

4.0 General Controls and Guidelines

4.5 Land Uses and Density

4.5.1 Land Use Controls

1. Permitted land uses are to comply with *Figure 4.1 Active Frontages Plan* and *Figure, 4.4 Land Uses Plan* and *Table 4.2 Allowable Land Uses* for the relevant precinct.
2. Ground level active uses are to have a minimum depth of 3m.
3. The following developments and uses are allowed for each land use category. Additional development and uses may be permitted within the category as specified in the Precinct Controls, set out in Section 5.

Table 4.2 Allowable Land Uses

Land Use Category	Allowed Developments and Uses
Venues and Operational Uses	Office Space Depots Event Related Temporary Structures Place Management Centres Recreation Areas Recreation Facilities (major outdoor and indoor) Activities associated with the Sydney Royal Easter Show (in the Sydney Showground Precinct) Child Care Centres
Venue Expansion Zones	Uses where the intended activities support the prime purpose and activities of the venue
Commercial	Amusement Centres Business Premises Health Services Facilities Entertainment Facilities Function Centres Office Premises Registered Clubs Retail Uses as noted in the Retail Plan Places of Worship Education (up to 30% of GFA)
Residential	Multi- Dwelling Housing Residential Accommodation Seniors Housing Ancillary Home Business Uses (maximum 20% of total dwelling) Retail Uses (maximum 10% of total GFA) Child Care Centres All Residential Uses not covered under Hotels and Serviced Apartments
Hotels and Serviced Apartments	Backpacker Accommodation

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Table 4.2 Allowable Land Uses continued

Land Use Category	Allowed Developments and Uses
Hotels and Serviced Apartments	<ul style="list-style-type: none"> Bed and Breakfast Accommodation Hotel Accommodation Serviced Apartments Student Accommodation Hostels
Retail Uses	<ul style="list-style-type: none"> Food and Drink Premises Foyers Child Care Centres Professional Suites Bars Retail Premises Service Premises such as Banks, Post Offices, Laundries Takeaway Food and Drink Premises Supermarkets Restaurants Medical Centres
Themed Retail Uses	<ul style="list-style-type: none"> Destination based retail associated with sports, entertainment, cinemas, nightclubs, and business themed retail associated with education, sport, wealth, leisure, wellbeing, culture, the arts, food and entertainment Takeaway Food and Drink Premises
Special Event Retail Uses	<ul style="list-style-type: none"> Food and Drink Premises including temporary premises Pubs Bars Takeaway Food and Drink Premises Retail associated with Major Sporting Venues
Streets	<ul style="list-style-type: none"> Event related temporary structures including traffic management structures and temporary terminal structures Public Art Basement Car Parking
Community	<ul style="list-style-type: none"> Child Care Centres Community Facilities Educational Establishments Information & Education Facility Place Management Centres Places of Public Worship Public Halls Retail Uses as noted in the Retail Plan Office Space Ancillary Business Use (maximum 10% of total GFA)

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Table 4.2 Allowable Land Uses continued

Land Use Category	Allowed Developments and Uses
Education	Educational Establishments Libraries Performance Spaces Conference Facilities Sport Administration Research Facilities Training Facilities Indoor/Outdoor Sports Facilities Lecture Theatres Ancillary Business Uses (maximum extent and duration of ancillary business use is subject to negotiation) Themed Retail Uses as noted in the Retail Plan Retail Uses (maximum 10% of total GFA) Child Care Centres Student Accommodation (up to 30% of GFA)
Entertainment	Amusement Centres Business Premises Entertainment Facilities Food and Drink Premises including Takeaway Function Centres Pubs Registered Clubs Retail Uses
Public Domain	Event Related Temporary Structures Recreation Area Public Conveniences Small Kiosk Structures not exceeding 25m Recreation Facilities (Indoor) Plazas Public Art Community facilities
Public Car Parking, Coach Parking and Rail Corridor	At Grade and Structured Public Parking Coach Parking Railway Associated Uses Transport Related Uses

4.5.2 Floor Space Ratio Controls

To ensure amenity, good urban form, adequate transport and traffic capacities are not exceeded for Sydney Olympic Park:

1. The maximum floor space ratio achievable for each development site is nominated in the Site Floor Space Ratios Plan for the relevant precinct in Section 5.