event Controls
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.
5.0 Precinct Controls and Guidelines

Sydney Showground Vision

The Royal Agricultural Society’s (RAS) vision aims to sustain and expand its ‘not-for-profit’ charter, whilst fulfilling its responsibilities as a custodian of NSW Government owned lands. It includes the following key elements:

• An Entertainment Facility that incorporates a multi-function plenary space for 3,000 and associated facilities to complement the existing exhibition facilities that are adaptable for both large scale and smaller events and incorporate theatre space, under cover connections to exhibition halls, a hotel and the ability to cater for Sydney Royal Easter Show events.

• The Sydney Royal Centre which will form the centralised home for the RAS’ educational programs and Sydney Royal Competitions, providing ground floor retail and the ability to cater for Sydney Royal Easter Show events.

• An Urban Farm for promoting NSW agricultural produce, farming excellence and innovative technologies. Permanent farm yard facilities for educational, hospitality and tourism programs and the Sydney Royal Easter Show and providing opportunities for community engagement.

• The Market Canopy, a flexible open space to accommodate a range of no-cost and low-cost community events (food markets, open air cinema, picnics, sporting competitions/lunch time sport) and cater for the relocated carnival during the Sydney Royal Easter Show.

• Ark and Arena spaces for multi stacking of animals during the Sydney Royal Easter Show and uses outside Show mode such as car parking.

• Sydney Showground Stadium (Spotless Stadium) completion to provide two new low level grandstands and retractable seating.

• Refurbishment of a number of buildings on the site to extend the useable life of those assets whilst minimising expenditure.
5.0 Precinct Controls and Guidelines

Figure 5.29 Sydney Showground Precinct Illustrative Plan
**Figure 5.30 Sydney Showground Precinct Site Boundaries Plan**

Key:
- **150 Site Number**
- **New Site Boundary**
- **Public Domain**
- **Existing Event Related Structures**
- **Land Dedicated to Support Major Events**
- **Sydney Showground Streets, Setbacks and Open Spaces**
- **Land Dedicated for ICF Funded Streets**
- **Subject to future Master Plan**

North Scale 75m 150m
Figure 5.31 Sydney Showground Precinct Site Floor Space Ratios Plan

Key

- **2:1** Floor Space Ratio
- **Floor Space Ratio Boundary (for Calculation of FSR)**
- **Existing Lot Boundaries**
- **Existing Easements**
- **Public Domain**
- **Land Dedicated for Public Streets**
- **Subject to Future Master Plan**

North Scale 10 75m 150m

- **5.0 Precinct Controls and Guidelines**
5.0 Precinct Controls and Guidelines

Figure 5.32 Sydney Showground Precinct Land Uses Plan

Key
- New Site Boundary
- Public Domain
- Venues and Operational Zones
- Sydney Showground Streets, Setbacks and Open Spaces
- Venue Expansion Zones
- Entertainment
- Land Dedicated for ICF Funded Streets
- Subject to future Master Plan
5.0 Precinct Controls and Guidelines

Figure 5.33 Sydney Showground Precinct Building Heights Plan

Key

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<td>Existing Structures</td>
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</table>
Figure 5.34 Sydney Showground Precinct Building Zones and Setbacks Plan

Key
- New Site Boundary
- Building Zone
- Public Domain
- Build to Line (Minimum 90%)
- Land Dedicated for ICF Funded Streets
- Subject to future Master Plan
5.0 Precinct Controls and Guidelines

Figure 5.35 Artist’s Impression of Bennelong Parkway
5.0 Precinct Controls and Guidelines

5.6 Parkview Precinct

5.6.1 Description

Parkview Precinct adjoins Central Precinct. It is defined by Australia Avenue, Bennelong Parkway, the parklands to the east and the Brickpit to the north. Its existing industrial and commercial uses will progressively give way to higher densities and a mix of uses to create a compact urban neighbourhood with a vibrant and leafy street character, with views and outlook over Bicentennial Park and the Brickpit.

A network of new streets will transform the precinct into a walkable neighbourhood with good connections to the parklands and Central Precinct. A new north-south street will form the main central spine for Parkview Precinct linking pocket parks and side streets to Brickpit Park at the northern end of the precinct.

A new pocket park will be located at the heart of the neighbourhood and, with the landscape setting around developments along the parkland edge, the precinct will have a green, leafy character.

A compact area of commercial and hotel uses will occupy the blocks bounded by Australia Avenue, Dawn Fraser Avenue and Murray Rose Avenue, creating a transition to residential uses along the new streets further to the south, a buffer to noise from the showground venues and a link from Central Precinct to the parklands.

The area will be characterised by a transition in scale from high rise buildings along Australia Avenue to lower buildings along Bennelong Parkway.

5.6.2 Site Configuration Controls

1. Define the sites, streets and parks as shown in Figure 5.38
   Parkview Precinct Site Boundaries Plan.

5.6.3 Floor Space Ratio Controls

1. Floor space ratios are not to exceed those shown in Figure 5.39
   Parkview Precinct Site Floor Space Ratios Plan.
5.0 Precinct Controls and Guidelines

5.6.4 Land Use Controls

1. Land uses, including vehicle access points, are to comply with Figure 5.40 Parkview Precinct Land Uses Plan.

2. Along all streets with a mixed use control retail is to be provided. Double height retail is to be provided along Australia Avenue.

3. Entries to upper level uses including commercial and residential, can utilise a maximum of, 20% of street frontage. Triple height office lobbies are encouraged.

4. Land uses, including vehicle access points, are to comply with Figure 5.7 Central Precinct Land Uses Plan.

5. Provide active frontages, awnings and colonnades in accordance with Figure 4.1 Active Frontages Plan and Figure 4.2 Awnings and Colonnades Plan.

5.6.5 Building Height Controls

1. Ensure building heights comply with Figure 5.41 Parkview Precinct Building Heights Plan.

2. Heights shall comply with storey heights and may not exceed the maximum height where noted on the Building Heights Plan.

3. For sites 66A, 66B and 67A, the maximum height of 10 stories is permitted for up to 30 per cent of overall building length. The remaining height should not exceed eight stories.

4. Proposals must demonstrate minimal or no impact in terms of overshadowing over Badu Mangroves.

5. A variation to the building heights split line on the Building Heights Plan of up to 50% may be considered for the tower component of developments where:
   – the tower component is located adjacent to the western edge of the site, along the new street
   – no additional overshadowing impacts over the Badu Mangroves are demonstrated.

5.6.6 Building Zone and Setback Controls

1. Site development, including permissible building zones and open space, shall be in accordance with Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan.

2. Buildings, including balconies, are only permitted within the building zone area shown in Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan.

3. 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.

4. Comply with the setbacks shown in Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan.

5.6.7 Event Controls

1. The Parkview Precinct will be affected by major ANZ Stadium events, the Sydney Royal Easter Show and events requiring full use of P6 car park.

2. 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.

3. Ensure all development is designed and built to accommodate the public domain closures shown in Figure 4.3 Event Access Plan.

4. Locate the vehicle access points to developments as shown in Figure 5.40 Parkview Precinct Land Uses Plan.
5.0 Precinct Controls

Figure 5.37 Parkview Precinct Illustrative Plan
5.0 Precinct Controls

Figure 5.38 Parkview Precinct Site Boundaries Plan

Key

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<td>Car Parking, Coach Parking and Rail Uses</td>
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North

Scale

0  75m  150m
5.0 Precinct Controls

Figure 5.39 Parkview Precinct Site Floor Space Ratios Plan
5.0 Precinct Controls

Figure 5.40 Parkview Precinct Land Uses Plan

Key
- New Boundary
- Preferred Vehicular Access
- Public Domain
- Mixed Commercial, Hotels and Serviced Apartments
- Residential
- Commercial
- Car Parking, Coach Parking and Rail Corridor
- Land Dedicated for ICF Funded Streets
- Land Dedicated for Development Funded Streets

Scale

North

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5.0 Precinct Controls

Figure 5.41 Parkview Precinct Building Heights Plan

Key
1 Storey Pavilions and Temporary Structures
4 Storeys
6 Storeys
8 Storeys
10 Storeys
10 Storeys (6 story block edge, tower above)
Tower Zone - 15 Storeys (5-8 story block edge for commercial and 4-8 story block edge for residential)
Tower Zone - 20 Storeys (6 storey block edge, tower above)
Tower Zone - 30 Storeys (5-8 storey block edge, tower above)
Tower Zone - 32 Storeys (5-8 storey block edge, tower above)

North

Scale
0 75m 150m

New Site Boundary
Car Parking, Coach Parking and Rail Uses
Land Dedicated for ICF Funded Streets
Land Dedicated for Development Funded Streets
5.0 Precinct Controls

Figure 5.42 Parkview Precinct Building Zones and Setbacks Plan
Figure 5.43 Artist’s Impression of Boundary Creek Precinct
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.
5.0 Precinct Controls and Guidelines

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.
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.
Figure 5.45 Boundary Creek and Tennis Precincts Illustrative Plan
5.0 Precinct Controls and Guidelines

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

North

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5.0 Precinct Controls and Guidelines

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

Key

- **2:1** Floor Space Ratio
- **Floor Space Ratio Boundary** (for Calculation of FSR)
- **Existing Lot Boundaries**
- **Existing Easements**
- **Yellow** Public Domain
- **Light Gray** Car Parking, Coach Parking
- **Gray** Land Dedicated for Public Streets

North

Scale

10

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5.0 Precinct Controls and Guidelines

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

North

Scale
10 75m 150m

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5.0 Precinct Controls and Guidelines
5.0 Precinct Controls and Guidelines

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

Key
- New Site Boundary
- Building Zone
- Public Domain
- Car Parking, Coach Parking
- Land Dedicated for ICF Funded Streets
- Land Dedicated for Development Funded Streets
- Build to Line (Minimum 90%)
- Setback above 8 Storeys – 5m minimum & 10m maximum
- 10m Setback (Riparian Corridor)
Figure 5.51 Artist’s Impression of the Southern Sports Precinct
5.0 Precinct Controls and Guidelines

5.8 Southern Sports Precinct

5.8.1 Description

The Southern Sports Precinct is located in the south western corner of Sydney Olympic Park between Olympic Boulevard, Sarah Durack Avenue and Shirley Strickland Avenue. It is home to the Sydney Olympic Park Sports Centre, Hockey Centre and the Netball Central, and accommodates the P4 and P7 public car parks.

The precinct will continue to be a sporting destination within Sydney Olympic Park. Future development will be limited to relocating Sports Halls and a new commercial development on the corner of Sarah Durack Avenue and Olympic Boulevard. Olympic Boulevard, the main street within this precinct, will be the focus of the precinct’s development. Retail and cafe uses along the street edge will activate the public domain and enhance its daily use.

Building heights will respect the structural expression of the existing Sports Centre roofline. Existing on-grade car parks are to remain and continue to support the sports venues and greater Sydney Olympic Park.

The riparian corridor, vegetation and open spaces along Boundary Creek will also be retained and enhanced. New development in this precinct should not impact on the biological diversity of the Boundary Creek corridor.

5.8.2 Site Configuration Controls

1. Define sites, streets and parks as shown in Figure 5.54 Southern Sports Precinct Sites Boundaries Plan.

5.8.3 Floor Space Ratio Controls

1. Floor space ratios are not to exceed those shown in Figure 5.55 Southern Sports Precinct Site Floor Space Ratios Plan.
5.0 Precinct Controls and Guidelines

5.8.4 Land Use Controls
1. Land uses, including vehicle access points, are to comply with Figure 5.56 Southern Sports Precinct Land Uses Plan.
2. Site 13 is dedicated for commercial uses.
3. The precinct will continue to be used for sporting venues, parking facilities and public open spaces.
4. Provide active frontages, awnings and colonnades in accordance with Figure 4.1 Active Frontages Plan and Figure 4.2 Awnings and Colonnades Plan.

5.8.5 Building Height Controls
1. Ensure building heights comply with the maximum building heights shown in Figure 5.57 Southern Sports Precinct Building Heights Plan.
2. Heights shall comply with the storey heights and may not exceed the maximum RL where noted on the Building heights Plan.

5.8.6 Building Zone and Setback Controls
1. Site development, including permissible building zones and open space, shall be in accordance with Figure 5.58 Southern Sports Precinct Building Zones and Setbacks Plan.
2. Buildings, including balconies, must be located wholly within the building zones as shown in Figure 5.58 Southern Sports Precinct Building Zones and Setbacks Plan.
3. 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.
4. Ensure all setbacks comply with Figure 5.58 Southern Sports Precinct Building Zones and Setbacks Plan.
5.0 Precinct Controls and Guidelines

5. A 10m wide riparian setback zone is required along both sides of Boundary Creek.

5.8.7 Event Controls

The Southern Sports Precinct will be affected by major ANZ Stadium events due to changed access arrangements to Olympic Boulevard and Shirley Strickland Avenue.

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 5.56 Southern Sports Precinct Land Uses Plan.
5.0 Precinct Controls and Guidelines

Figure 5.53 Southern Sports Precinct Illustrative Plan
5.0 Precinct Controls and Guidelines

Figure 5.54 Southern Sports Precinct Site Boundaries Plan

Key

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5.0 Precinct Controls and Guidelines

Figure 5.55 Southern Sports Precinct Site Floor Space Ratios Plan

Key

| 2:1 | Floor Space Ratio |
| 1.5:1 | Floor Space Ratio Boundary (for calculation of FSR) |
| 0.5:1 | Existing Lot Boundaries |
| 3.5:1 | Existing Easements |
| 3.2:1 | Bridge/Tunnel Rail Strata |
| 0.5:1 | Land Dedicated for Railway Use |
| 3:1 | Public Domain |
| 4:1 | Car Parking, Coach Parking |
| 2.25:1 | Land Dedicated for Public Streets |

North

Scale

10

75m

150m
5.0 Precinct Controls and Guidelines

Figure 5.56 Southern Sports Precinct Land Uses Plan

Key

- New Site Boundary
- Preferred Vehicular Access
- Public Domain
- Venues and Operational Zones
- Venues Expansion Zones
- Commercial
- Car Parking, Coach Parking and Rail Corridor
- Land Dedicated for ICF Funded Streets
5.0 Precinct Controls and Guidelines

Figure 5.57 Southern Sports Precinct Building Heights Plan

Key
- 30 RL (Australian Height Datum)
- New Site Boundary
- Existing Structures
- 1 Storey Pavilions and Temporary Structures
- 2 Storeys
- 30
- 5 Storeys
- Car Parking, Coach Parking and Rail Uses

North

Scale

Olympic Boulevard
5.0 Precinct Controls and Guidelines

Figure 5.58 Southern Sports Precinct Building Zones and Setbacks Plan

Key

- New Site Boundary
- Building Zone
- Public Domain
- Build to Line (Minimum 90%)
- Car Parking, Coach Parking and Rail Uses
- Riparian Setback Zone (10m)
5.0 Precinct Controls and Guidelines

Figure 5.59 Artist’s Impression of Haslams Precinct Park
5.0 Precinct Controls and Guidelines

5.9 Haslams Precinct

5.9.1 Description

Haslams Precinct is located at the northern edge of the Town Centre between Hill Road, Pondage Link, Edwin Flack Avenue and Old Hill Road. The area currently accommodates a waste services facility and coach parking. In time this current use will be replaced by a residential neighbourhood overlooking the parklands and the suburb of Newington.

Haslams Precinct will be a leafy neighbourhood with generous shared courtyard, street tree planting and a new park extending the full width of the precinct. The apartment buildings are to be up to seven storeys and there will be provision for some home offices within the retail strip addressing the new local park. The new street layout is designed to connect with the future layout proposed for the adjoining Carter Street Precinct. To allow the residential streets to link with the Carter Street Precinct, the existing coach parking facility has been consolidated into on street parking and a new parking structure. Commercial uses above the coach parking addressing Edwin Flack Avenue will provide a buffer to the Stadia Precinct.

5.9.2 Site Configuration Controls

1. Define the sites and streets and parks as shown in Figure 5.62 Haslams Precinct Sites Boundaries Plan.

5.9.3 Floor Space Ratio Controls

1. Floor space ratios are not to exceed those shown in Figure 5.63 Haslams Precinct Site Floor Space Ratios Plan.

5.9.4 Land Use Controls

1. Land uses, including vehicle access points, are to comply with Figure 5.64 Haslams Precinct Land Uses Plan.

2. Site 74 is to incorporate a childcare centre.

3. Ground floor retail and home office use is allowed for in Sites 71 and 72. Suggested retail uses could include small supermarkets, convenience shops, pharmacies, post offices, local bank branches, restaurants and takeaway food shops, specialty stores and professional suites.

4. Site 70 is to allow for coach parking at street level in Edwin Flack Avenue and the coach parking street. The coach parking is to be screened by a thin layer of active uses on both street frontages.

5. Provide active frontages, awnings and colonnades in accordance with Figure 4.1 Active Frontages Plan and Figure 4.2 Awnings and Colonnades Plan.

Figure 5.60 Haslams Precinct
5.9.5 Building Height Controls

1. Ensure building heights comply with *Figure 5.65 Haslams 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.

5.9.6 Building Zone and Setback Controls

1. Site development including permissible building zones and open space, shall be in accordance with *Figure 5.66 Haslams Precinct Building Zones and Setbacks Plan*.

2. Buildings, including balconies, are permitted only within the building zone area shown in *Figure 5.66 Haslams Precinct Building Zones and Setbacks Plan*.

3. Building is not permitted in the easements, setbacks, or public land dedicated for public domain, land dedicated for ICF funded streets or easements dedicated for development funded streets.

4. Provide through-site links where indicated.

5. Comply with the setbacks in *Figure 5.66 Haslams Precinct Building Zones and Setbacks Plan*.

6. Mixed use buildings with retail uses at ground level shall be built to the street property boundary. Sites 73, 74 and 75 address the new local park and shall have courtyards opening onto it. Site 74 is to allow for a childcare centre.
5.0 Precinct Controls and Guidelines

5.9.7 Event Controls

1. Haslams Precinct will be affected by major ANZ Stadium events, the Sydney Royal Easter Show and events requiring full use of P1.

2. 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.

3. Ensure all development is designed and built to accommodate the public domain closures shown in Figure 4.3 Event Access Plan.

4. Locate the vehicle access points to developments as shown in Figure 5.64 Haslams Precinct Land Uses Plan.
5.0 Precinct Controls and Guidelines

Figure 5.61 Haslams Precinct Illustrative Plan
5.0 Precinct Controls and Guidelines

Figure 5.62 Haslams Precinct Site Boundaries Plan

Key

- **150** Site Number
- **New Site Boundary**
- **Public Domain**
- **Land Dedicated for ICF Funded Streets**
- **Land Dedicated for Development Funded Streets**
- **Land subject to possible future road works/widening (indicative only)**
5.0 Precinct Controls and Guidelines

Figure 5.63 Haslams Precinct Site Floor Space Ratios Plan

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5.0 Precinct Controls and Guidelines

Figure 5.64 Haslams Precinct Land Uses Plan
5.0 Precinct Controls and Guidelines

Figure 5.65 Haslams Precinct Building Heights Plan
5.0 Precinct Controls and Guidelines

Figure 5.66 Haslams Precinct Building Zone and Setbacks Plan

Key
- New Site Boundary
- Building Zone
- Land Dedicated for Public Domain
- Build to Line (Minimum 90%)
- Front Setback – 3m
- Front Setback – 5 m
- Through Site Link (Minimum Dimension)
- Land Dedicated for ICF Funded Streets
- Land Dedicated for Development Funded Streets
- Land subject to possible future road works/widening (indicative only)