

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.

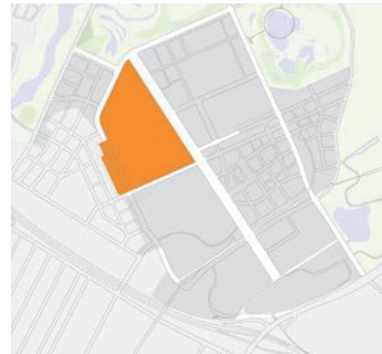
5.4.3 Floor Space Ratios Controls

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.

Figure 5.20 Stadia Precinct



5.0 Precinct Controls and Guidelines

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:

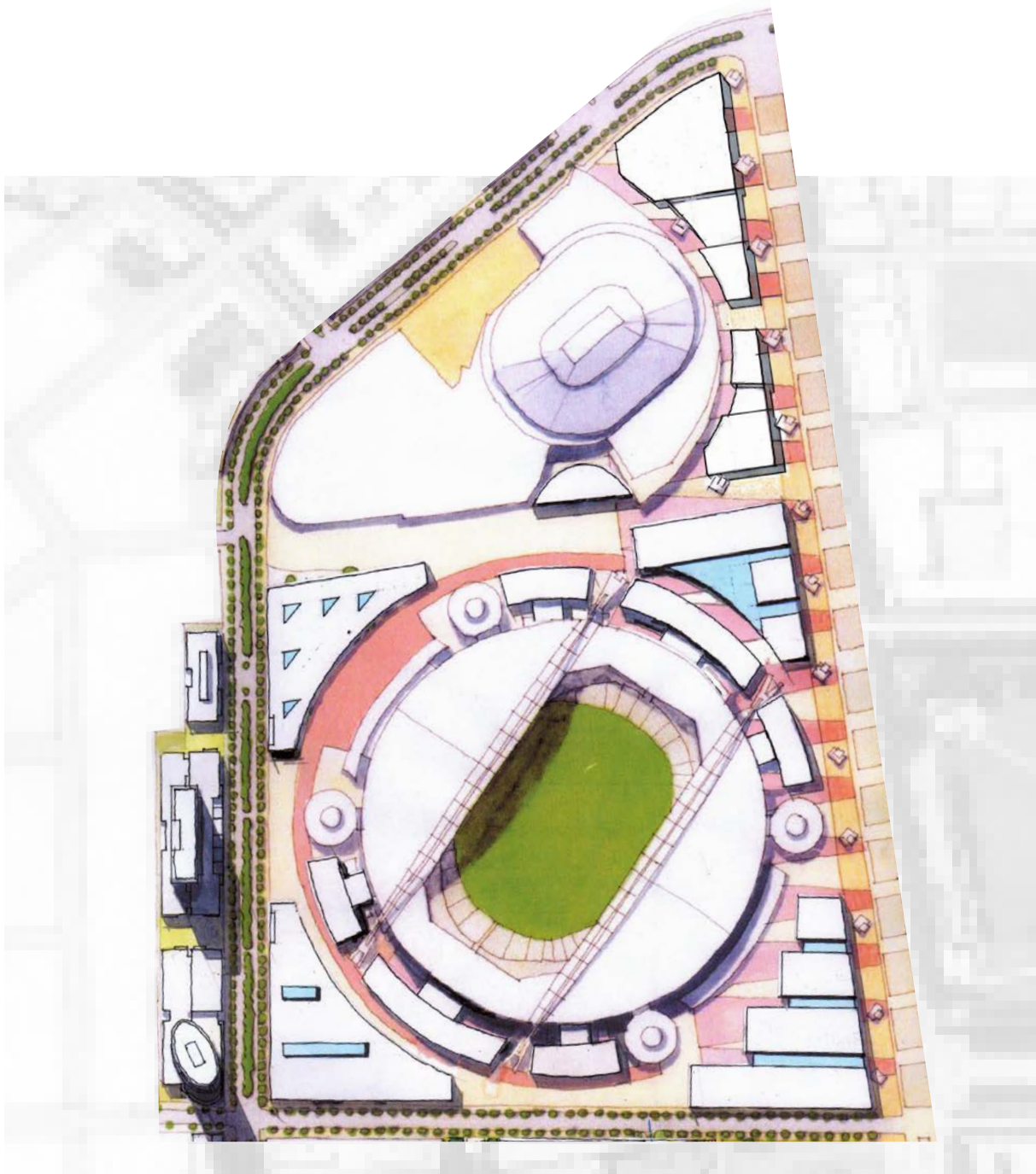
1. Complementary development between the Stadium and the Arena and Olympic Boulevard, Dawn Fraser and Edwin Flack Avenue Arena Buildings to activate these areas and support events in the Stadia Precinct.
2. Maximum building heights are to complement the existing Stadium and Arena buildings, and should 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



North 

Scale

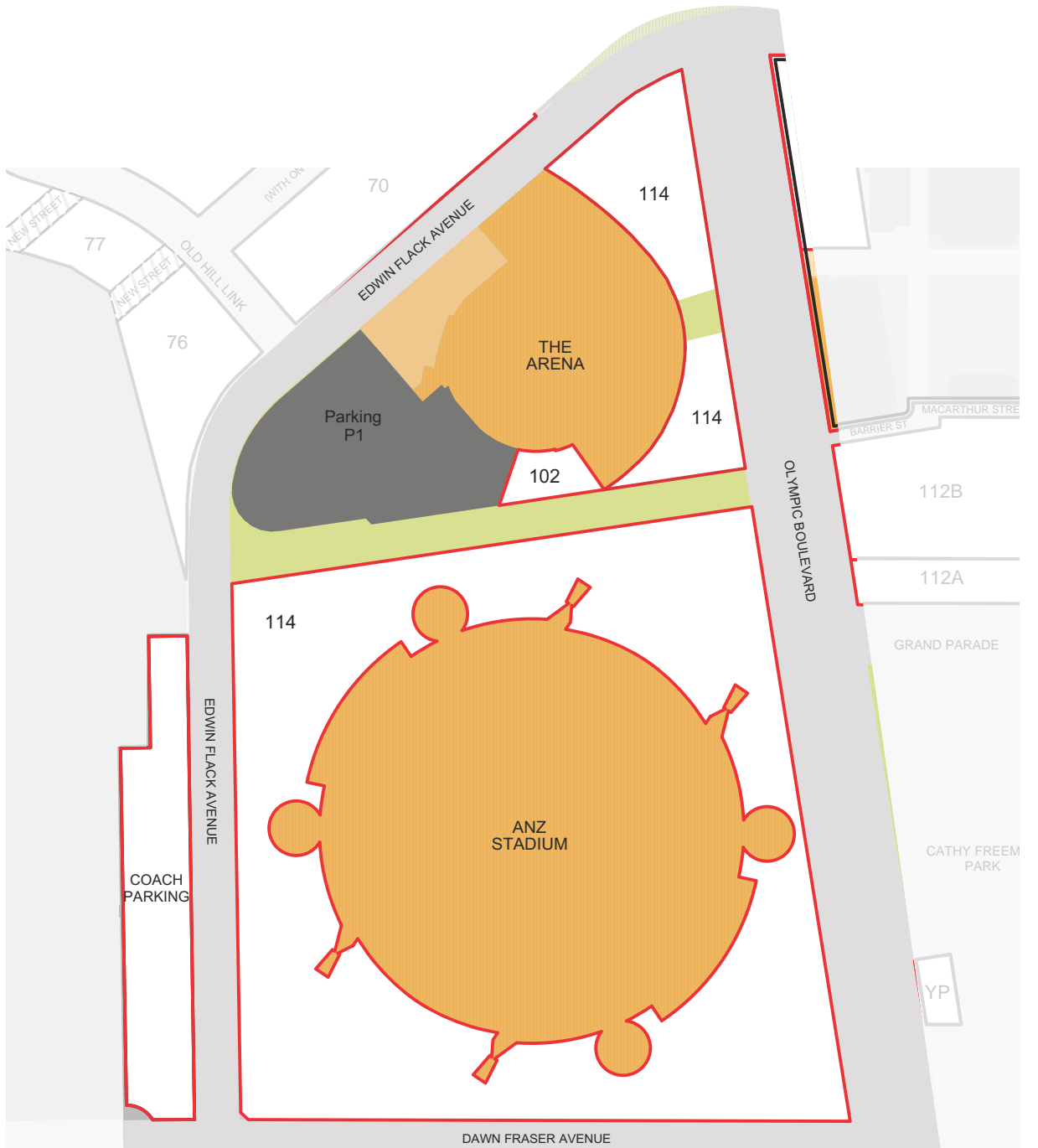
0

75m

150m

5.0 Precinct Controls and Guidelines

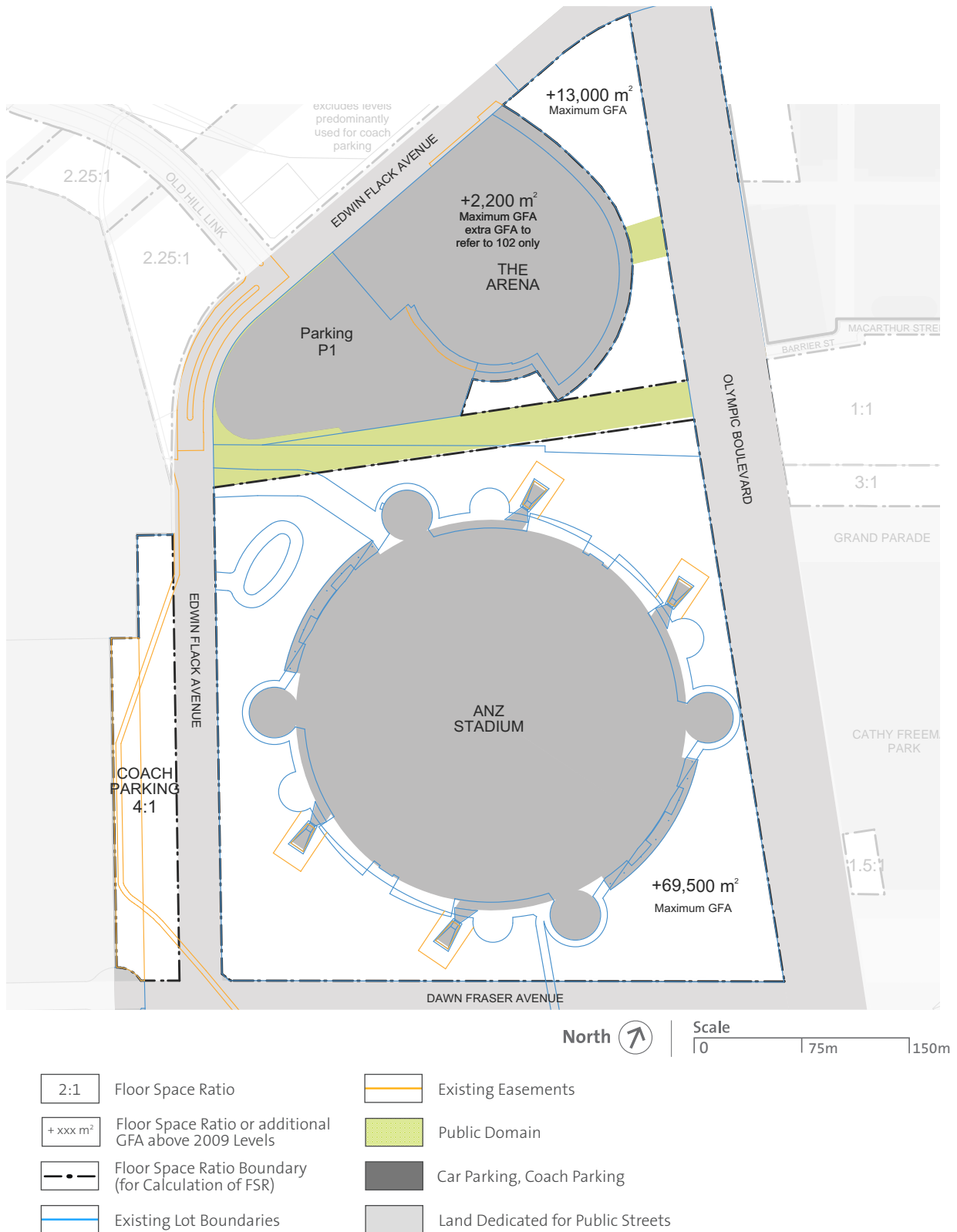
Figure 5.22 Stadia Precinct Site Boundaries Plan



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

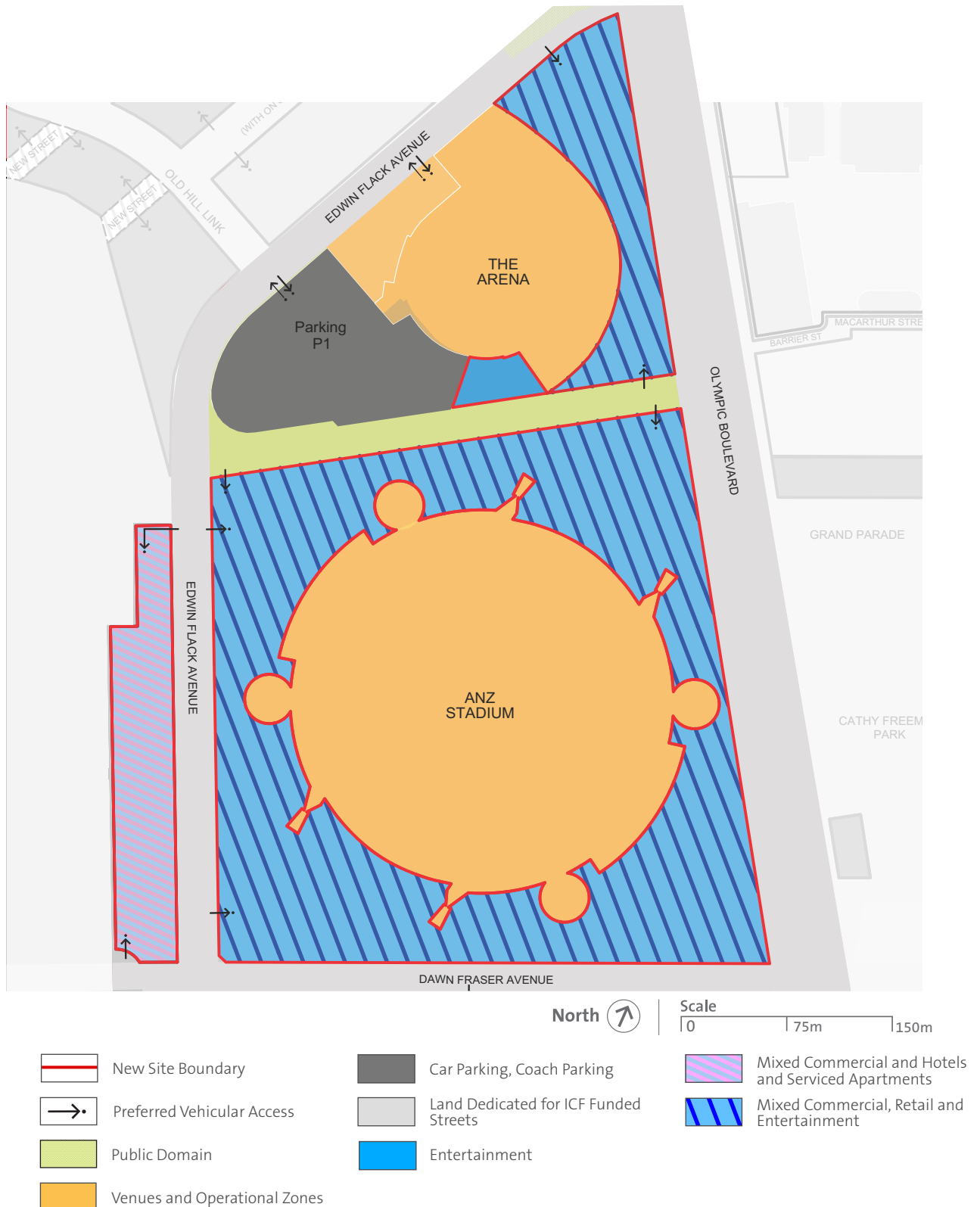
5.0 Precinct Controls and Guidelines

Figure 5.23 Stadia Precinct Site Floor Space Ratios Plan



5.0 Precinct Controls and Guidelines

Figure 5.24 Stadia Precinct Land Uses Plan



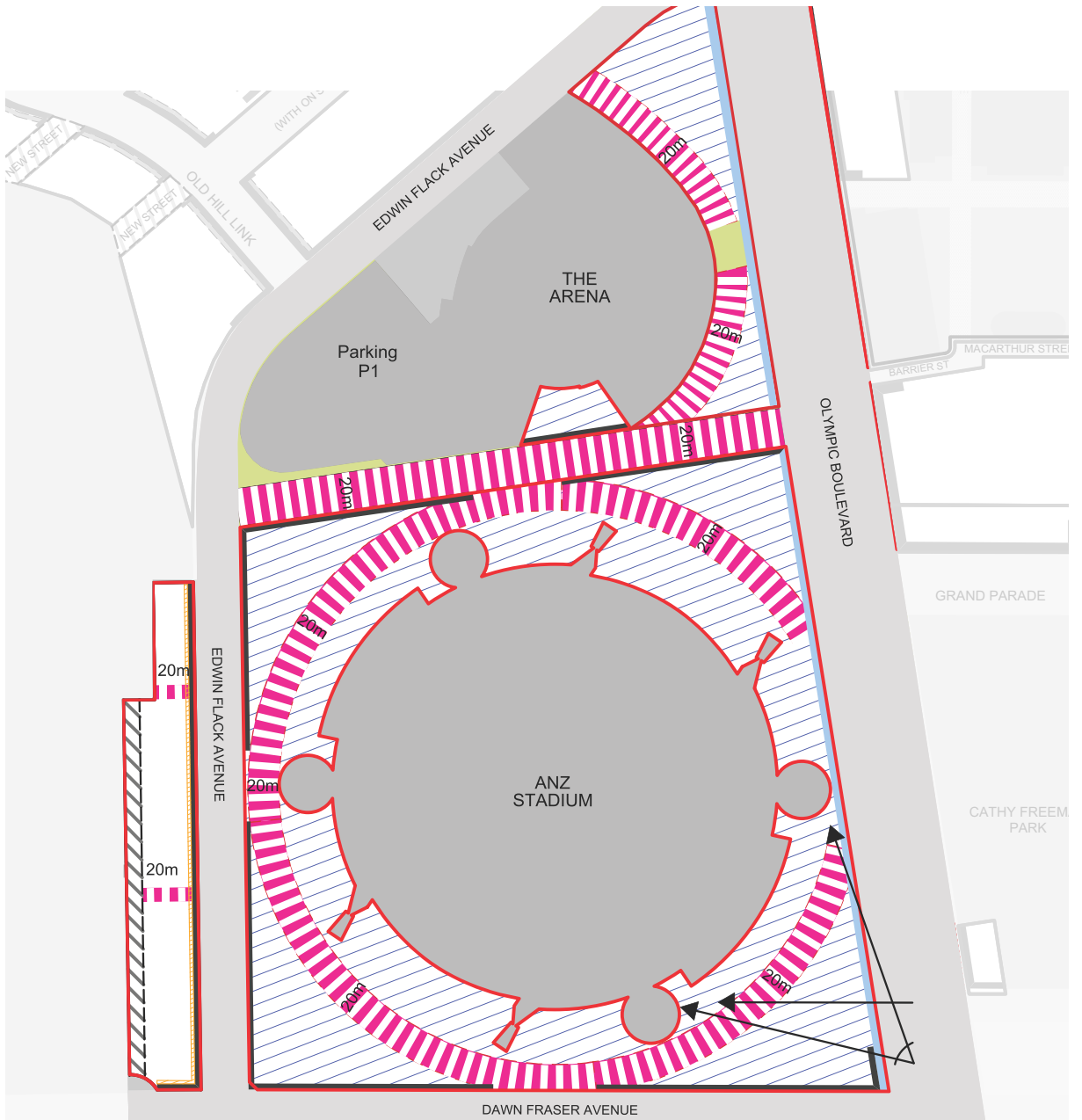
5.0 Precinct Controls and Guidelines

Figure 5.25 Stadia Precinct Building Heights Plan















5.0 Precinct Controls and Guidelines

Figure 5.26 Stadia Precinct Building Zones and Setbacks Plan



North  Scale 0 75m 150m

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

5.0 Precinct Controls and Guidelines

Figure 5.27 Artist's Impression of Grand Parade

