

AUSTRALIA CENTRE PRECINCT

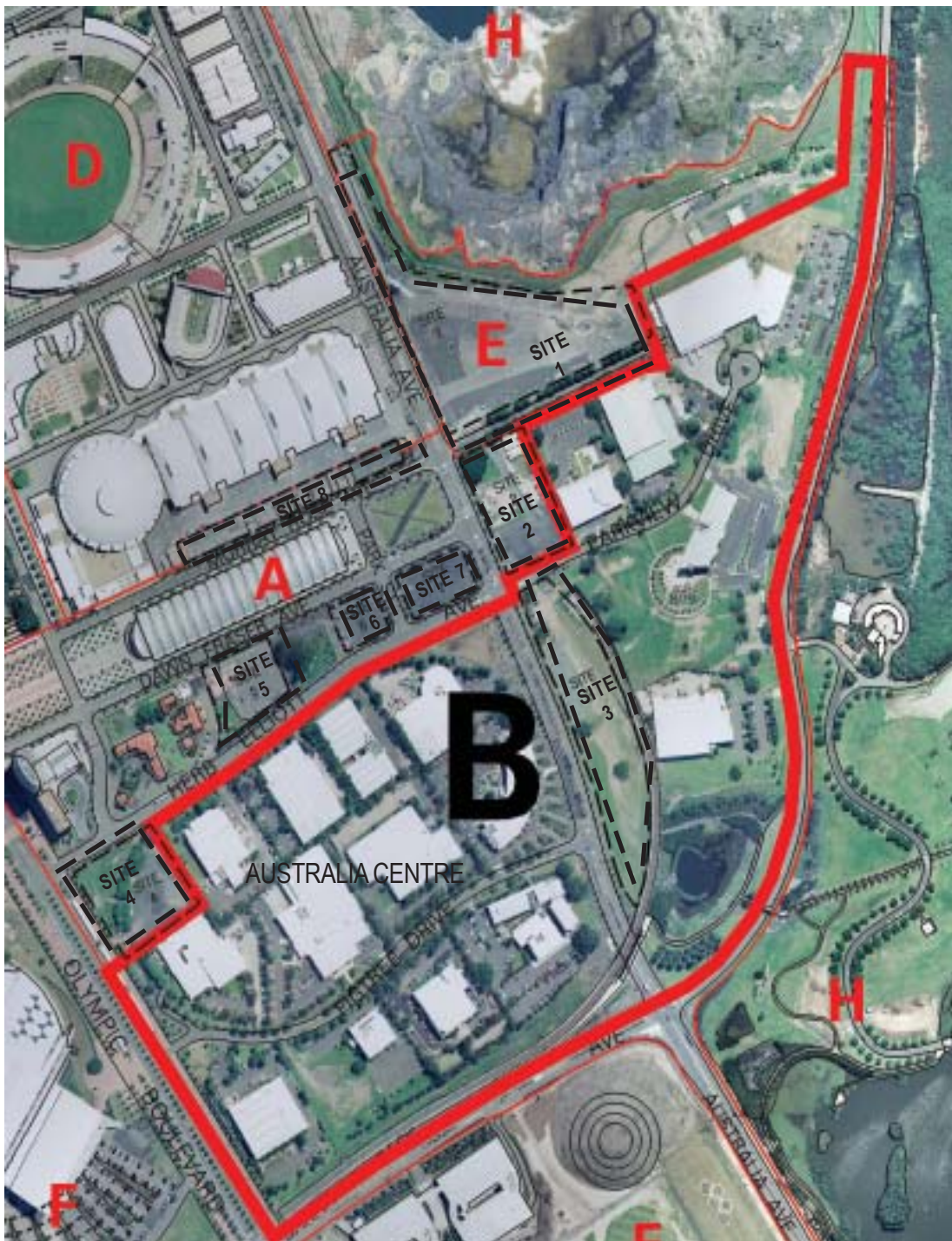


Figure 5.4.1 Australia Centre Precinct Plan





Conceptual view looking north along Australia Avenue indicating potential residential and commercial development

5.4 AUSTRALIA CENTRE PRECINCT

The Australia Centre occupies approximately 33 hectares stretching from Bennelong Road to Olympic Boulevard and is bound by Herb Elliott and Sarah Durack Avenues to the north and south respectively. It has important edge connections with Olympic Boulevard, the Town Centre, Bicentennial Park and the Brickpit Edge precinct. This precinct includes Site 3, a key residential development site, located to the east of Australia Avenue (see *Figure 5.4.1*).

The Master Plan seeks to establish a clear strategy for the phasing of future development in the Australia Centre. In the short term ie the next 5 years, it is envisaged that the Australia Centre, with the exception of Site 3, will remain largely unaltered. It is acknowledged however that the Quad development in Parkview



Drive has two remaining stages yet to be commenced and that development consent has been granted for additional floor space at 6 Figtree Drive. This as yet unconstructed floor space may proceed without impact upon the development potential of the Town Centre.

In keeping with this strategy, the following guidelines have been prepared to guide development in the Australia Centre for the short term (ie the next 5 years). In the longer term (5+ years), more intense redevelopment particularly along the Herb Elliot Avenue and Olympic Boulevard frontages may be feasible if adequate public transport service levels and road/traffic capacities are available. These objectives and guidelines will be reviewed within 5 years as part of the first major review of the Master Plan.

5.4.1 Australia Centre - Commercial Areas

Constraints

The Australia Centre is presently used for hi-tech and commercial purposes and represents a major employment area in Sydney Olympic Park. Significant commercial redevelopment opportunities exist in this area but are preferred to occur in the long term (5+ years) following establishment of the commercial precinct around the Town Centre.

The following guidelines outline the Authority's expectations for development in the short term, ie the next 5 years.

Desired Precinct Character

A hi-tech commercial precinct consisting of low scale development in a well landscaped setting.

Land Uses

- Hi-tech, commercial offices, scientific research and development and minor associated retail uses.

Precinct Guidelines

Objectives of the Precinct

- To ensure that new development is compatible with existing uses in the Australia Centre and planned Town Centre uses.
- To make provision for industries developing and using advanced technology products and processes.
- To ensure new development is of high standard architectural and landscape design and amenity.
- To attract industries and commercial uses which are innovative, of advanced technology and / or environmentally oriented.
- To encourage low scale office and hi-tech development.

Subdivision and allotment size

- The minimum allotment area permitted is 2,000m².
- The minimum width of an allotment shall be 30m measured at the front building line of that allotment.

Height and Built Form

- Heights are generally limited to 2 - 4 storeys.

Floor Space Ratio and Limitations

- The ratio of gross floor area (GFA) to site area of any allotment shall not exceed 1:1.
- Development for the purpose of commercial office premises must not exceed 5,000m² GFA on each allotment.

Setbacks & Building Lines

- Minimum setbacks of 8 metres are encouraged on Figtree Drive to enhance landscape and visual amenity.
- Elsewhere buildings are encouraged to be built to the street frontage.
- Side setbacks of a minimum 8 metres are to be provided on sites in excess of 1 hectare to enable provision of future through-block pedestrian connections. Dedication of land for this purpose may be required as part of any redevelopment.

Parking

- Parking for new development will be permitted at the rate described below.
 - commercial / office space – 1 space per 40m² GFA;
 - industrial space – 1 space per 100m² GFA;
 - ancillary or permitted associated retail – 4 spaces per 100m² GFA; and
 - Accessible parking shall be provided at a rate of 1% of employee spaces and 3% of customer/public spaces.
- RTA standards for size of parking spaces shall generally apply.
- Parking should generally be provided underground or concealed from the street frontage and public spaces.

Vehicular Access

- No vehicular/service access from Olympic Boulevard will be permitted for new buildings.
- Circulation and manoeuvring areas should not interfere with parked vehicles, pedestrian paths or landscaped areas.
- Access and circulation must be designed to permit all vehicles to enter and leave the site in a forward direction.
- The layout of all parking and service areas should facilitate all operations associated with the development. No on street servicing or loading / unloading will be permitted.

Landscaping

- A minimum of 15% of the site area of the allotment shall be provided and maintained as landscaped area. The landscaped area is not to be occupied by any building and is predominantly landscaped with natural vegetation or grassed open areas but excludes land occupied by car spaces, driveways, turning and manoeuvring areas, garbage collection and handling areas.
- Large, open car parking areas are to be landscaped to break up large expanses of paving.



- All landscaped areas are to be separated from vehicular areas by means of kerbs or other physical barriers.
- Landscaped areas should be used to screen car parking, substations, fences and other necessary structures in public areas.
- Species should be predominantly Australian native and, where possible, local to the area.

Open Storage Areas

- Permanent storage of materials and goods outside buildings is discouraged. Where this is not feasible, full details must be provided with the development application.
- Site planning and landscape treatment should effectively screen any outdoor storage areas from public roads and spaces.

Waste Management

- Waste storage bins are to be located within the development site and suitably concealed from the street frontage and public spaces.

Noise

- Adequate noise mitigation measures will be required for any activity considered to create a noise nuisance particularly in relation to residential, parkland or public areas. Noise Management Plans will be required to be submitted as part of the DA documentation for such development.

Commercial Signage

- All signage must be consistent with the Sydney Olympic Park Outdoor Advertising, Identification and Event and Promotional Signage Guidelines (due for completion June 2002).
- In the interim, the provisions of Development Control Plan No1 Homebush Bay Area: Australia Centre (1994) apply.

Australia Centre in the Longer Term

The Australia Centre Guidelines will be examined as part of the first major review of the Master Plan. However, at this stage it is envisaged that:

- Land uses could include commercial and/or residential development.
- 6 storey development on Olympic Boulevard and Australia Avenue may be considered, however this would be dependent on achieving high quality design in the building, appropriate relationship to adjoining development and future changes to FSR's and floorspace/use limitations.
- FSR's of greater than 1:1 may be permitted to achieve the desired built form, particularly along Olympic Boulevard, Herb Elliott and Australia Avenues.

5.4.2 Australia Centre – Site 3

Constraints

The site along the eastern edge of Australia Avenue (Site 3) is constrained by its proximity to the rail cutting and tunnel.

Desired Precinct Character

High quality residential development comprising multi-storeyed development aligning the eastern side of Australia Avenue.

Land Uses

- Three residential towers of a maximum 20 storeys. Lower scale residential development of up to 6 storeys along the Australia Avenue frontage.
- Childcare, convenience retail, community facilities and ancillary residential development may potentially be located within the lower scale development.

Precinct Guidelines

Objectives of the Precinct

- To encourage appropriate scale residential/mixed use development in the future.

Subdivision

- The site may be subdivided to facilitate phasing of development. *Figure 5.4.3* indicates preferred lines of subdivision.

Height and Built Form

- The residential towers on Site 3 shall be set back a minimum of 10m from Australia Avenue street alignment and could be developed to 20 storeys.
- Some variation in individual tower height on Site 3 of up to 4 storeys may be considered in order to achieve a higher quality urban design outcome and to ensure that heights of buildings respond to variations in local topography.
- Any increase in height of the northernmost residential tower should be reflected in a reduction in height of the southernmost residential towers.
- Well articulated development to a maximum of 6 storeys along Australia Avenue is encouraged. (see *Figure 5.4.3* and *Figure 5.4.4*).
- The floor plates of each of the three residential towers should not exceed 900m² gross floor area to ensure slenderness and reduce building bulk.
- The positioning and design of the three residential towers should allow good separation between towers to enhance solar access and residential amenity, and to minimise wind impacts.
- View corridors are to be provided at ground level to enable future visual and physical connection between the eastern and western parts of the Australia Centre (refer to *Figure 5.4.3*).



Parking

Parking for the residential development on Site 3 is to be provided in accordance with the following rates:

1 bedroom	1 space
2 bedroom	1.2 spaces
3 bedroom	1.5 spaces
4 bedroom	2 spaces
Visitor	0.2 spaces

Vehicular Access

- Preferred vehicle access for Site 3 is via Parkview Drive and or Australia Avenue at Figtree Drive (see *Figure 5.4.3*).
- Circulation and manoeuvring areas should not interfere with parked vehicles, pedestrian paths or landscaped areas.
- Access and circulation must be designed to permit all vehicles to enter and leave the site in a forward direction.

Landscaping

- Four large Moreton Bay Fig trees are located on Site 3, all of which may be considered for relocation. Appropriate locations may be suggested for consideration and approval by the Authority.

Noise

- The railway line passes along the eastern edge of Site 3 in a cut that varies in depth, running adjacent to the eastern boundary of the site. The constraint of the railway line including noise and vibration must be considered in the design development of the building.

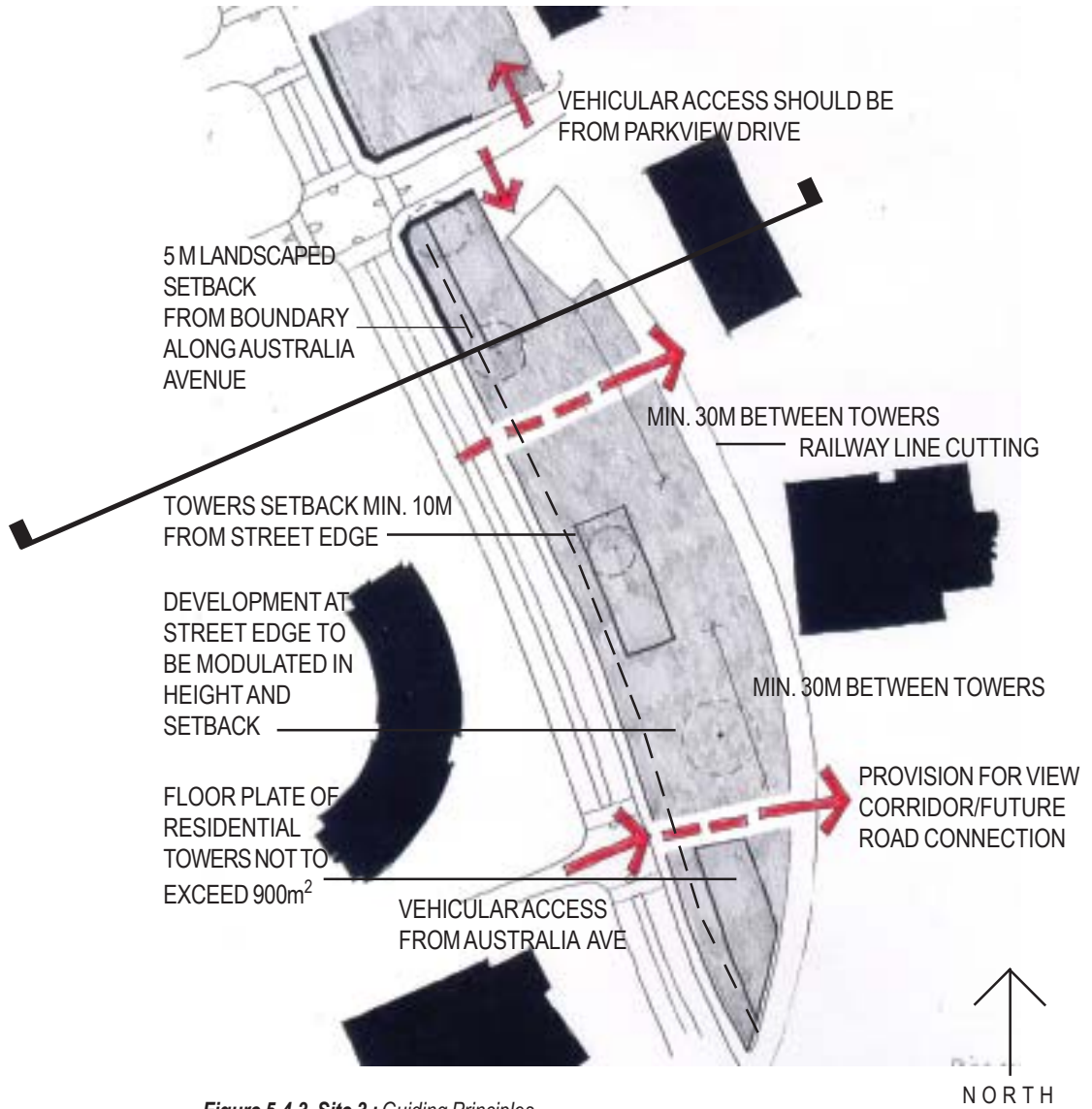


Figure 5.4.3 Site 3 : Guiding Principles

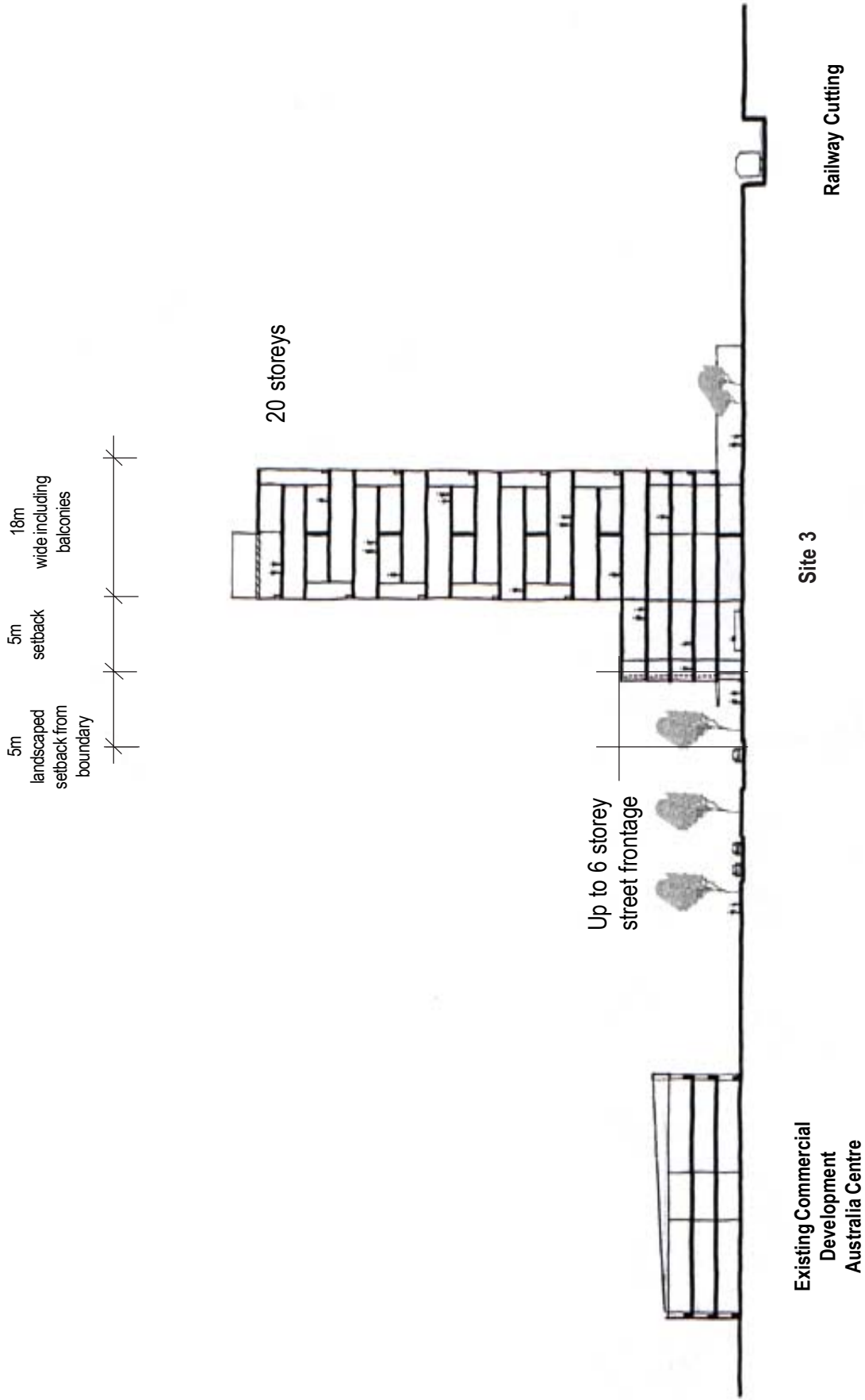


Figure 5.4.4 Indicative North South section through Australia Avenue and Site 3

NORTHERN EVENTS PRECINCT



Figure 5.5.1 Northern Events Precinct Plan



5.5 NORTHERN EVENTS (AND THE OVERFLOW) PRECINCT

This area is bound by Olympic Boulevard, Dawn Fraser Avenue and Edwin Flack Avenue. It contains Stadium Australia, the Sydney SuperDome, The Overflow and the P1 Car Park. It has frontages to the Showground, Town Centre and Southern Events precincts (see *Figure 5.5.1*).

5.5.1 Constraints

This precinct contains the large backgammoned Olympic Plaza and Lighting Towers. Future uses and development in this area will be constrained by the location and operation of the Stadium and SuperDome and by the significance of its Olympic history, architecture and public spaces. Any development in this precinct must be mindful of the operational requirements of the venues and the spaces around them with respect to crowd control, noise and lighting impacts. Access to and servicing of any new development in this area is severely constrained. 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*).

5.5.2 Desired Precinct Character

A large open precinct dominated by the heroic structures of Stadium Australia, Sydney SuperDome and the Lighting Towers. A place for major public sporting and cultural festivals, carnivals, events and celebrations. The Overflow is the principal place of respite and reflection within the precinct.

Olympic Plaza and Olympic Boulevard form an important public domain area. New development must not detract from the significance of these areas.

5.5.3 Land Uses

Land uses in this precinct will comprise predominantly sports and entertainment oriented uses. Uses providing greater activity and public amenity could be permitted in appropriate locations. Temporary uses including markets, fairs, the Royal Easter Show Carnival, food and beverage outlets and entertainment will be encouraged around the venues and on the Plaza and Olympic Boulevard. Temporary entertainment and recreational use of The Overflow are also supported. Other uses which meet the desired urban character will be considered on their merits.

5.5.4 Key Precinct Guidelines

Vehicle Access

- Olympic Boulevard may be open to vehicular traffic as a thoroughfare through Sydney Olympic Park provided event operations and public/pedestrian safety are not compromised.
- In the future a “people mover” system should operate along Olympic Boulevard connecting the major areas of Sydney Olympic Park (see Section 4, *Figure 4.5.1*).

PRECINCT C

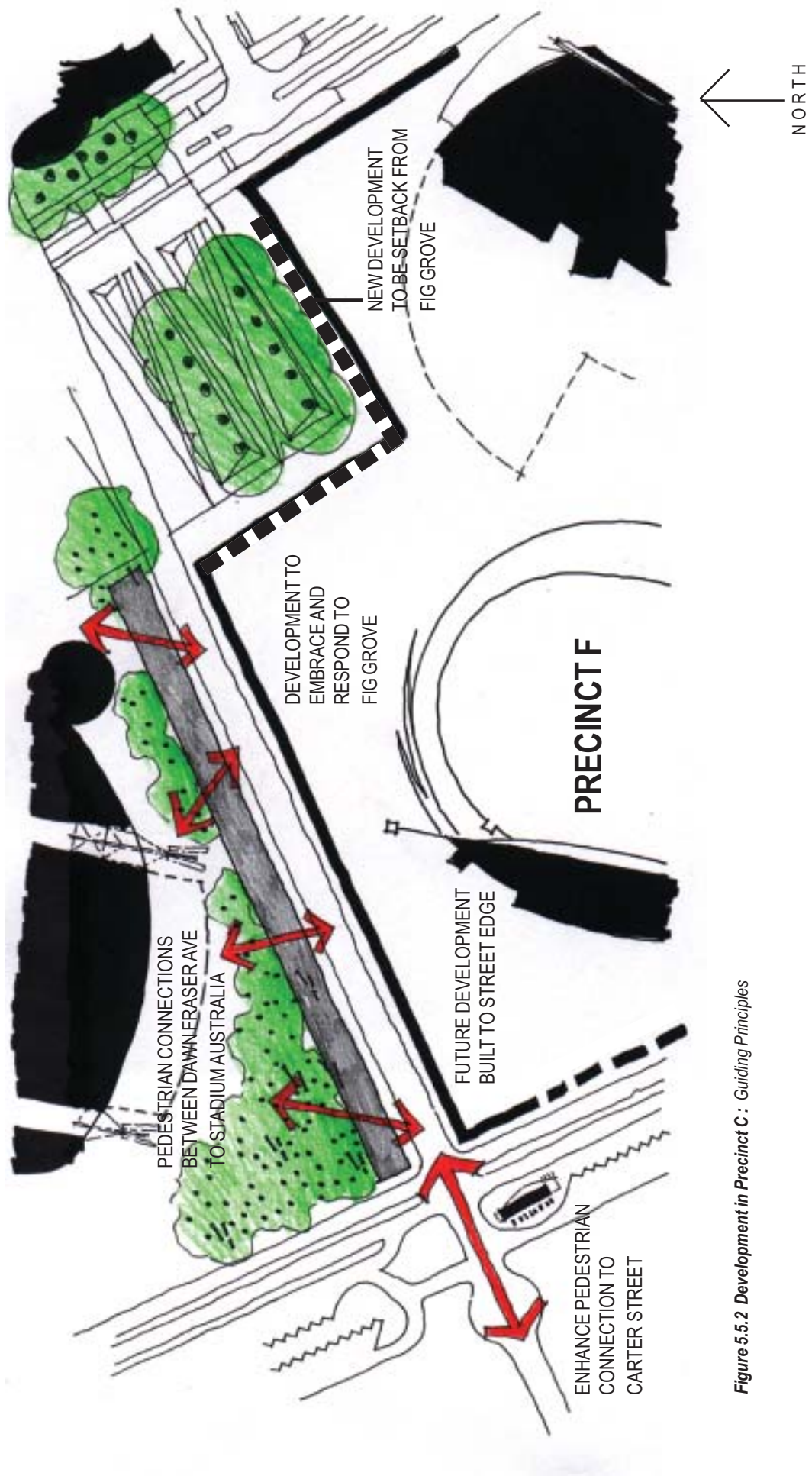


Figure 5.5.2 Development in Precinct C : Guiding Principles

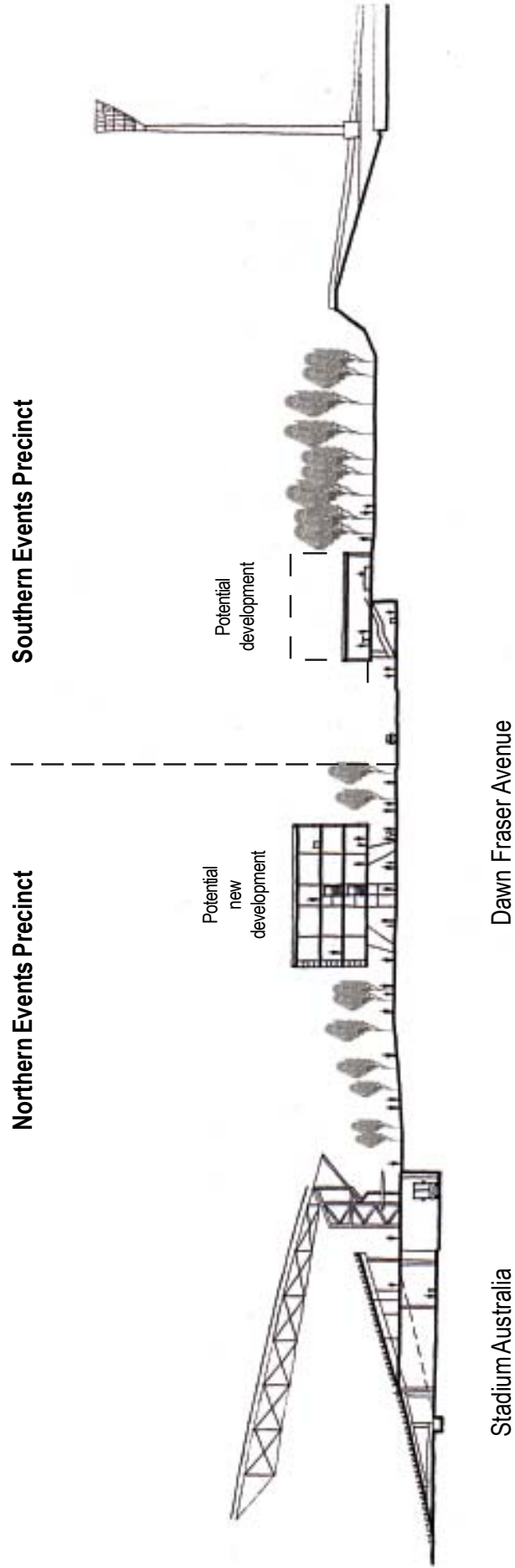


Fig 5.5.4 Indicative Cross Section through Dawn Fraser Avenue showing ground floor permeability of new development

Amenity

- New buildings along Dawn Fraser Avenue (west) are to be physically permeable providing significant public thoroughfares / openings in the ground floor of the developments. New buildings to maintain physical access from Stadium Australia to adjacent public domain areas (see *Figures 5.5.2 and 5.5.4*).
- Stadium Australia's external operational requirements must not be compromised.

Height

- 2 - 4 storeys along Dawn Fraser Avenue incorporating a colonnade or undercroft to provide pedestrian amenity (see *Figure 5.5.4*).

5.5.5 The Overflow

The Overflow will remain a major landscaped open space area providing respite areas within the grand but generally hard landscape of the precinct. The Olympic Cauldron is located in the northern end of The Overflow. The Overflow has limited development potential, possibly along its southern and western edges.

Objective

Provide public access and maintain important views to the Olympic Cauldron and major public art installations.

Amenity

- The siting and configuration of buildings must not adversely impact on the public domain in terms of overshadowing and pedestrian amenity.

Height

- Any building should be 1 to 2 storeys and be light and visually and physically permeable.

Use

- Uses to have a strong public focus and could include cafes, retail, cultural, entertainment, visitor information or educational uses.
- Continued passive use of the park as an open space area.

Access

- New buildings to provide visual and physical access to the adjacent public domain.

Other

- Contribute positively to the surrounding public domain by means of high quality architecture.
- Respect and protect the existing Public Art projects in the park.