

# 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.

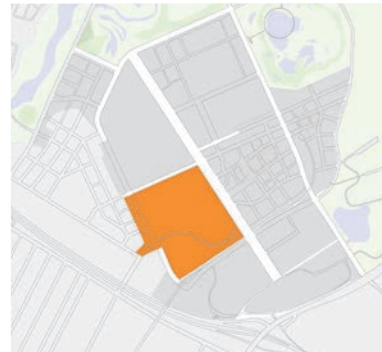
### 5.3.2 Site Configuration Controls

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*.

**Figure 5.12**  
Central Sports Precinct



# 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*.

# 5.0 Precinct Controls and Guidelines

## 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



North 

Scale

0 75m 150m

# 5.0 Precinct Controls and Guidelines

Figure 5.14 Central Sports Precinct Site Boundaries Plan



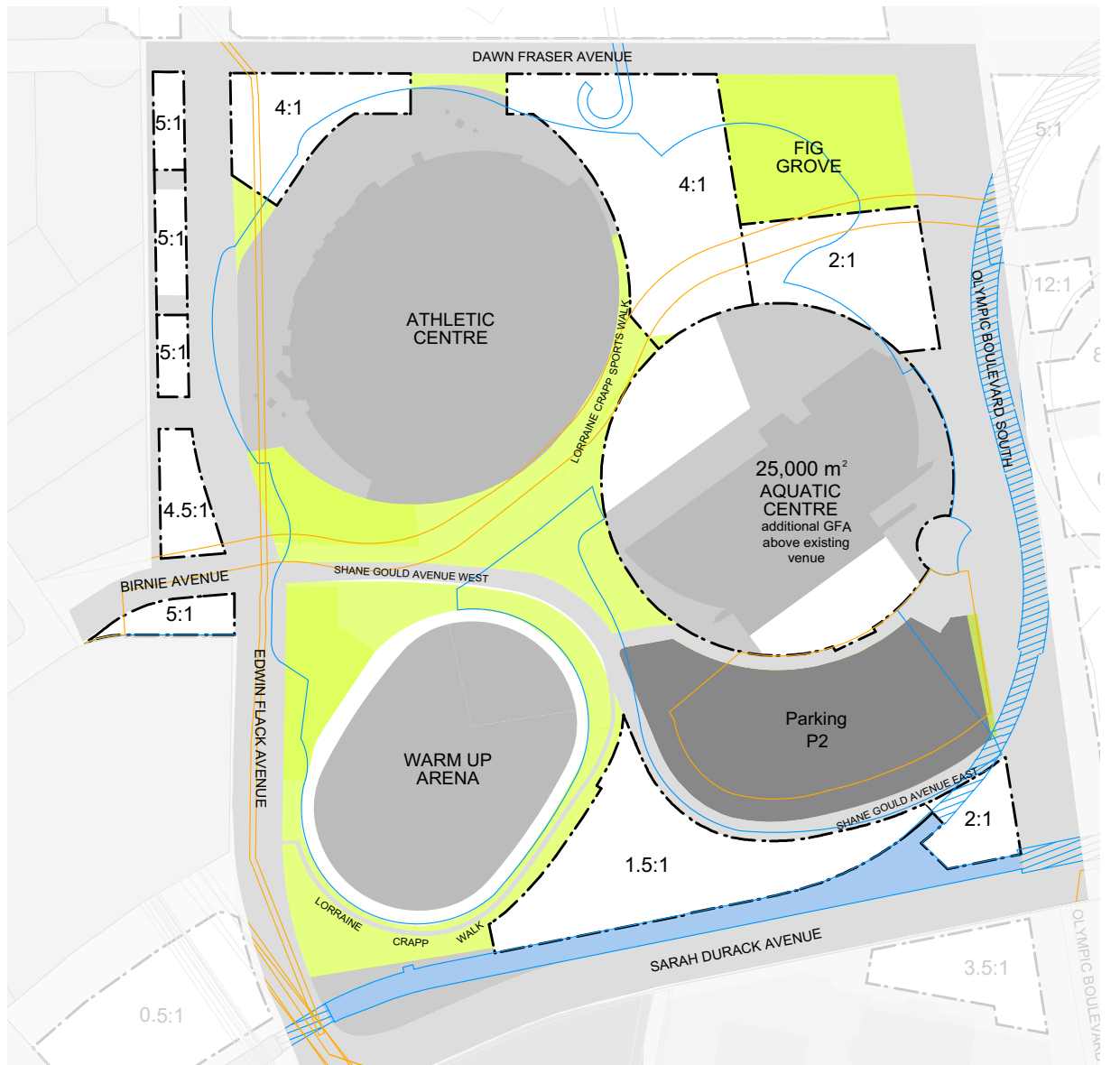
**Key**

- |     |                                  |   |
|-----|----------------------------------|---|
| 150 | Site Number                      | Land Dedicated to Support Major Events        |
|     | New Site Boundary                | Car Parking, Coach Parking and Rail Uses      |
|     | Public Domain                    | Land Dedicated for ICF Funded Streets         |
|     | Existing Event Related Structure | Land Dedicated for Development Funded Streets |



# 5.0 Precinct Controls and Guidelines

Figure 5.15 Central Sports Precinct Site Floor Space Ratios Plan



## Key

	Floor Space Ratio		Bridge/Tunnel Rail Strata
	Floor Space Ratio or Additional GFA above 2009 Levels		Land Dedicated for Railway Use
	Floor Space Ratio Boundary (for Calculation of FSR)		Public Domain
	Existing Lot Boundaries		Car Parking and Coach Parking
	Existing Easements		Land Dedicated for Public Streets



Scale











0 75m 150m

# 5.0 Precinct Controls and Guidelines

Figure 5.16 Central Sports Precinct Land Uses Plan



## Key

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












# 5.0 Precinct Controls and Guidelines

Figure 5.17 Central Sports Precinct Building Heights Plan



## Key

	RL (Australian Height Datum)		6 Storeys
	New Site Boundary		7 Storeys
	Existing Structures		Car Parking, Coach Parking and Rail Uses
	1 Storey Pavilions and Temporary Structures		Land Dedicated for ICF Funded Streets
	5 Storeys		



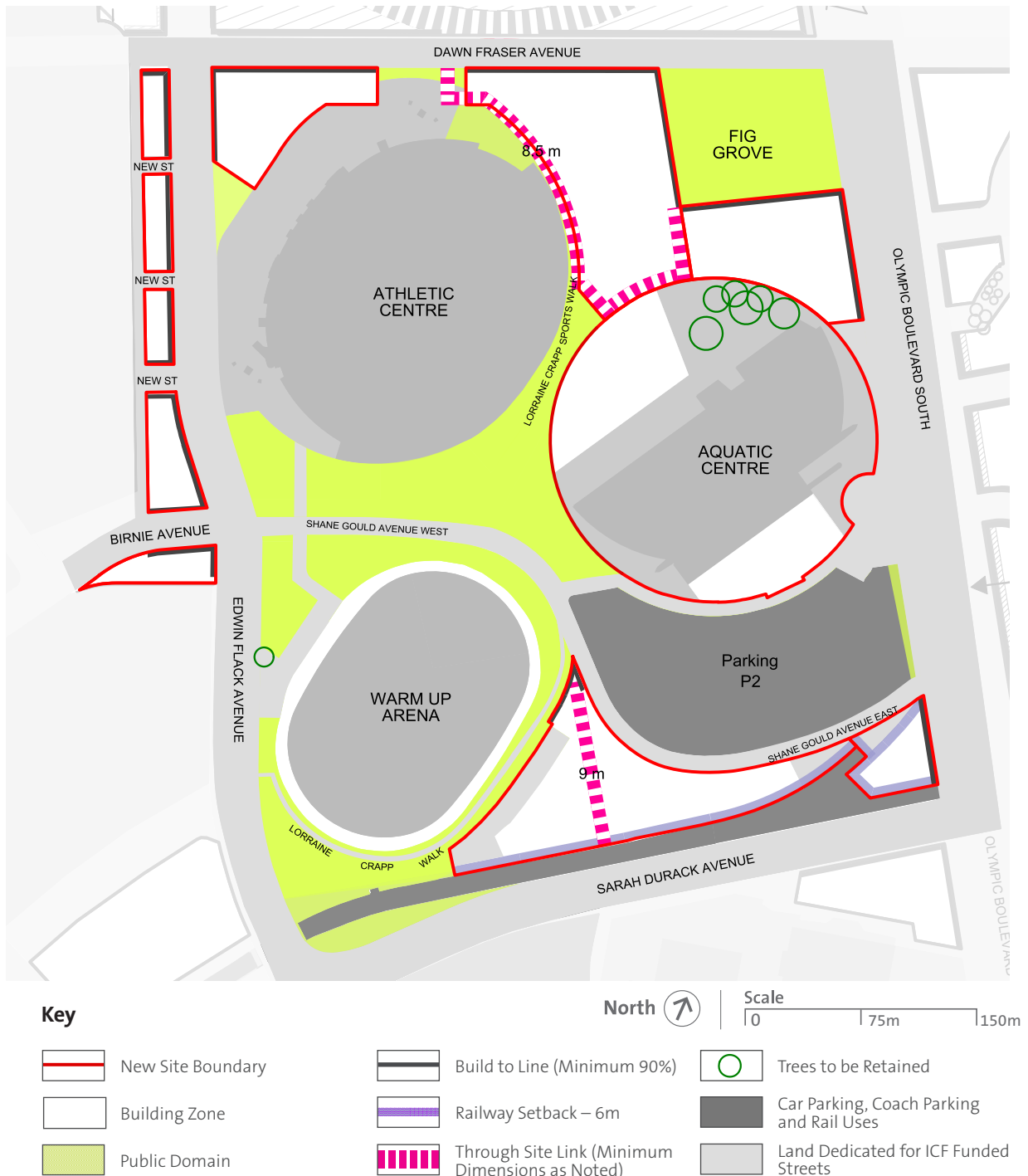
Scale

0 75m 150m



# 5.0 Precinct Controls and Guidelines

Figure 5.18 Central Sports Precinct Building Zones and Setbacks Plan



# 5.0 Precinct Controls and Guidelines

**Figure 5.19** Artist's Impression of ANZ Stadium

