

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*.

Figure 5.52
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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*.

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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*.

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Figure 5.53 Southern Sports Precinct Illustrative Plan



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Figure 5.54 Southern Sports Precinct 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 and Rail Uses



Scale

0 75m 150m

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Figure 5.55 Southern Sports Precinct Site Floor Space Ratios Plan



Key

- | | | | |
|--|---|--|-----------------------------------|
| | Floor Space Ratio | | Land Dedicated for Railway Use |
| | Floor Space Ratio Boundary (for calculation of FSR) | | Public Domain |
| | Existing Lot Boundaries | | Car Parking, Coach Parking |
| | Existing Easements | | Land Dedicated for Public Streets |
| | Bridge/Tunnel Rail Strata | | |











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Figure 5.56 Southern Sports Precinct Land Uses Plan



Key

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

North 

Scale
0 75m 150m

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Figure 5.57 Southern Sports Precinct Building Heights Plan



Key

- | | | |
|-----------------|---|--|
| 30 | RL (Australian Height Datum) | 2 Storeys |
| Red line | New Site Boundary | 5 Storeys |
| Green box | Existing Structures | Car Parking, Coach Parking and Rail Uses |
| Light green box | 1 Storey Pavilions and Temporary Structures | |






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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)



Scale



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Figure 5.59 Artist's Impression of Haslams Precinct Park

