

4.0 General Controls and Guidelines



Source: Thomas Herzog 1998

Low energy consumption, self sustaining buildings that promote alternative green energy solutions.

4.1 Introduction

Section 4 sets out general planning controls and guidelines that apply to the entire Town Centre. These controls are to be read and applied in conjunction with the precinct controls in Section 5. They include:

- sustainability controls, including the required ratings for various building uses
- public domain controls for streets, parks and public spaces
- event controls
- land use and density controls
- building form and amenity controls
- access and parking controls
- transport strategies and infrastructure controls
- landscape and site controls
- community facilities controls.

A number of the control sections begin with a description of the main intention for the controls. Where relevant, control sections are illustrated with images of built projects demonstrating good practice.

The following related reports, policies and guidelines (and any subsequent versions*) provide additional information and are to be incorporated into development as relevant:

- Environmental Guidelines for Sydney Olympic Park 2008
- Sydney Olympic Park Major Event Impact Assessment Guidelines
- Sydney Olympic Park Access Guidelines (July 2015)
- Sydney Olympic Park Urban Elements Design Manual 2008
- Sydney Olympic Park Authority's Signage Policy
- Sydney Olympic Park Authority Report for Master Plan 2030 Street Concept Design
- Sydney Olympic Park 2030 Significant Tree Register
- Sydney Olympic Park Master Plan 2030 Noise Management Plan
- Sydney Olympic Park Master Plan 2030 Traffic and Transport Strategy (2018 Review)
- Community Facilities Strategy for Sydney Olympic Park Master Plan 2030 (2018 Review)
- Sydney Olympic Park Master Plan 2030 Urban Art Strategy (pending)
- Sydney Olympic Park Stormwater Management & Water Sensitive Urban Design Policy.



Source: Andrew McKenzie 2004

In conjunction with other sustainable initiatives, Chilled Beam systems can greatly reduce the operational costs of heating and cooling buildings.