



SYDNEY SHOWGROUND PRECINCT

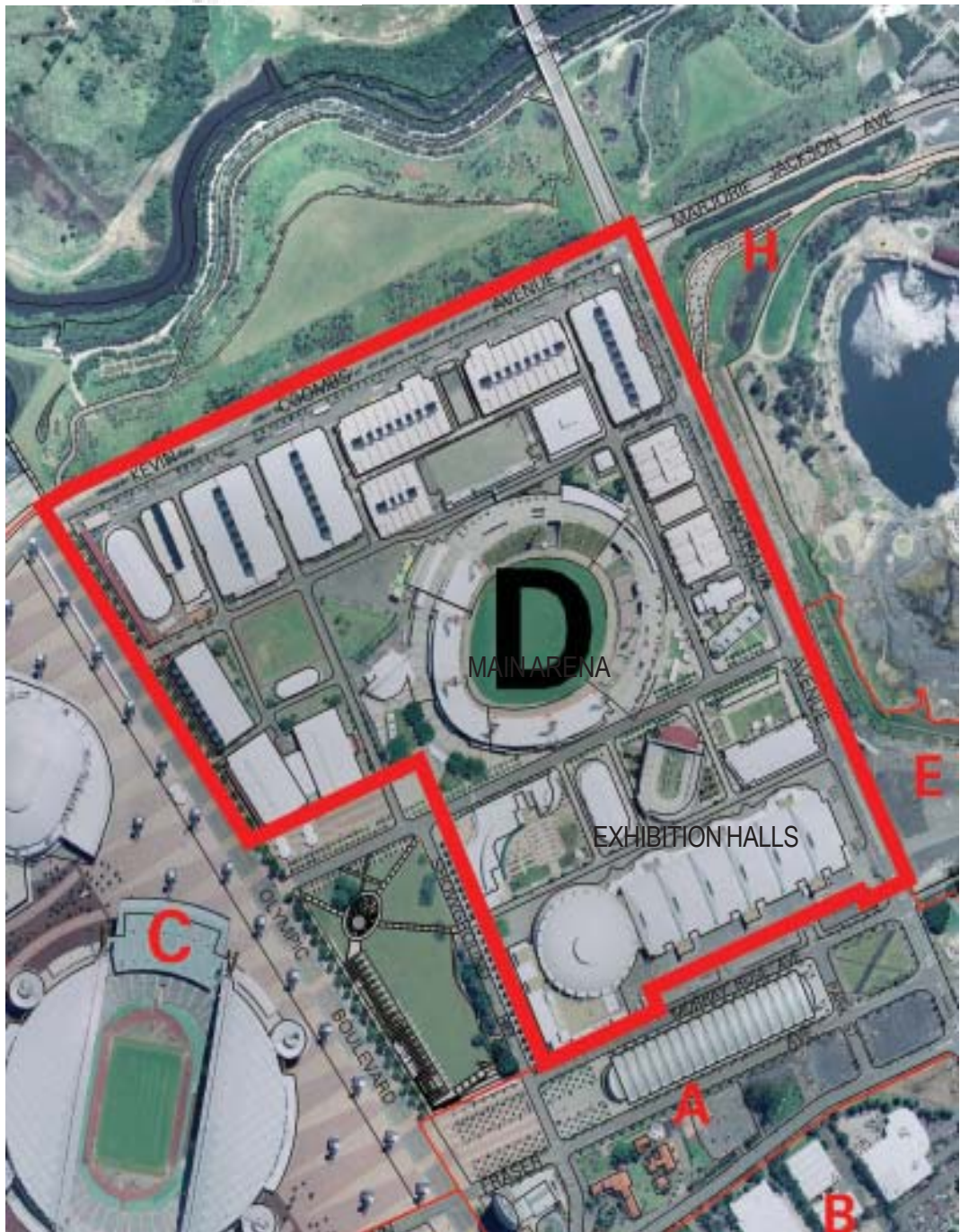


Figure 5.6.1 Sydney Showground Precinct Plan

5.6 SYDNEY SHOWGROUND PRECINCT

The Showground is bound by Kevin Coombs Avenue, Australia Avenue, an area north of Murray Rose Avenue, Showground Road, Grand Parade and Olympic Boulevard. The Showground is adjacent to the Town Centre and has a frontage to Olympic Boulevard. It interfaces with the Parklands to the north and east (see *Figure 5.6.1*).

5.6.1 Constraints

Every year the Royal Easter Show is held within the Showground, spilling over into adjoining areas. Preparation for and staging of the annual Royal Easter Show spans approximately eight weeks thereby constraining uses and activities that would otherwise require 365 day occupation. The precinct is already tightly developed and opportunities for new development are limited. All development must recognise the historic and visual connection between the existing Avenue of Palms in Showground Road and the adjacent spaces and buildings (see *Figure 5.3.15*).

5.6.2 Desired Precinct Character

The Showground will continue to provide the venue for the Royal Easter Show and has the potential to be the most highly visited and active precinct at Sydney Olympic Park.

The Showground is a versatile precinct hosting an often changing mix of major exhibition and conference related activities, sporting and other entertainment events throughout the year.

A highly permeable, pedestrian orientated and active precinct.

Opportunities to make more active, year round use of the Showground facilities and intensification of development, particularly along Showground Road and Grand Parade, is encouraged.



5.6.3 Land Uses

Uses in this precinct will be primarily those associated with the Royal Agricultural Society (RAS), the annual Royal Easter Show and exhibition and entertainment uses. The nature and variety of pavilions and buildings lends the precinct to a range of short term and temporary uses. Ancillary activities supporting these primary uses are encouraged.

5.6.4 Key Precinct Guidelines

Amenity

- Encourage greater pedestrian access through the site.

Height

- Any new perimeter development must be no more than 3 storeys.

Use

- Temporary and short term use particularly in the RAS buildings may include exhibition and convention uses, entertainment, function uses, sport and the like.
- Along Olympic Boulevard, leisure, retail, entertainment, food and beverage facilities that activate Olympic Boulevard are encouraged.

Pedestrian Access

- Pedestrian access to the Showground is to be encouraged outside the period of the Royal Easter Show.

Vehicle Access

- Vehicle access to be as currently configured.

BRICKPIT EDGE PRECINCT

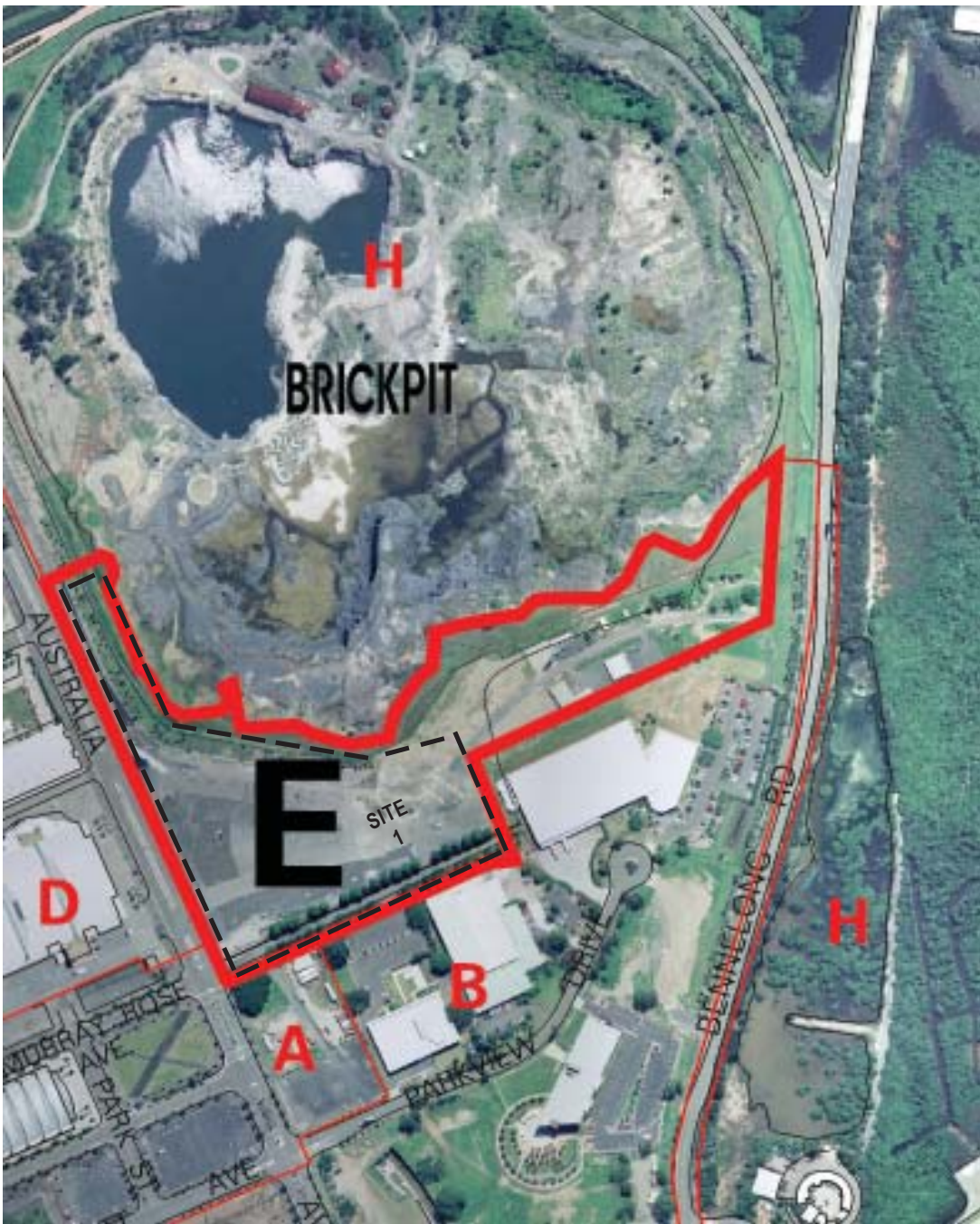


Figure 5.7.1 Brickpit Edge Precinct Plan



5.7 BRICKPIT EDGE PRECINCT

The Brickpit Edge precinct is bound by Australia Avenue, Barnes Road (an extension of Murray Rose Avenue) and the southern edge of the Brickpit. It abuts the Town Centre, Showground and Australia Centre (see *Figure 5.7.1*).

A more detailed precinct plan for the Brickpit Edge will be prepared by the Authority in consultation with National Parks and Wildlife Service (NPWS), the Royal Agricultural Society and other key stakeholders.

5.7.1 Constraints

There are major environmental issues associated with any future use of the Brickpit and the Brickpit Edge. Part of the Brickpit Edge is currently licensed to the Royal Agricultural Society for the Carnival site for the Royal Easter Show. Future development of this site is contingent on permanently relocating the Carnival. This site has also been identified for the potential relocation of car parking from P5 (Hill Road).

Sections of the Brickpit walls are unstable with the south and south-eastern areas being the most vulnerable. Stabilisation of the walls would be required if any development were to occur.

It should also be noted that part of the precinct falls within the Millennium Parklands, as defined by the Sydney Olympic Park Authority Act 2001.

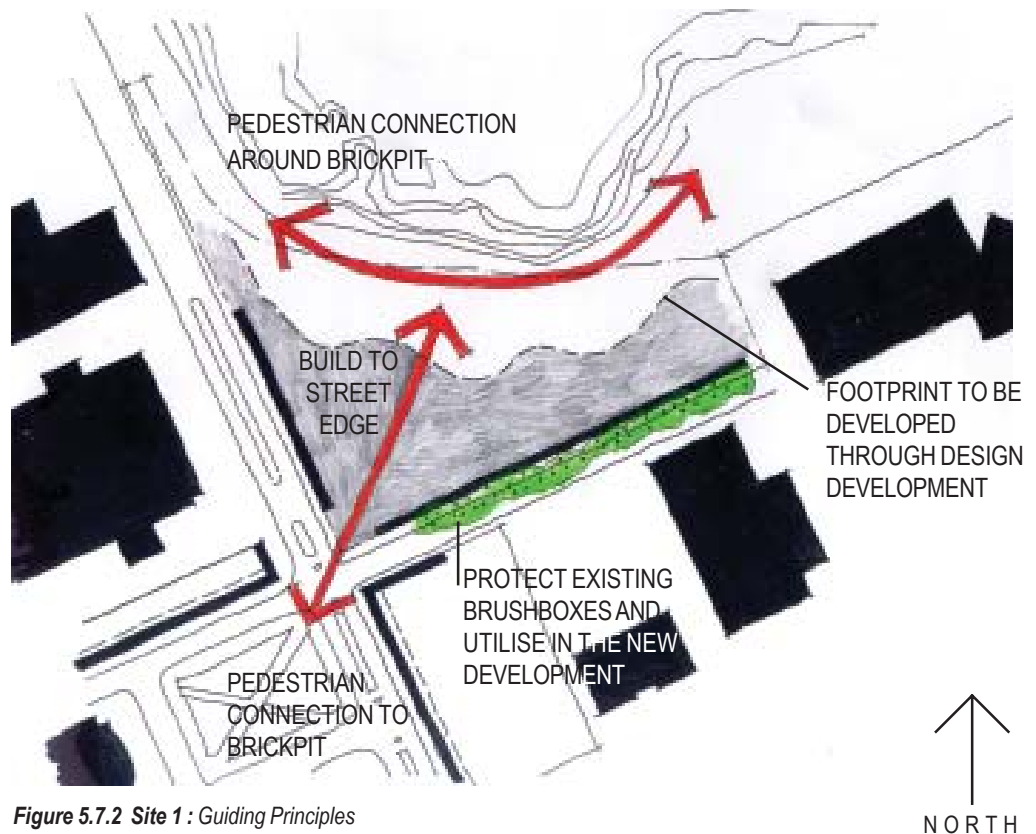


Figure 5.7.2 Site 1 : Guiding Principles

Any future planning or development within this precinct must be cognisant of the constraints imposed by:

- Sydney Olympic Park Authority Act 2001;
- Plan of Management for the Millennium Parklands;
- The Authority's Frog Management Plan (2002);
- NPWS Licences;
- State and Commonwealth Threatened Species legislation; and
- RAS Lease conditions.

5.7.2 Desired Precinct Character

Low scale cultural or mixed use development of exceptional design quality which addresses the significance of the Brickpit and surrounding Parklands and seamlessly and sensitively connects the Parklands with the Town Centre and Urban Core.

Development should take advantage of the views and proximity to the rail station nearby in the Town Centre.

5.7.3 Land Uses

Preferred primary land uses in this precinct include special uses such as a cultural institution and associated uses, entertainment and leisure. There is also potential to accommodate commercial and residential uses and public parking (see Section 3, *Figure 3.2.1*).

Because of its dual significance on the Brickpit edge and as a gateway to Millennium Parklands, Site 1 has the potential to accommodate a major public artwork.



5.7.4 Key Precinct Guidelines

All land within the Brickpit Edge precinct is sensitive due to the prominence of the site on the edge of the Brickpit and on the eastern edge of the Town Centre precinct (see *Figure 5.7.2*).

Height and Built Form

Any development on this site shall address the following criteria:

- Respond sensitively to the significant context of the Brickpit (see *Figure 5.7.2*).
- Provide high levels of public access to and around the rim of the Brickpit as well as pedestrian/cyclist access into the Parklands.
- Provide a high standard of architectural design, materials and detailing.
- Provide views to and across the Brickpit to the north and east.
- Provide active uses along street frontages and adjacent to the Brickpit to enhance the pedestrian connections to the railway station and the Brickpit viewing areas.
- The provision of underground public parking for 1000 to 1500 cars, relocated from existing car parking areas in Sydney Olympic Park could be provided subject to geotechnical, environmental and design issues being satisfied.
- 6 storeys along Australia Avenue stepping down to 2 - 4 storeys further into the site.
- In the longer term there could be some low scale development (up to 4 storeys) further along this frontage opposite the Howie Complex and the Wynne Pavilion within the Showground providing geotechnical and environmental constraints can be met.
- New development to strengthen pedestrian links to the railway station.
- New buildings must have a positive impact on views and vistas in the area including from within the Brickpit.

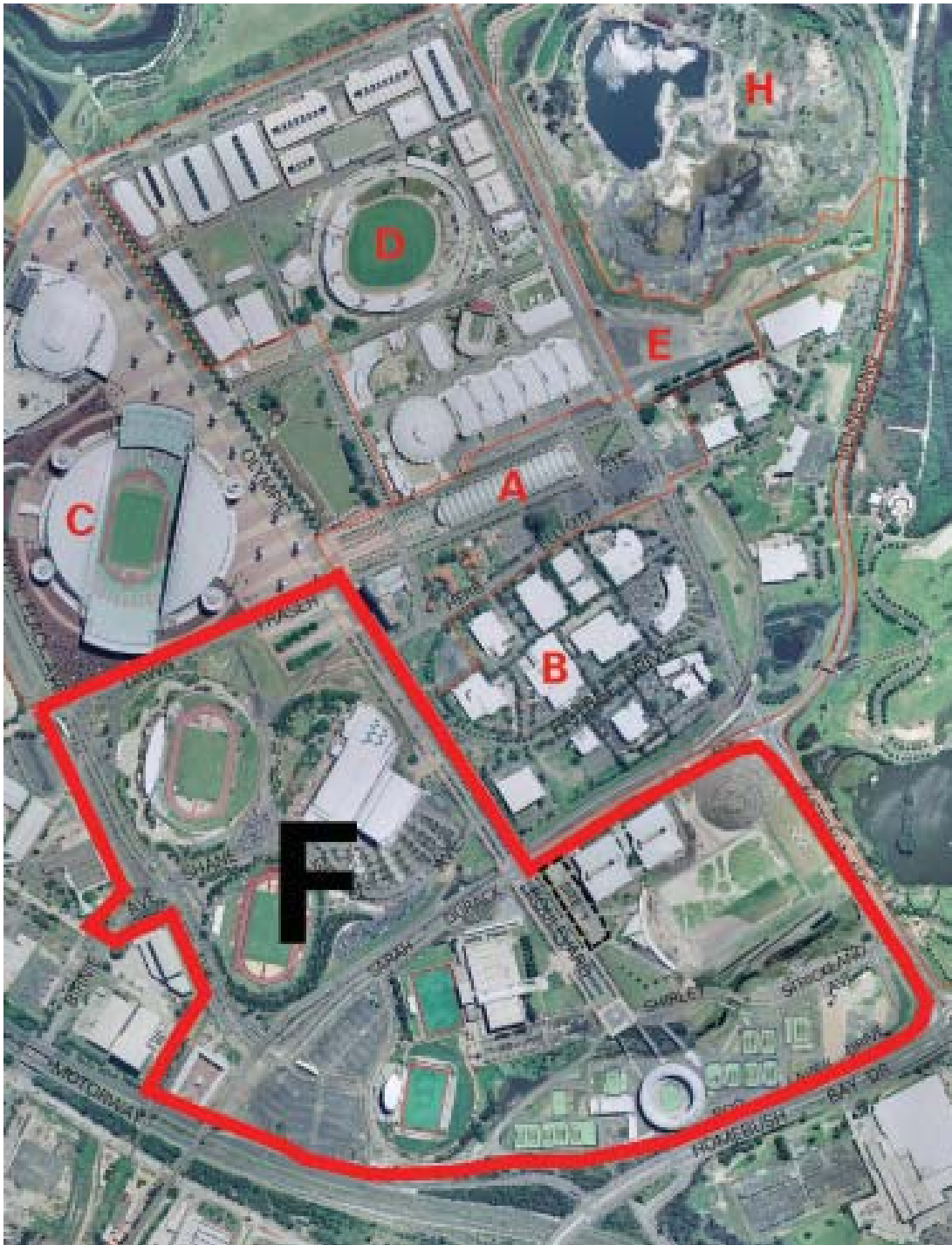
Use

- Site 1 could be developed for cultural, institutional or other special purposes. Other development such as commercial, leisure or residential could also be accommodated provided issues of public access can be satisfactorily addressed (see *Figure 5.7.2*).

Vehicle Access

- Provide vehicular and service access from Barnes Road and/or Bennelong Road.

SOUTHERN EVENTS PRECINCT



5

Figure 5.8.1 Southern Events Precinct Plan



5.8 SOUTHERN EVENTS PRECINCT

This area is bound by Edwin Flack Avenue, Dawn Fraser Avenue, Olympic Boulevard, Sarah Durack Avenue, Australia Avenue, Homebush Bay Drive and the M4 Motorway. The precinct includes the southern section of Olympic Boulevard and encompasses the Sydney Athletic and Sydney Aquatic Centres, State Sports Centre, State Hockey Centre, Sydney International Tennis Centre, Golf Driving Range and car parks (P2, P3, P4, P7) (see *Figure 5.8.1*).

5.8.1 Constraints

Development potential is constrained by areas of contaminated soil and unhealthy building land on the Golf Driving Range site, under the Sydney Aquatic Centre car park and between the P3 car park and Olympic Boulevard.

5.8.2 Desired Precinct Character

This area will remain the centre of sports and sports administration with the opportunity and potential to be the home of sport in NSW. Additional recreational and entertainment facilities, as well as ancillary commercial uses should be included where feasible. This precinct will maintain a strong focus on visitor participation eg tennis, swimming, golf, athletics, gymnastics etc.

Themed recreational uses that positively contribute to daily activation of the precinct are encouraged. New development should be concentrated along the major street frontages, especially Sarah Durack Avenue, Olympic Boulevard and Dawn Fraser Avenue. There is potential for the ultimate redevelopment of the State Sports Centre. The P4 car park adjacent to the M4 is a large site (approx. 36,000 m²) which has potential to physically link Sydney Olympic Park and development areas to the south.

The western end of Dawn Fraser Avenue has redevelopment potential due to its location on the key east-west axis, as an entrance to Sydney Olympic Park, and its proximity to the Carter Street precinct, Stadium Australia and Fig Grove. This precinct could become an area for intensified development and use whilst retaining a campus type quality.

5.8.3 Land Uses

Uses in this area will relate primarily to sports and sports administration, proposed sports education, recreation, entertainment and leisure uses. The Golf Driving Range is to be reactivated with potential ancillary uses such as a proshop, restaurant and possibly golf administration. The Golf Driving Range site may also be used for other occasional uses such as entertainment and leisure.

The precinct presents significant potential for redevelopment and expansion for sporting (including administration, research and education), entertainment and leisure uses.

5.8.4 Key Precinct Guidelines

Height

- Development within this area will generally be restricted to 2 - 4 storeys.
- P4 site could be 6 storeys to incorporate current car parking facilities.
- Buildings of 3 - 4 storeys could be developed to define the eastern and western edges of Olympic Boulevard and its southern junctions with Sarah Durack Avenue.

Other

- Development on the west side of Olympic Boulevard should maintain clear visual access to the Sydney Aquatic Centre.

Southern Edge of Dawn Fraser (west of Olympic Boulevard)

New development on this site shall address the following criteria:

- The massing of the built form to respond to the surrounding site context.
- Contribute positively to the surrounding public domain by means of high quality design.
- Provide uses along the street frontage to enhance the pedestrian connections to the railway station and the Carter Street precinct.
- Provide awnings or other appropriate weather protection adjacent to the footpath.
- Entertainment or recreational uses which significantly increase daily visitor numbers to Sydney Olympic Park are encouraged.
- Be set back from Fig Grove and built to the street edge along Dawn Fraser Avenue (see *Figure 5.5.2*).



WASTE SERVICE NSW PRECINCT



Figure 5.9.1 Waste Service NSW Precinct Plan

5.9 WASTE SERVICE NSW PRECINCT

This precinct comprises two distinct sites, the major one being the Waste Service NSW site. Also within this precinct is land at 302 Hill Road (see *Figure 5.9.1*).

The Waste Service NSW site is bound by Hill Road, Pondage Link, Old Hill Link and Edwin Flack Avenue. It is bordered on two sides by parklands and on a third by the SuperDome and P1 car park. It is considered that the current use is incompatible with the long term objectives and character of Sydney Olympic Park and Newington Village.

302 Hill Road is located on Hill Road at the intersection of John Ian Wing Parade. The site forms part of the Carter Street Precinct.

5.9.1 Constraints

Should it be possible in the long term that future Waste Management strategies enable the closure or relocation of the Waste Service NSW facilities this site would become available for redevelopment subject to any remediation requirements being addressed. The proximity of the site to the Northern Events precinct means that environmental issues such as noise and event based traffic could be a long term constraint to future uses in the area.

5.9.2 Desired Precinct Character

Any future development must address the Parklands and provide a desirable visual response to complement the Parklands and the Newington residential area, the Northern Events precinct, and the Carter Street Precinct as appropriate.

5.9.3 Land Uses

Commercial uses that are complementary to or an extension of the adjoining Carter Street precinct are considered appropriate. Residential development that complements Newington Village could also be considered subject to environmental and amenity issues being addressed.

5.9.4 Key Precinct Guidelines

The Waste Service NSW precinct could be redeveloped to a low scale of 2 - 4 storeys. Detailed analysis and Precinct Guidelines will be prepared if and when the site becomes available for redevelopment.

For the purposes of this Master Plan, Auburn Council's local planning instruments apply to the 302 Hill Road Site. The Minister for Planning is the consent authority for 302 Hill Road and the Waste Service NSW site.



PARKLANDS & FERRY WHARF PRECINCT



Fig 5.10.1 Parklands and Ferry Wharf Precinct Plan

5.10 MILLENNIUM PARKLANDS AND FERRY WHARF PRECINCT

The Millennium Parklands cover a major area of Sydney Olympic Park and include major environmental and heritage conservation areas. For convenience, the Ferry Wharf is considered under the Parklands (see *Figure 5.10.1*).

5.10.1 Constraints

Large areas within the Parklands have been remediated to allow for recreational uses. Important environmental conservation and heritage areas must be protected. The Newington Nature Reserve is afforded special protection under the National Parks and Wildlife Act 1974.

Any future planning or development within this precinct must be cognisant of the constraints imposed by:

- Sydney Olympic Park Authority Act 200;
- Plan of Management for the Millennium Parklands;
- The Authority's Frog Management Plan (2002);
- NPWS Licences; and
- State and Commonwealth Threatened Species Legislation.

5.10.2 Desired Character

The Parklands are the major conservation and passive recreational resource of Sydney Olympic Park. As such they will play an important role in defining the edge of the urban areas and providing a major educational and recreational resource for the future residents, workers and visitors to the Sydney Olympic Park area. A key objective for the Parklands is to establish an overall identity by enhancing cohesion and internal linkages, and improving their comprehension as an overall system.



5.10.3 Land Uses

The Parklands will be used primarily for recreation, information, educational and cultural purposes. Some areas will be used for the protection of flora and fauna. As such, limited development may take place to provide for these and ancillary functions. The *Concept Plan for the Millennium Parklands* (1997), the *Bicentennial Park Master Plan* (1999) and *Parklands 2020* (in preparation) are the primary planning documents. Together they will form the basis for the comprehensive Plan of Management to be prepared by the Authority for the ongoing management of the Parklands. Separate plans of management will be prepared by the National Parks and Wildlife Service for the woodlands and wetlands within the Newington Nature Reserve. An interpretative program will be developed for the entire Parkland complex which will deal with environmental and heritage issues.

All uses are required to be consistent with the Plan of Management for Millennium Parklands.

5.10.4 Key Precinct Guidelines

Height

- Small scale development will be permitted in some areas to provide educational facilities, cafes, restaurants, information services and ancillary development. Such development will be limited to 1-2 storeys and will be subject to detailed environmental and visual assessment.

Use

- Uses include recreation, education, environmental, community, cultural, information, research, entertainment and sporting uses in appropriate areas. Ancillary uses such as café, bicycle hire amenities, visitor information and the like are also appropriate.
- The P5 car park will continue to provide overflow car parking for the Urban Core and Parkland could be used for related recreational uses.
- Use of the Brickpit could also relate to the cultural use or other development established on the southern rim.
- Short stay residential uses such as to support educational or artist in residence programs within the Parklands are supported.

Other

- The Parklands will continue to be a major environmental resource and showcase for the environmental measures adopted by Sydney Olympic Park.
- The Brickpit should be enhanced environmentally and aesthetically, and be used for educational and environmental purposes together with low impact recreational activities.
- Enhance cohesion of the Parklands and its internal and external linkages.

5.10.5 Ferry Wharf

The ferry wharf site is located within the Bay West area at the end of Bennelong Road, in an area of low grade industrial use. Development potential for the site must accommodate ferry operations and ferry / bus interchange needs. A small commuter car park should be provided. Additional uses could comprise convenience retail, commercial or residential to complement future redevelopment of adjoining areas. Foreshore pedestrian access should be provided. Future planning for this area should form part of a broader precinct plan for the Bay West area.