

# 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, industrial buildings, hotels and residential buildings.

At the heart of Central Precinct will be Central Urban Park and Miluni Plaza wrapping around the new Sydney Olympic Park Metro station, comprising a unique regenerative building design with rooftop open space. A community hub will also be provided for people to meet or spend time in the library, and will be well connected with Miluni Plaza. The precinct will continue to transform into a vibrant, high density mixed use Town Centre with open space, retail, community and commercial areas to the north and a residential character along Figtree Drive, and further to the south.

New tree lined pedestrian and shared streets will transform the precinct into a fine grain, lively and walkable area.

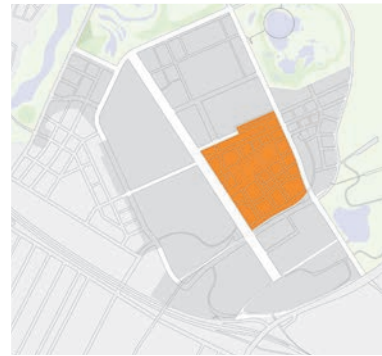
The northern part of the Central Precinct will provide a wide range of complementary civic, retail, commercial, educational, community and entertainment uses. This diverse mix of uses will ensure high levels of amenity for residents, workers and visitors during the day and into the evening. The southern 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.

Mixed use buildings with retail/commercial podiums will continue to provide a noise buffer between Olympic Park venues and the Figtree Drive residential area.

Streets are characterised by 4 to 8 storey built edges with defined corner buildings and setbacks to tower elements above the podium levels. Most of the streets will have retail frontages providing a highly activated area at street level and around the Central Urban Park. An area of slender towers, between 30-45 storeys is planned along Olympic Boulevard, Australia Avenue and to mark the centre of the precinct.

At the centre of the precinct, slender towers will overlook the new Central Urban Park, plaza and Metro rooftop open space.

**Figure 5.3** Central Precinct



# 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 be 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 Accor 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*.

## 5.2.8 Metro Interim Review

The Metro site, at the heart of Central Precinct is subject to specific guidelines and controls included in Appendix E, comprising:

1. Public Domain Framework - to provide guidance for all development in the Metro site to contribute to a high quality and activated public domain.
2. Built Form Controls and General Controls & Guidelines - to ensure all development responds to the specific requirements for the Metro site as well as the general controls in the Master Plan.
3. Street Sections and Typology Plans - to provide site specific street detailing for streets within the Metro site.

Note that planning principles, controls and guidelines included in the Master Plan Sections 3 to 5 continue to apply to the Metro site, however, where there is a discrepancy, the site specific controls in Appendix E will prevail.

# 5.0 Precinct Controls and Guidelines

Figure 5.4 Town Centre Precinct Illustrative Plan



North 




# 5.0 Precinct Controls and Guidelines

Figure 5.5 Central Precinct Site Boundaries Plan



**Key**

- |   |                   |   |   |
|---|-------------------|---|---|
|  | Site Number       |  | Rail Use                                      |
|  | New Site Boundary |  | Land Dedicated for ICF Funded Streets         |
|  | Metro Site        |  | Land Dedicated for Development Funded Streets |
|  | Public Domain     |  | Pedestrian Only Zone                          |
|  | Shared Way        |  | Site 46 - Deferred                            |














# 5.0 Precinct Controls and Guidelines

Figure 5.6 Central Precinct Site Floor Space Ratios Plan



## Key

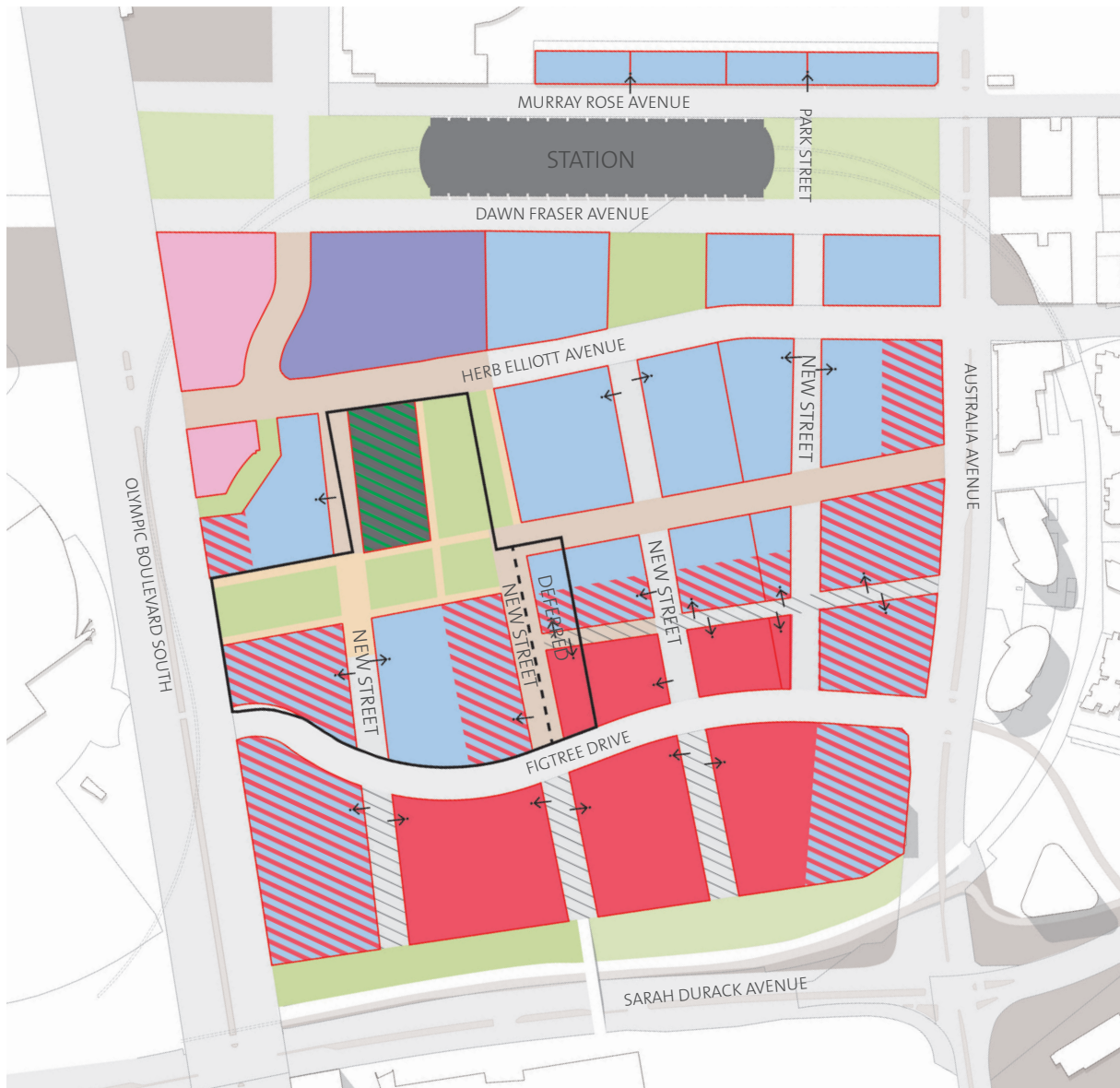
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|---|---|
|  Metro Site  |  Bridge/Tunnel Rail Strata         |
|  2:1 Floor Space Ratio                               |  Land Dedicated for Railway Use    |
|  Floor Space Ratio Boundary (for calculation of FSR) |  Public Domain                     |
|  Existing Easements                                  |  Land Dedicated for Public Streets |
|  Shared Way  |  Pedestrian Only Zone              |
|  Site 46 - Deferred                                  |   |

North 







Scale  
0 50 100m





# 5.0 Precinct Controls and Guidelines

Figure 5.7 Central Precinct Land Uses Plan









## Key

-  New Site Boundary
-  Metro Site
-  Preferred Vehicular Access
-  Public Domain
-  Shared Way
-  Pedestrian Only Zone

-  Residential
-  Commercial
-  Station/Retail/Publicly Accessible Open Space
-  Mixed Commercial, Residential, Hotels and Serviced Apartments (no Residential or Serviced Apartments on ground level ; Split line variation - refer to Section 5.2.4.)

North 

Scale  
0 50 100m

-  Hotels and Serviced Apartments
-  Community
-  Rail Use
-  Land Dedicated for ICF Funded Streets
-  Land Dedicated for Development Funded Streets
-  Site 46 - Deferred













# 5.0 Precinct Controls and Guidelines

Figure 5.8 Central Precinct Building Heights Plan








## Key

-  New Site Boundary
-  Metro Site
-  Public Domain
-  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)

North 

Scale  
0 50 100m

-  Rail Use
-  Land Dedicated for ICF Funded Streets
-  Land Dedicated for Development Funded Streets
-  Block edge variation 4-8 Storeys
-  Site 46 - Deferred



# 5.0 Precinct Controls and Guidelines

Figure 5.9 Central Precinct Building Zones and Setbacks Plan



## Key

- New Site Boundary
- Metro Site
- Public Domain
- Build to Line (Minimum 90%)
- Shared Way
- Pedestrian Only Zone
- Site 46 - Deferred

- Setback – 2.5m
- Setback – 3m
- Setback – 5m
- Setback – 8m
- Primary Setback - 0m
- Secondary Setback – 2.5m
- Protrude 2.5m into Setback for services
- Throughsite link – 20m wide, variable location

North

Scale  
0 50 100m

- Trees to be Retained
  - Land Dedicated for ICF Funded Streets
  - Land Dedicated for Development Funded Streets
  - Landscaped Urban Forecourt Setback, Publicly Accessible
  - Possible Pedestrian Bridge
  - Setback above 8 Storeys – 5m minimum & 10m maximum
  - 5m minimum & 10m maximum Secondary Setback
- Note: All other frontages setback 2m above 6 storeys



# 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

