

# 5.0 Precinct Controls and Guidelines

## 5.5 Sydney Showground Precinct

### 5.5.1 Description

The precinct is located adjacent to the Stadia Precinct and the Central Precinct and is defined by Olympic Boulevard and Murray Rose Avenue, Australia Avenue and Kevin Coombs Avenue. It is home to the Sydney Royal Easter Show and is a discreet entity that is characterised by exhibition pavilions surrounding the main show ring/sports stadium. The site allows for further expansion of its exhibition, conference and convention facilities as well as agricultural, education and entertainment adjacent to Cathy Freeman Park. The Sydney Showground Precinct is transformed during the lead up to the Sydney Royal Easter Show when parts of Olympic Boulevard and Australia Avenue north of the Town Centre are closed to accommodate the event.

The adjacent Cathy Freeman Park is the major urban park in the township and will incorporate a new pub along the Olympic Boulevard and Yulang frontages.

The Sydney Showground Precinct is to be subject to a future Master Plan study which, once completed, will supersede the following controls.

### 5.5.2 Site Configuration Controls

1. Define the sites, streets and parks as shown in *Figure 5.30 Sydney Showground Precinct Sites Boundaries Plan*.

### 5.5.3 Floor Space Ratio Controls

1. Floor space ratios are not to exceed those shown in *Figure 5.31 Sydney Showground Precinct Site Floor Space Ratios Plan*.

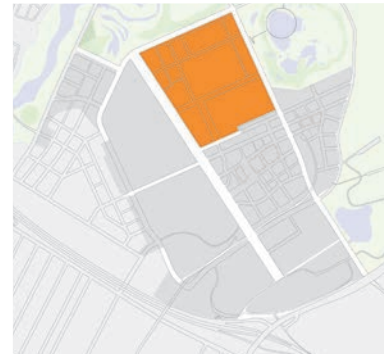
### 5.5.4 Land Use Controls

1. Land uses, including vehicle access points, are to comply with *Figure 5.32 Sydney Showground Land Uses Plan*.
2. Provide active frontages, awnings and colonnades in accordance with *Figure 4.1 Active Frontages Plan* and *Figure 4.2 Awnings and Colonnades Plan*.

### 5.5.5 Building Height Controls

1. Ensure building heights comply with *Figure 5.33 Sydney Showground Precinct Building Heights Plan*.

**Figure 5.28**  
Sydney Showground Precinct



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2. Heights shall comply with storey heights and may not exceed the maximum RL where noted on the Building Heights Plan.

## 5.5.6 Building Zone and Setback Controls

1. Site development, including permissible building zones and open space, shall be in accordance with *Figure 5.34 Sydney Showground Precinct Building Zones and Setbacks Plan*.
2. Buildings, including balconies, are permitted only within the building zone area as shown in *Figure 5.34 Sydney Showground Precinct Building Zones and Setbacks Plan*.

## 5.5.7 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*.

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## Sydney Showground Vision

The Royal Agricultural Society's (RAS) vision aims to sustain and expand its 'not-for-profit' charter, whilst fulfilling its responsibilities as a custodian of NSW Government owned lands. It includes the following key elements:

- An Entertainment Facility that incorporates a multi-function plenary space for 3,000 and associated facilities to complement the existing exhibition facilities that are adaptable for both large scale and smaller events and incorporate theatre space, under cover connections to exhibition halls, a hotel and the ability to cater for Sydney Royal Easter Show events.
- The Sydney Royal Centre which will form the centralised home for the RAS' educational programs and Sydney Royal Competitions, providing ground floor retail and the ability to cater for Sydney Royal Easter Show events.
- An Urban Farm for promoting NSW agricultural produce, farming excellence and innovative technologies. Permanent farm yard facilities for educational, hospitality and tourism programs and the Sydney Royal Easter Show and providing opportunities for community engagement.
- The Market Canopy, a flexible open space to accommodate a range of no-cost and low-cost community events (food markets, open air cinema, picnics, sporting competitions/lunch time sport) and cater for the relocated carnival during the Sydney Royal Easter Show.
- Ark and Arena spaces for multi stacking of animals during the Sydney Royal Easter Show and uses outside Show mode such as car parking.
- Sydney Showground Stadium (Spotless Stadium) completion to provide two new low level grandstands and retractable seating.
- Refurbishment of a number of buildings on the site to extend the useable life of those assets whilst minimising expenditure.

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Figure 5.29 Sydney Showground Precinct Illustrative Plan

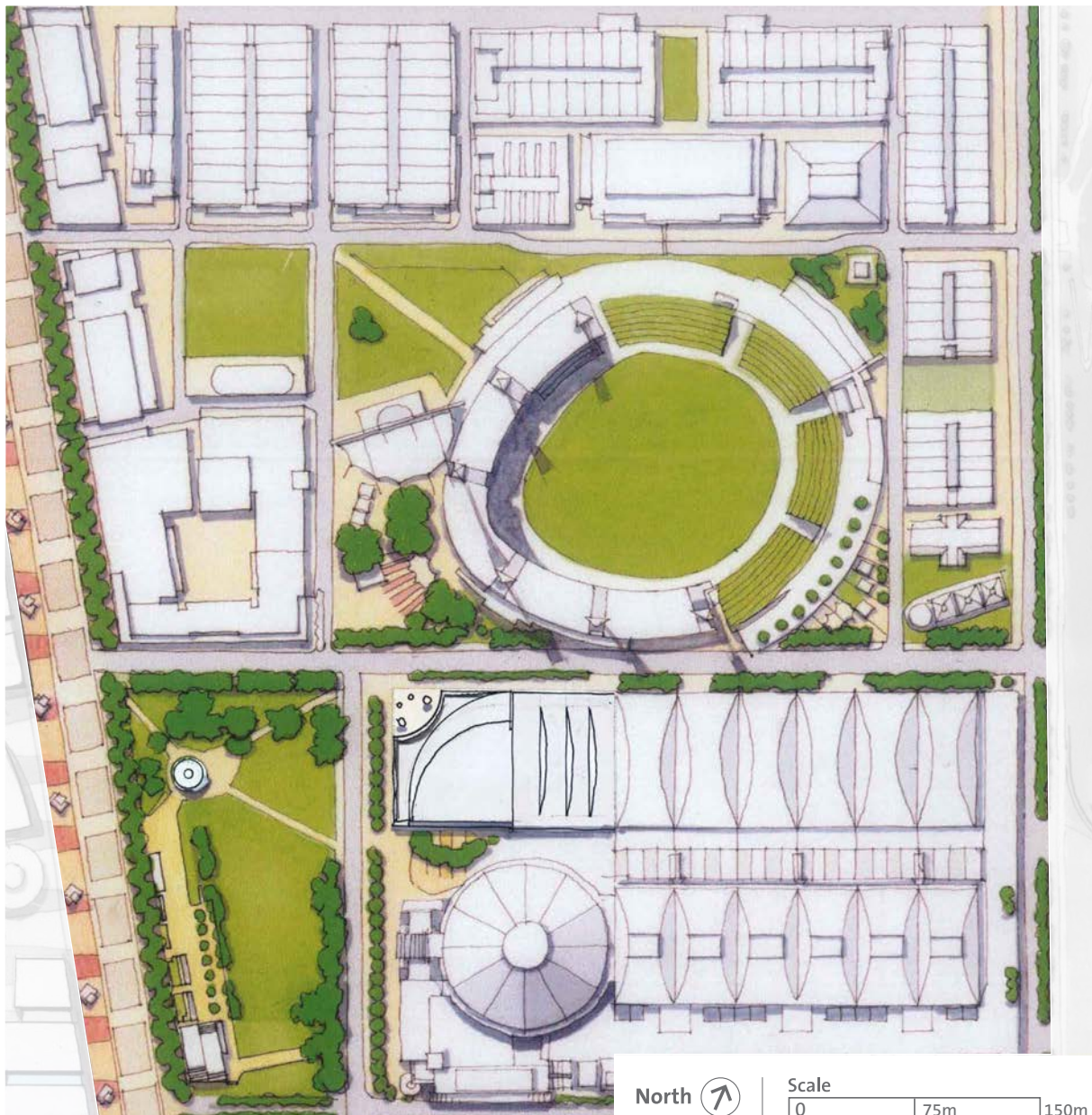
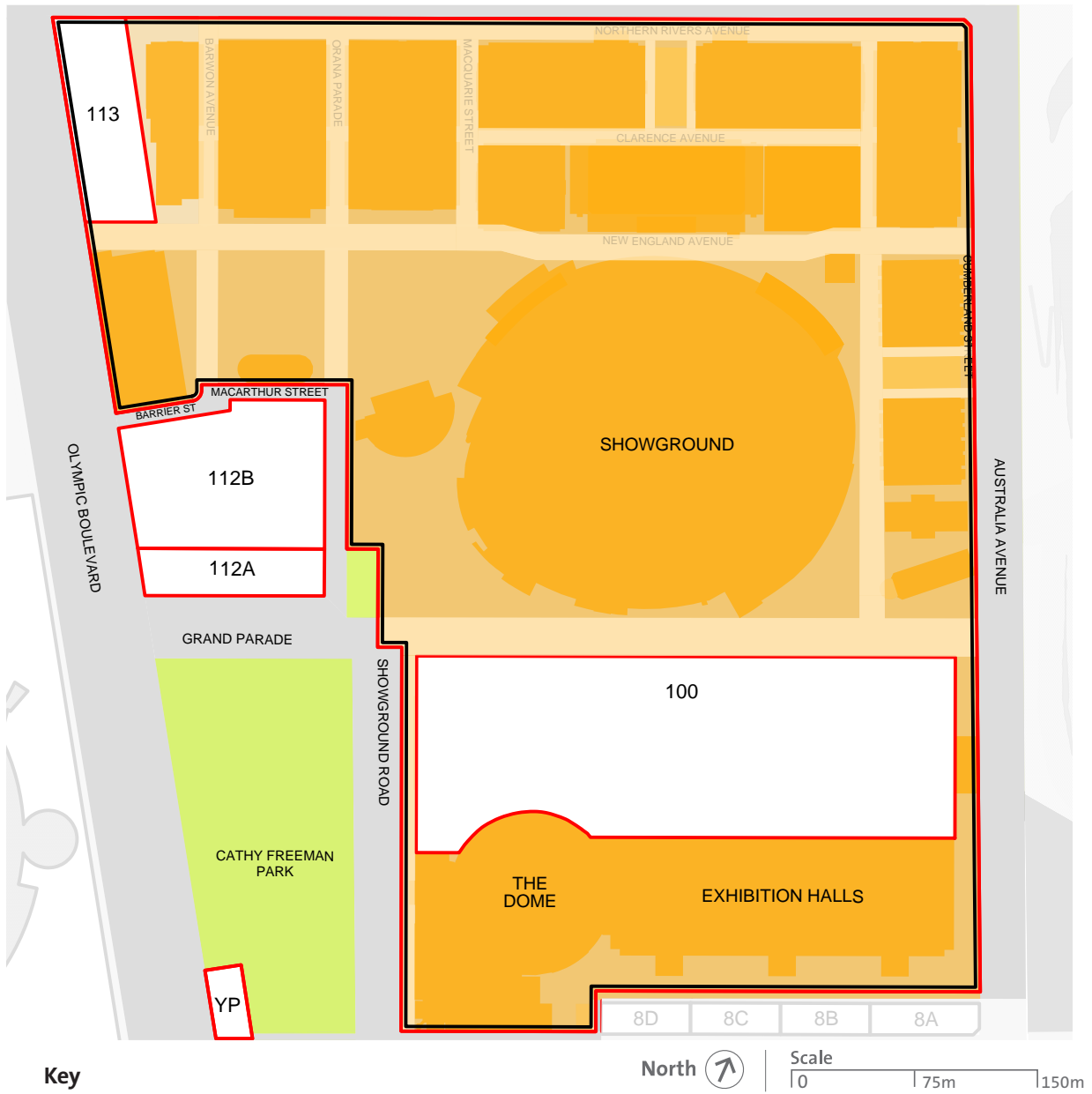










Figure 5.30 Sydney Showground Precinct Site Boundaries Plan

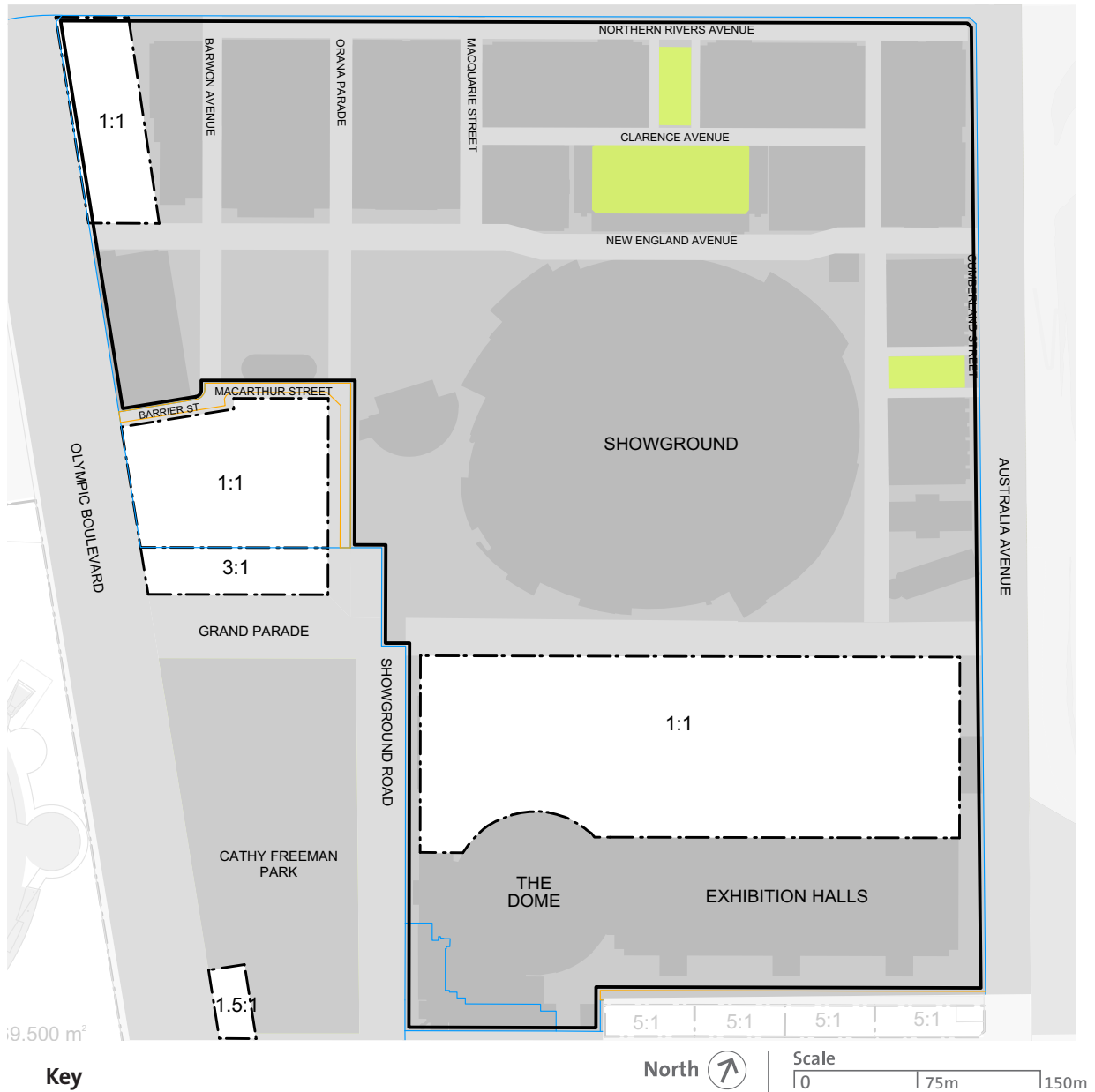


**Key**

- |   |                                   |   |   |
|---|-----------------------------------|---|---|
|  150 | Site Number                       |  | Land Dedicated to Support Major Events              |
|      | New Site Boundary                 |  | Sydney Showground Streets, Setbacks and Open Spaces |
|      | Public Domain                     |  | Land Dedicated for ICF Funded Streets               |
|      | Existing Event Related Structures |  | Subject to future Master Plan                       |

# 5.0 Precinct Controls and Guidelines

Figure 5.31 Sydney Showground Precinct Site Floor Space Ratios Plan

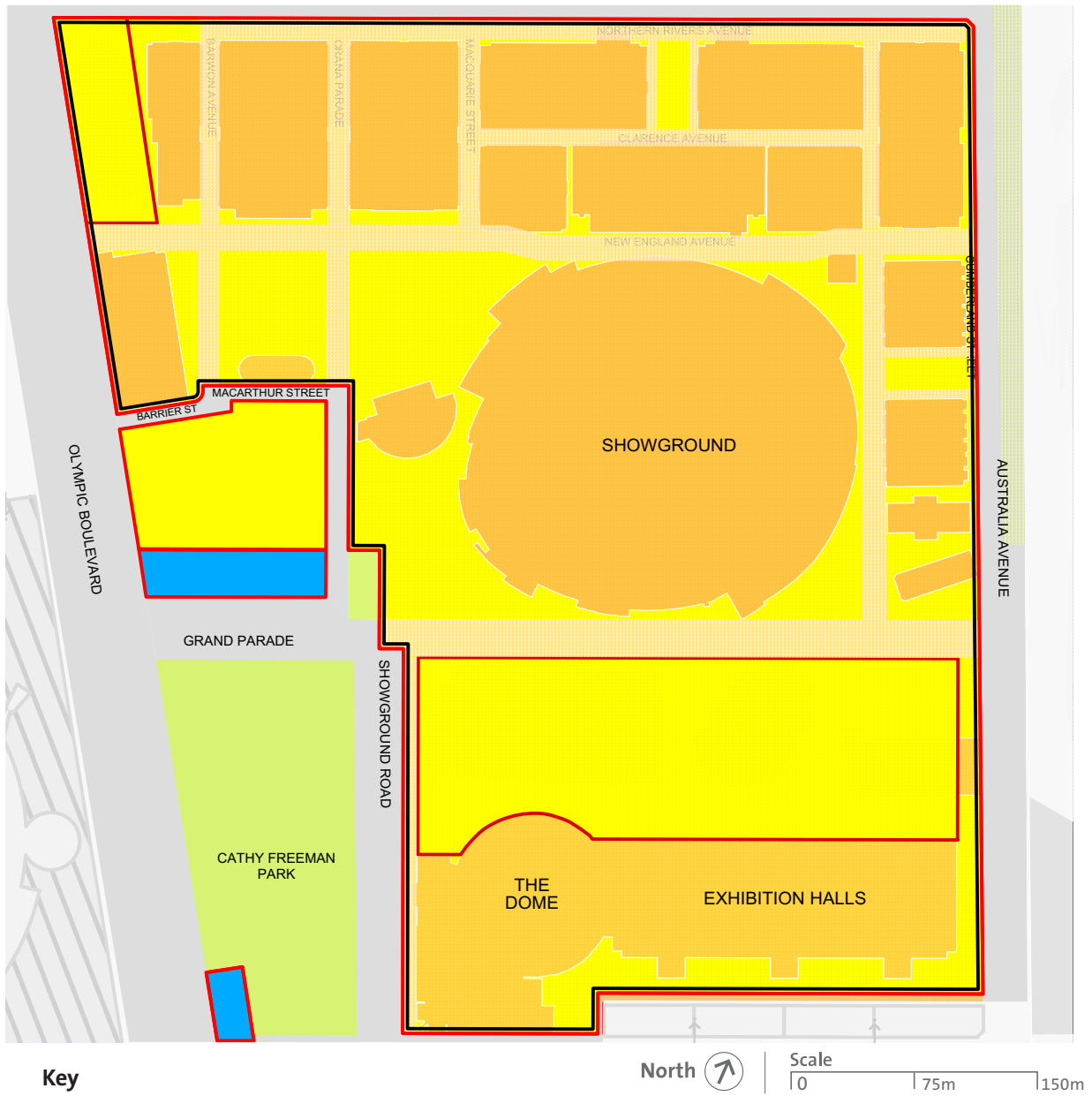


## Key









- |  |   |  |                                   |
|--|---|--|-----------------------------------|
|  | 2:1 Floor Space Ratio                               |  | Public Domain                     |
|  | Floor Space Ratio Boundary (for Calculation of FSR) |  | Land Dedicated for Public Streets |
|  | Existing Lot Boundaries                             |  | Subject to Future Master Plan     |
|  | Existing Easements                                  |  |                                   |

# 5.0 Precinct Controls and Guidelines

Figure 5.32 Sydney Showground Precinct Land Uses Plan

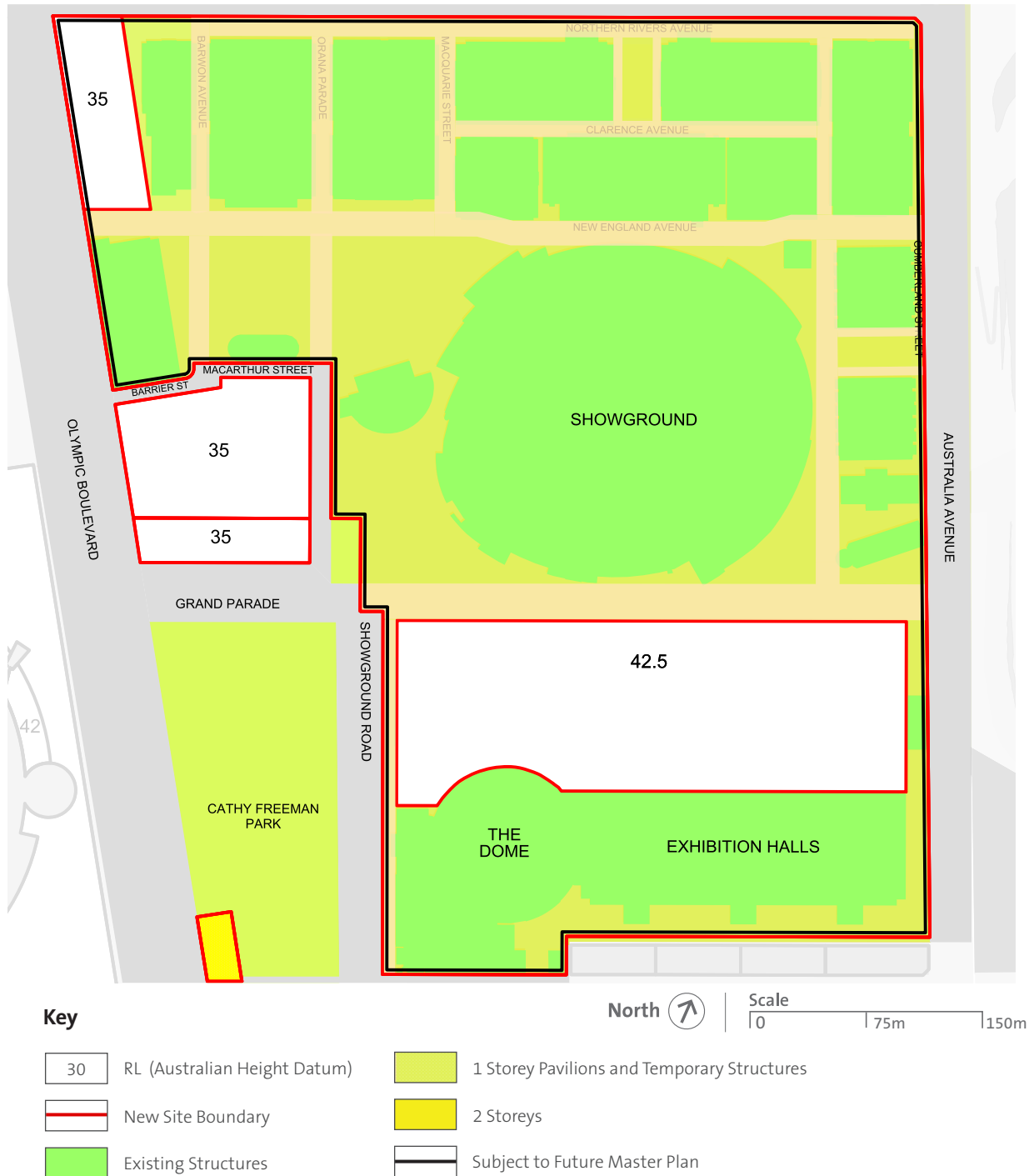


**Key**

- |   |   |   |                                       |
|---|---|---|---------------------------------------|
|  | New Site Boundary                                   |  | Venue Expansion Zones                 |
|  | Public Domain                                       |  | Entertainment                         |
|  | Venues and Operational Zones                        |  | Land Dedicated for ICF Funded Streets |
|  | Sydney Showground Streets, Setbacks and Open Spaces |  | Subject to future Master Plan         |

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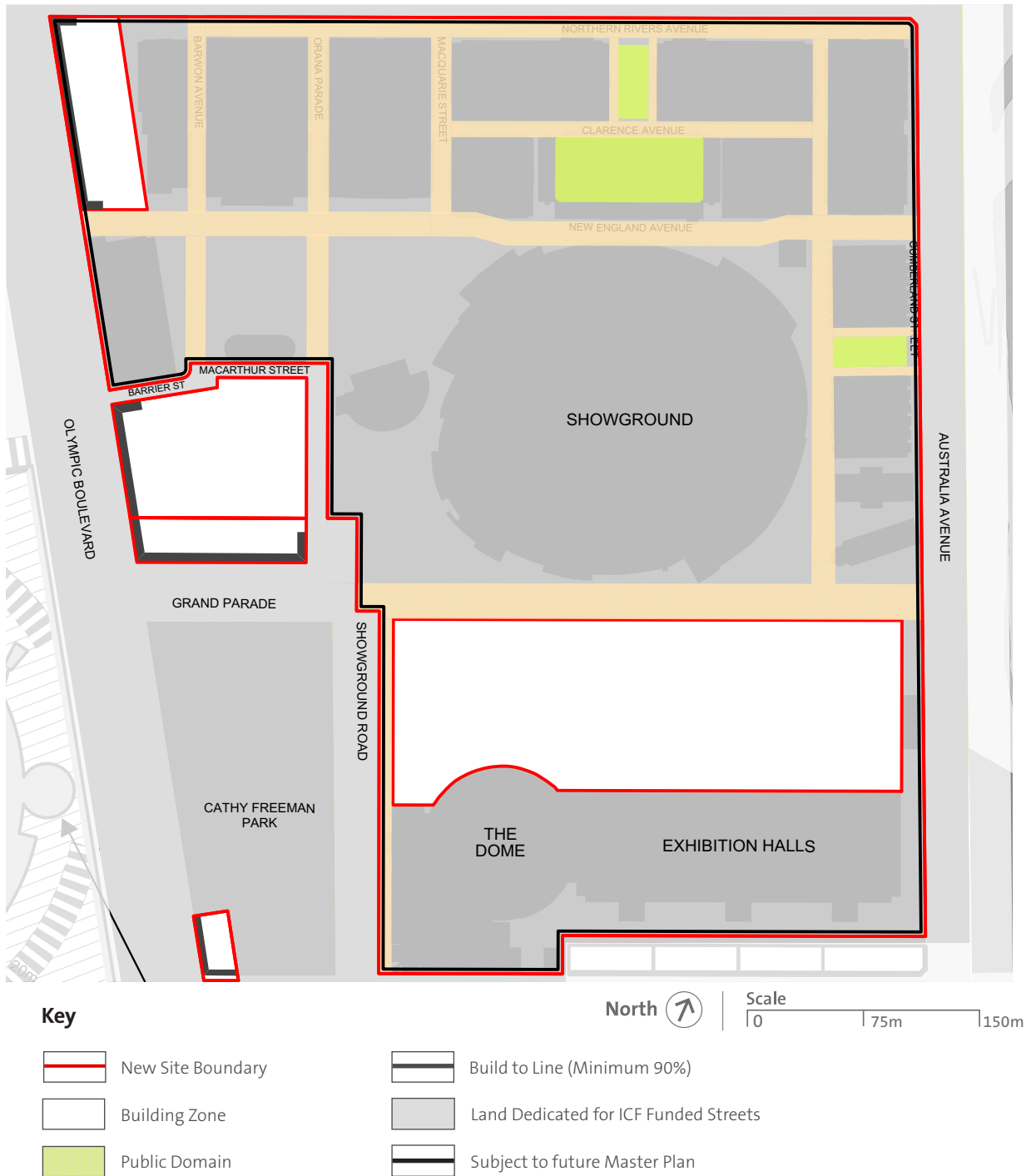
Figure 5.33 Sydney Showground Precinct Building Heights Plan





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Figure 5.34 Sydney Showground Precinct Building Zones and Setbacks Plan



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Figure 5.35 Artist's Impression of Bennelong Parkway

