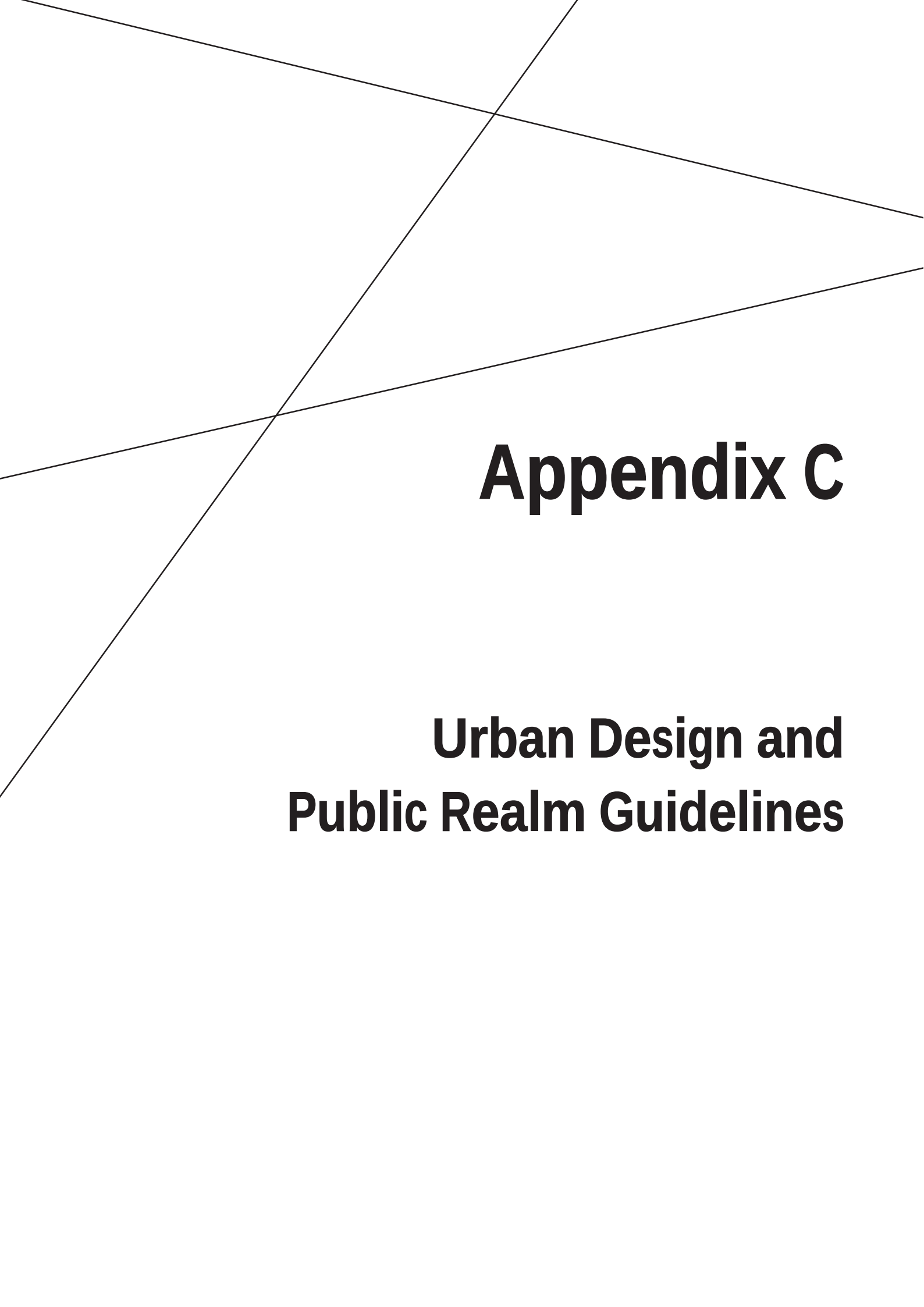


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# **Appendix C**

## **Urban Design and Public Realm Guidelines**



# WESTERN SYDNEY STADIUM

Urban Design and Public Realm Guidelines

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# 1. OVERVIEW

## Purpose

This document describes the design objectives and guidelines for the urban design elements to be incorporated into the detail design of the Western Sydney Stadium (WSS).

The Urban Design and Public Realm Guidelines provide a framework for the realisation of the Project within the city of Parramatta. They take into consideration the needs of the stadium users, its operator and the general public. The guidelines illustrate and describe the desired character and nature of the revitalised Sporting Precinct.

This document will form a set of criteria by which the Stage 2 Design Excellence competition will be assessed. It can be used as a reference for understanding the city context, site and building envelope.

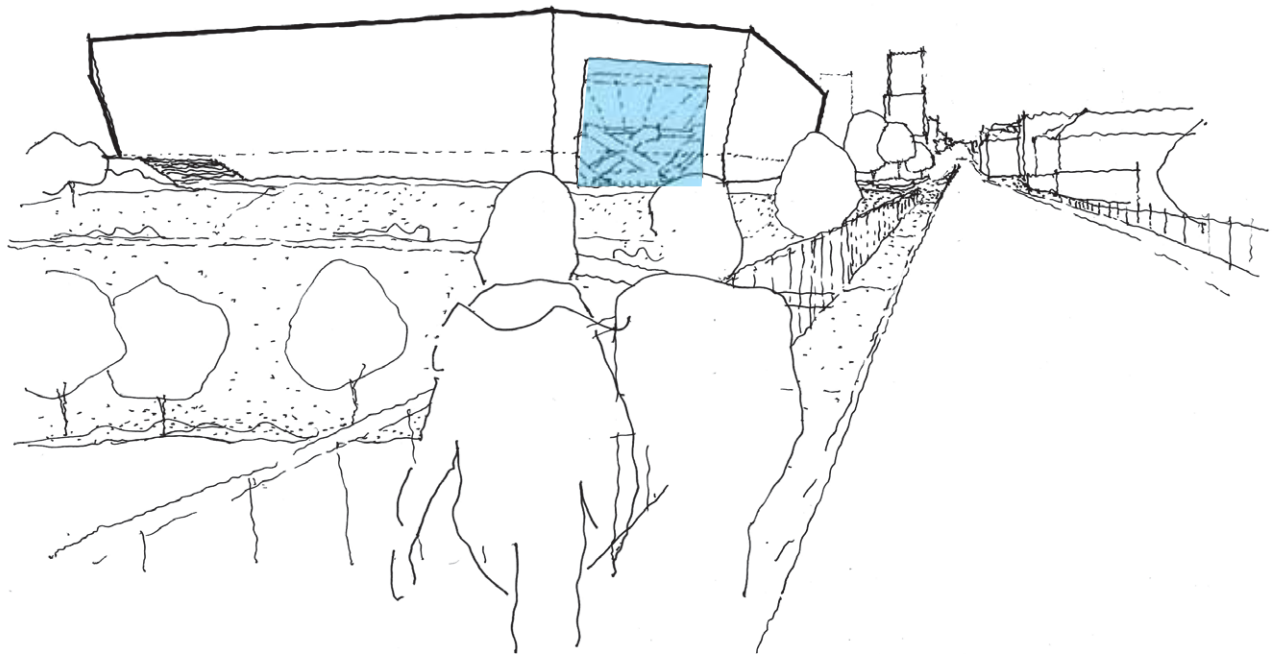
The guideline criteria are adapted from the Australian Government's national policy for Creating Places for People. Adjustments to this protocol have been made to relate more directly to the design of a sporting precinct and its relationship to the broader city.

## How to Use the Guidelines

Chapters 1-5 are useful to establish a detailed understanding of the site and its surrounds. Refer to Chapter 6 for Urban Design Principles and Guidelines. This chapter is split into topics and subtopics addressing aspects of urban design that have been deemed important to the site. Each subtopic contains specific aspirations followed by broader guidelines for that subtopic, which provide measurable criteria to meet the objectives. If it is not possible to meet the guidelines, submissions must demonstrate what other design responses can be used to meet the same objectives.

The Urban Design and Public Realm Guidelines are to be used in conjunction with but not limited to the following documents:

- WSS Concept Proposal Package in the Stage 1/SSDA
- WSS Environmental Impact Statement
- WSS Visual Impact Assessment Working Paper
- Parramatta Strategic Framework (2016) - GOA
- Parramatta North Urban Transformation
- Parramatta Park Masterplan
- Parramatta City Council Planning Controls and Desired Future Character descriptions
- Conservation Agreement NSW - Department of the Environment
- Creating Places for People, An Urban Design Protocol for Australian Cities - ASBEC



## 2. PROJECT VISION

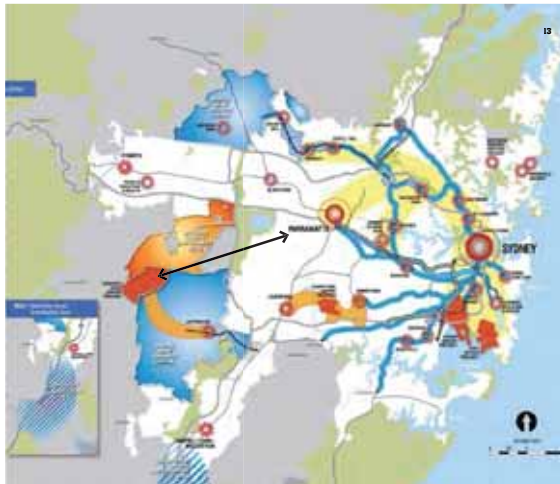
The Western Sydney Stadium (WSS) is envisaged as an exceptional sporting and entertainment facility that will set the standard for tier 2 sport and major event infrastructure in NSW. It will become a multi-use 'peoples venue' that will form the centrepiece for the redevelopment of Parramatta and be a catalyst for future developments in the region. The WSS will provide a distinctive identity to the precinct and demands a high-quality architectural design outcome that will be unique, while remaining sensitive to the parkland and riverine setting.

Broadly, the WSS will be developed to:

- maximise event atmosphere within the stadium bowl
- minimise operational costs and maximise commercial returns so that the Stadium is self-funded during the operating period
- be universally accessible and inclusive to all Stadium Users
- maximise utilisation of public transport to and from the Stadium
- promote pedestrian access to and from the Stadium
- mitigate effects on local communities and users of the surrounding lands and water
- respect the cultural heritage & urban context of Parramatta Park
- promote seven day a week use of all civic, commercial and community facilities

The Project Objectives for the WSS are to:

- utilise the latest technology and building services
- be a destination boutique venue for Western Sydney
- be operationally efficient and economically sustainable
- be the best value for money outcome for the State
- contribute to a unique and identifiably Western Sydney event experience, accommodating a range of national and international sporting and event experiences in an integrated and master planned precinct
- become a destination in itself, on event and non-event days
- enhance a 'sense of place' through high quality landscape
- integrate and connect with other land uses on surrounding sites, as well as the Parramatta CBD
- connect the Stadium Precinct and the Parramatta River to add value to the public's experience
- encourage the use of public transport, cycling and walking as the primary means of transport to the stadium
- deliver district and regional level sporting infrastructure including improving access to Old Kings Oval
- incorporate environmentally sustainable development principles
- support land uses which complement the precinct
- recognise potential land uses and development options in the concept plan area and create a framework within which this can occur without compromising future development potential.



Parramatta as a large scale conurbation of jobs and population  
A Plan for Growing Sydney, NSW Government 2015



Extending Greater Parramatta's Catchment  
A Plan for Growing Sydney, NSW Government 2015



Parramatta CBD Development Proposals - Current as of 23.03.16 - Parramatta Council

## 3. STRATEGIC BACKGROUND

### 3.1 A Growing Parramatta

Parramatta is the heart of Western Sydney and is Australia's sixth largest business district. It is also NSW's second oldest settlement with significant heritage importance to Australia.

Parramatta is also the geographical heart of Sydney. Its future as an important business centre is assured, with a particular focus on Government services and providing a commercial centre for the rapidly growing residential areas of greater Sydney.

Currently 50,000 people work in Parramatta CBD. With the rapid growth of Western Sydney it is envisaged that the population will grow from 184,622 in 2014 to approximately 237,000 residents in 2036.

WSS and Parramatta Park are critical assets in the makeup of the city's CBD and are part of a broader commitment to culture and recreation projects in Parramatta such as:

- The relocation of the MAAS Powerhouse
- Arts NSW Parramatta Cultural Precinct
- Riverside Theatre
- Parramatta Square
- Parramatta North Urban Transformation (PNUT)

The Parramatta Strategic Framework by the Government Architect's Office (GAO) 2016 provides a comprehensive summary of the strategic background for Parramatta.

### 3.2 Planning Context



Highly Sensitive Area Map - Conservation Agreement

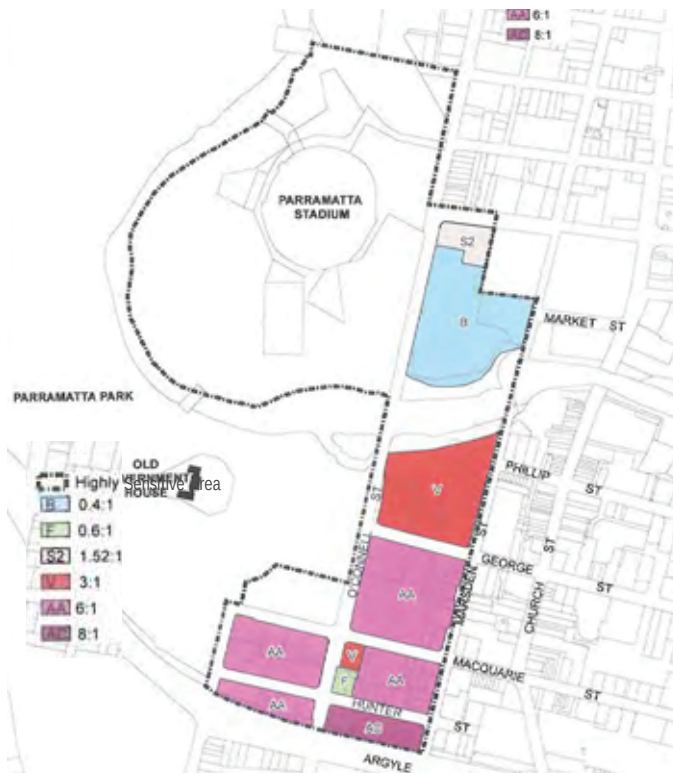
The urban context that surrounds the WSS and Parramatta Park is undergoing rapid change as the City of Parramatta evolves in line with its designation as Sydney's second CBD.

Accordingly, there are many planning studies, master plans and draft planning controls that point to a general upscaling in the future intensity of development in the area. The primary development controls for the WSS are presently governed by Parramatta LEP 2011 with regard to Landuse RE2 (Private Recreation) although no controls for Height of Building or Floor Space Ratio are included.

Rather, the building height, form and character are controlled by criteria designed to protect and conserve its World Heritage Values and National Heritage Values (refer Section 5.5 Heritage) defined within the Conservation Agreement for Old Government House.



Building Height Diagram - P LEP 2007



FSR Diagram - P LEP 2007

The surrounding urban context will be influenced by the current planning controls and forward planning studies and master plans.

Parramatta LEP 2011 (PLEP 2011) Parramatta Development Control Plan 2011 (DCP 2011)

Currently indicates relatively low scale development to O'Connell Street with FSRs of 0.5:1 and 0.6:1 and building heights ranging from 9m - 20m

Draft Parramatta LEP

The draft LEP is suggestive of increased density of development in the area

Parramatta Strategic Framework (GAO)

The Framework nominates O'Connell Street as being within the 'shoulder' to the main city spine of Parramatta CBD that runs from south to north in the vicinity of Church Street. The framework is suggestive of increased development potential within this zone.

Parramatta North Urban Transformation (PNUT) (formerly PNUR)

The PNUT master plan has received re-zoning approval and envisages significantly taller built form of up to 30 storeys on and adjacent to the Former Cumberland Hospital site. The plan contemplates a transition in scale toward the WSS site with built form to 8 storeys for the adjacent Parramatta Leagues Club site.

### 3.3 Design Excellence

The Department of Planning and Environment has advised that based upon its own internal advice cl. 7.10 Design Excellence of the Parramatta LEP does not apply to this Stage 1 application for the WSS concept proposal and concurrent stage 1 demolition works.

Stage 2 design of the WSS will be subject to the requirements under cl. 7.10 of the Parramatta LEP, as it would be for development that involves the erection of a building. Stage 2 designs will need to exhibit design excellence through the following matters

- “(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
- (c) whether the proposed development detrimentally impacts on view corridors,
- (d) how the proposed development addresses the following matters:
  - (i) the suitability of the land for development,
  - (ii) the existing and proposed uses and use mix,
  - (iii) any heritage and archaeological issues and streetscape constraints or opportunities,
  - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
  - (v) the bulk, massing and modulation of buildings,
  - (vi) street frontage heights,
  - (vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
  - (viii) the achievement of the principles of ecologically sustainable development,
  - (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
  - (x) the impact on, and any proposed improvements to, the public domain,
  - (xi) the impact on any special character area,
  - (xii) achieving appropriate interfaces at ground level between the building and the public domain,
  - (xiii) excellence and integration of landscape design”.

source: Parramatta Local Environmental Plan 2011 – 7.10 (4)

## 4. SITE CONTEXT

### 4.1 Adjacent Land Uses

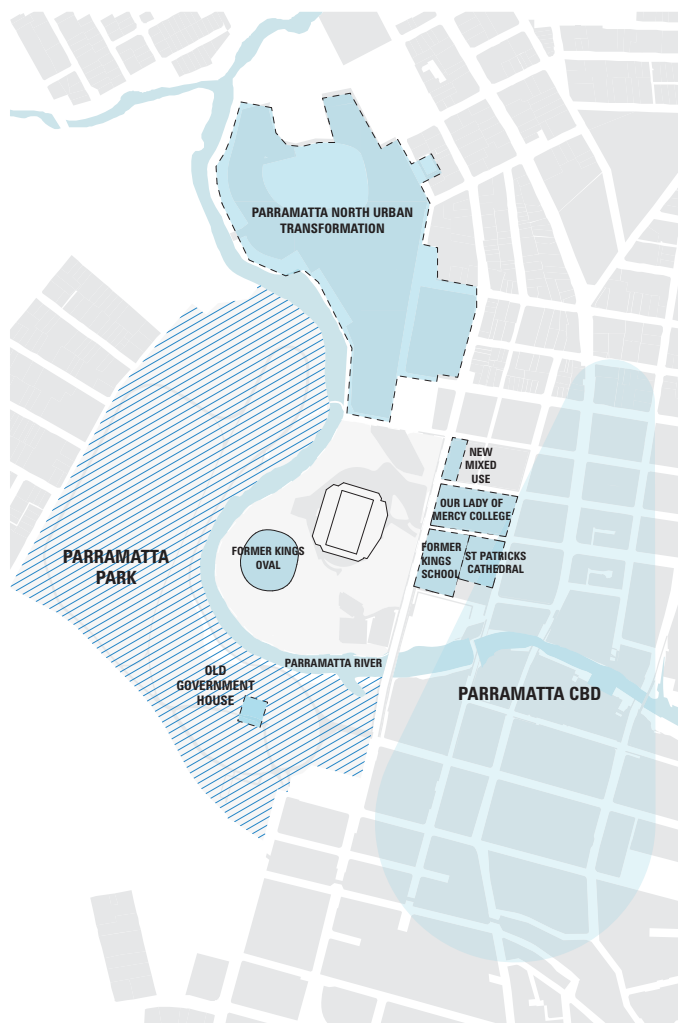


Diagram - Land Uses

The WSS project will need to integrate with its context and surrounding land uses.

The key neighboring land uses are:

- Old Kings Oval. An active recreational use
- O'Connell Street; a mixed use street
- The Parramatta CBD
- Parramatta North Urban Transformation (PNUT) precinct
- The restful historic environs of the broader Parramatta Park

The WSS is an integral mediator between the urban conditions of the city and the open expanses of Parramatta Park. Importantly, in such an important location, WSS must provide opportunities for active and passive uses that contribute to the life of the city 7 days per week - not just game day.

## 4.2 Urban Structure

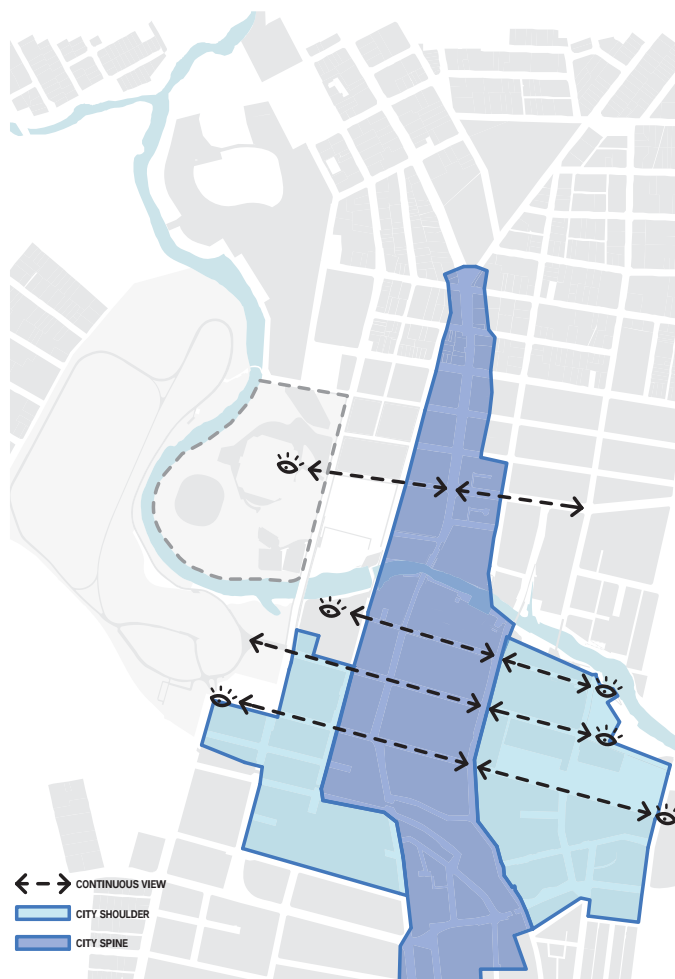


Diagram: CBD structure of the Spine and Shoulders

The structure of the Parramatta CBD built form is one of a central north-south spine with lower scale shoulders. This form is the result of highly develop-able sites centered around Church Street and Parramatta train station shouldered by significant civic buildings and lower scale heritage building stock mediating the scale to Parramatta Park. The street grid allows for sight lines along key east west orientated streets assisting with way-finding through the city.

The curvilinear geometries of Parramatta River, Parramatta Park and the existing Pirtek Stadium lie as wonderful counterpoints to the gridded urban intensity of Parramatta CBD.

As the city evolves and intensifies, this condition of calmness, nature and environmental relief in juxtaposition to the busyness of life in the city will be increasingly valuable to the occupants of the city itself.

### 4.3 Cultural Buildings and the River Front

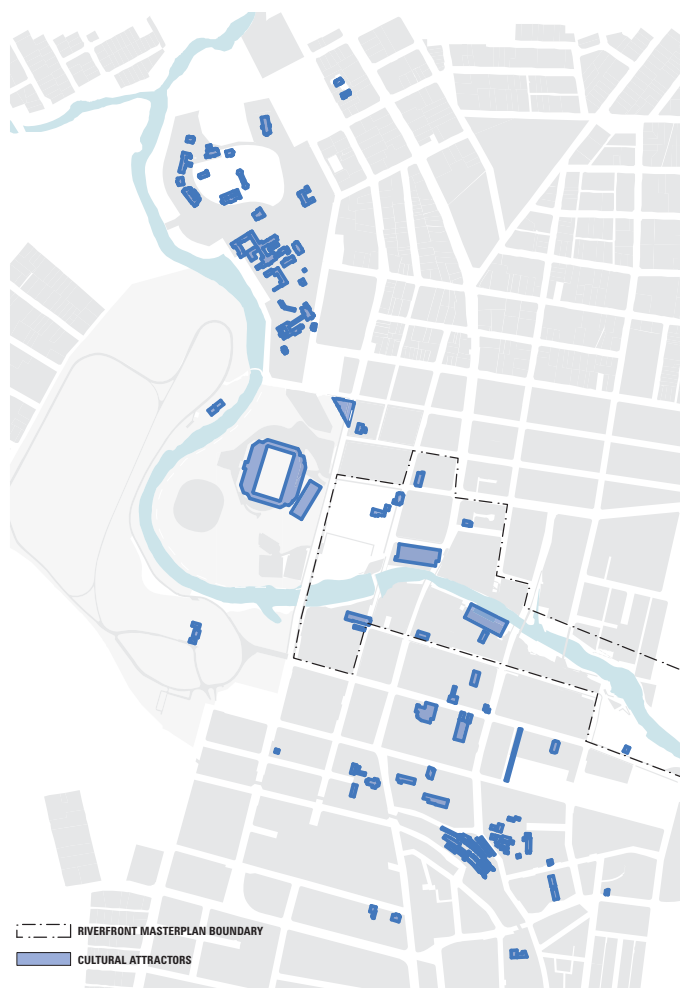


Diagram - The Archipelago of Cultural Attractors. Key destinational institutions on the river

Parramatta River will develop in the future to become the key defining feature of Parramatta and a unique public space. Situated to the north of the CBD, it is envisaged to become a linear corridor providing outlook and amenity supported by a number of key cultural assets including the Parramatta Performing Arts Centre and soon the relocated Powerhouse Museum.

The relocation of the Powerhouse Museum has been proposed by the NSW State Government. A business case is expected by the end of 2016 and construction is anticipated in late 2018.

WSS and Parramatta Park will logically evolve over time to integrate with this to become a highlight in the experience of this corridor.

## 4.4 Transportation, Parking and Movement



Diagram: Transport linkages and game day fan journey

Numerous modes of public transportation are available within the 15 min walking radius of the WSS including:

- The future Western Sydney light-rail
- The bus network
- Parramatta Station and transport interchange

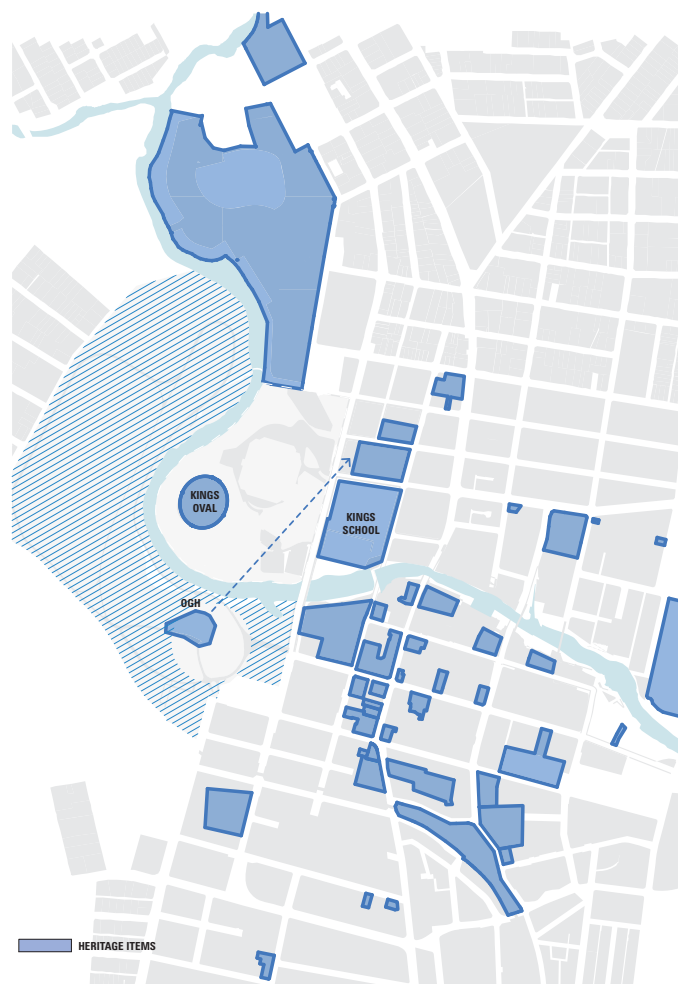
WSS is highly accessible by public transport. The design of access routes for key pedestrian approaches should respond to these key transport options to make the game day experience as seamless as possible.

The future light rail corridor is not yet finalised. TfNSW are currently engaging with stakeholders and community consultation is on route for late 2016 and construction anticipated late 2018. The precise route is still to be determined between Parramatta, Westmead, Olympic Park, Carlingford, Camellia and Strathfield. Although current plans show a stop on Prince Alfred Square as well as a stop within the PNUT precinct.

The site is adjacent to the western edge of the city ring road making it also highly accessible by car.

A generous network of 4-hour on-street parking exists within the 15 minute walking radius. This and numerous parking stations are currently well utilised on game day.

## 4.5 Heritage



As the State's second oldest settlement, the context of WSS is of significant heritage importance to Australia. As it is largely bounded by a World Heritage Listed site, the WSS needs to be sensitive to this context.

The Conservation Agreement comprehensively sets out a means of working in the area that will protect and conserve the World Heritage Values and national heritage Values of the Australian Convict Sites, Old Government House and Domain (OGHD), Parramatta and New South Wales.

Of critical concern are:

- The highly sensitive views from OGHD to the Former Kings School site
- The height of the WSS such that "at least 80% of the building height (other than lighting towers for Parramatta Stadium) must be contained below the established tree canopy of Parramatta Park when viewed from any of the key viewing locations from OGHD"
- External building materials must be muted in colour with matt finishes to minimise contrast with the park surrounds and be complimentary to its setting
- Signage on the upper level of the building must not face the Domain of Parramatta Park

See the Conservation Agreement and EIS Visual Impact Assessment for more information.

## 4.6 Parramatta Park



Parramatta Park Site Plan - Parramatta Park Masterplan - Oct 2015

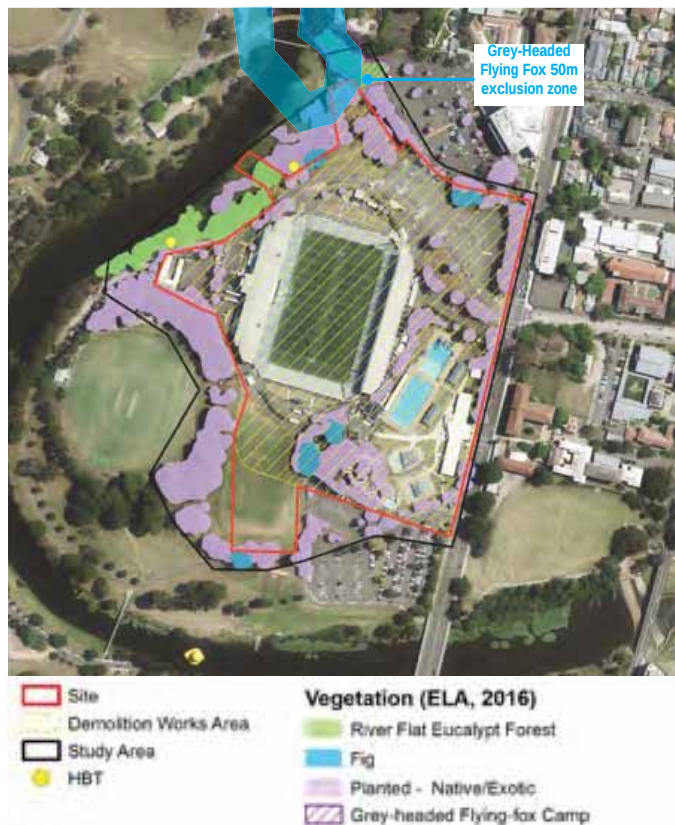
Parramatta Park and the river are critical assets to the city both in the formation of the city's identity and in providing a green open space resource as counterpoint to the urban intensity of the city. Furthermore, the long term success of the WSS and Parramatta Park will be of mutual benefit as the site is integrally located at the edge of the parkland. As such, the development of the WSS has the opportunity to improve accessibility and use of the park.

The design for the WSS and the future development area must consider the over-arching goals of the Trust, which include (Parramatta Park Masterplan - Oct 2015):

- Protect and enhance the Park's cultural heritage values
- Protect and revitalise the Park's natural systems
- Cater for recreation and public open space needs of a growing population of western Sydney and Parramatta whilst having regard to the conservation of the Park's heritage values
- Improve edges, links and access to Parramatta
- Improvement of the north-south and east-west pedestrian permeability of the Trust lands, consistent with the goals of the "people's loop"
- Improvement of the visibility of and access to the river foreshore
- Upgrade of the landscaping between the Stadium, the Parramatta Leagues Club and the "people's loop"
- Inclusion of a Stadium plaza with gyms, cafes and other destination places to provide Non-Event Day activation of the WSS Precinct
- Enhanced access to the Old Kings Oval for Event Day access
- Removal and remediation of the Training Field
- Retention and augmenting of the annual income associated with parking on Trust land, particularly within the car park

The Old Kings Oval is an underutilised asset that is key to the success of the headland as a sport and leisure precinct.

## 4.7 Landscape Setting



WSS Biodiversity Assessment - Ecological June 2016



Diagram - Significant Trees

### CULTURAL SIGNIFICANCE

The Park is of exceptional cultural significance as detailed in the Management Plan and CMP as:

- a significant Aboriginal cultural landscape representing the past and future of the Darug and broader Aboriginal communities
- a symbol of early European settlement in Australia
- the domain of the oldest surviving Government House in Australia, complete with evidence of the landscape park and working estate of the early colonial Governors
- Governor and Mrs Macquarie landscaped park and estate
- of substantial surviving fabric (extant and archaeological) and the substantial body of historical documentation detailing the development of the 18th century Parramatta
- contains evidence of remnant vegetation of the Cumberland Plain Woodland
- the site of the 19th century and 20th century recreation and public sporting activities and remains a major public green space landmark and public recreation area for the community of Parramatta and western Sydney
- has association with many individuals, groups and organisations important in national, state and local history

### BIODIVERSITY

A review of the Native Vegetation of the Sydney Metropolitan Area (OEH 2013) mapping identified four vegetation types within the study area:

- Cumberland Riverflat Forest
- Plantation (native and/or exotic)
- Urban Exotic/Native
- Weeds and Exotics

The field survey confirmed the presence of Cumberland Riverflat Forest. It was also noted that Urban Exotic/Native, Plantation (native and/or exotic) and Weeds and Exotics were very similar and have been amalgamated into Planted Native/Exotic.

The Parramatta River is a permanent grey-headed flying-fox (GHFF) camp site located in the north western corner of the study area. 80% of GHFF population camp on the eastern side of Parramatta River directly adjacent to the Site boundary and the remaining within the Parramatta Park land (satellite camp). The camp currently contains between 10,000 and 16,000 individuals. The EIS working paper concludes that the development will have significant effect on the GHFF and that no new or temporary buildings will be built within 50 m of the GHFF camp.

## 4.8 Former Kings School



Former Kings School 1899

The Former Kings School is the site of Australia's first school and as such includes some highly significant buildings. A SEARs has been issued by the Department of Planning and Environment for the return of the site to a primary school. The 'Former Parade Ground' will be integrated as the school playground. As a neighbour to the WSS, the heritage quality of the site should be treated with respect, however the site can be considered a serious barrier to movement from the east into the site, creating a roughly 150m impervious wall along O'Connell St.

This Heritage item, along with St Patrick's Cathedral (North East of Former Kings school), forms one of the constraints for locating the stadium as significant views of this item from Parramatta Park must be retained.

## 4.9 Parramatta Leagues Club Redevelopment



The Parramatta Leagues Club Redevelopment (PLCR) is an approved development of the existing club and car park site currently under lease from the PPT.

The redevelopment of the Parramatta Leagues Club will see an intensification of use in the north-east of the site. A new pool, gym and leisure centre will contribute to the sporting / leisure character of the precinct. The proposal also includes a new above ground car park with approximately 1000 additional spaces.

As the PLCR construction time line is set to align with the WSS. There is significant opportunity for the future development area be to configured to reinforce the relationship between these interconnected projects.



Visualizations of the approved proposal for the Parramatta Leagues Club Redevelopment - [www.parraleagues.com.au/grand-master-plan](http://www.parraleagues.com.au/grand-master-plan)

## 4.10 Parramatta North Urban Transformation (PNUT)



PNUT Key Plan - Urban Growth NSW February 2016

The PNUT is situated to the north west of Parramatta CBD and directly north of the WSS site. It is primarily focused on the redevelopment of the former Cumberland Precinct.

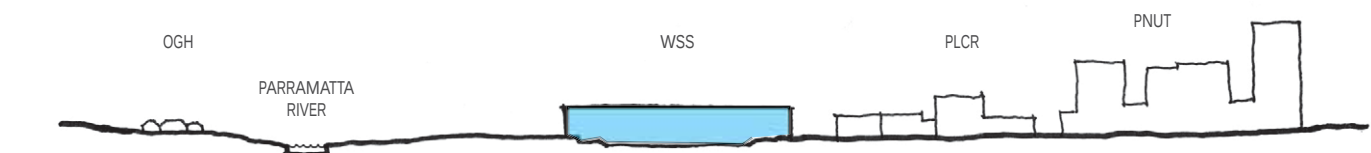
The 30 hectare site is planned to include:

- Approximately 3,000 new homes in multi-storey apartment buildings
- Improved pedestrian and cycling connections between the Parramatta CBD and Westmead
- Social, cultural and recreational infrastructure and public art

The program encompasses a suite of planning controls to guide the urban renewal of the area and future development having regard to the inherent heritage and environmental values as well as its physical constraints. This has led to the preparation of an Indicative Layout Plan that provides guidance for the future location and extent of open space, transport links and building footprints as well as zoning and building height controls. In the Cumberland Precinct, the Plan envisages a mixed use area that accommodates cultural and community uses as well as housing and employment through the adaptation of existing buildings and introduction of new development. Closer to the WSS site, the Plan imagines a 'Sports and Leisure Precinct' strengthening the precinct's current role as a major sports venue through introduction of allied retail and commercial uses that support the role of Parramatta Stadium as a major sport and entertainment venue for Parramatta and Greater Western Sydney.

WSS has the opportunity to benefit from the increased local population by providing pedestrian connections with PNUT and reinforcing the character of a sports and leisure precinct as well as establishing scale relationships with the PNUT built form.

The NSW Government approved a rezoning for the Parramatta North Site in late 2015. The rezoning allows for a mix of uses including residential and also retail uses.



Contextual section through OGH, WSS and proposed PNUT Development

## 4.11 O'Connell Street Future Redevelopment

O'Connell Street is in part the western urban edge of Parramatta CBD and forms part of the CBD's ring road system.

The street is characterised by institutional uses on the eastern side of the street including the Former Old Kings School and Our Lady of Mercy College, and on the western side, on-grade parking as well as the municipal grounds of the existing Parramatta Swimming Centre.

Recent approval for the Marist Development, a 6 story apartment and office building complex upon the site at the southern corner of Victoria Road and O'Connell Street as well as a new Ailsa Mackinnon Centre, which includes a recreational hall and theatre, on the northern corner of Victoria Road and O'Connell Street will see a greater reinforcement of the street edge to O'Connell Street and formation of a stronger gateway to the Stadium site when approached from Victoria Road.

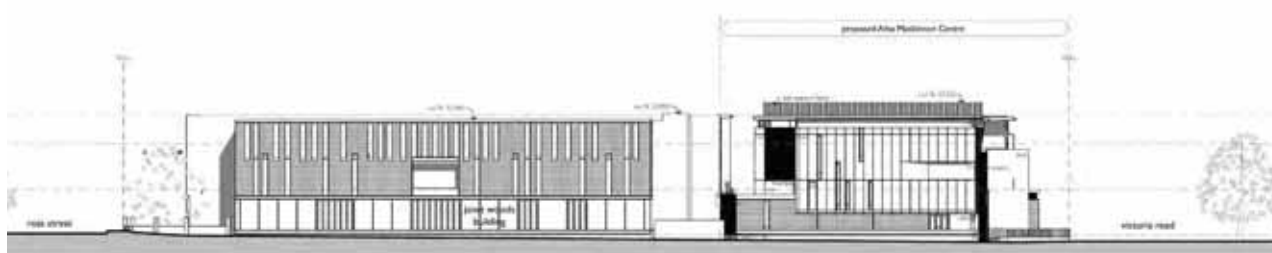
With these and future developments in the area, O'Connell Street will increasingly become formalised as the western edge to the city and the primary entry point into Parramatta Park and the WSS Precinct.

Parramatta LEP maps nominate 'Active Street Frontages' between Victoria Rd and Ross Street to the north as well as a general upscaling of development potential to this area. As new higher density built-form evolves along the street edges, O'Connell Street will develop to become an activated boulevard that links Parramatta's core CBD with the Stadium Precinct, Parramatta North, and a regenerated PNUT to the north-west of the stadium.

The WSS project with its associated ancillary activities should be configured to facilitate these key connections and assist in the formation of an activated boulevard.



DA Approved - Marist development



DA Approved - OLMC Parramatta Ailsa Mackinnon Centre

## 5. SITE

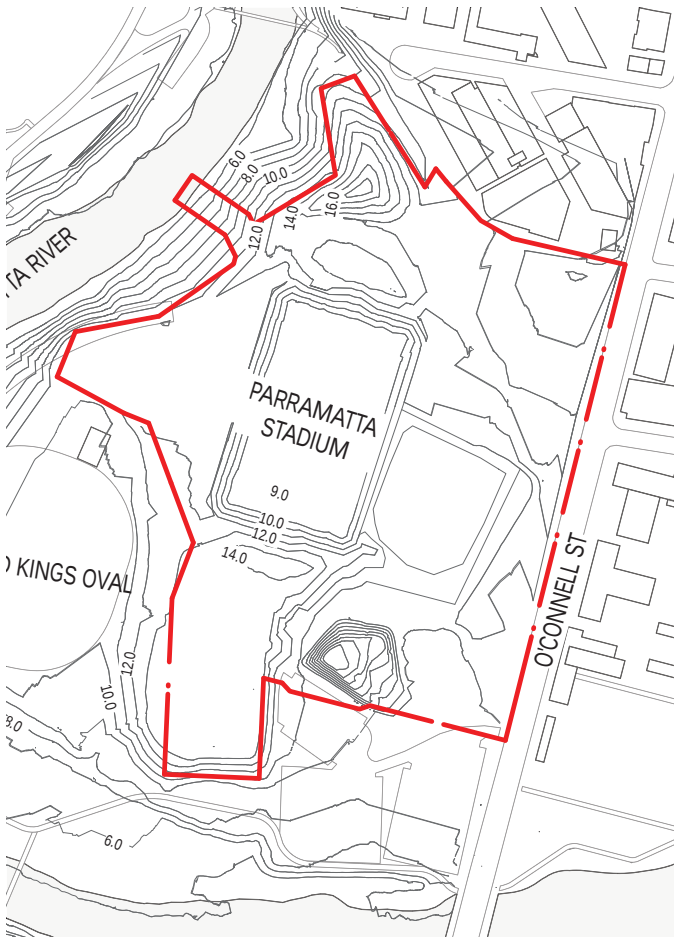


Diagram - Topography

The site for the WSS is exceptional, bounded by the riverine setting of the Parramatta River and Parramatta Park.

The site is a short stroll to the north west of the Parramatta central business district and is accessed by road at the intersection of O'Connell Street and Victoria Road. It is also within easy walking distance of the Parramatta North Urban Transformation precinct and Westmead.

The site is bounded by the Parramatta Leagues Club to the north and Parramatta Park in all other directions, with the exception of O'Connell Street to the east. The site does not include the road reserve for O'Connell Street. The precinct is a sport and leisure precinct with destinational, active programming available on game days and non-game days.

The site contains the existing Parramatta Stadium, its associated curtilage and on grade parking, while the Old Kings Oval, Parramatta Swimming Centre and Parramatta Park Trust (PPT) car park are immediately adjacent to the site.

The Parramatta Swimming Centre will be relocated.

Historical items within the immediate parkland includes Old Kings Oval and Dodd's farm, as well as a quantity of significant trees.

An association between the Parramatta Eels and James Hardie Industries has seen the site used for accommodating waste resulting in a topographically dynamic landscape, with levels varying between RL + 7 and RL + 16. Several man made mounds populate the site, many of which contain contaminated fill. Refer to the EIS Contamination Assessment for more information.

The proposed site boundary will transfer some Parramatta Parks Trust land to Venues New South Wales (VNSW) amounting to 95,210m<sup>2</sup> in total.

The existing Parramatta Stadium is restricted by a number of urban and programmatic constraints;

- The stadium location has limited street presence
- The fenced Swimming Centre compound creates a barrier between the stadium and city
- The key arrival direction from the CBD is blocked by the Swimming Centre
- Stadium is too close to the Parramatta River in north west corner
- Stadium positioning results in restricted circulation areas at N/W, S/E, S/W corners
- The car park is the defining entry statement
- Location of servicing access results in vehicle/pedestrian conflict
- Underwhelming entry gates, particularly for corporate and VIP clientele
- Stadium capacity is limited

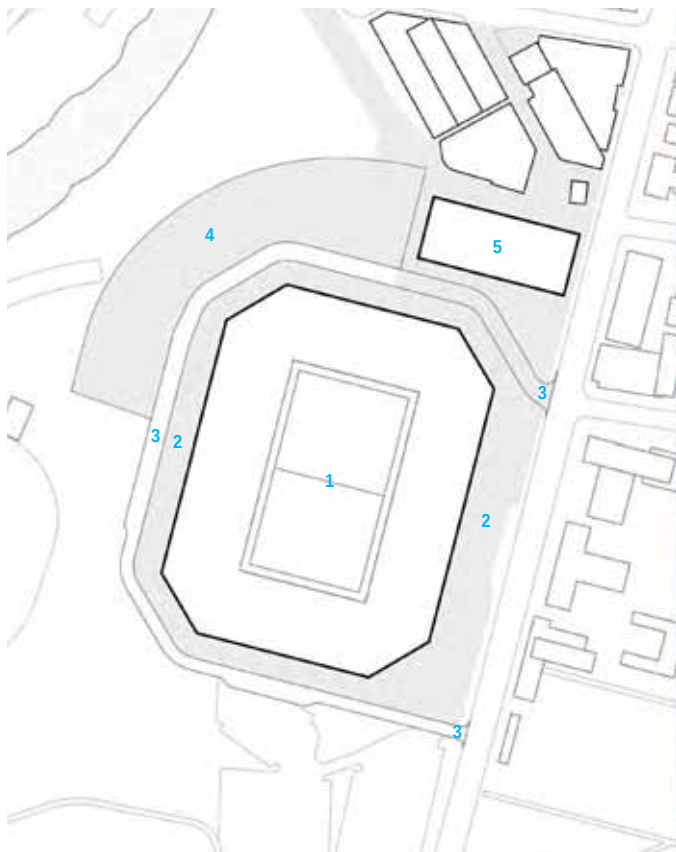
## 6. URBAN DESIGN PRINCIPLES AND GUIDELINES

### 6.0 Broad Urban Design Objectives

- Develop the WSS precinct in a manner that responds to both Parramatta Park and the curvilinear geometries of the Parramatta River, as well as the gridded urban structure of Parramatta CBD.
- Develop a stadium with a visual identity and presence of place, utilising the available desire lines from primary approaches and extended context.
- Design the public domain in a manner that amplifies the experience of game days by curating the journey of the fans to the stadium and managing the experience of arrival into the stadium.
- Capture and magnify the energy of game days and celebrate the core sporting culture of Parramatta through the design of the stadium and bowl.
- Improve accessibility to the park and assist in strengthening the character of the park.
- Express the architectural design of the stadium to embody a world class venue when viewed from the city and in contrast a complementary, sympathetic structure when viewed from within Parramatta Park.
- Design the precinct to become an integral and vital part of Parramatta as well as Western Sydney 7 days a week with the ability to operate as a world class event place on game days.
- Reinforce the 'Sport and Leisure' focus of the precinct by designing the landscape features and new commercial offerings that support this.

## 6.1 Precinct Arrangement

### 6.1.1 WSS Precinct



The WSS precinct is comprised of the following elements:

1. Stadium
2. Stadium Curtilage
3. Ring road
4. Parking
5. Future development building

The Urban Design Principles for these items are outlined in the following sections.

The Concept Plan provides for:

- A maximum total Gross Floor Area (GFA) of approximately 60,000 m<sup>2</sup> (excluding the playing pitch) for the stadium development, including:
- Additional seating for approximately 10,000 more spectators via provision of a seating bowl with 30,000 seats, including 27,000 general admission seats and 3,000 corporate seats;
- Five levels of premium box/terrace, function/lounge offerings and a number of suite offerings;
- Flood lighting, stadium video screens and other ancillary fittings;
- Additional facilities for team, media, administration and amenity such as changing rooms, media rooms, and food and beverage outlets;
- A maximum total GFA of approximately 20,000 m<sup>2</sup> for ancillary uses within the northern corner of the Site;
- Transport, parking and accessibility;
- Public domain elements; and
- Landscaping elements throughout the Site.

## 6.1 Precinct Arrangement

### 6.1.2 Locating the Stadium

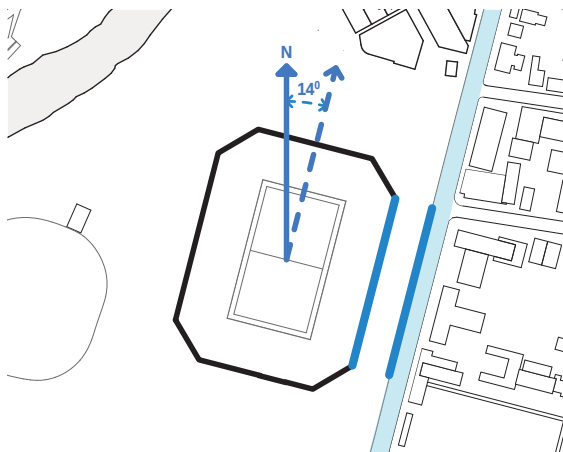


Diagram - North Orientation and Alignment to O'Connell St

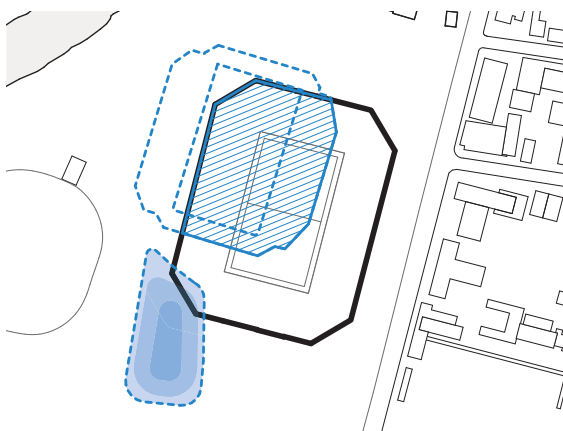


Diagram - Existing Stadium Overlay and Southern Mounds

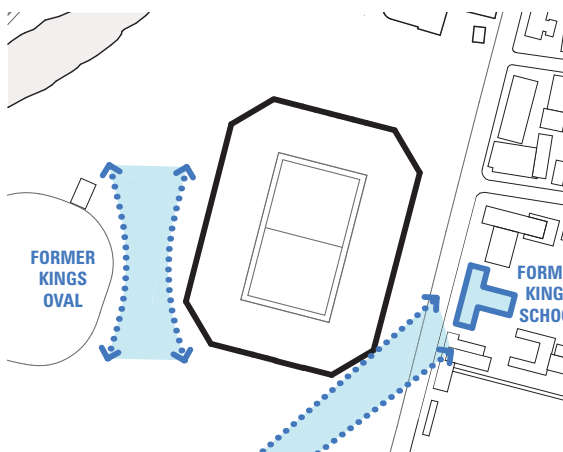


Diagram - Curtilage to Oval and Site line from OGH to FKS

The location of the stadium on the site needs to acknowledge existing site conditions and preferred stadium orientation while fitting in with the local context. The final positioning must have a respectful relationship to Old Kings Oval and Parramatta River while addressing O'Connell St in a manner that recognises its future character and role as the primary pedestrian threshold into the site. It must also avoid any obstruction of heritage related view corridors prescribed within the Conservation Agreement relating to Old Government House and Domain. Costly excavation can be minimised by siting the stadium edge to the north of the training field mound. Further excavation can be avoided by overlapping the footprint of the existing Parramatta stadium.

#### ASPIRATION

- The stadium is located to reconcile complex site constraints while achieving a vastly improved relationship to the City of Parramatta, O'Connell Street, Old Kings Oval and Parramatta River

#### GUIDELINES

- Establish a formal relationship with O'Connell Street with adequate space provided for pedestrian flows
- Must not obstruct vistas between Old Government House and Domain (OGHD) and the Former Kings School and Saint Patrick's Cathedral
- Provide adequate curtilage to Parramatta river embankment to preserve scenic quality and permit development of future river corridor public domain
- Provide adequate curtilage to Old Kings Oval and allow for future synergetic opportunities between the two facilities
- Utilise existing footprint of Pirtek Stadium to minimise excavation
- Avoid costly excavation of training field mounds
- Orientate playing field within  $\pm 15$  degrees from true north

## 6.1 Precinct Arrangement

### 6.1.3 Stadium Curtilage

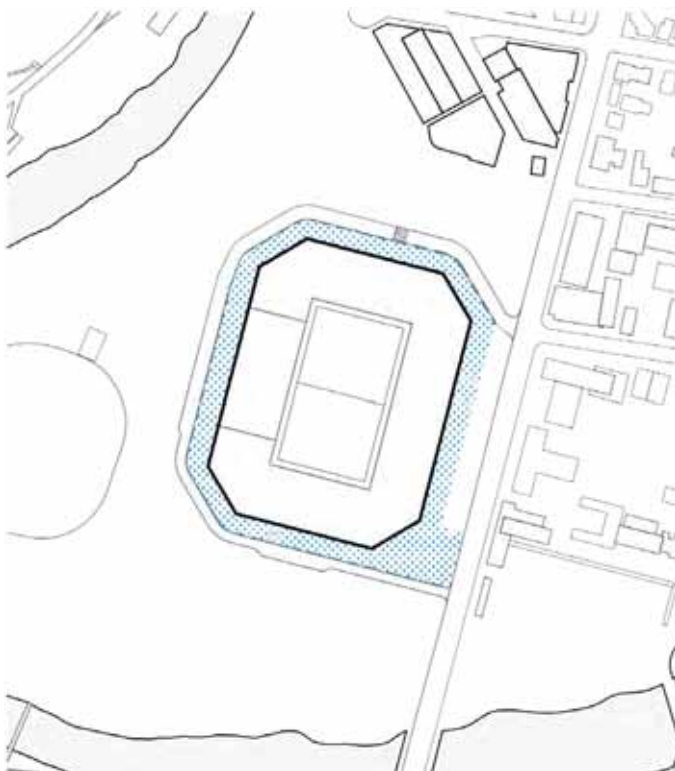


Diagram - Pedestrian Curtilage around stadium

The stadium curtilage is a pedestrian zone situated around the perimeter of the stadium structure. The curtilage should be open, flexible and flat to handle large gatherings and queuing patrons awaiting entry into an event. The curtilage also becomes a dispersal zone in the event of emergency egress from the stadium.

The curtilage should expand at the primary entry points as these locations will be subject to the largest volumes of pedestrian movements.

#### ASPIRATION

- To create a continuous accessible pedestrian curtilage to the stadium perimeter that has the capacity to handle the gathering and dispersal of game-day crowds

#### GUIDELINES

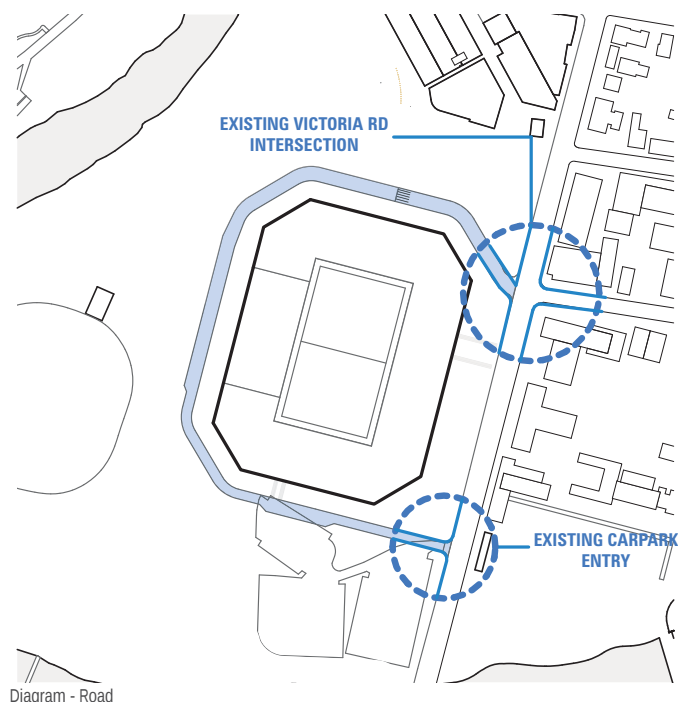
- Provide a continuous 15m (min) curtilage clear of the stadium envelope
- Expand curtilage at key entry and arrival points
- Curtilage to have flat pedestrian-friendly surfaces and finishes



Precedent Image - Stadium Curtilage

## 6.1 Precinct Arrangement

### 6.1.4 Ring Road



The signaled intersection at Victoria St and O'Connell St currently allows access to the northern part of the site. There is an additional vehicle access point to the south for access to the Parramatta Park Trust car park. A continuous ring road should be designed to connect the current access points around the Stadium Precinct. This will create an efficient on-site traffic loop that services the entire site. The further benefit of integrating existing access points is to minimise disruption to existing traffic conditions.

#### ASPIRATION

- Integrate WSS vehicle movement system without impact to existing road network

#### GUIDELINES

- Minimise disruption to existing traffic conditions by utilising existing vehicle access points
- Create a ring road for efficient on site vehicular circulation

## 6.1 Precinct Arrangement

### 6.1.5 Parking

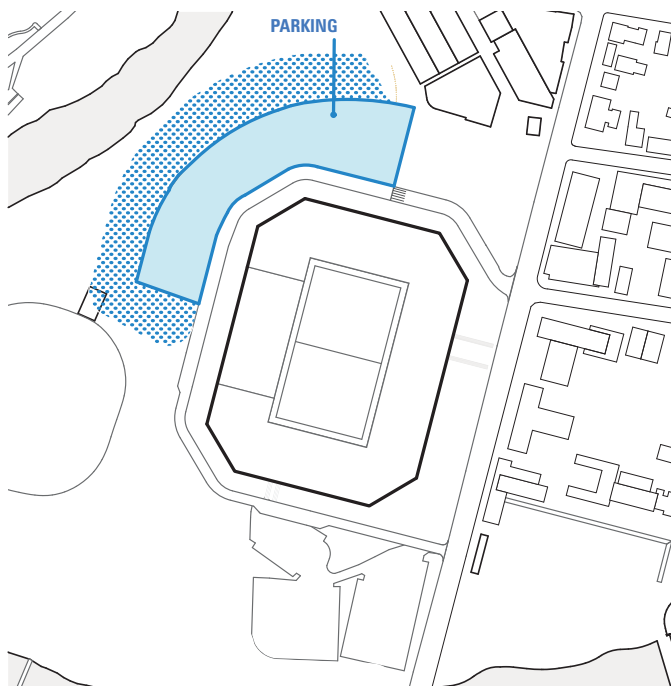


Diagram - Parking



Precedent - Landscaped Parking

Up to 500 car parking spaces are to be provided on the north-west part of the site. The location provides a built-form buffer to Parramatta River and the 'Dairy Precinct' within Parramatta Park whilst also removing on-grade car parking from the entry points and major pedestrian flows.

The car park should be designed to integrate with the landscape, reduce the scale of hard surfaces and allow for pedestrian movement between the stadium precinct and the park.

#### ASPIRATION

- The car park design should visually extend the parkland setting to create a landscape buffer between the stadium and Parramatta Park

#### GUIDELINES

- Integrate with the parkland setting by incorporating trees and soft landscape elements into the car park design
- Allow for maximum pedestrian permeability for movement between the park and the stadium precinct
- Allow for car park to be compartmentalised for more versatile use in non-peak periods
- Design and locate car park to minimise impact upon key public spaces

## 6.2 Building Height and Massing



Photomontage showing maximum built envelope -  
View taken from Old Government House



Photomontage showing maximum built envelope -  
View taken from the Crescent

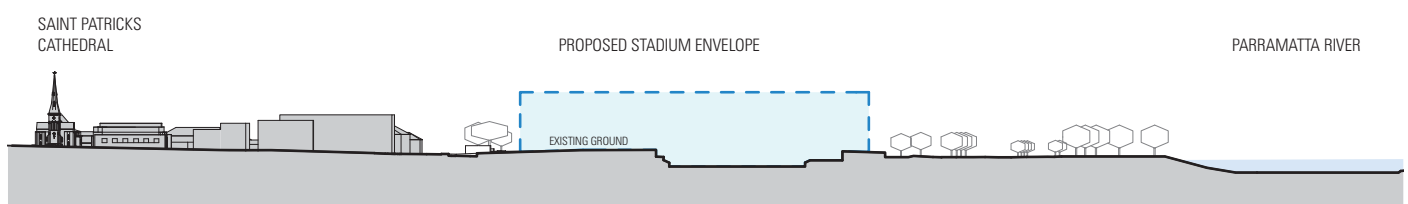
The WSS site is located within the 'Highly Sensitive' perimeter of Old Government House and Domain. Accordingly, the building height and bulk must be consistent with the controls of the Conservation Agreement governing development in this precinct. These primarily limit height and bulk to being no more than 20% visible (of total development facade) from particular vantage points within Old Government House and Domain. WSS is also sited at the urban edge of Parramatta CBD where it is appropriate to celebrate its presence as a significant public building. Further, the demands for more vertical stadia to improve user experience has to be considered.

### ASPIRATION

- WSS must strike a balance between fulfilling the operational brief, minimising the overall impact on conservation sites, whilst creating a presence to its urban address

### GUIDELINES

- A maximum of 20% of the facade to be visible from the protected view corridors identified in the Conservation Agreement
- Stadium height to be minimised (below RL + 42.5 max) to lessen visual impact to Old Government House and the parkland setting
- Utilise setbacks and develop foreground elements and landscaping to the O'Connell Street frontage to mediate scale to Kings School and other existing buildings in O'Connell Street
- Massing and scale of the stadium must be determined as a balance between overall footprint, structural height, functional brief, and stadium experience



Concept plan - Envelope Heights

## 6.3 Site Circulation

### 6.3.1 Key Approaches

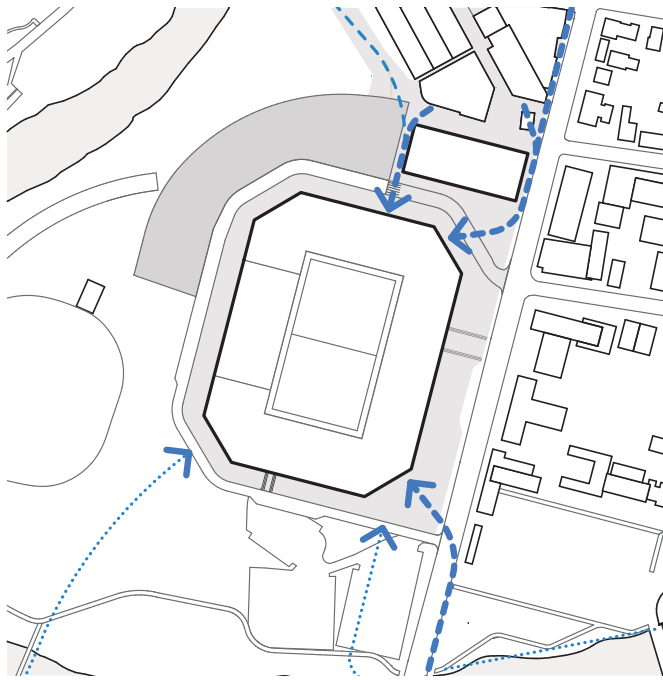


Diagram - Pedestrian Approaches

Most pedestrians will arrive from the south-east (O'Connell St and the river foreshore) or from the north-east (Victoria Road and O'Connell Street north). With the relocation of the Parramatta Swimming Centre, O'Connell St will become the most direct route to the stadium for patrons arriving from Parramatta CBD and Parramatta Station. Victoria Road and O'Connell Street north will continue to be a key pedestrian approach for fans marching along Victoria Road and for others walking from residential areas to the north and east. A secondary approach will develop from the north for pedestrians arriving from Westmead and Parramatta Park (via the pedestrian footbridge) and for those arriving from Parramatta Northern Urban Transformation Development (PNUT) via the river corridor. The design should encourage and provide for the use of public transport, cycling and walking by providing links to existing networks and infrastructure such as bicycle parking, bicycle hire etc.

#### ASPIRATION

- WSS should address the key pedestrian approaches to maximise legibility and simplify way-finding to the stadium entries

#### GUIDELINES

- Locate primary GA entries at main pedestrian approaches from Victoria Avenue/O'Connell Street north and O'Connell Street south
- Incorporate way-finding to western entry for teams, media, corporate patrons and VIPs
- Provide pathway for spectators arriving from Westmead, PNUT and Parramatta North via the river corridor and pedestrian bridge to the north of the site
- Integrate O'Connell St bus stop with the Urban Plaza to facilitate and encourage use of public transport

## 6.3 Site Circulation

### 6.3.2 Pedestrian Circulation On Site

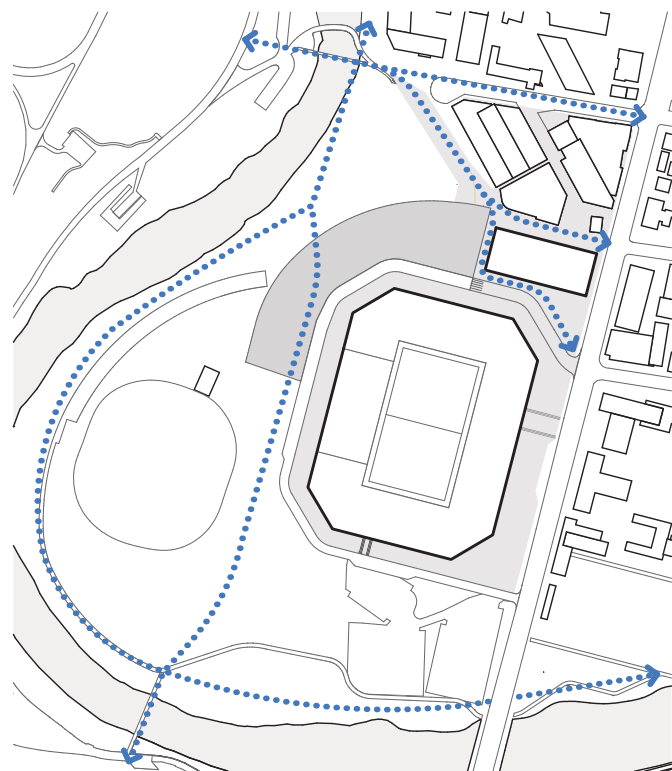


Diagram - Riverwalk and parkland linkages

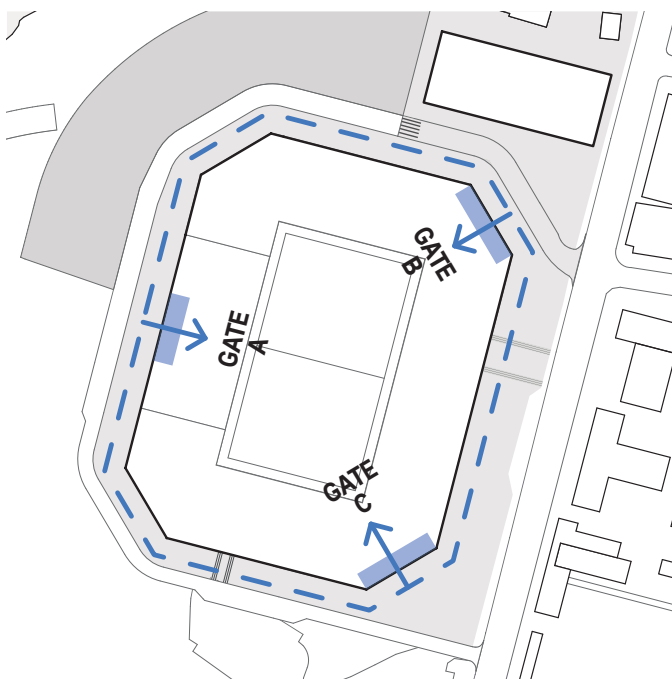


Diagram - Gate A VIP access, Gate B & C GA Patron access

The WSS precinct should connect both physically and visually with the parklands for the benefit of the user experience. Existing site linkages in the north/south and east/west directions that encourage public access through the precinct should be reinforced.

An accessible pedestrian curtilage to the perimeter of the stadium should be provided for the free movement of pedestrians between the various stadium entry points. This is vital for reducing congestion within the stadium and minimising the number of required entry points. This curtilage also allows for emergency vehicle egress as well as providing operational flexibility to expand controlled areas

#### ASPIRATION

- To create a pedestrian precinct that is seamlessly integrated into the context and provides continuity of access to the stadium perimeter

#### GUIDELINES

- All areas shall be designed to provide equality of access for people with dis-abilities
- Access and egress must be designed in accordance with all relevant quality standards including the Green Guide
- The WSS precinct should priorities pedestrian movements over vehicular. Where pedestrian/vehicular conflicts occur, measures of calming the traffic must be deployed (shared zone materiality change, tactile pavers, speed bumps, clearly defined crossings)
- The layout should facilitate easy movement from the Stadium Precinct into the greater parkland precinct

## 6.3 Site Circulation

### 6.3.3 Vehicle Access and Egress Game day

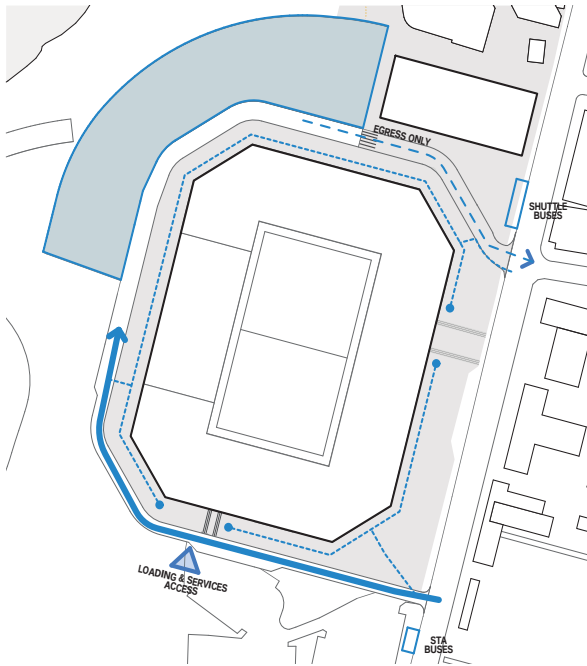


Diagram - Vehicular Access on Game Day

The existing vehicle entry point at Victoria Road and secondary entry point developed adjacent to the Trust car park to the south should be connected by a ring road to provide flexibility in the way vehicle movements are handled within the precinct during different modes of operation. The ring road should be situated to provide access to the existing Trust car park to the south, the Old Kings Oval to the south-west, and VIP parking adjacent to the western forecourt. The ring road should be treated architecturally as a continuation of the stadium perimeter public domain surface and operate as a shared zone.

Heavy vehicle ingress and egress should be managed from the southern vehicle entry point to utilise the lower topography to gain more direct access to lower-ground service areas. These movements can occur without impact to the key pedestrian spaces of the stadium. Ideally, the Victoria Road vehicle entry could be closed on game day to allow unimpeded pedestrian movement and gathering of crowds within the Northern Forecourt.

Existing STA bus stops are to be retained, however a new lay-by is to be provided for game day shuttle buses adjacent the Northern Forecourt.

#### ASPIRATION

- Provide unrestricted vehicle accessibility across all modes of operation
- Grade separate pedestrian and vehicle movements to avoid pedestrian / vehicle conflicts

#### GUIDELINES

- Provide a ring road to access all parts of the site while providing for redundancy and flexibility
- Allow for emergency vehicles to access the Stadium perimeter
- Prioritise heavy vehicles movements from the southern entry to facilitate direct movement into the lower ground level service areas within the stadium
- Design vehicle circulation to enable Victoria Road entry to be closed on game days
- Provide a lay by for game day shuttle buses adjacent the northern forecourt

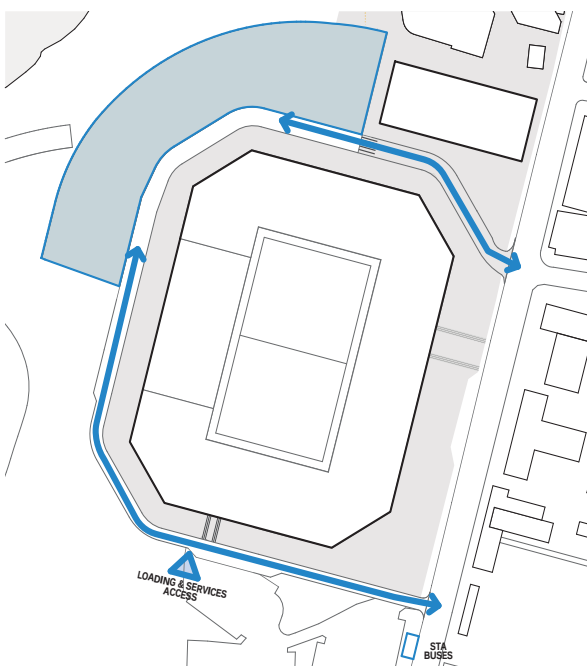
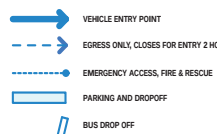


Diagram - Vehicular Access on Non Game Day



## 6.4 Public Realm

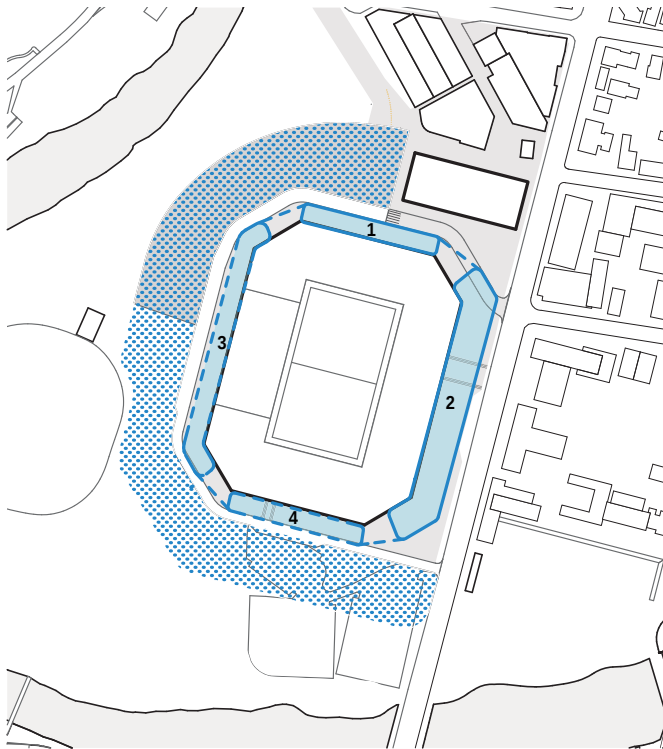


Diagram - Key Public Spaces

The WSS public realm should be designed as an integrated whole that accommodates vast crowds of people on game day, but invites public usage as a destination for the remaining days of the year.

The WSS public domain and curtilage should comprise a series of zones that are defined by their different spatial character and role within the overall precinct structure. Zones that address Parramatta CBD and O'Connell Street should exhibit an active dynamic urban character, proportionate to the scale of the stadium and the arrival of crowds on game day whereas zones that address the park should be softer and calmer in character and provide a transition into the park proper.

By creating smaller scaled zones, the WSS public realm can be inviting for usage on non-game days. This can be achieved through the design of human scaled spaces and built-form, pathways that connect to the context, spaces that capture environmental amenity and a quality landscape that softens perceptions.

The WSS public domain should also accommodate a mix of functions across sporting, recreational and commercial uses to increase the appeal of the precinct. A rich layering of facilities will promote social diversity, usage beyond business hours and a lively, commercially viable precinct.

The public realm is comprised of the following zones:

1. Urban Plaza (North)
2. Urban Park (East)
3. Western Forecourt
4. Southern Forecourt

### ASPIRATION

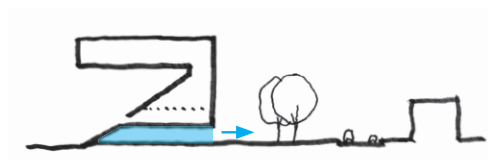
- WSS public realm to be a rich, layered active leisure precinct that draws upon its central urban location and connection to Parramatta Park and operates as good public space on game days as well as non game days

### GUIDELINES

- Emphasise the civic value of the precinct as the nexus between Parramatta CBD, Parramatta Park, existing residential areas and PNUT development
- Build a walkable, accessible precinct
- Treat the precinct as a collection of individualised and responsive zones that connect on game day to accommodate the movement of event crowds
- Zones to reflect their spatial character and accommodate a variety of different activities and uses throughout the precinct
- Use dynamic topography to generate urban design solutions

## 6.4 Public Realm

### 6.4.1 Urban Park



Section - O'Connell St South

The public realm addressing O'Connell Street should be designed as an Urban Park that begins a transition from the urban condition of O'Connell Street into the stadium precinct and Parramatta Park beyond.

The Urban Park will be a key element in making the precinct a destination 7 days a week. It should have an urban active / leisure character comprising spaces for informal urban sport as well as spaces for lingering that can be activated by uses embedded within the stadium edge or freestanding pavilions.

The layout of the space needs to accommodate game-day pedestrian flows while providing more intimate scaled pocket spaces for casual occupation and small groups. The northern and southern ends to the space must expand to create unencumbered space for the arrival and gathering of large crowds on game day.

#### ASPIRATION

- Create an activated urban park that binds the urban condition of O'Connell Street with the Stadium Precinct and Parramatta Park and in doing so, gives purpose to the stadium precinct for non-game days

#### GUIDELINES

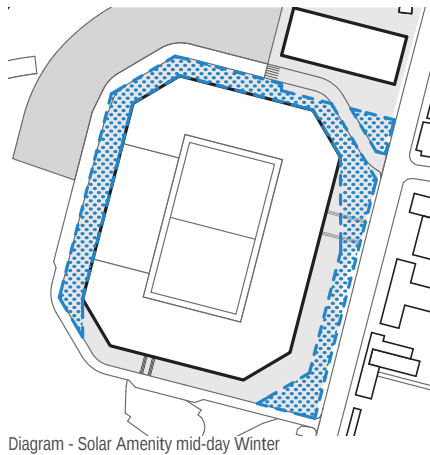
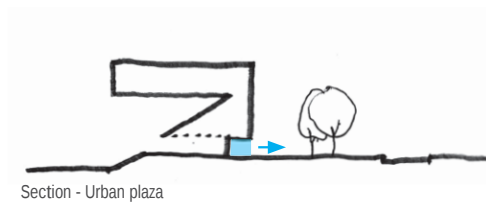
- Develop a space capable of accommodating a range of active and passive uses
- Incorporate a range of urban active leisure programs that relate to the context while reinforcing the overall precinct sporting character
- Embed uses within the stadium facade that address and activate the space
- Explore low scale built form on the eastern edge of the space to capitalise on solar amenity
- Provide adequate space for the north/south movement of pedestrians on game day with flat pedestrian friendly surface finishes



Precedent - Urban Park

## 6.4 Public Realm

### 6.4.2 Urban Plaza



The Urban Plaza to the north of the stadium will benefit from good solar amenity year round and should be developed as an activated alfresco space with the convenience of parking and connection to Parramatta Park to the west.

The Urban Plaza should become a meeting point on game day as well as becoming popular with users of Parramatta Park on non-game days, particularly for users of the park arriving from the north.

Activation of the space can be achieved with active frontages to both the Stadium and the Future Development Building.

#### ASPIRATION

- Create an urban plaza with an alfresco outdoor experience that captures the solar amenity of the northern aspect. This plaza should benefit from the dual activation of the Stadium and Future Development building.

#### GUIDELINES

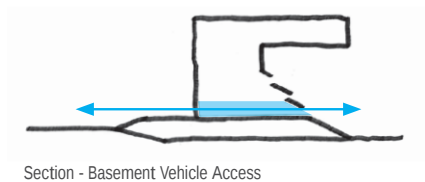
- Develop a comfortable pedestrian meeting space that capitalises on the solar amenity of the location
- Provide activating uses within the stadium's northern facade
- Vehicular access through this plaza, should be conceived as a "shared pedestrian zone" and should be articulated as such
- Design the future development area so as to not overshadow this space
- Allow for temporary stands and stalls for patrons to create a festive 'food/ fan village' on event days



Precedent - Northern Plaza

## 6.4 Public Realm

### 6.4.3 Western Forecourt



On the western side of the stadium, the forecourt will become the gathering space and entry for VIPs, teams and the media. This space benefits from solar amenity and aspect out to the park. While the impact of the adjacent parking area needs to be managed, there's potential for a spill-out zone to be created for VIPs on game day. This space benefits from a dual aspect out to the surrounding parklands and into the stadium arena. On non game days the Western Forecourt has potential as an event and a spill-out space for functions.

#### ASPIRATIONS

- Create a space that maximises the experience of the park/stadium aspect

#### GUIDELINES

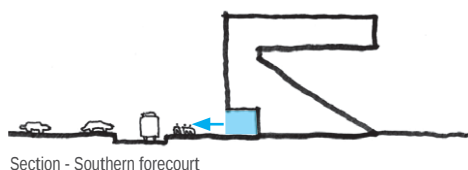
- Create a forecourt that will appropriately accommodate game day movements of VIP patrons, media and players
- Create a space that can function as an event space
- Dual aspects to the parkland and into the arena must be achieved
- Mitigate interaction with the parking area using landscaping devices
- Forecourt should maximise solar amenity



Precedent - Western Forecourt

## 6.4 Public Realm

### 6.4.4 Southern Forecourt



Section - Southern forecourt

The hard paved space to the south of the stadium has proximity to the CBD but positioned away from O'Connell St and the more active outdoor spaces to the north. It also has good proximity to the training field and 'Kids Zone' for open space play.

The Southern Plaza should be designed to transition from the urban character the stadium precinct and into the soft scape of Parramatta Park beyond.

The layout of the space needs to accommodate game-day pedestrian flows while providing more intimate scaled pocket spaces for casual occupation and small groups.

#### ASPIRATIONS

- The Southern Plaza should provide a transition between the stadium and the river precinct to the south.

#### GUIDELINES

- Develop a space capable of accommodating a range of active and passive uses
- Incorporate a range of urban active leisure programs that relate to the context while reinforcing the overall precinct sporting character
- Embed uses within the stadium facade that address and activate the space
- Create separation from the service road and PPT carpark to the south
- Provide adequate space for the east/west movement of pedestrians on game day with flat pedestrian friendly surface finishes



Precedent - Southern Plaza

## 6.5 Security

### Security Zones

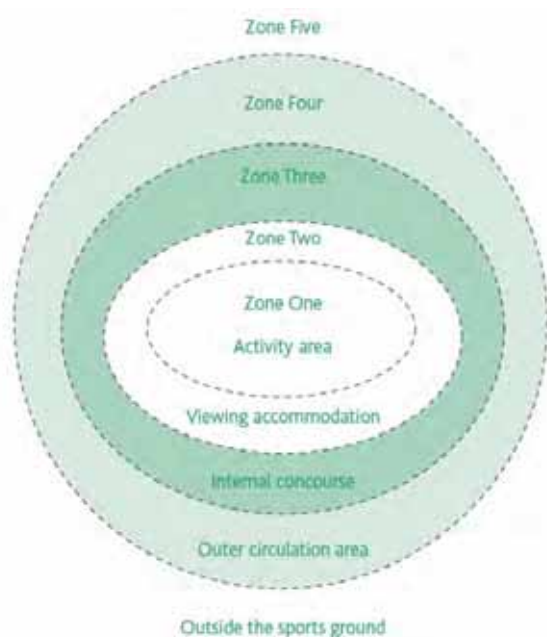


Diagram - Security Zones, Excerpt from Green Guide

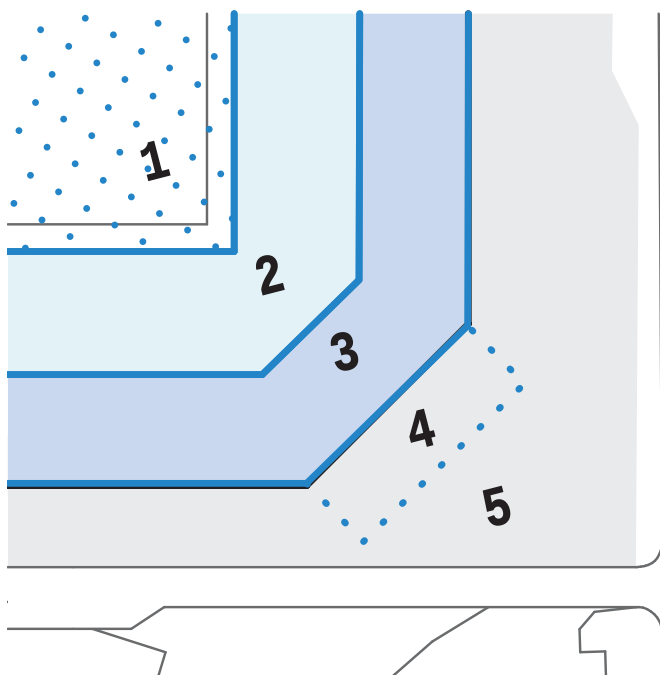


Diagram - Security Zones including temporary Zone 4 on game day

The relationship between the various spaces inside and outside of the Stadium need to be considered in terms of safety and security. These are controlled by zones. The size and location of these zones are critical to the performance of the stadium with capacity crowds and during an emergency. The security line is a critical component in the resolution of the stadium access. On game day it must be external to the stadium structure and provide an area for ticketing and bag checks to be performed. In a non game day scenario the security line can become the stadium structure. The Zones are as follows:

#### ZONE 1

- The activity area, the central area and/or pitch on which the event takes place

#### ZONE 2

- The spectator seating and standing area

#### ZONE 3

- The internal concourse surrounding the activity area

#### ZONE 4

- The circulation external to the stadium structure separating it from the outer security line. Zone Four can serve as a vital access area for emergency and service vehicles

#### ZONE 5

- The open space outside the security line

#### ASPIRATION

- A safe and secure environment whilst also offering an open and flexible stadium and precinct

#### GUIDELINES

- Explore the use of a temporary zone 4 barricade on game day

## 6.6 Activation

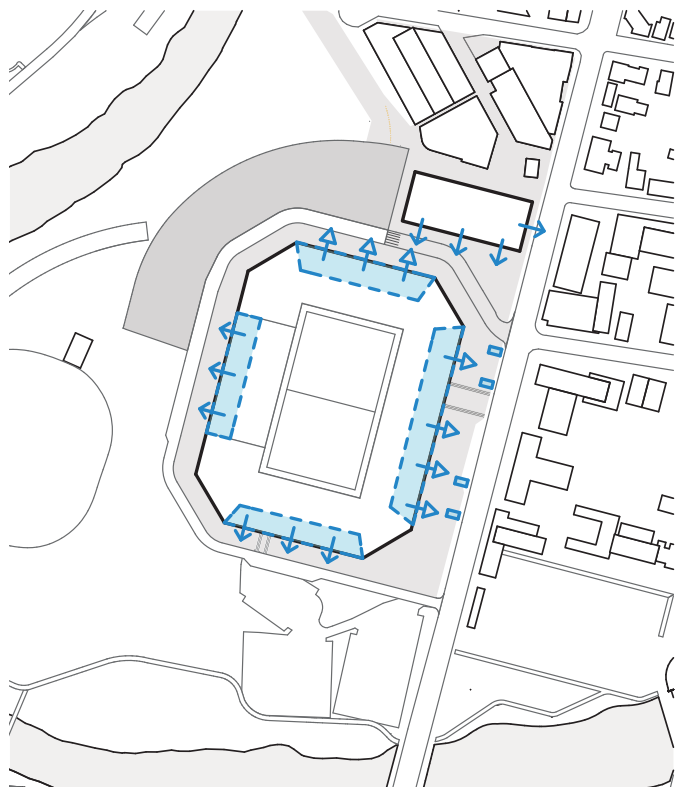


Diagram - Activation

By combining commercial tenancies and good public space, the design will encourage the realisation of well utilised, inclusive and safe spaces. The opportunity exists for ground level activation in the form of commercial tenancies along the eastern, northern and southern facades of the stadium. The public domain to the western side of the stadium will be available on non game day as a function centre and associated outdoor space with a view over the park and river.

Commercial uses are to be ancillary to the Stadium and might include; a Fitness Centre, Sports Retail, Allied Health, Cafes, Restaurants and Bars.

### ASPIRATIONS

- Active, inclusive and commercially viable precinct that operates 7 days a week

### GUIDELINES

- Entice patrons into the precinct through visual engagement and activation
- Outward activating uses should be developed on all sides of the stadium
- Leisure activities and commercial offerings should be legible to patrons as they enter the precinct
- Commercial uses to be ancillary and complementary to the precinct characters

## 6.7 Way-finding, Signage & Interpretive Overlay

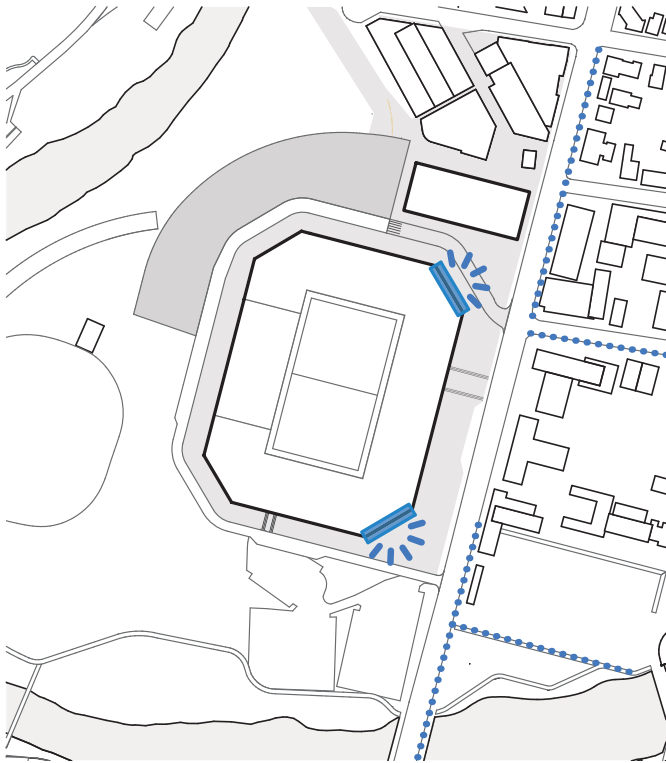


Diagram - Signage and Way-finding

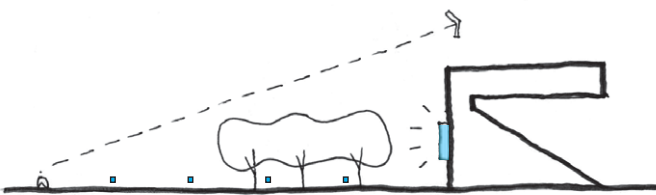


Diagram - Signage to be obscured from parkland views, Legible wayfinding



Precedent - Signage & Wayfinding

Wayfinding begins off site and is an important part of the journey to the precinct. Wayfinding should be legible, and an extension of precinct branding and situated along major pedestrian approaches.

Primary signage should be located on the two stadium entrances along O'Connell St where they are visible from major pedestrian approaches. Secondary signage, where orientated toward the park, should be discretely placed below the tree line. In this regard The Conservation Agreement sites, "signage on upper level of buildings must not face the domain or Parramatta Park."

In addition, the WSS should contribute to realising Parramatta City Councils Visitor Strategy for Parramatta 2011-2016, the aim of which is to increase visitation and length of stay. The installation of interpretive elements and public art across the WSS development can assist to build knowledge, awareness and understanding of the precinct, while encouraging greater visitation of Parramatta Park.

### ASPIRATIONS

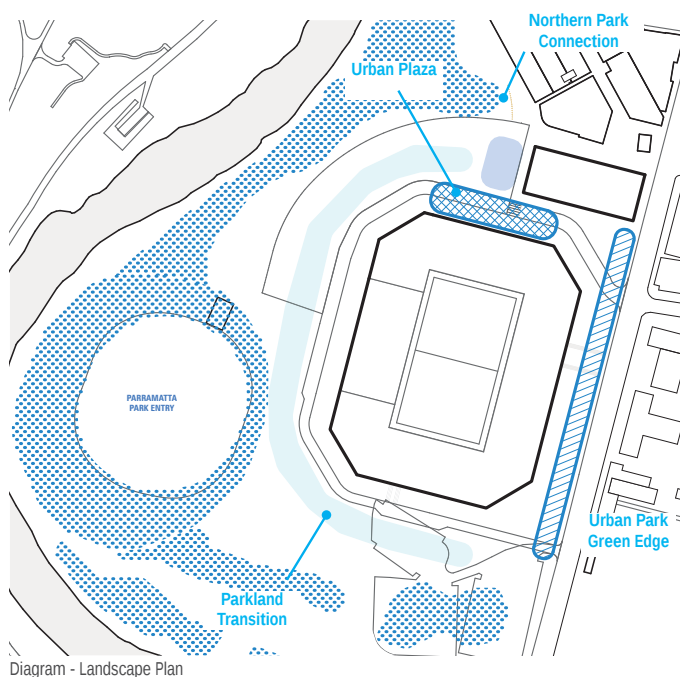
- To have a visible and legible means of Signage and way-finding without impacting sensitive views
- To increase visitation, encourage longer stays and grow advocates for the stadium precinct and Parramatta Park
- Build peoples' knowledge and understanding of the precinct

### GUIDELINES

- Architecture to reinforce way-finding strategy
- Entries to the site should be visually clear and unobstructed to meet the requirements of large crowds
- Primary signage restricted to key entries
- Signage on upper level of buildings must not face the domain or Parramatta Park
- Way-finding should be incorporated along major pedestrian approaches
- Explore opportunities for interpretive installations and public art to increase awareness, knowledge and understanding of the history of the precinct
- Precinct design to encourage increased visitation and greater exploration of the parkland setting

## 6.8 Landscape

### 6.8.1 Active User Experience



Parramatta Park has a long history with recreation and sporting activities. The design should create a recreational precinct responsive to the requirements of the stadium and also reflect the historical connection to the parklands as a recreational precinct. The landscape design should encourage links to the Parramatta Parklands and contribute to activating the parklands. To encourage engagement from a broad range of users and communities, a diverse range of experiences should be provided. The landscape design should provide the base from which activities such as cycling, walking, play and running can extend into the greater parklands and community.

#### GUIDELINES

- The landscape design should encourage links to the Parramatta Parklands and contribute to activating the parklands
- Landscape design should provide for a diverse range of experiences including both active and passive recreational activities
- Design to accommodate the gathering and movement of large numbers of people within functional places and spaces



Precedents - Active user experience  
Western Sydney Stadium EIS  
Urban Design and Public Realm Guidelines

## 6.8 Landscape

### 6.8.2 Character of Urban Spaces to the North and East



Precedents - Urban Forecourt

Outdoor spaces which address Parramatta CBD and O'Connell street should illustrate an active dynamic urban character. These spaces potentially have an 'urban village' proportion and could provide active meeting spaces for small groups and community occasions.

#### ASPIRATION

- An urban landscape that creates value out of its positioning between the urban core and the parkland setting

#### GUIDELINES

- Tree planting should be strong and structural in the context of providing a framework to the precinct and green edge to the site and O'Connell Street
- Outdoor sitting and meeting areas should be located in areas of maximum solar amenity, with tree species allowing for winter sun and summer shade
- Signage, lighting, materials and vegetation should direct and visually connect the precincts, entries, open spaces and adjacent sites
- Integration of furniture in these areas maximise flexibility in use of these spaces
- Planting palettes should reflect the potential use of these spaces and selected appropriately for solar amenity and scale
- Locate and design spaces and uses to maximise user comfort and amenity, considering prevailing climatic and micro climatic conditions
- Materials and furniture should be urban and contemporary in style, resilient to vandalism and the environment and low maintenance
- A consistent palette of materials should be used throughout the precincts to ensure an integrated site easily recognisable by the user. The suite of furniture should be identifiable with Parramatta, the site and the new stadium

## 6.8 Landscape

### 6.8.2 Character of Transition spaces to the South and West



Precedents - Parkland Character

The landscape character should reflect a high quality civic public domain precinct that responds to the concept of a 'stadium in a park'.

The landscape should be integral to the WSS and add to the public realm as an overlay to create a cohesive functional user experience. The landscape should provide a high level of user amenity, designing for night and day experiences.

The landscape character to the western and southern sides of the stadium should create a transition between the stadium site and the park, respecting and relating to the parkland site and vegetation communities.

The treatment, however, at pedestrian level at the boundary between the stadium site and the parklands should strengthen the historical context of the parkland compared with the new urban edge of the stadium site, so the user is aware of entering or leaving the site and the significance of the historical landscape.

Additional canopy planting should be implemented to replace and trees removed as part of the construction process thereby alleviating an potential impact on the historic view lines from Old Government House and the Domain.

#### ASPIRATION

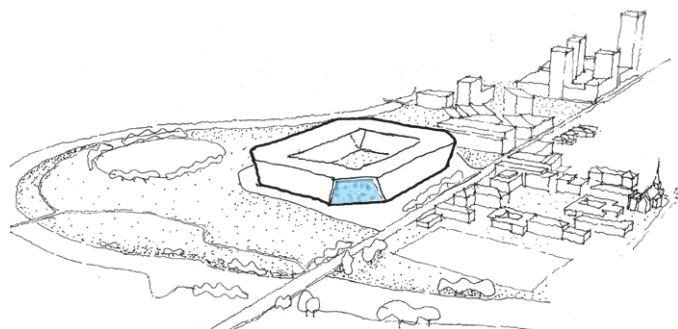
- Seamless continuity of the landscape between the stadium precinct and the parkland

#### GUIDELINES

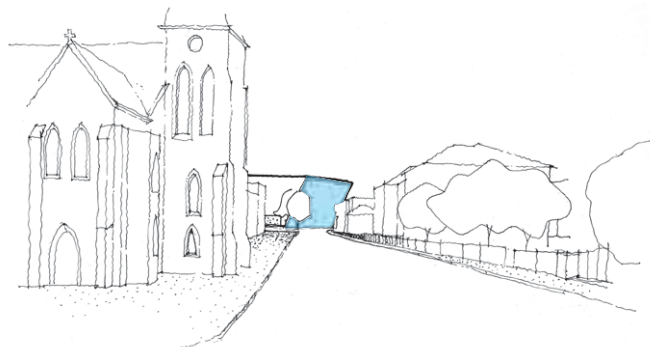
- Provide additional canopy planting to mitigate the potential loss of trees through the construction process
- Proposed vegetation should maintain and enhance existing views and vistas through the parkland, towards Old Kings Oval, Dodds Farm, the Parramatta River and across to Parramatta Park and Old Government House
- Integrate the Stadium Precinct into the park through the use of hard and soft landscape elements particularly across the various thresholds between the stadium and the park

## 6.9 Architectural Expression

### 6.9.1 Landmark Opportunity



Aerial from Parramatta CBD



Victoria St

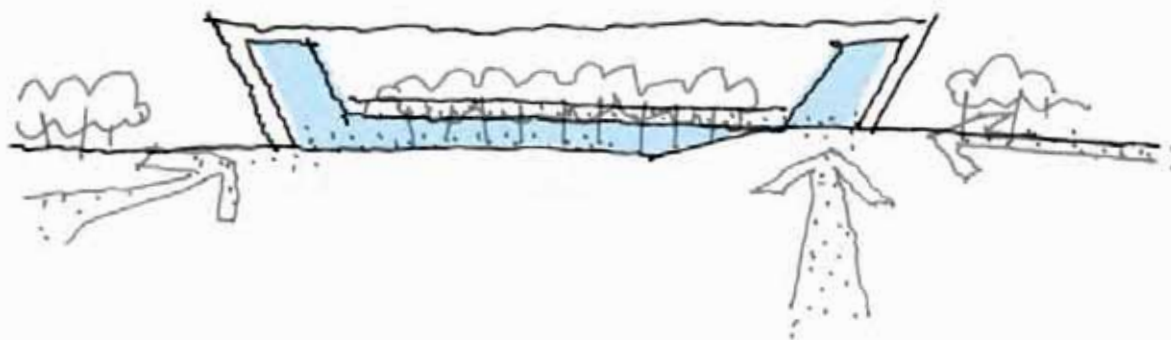
The siting and location of the stadium provides an opportunity to create a landmark addition to the built fabric of Parramatta. The North East corner of the site both terminates Victoria Rd and is the key entry for visitors arriving from the East and North. The South East corner of the stadium has a dynamic aspect back to the city and river setting, and similarly is the key entry for visitors arriving from the CBD and Parramatta Station. The stadiums' composition of the two primary entrances should address both the urban and pedestrian scales of the city.

#### ASPIRATION

- WSS to become a landmark through its placement and composition relative to Victoria Road and its relationship to Parramatta CBD

#### GUIDELINES

- Compose WSS to address the termination to Victoria Road
- Compose WSS to address key relationship to Parramatta CBD and O'Connell St approach



Architectural Expression Sketch

## 6.9 Architectural Expression

### 6.9.2 Dual Expression

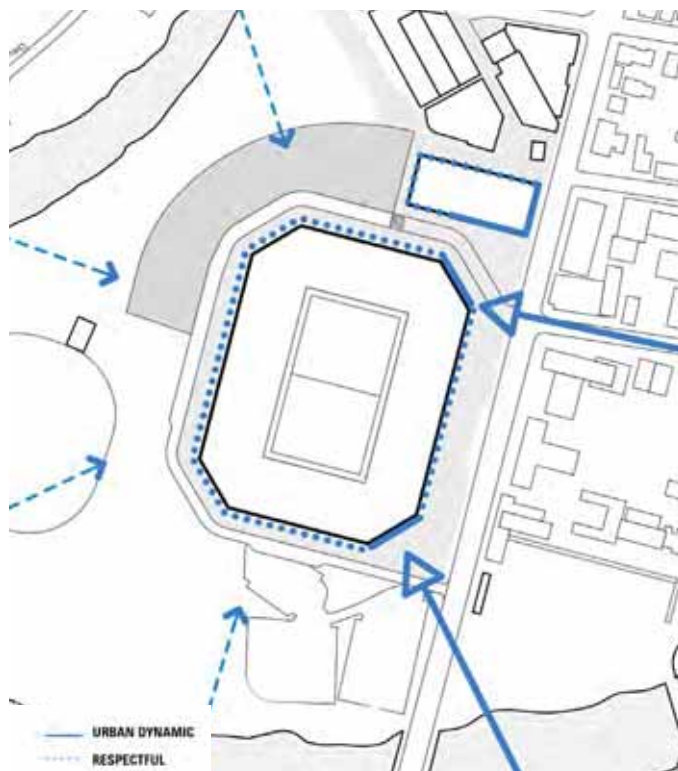


Diagram - Architectural Expression

The architectural expression of WSS should respond to the complex conditions of the site. The stadium facade treatment must be sensitive where it addresses the park, however it also needs to outwardly express its role as the heart of sporting culture in Parramatta. In this regard, the architectural expression should be more vibrant in its presentation when viewed from the city (O'Connell St and Victoria Rd), but have a more quiet and respectful expression when viewed from within Parramatta Park. Where possible, the architectural expression should reflect the programmatic layout of the stadium to enhance legibility for patrons.

#### ASPIRATION

- To create a stadium that sits quietly within the parkland setting, while being expressive of the excitement and drama of the stadium experience to the key urban approaches

#### GUIDELINES

- Stadium entire to have an expressive urban character
- Stadium facade to have a respectful expression with muted colors and matt finish (Conservation Agreement - Parramatta DCP 2011) to address historical parkland setting



Natural timber and Transparency mute stadium expression



Dynamic expression of entrance

## 6.9 Architectural Expression

### 6.9.3 Materiality & Lighting



Precedents - Mute Materiality



Precedents - Contrasting Materiality at key entrances

Materiality and lighting should be used to reinforce the Architectural Expression. Careful selection of material can be used to provide tactility and detail interest at a finer scale, this is important in making the stadium appreciable from both a distance and up close. Materials can also contribute to transparency and accommodate lighting effects, which can assist in establishing a nighttime identity for the stadium. The lighting effects need to be controlled to avoid light spill to the park while contributing to the atmosphere and excitement of 'the game' and its outward expression to the city.

#### ASPIRATION

- Materiality contributes to the daytime and night time identity of the stadium, while providing a finer layer of interest at close range
- Lighting to avoid light spill to the park while being expressive of the atmosphere and excitement of 'the game'
- Stadium lighting to be seamlessly incorporated within roof structure

#### GUIDELINES

- External building materials must be muted in colour with matt finishes to minimise contrast with the park surrounds and be complementary to its setting (Conservation Agreement - Parramatta DCP 2011)
- Reference local historical character
- Materiality and lighting at stadium entrance should contrast to the general stadium expression
- All lighting external to the stadium and visible from the park must be below the tree line
- Safe lighting of public domain to be obtained
- If possible utilise pitch lighting on leading edge of roof as opposed to pole mounted

## 6.10 Ecologically Sustainable Development

The WSS and associated commercial spaces should be designed, constructed, maintained and operated to achieve a high level of environmental sustainability and set a leading example of a sustainable sporting facility befitting the project vision for a world class tier-2 stadium.

Green Star compliance through the Green Building Council of Australia is required. The contractor is to nominate a target Green Star rating.

The landscape design should respond to the sensitive ecological environments and assist in the retention of biodiversity in the area. Planting schemes should reflect the site environment and culture and consider ongoing sustainability and maintenance issues.

The existing stadium captures stormwater runoff from the stadium complex and surrounding carparks. This is conveyed via a pipe network and discharged into the Parramatta River. It is proposed that this be maintained so that the majority of drainage runoff will be captured in detention systems and the water reused within the complex (i.e. grass irrigation, non-potable water uses). Major runoff events can be conveyed to the existing swale along the northern boundary and discharged into the Parramatta River. This will reduce the risk of excessive flooding of the Site.

### ASPIRATION

- Fully integrate sustainable design practices throughout the precinct to deliver a project with beneficial environmental outcomes

### GUIDELINES

- Employ water saving and water sensitive urban design to reduce water usage and runoff, particularly around pavements for large paved areas and car parks
- Promote operational efficiency through the design
- Reinforce biodiversity through the design of the landscape environment
- Minimise environmental impacts during the Service Life through design that reduces greenhouse gas emissions
- Minimise vehicle dependency through provision of facilities for pedestrians and cyclists and ensuring the maximum utilisation of public transport
- Maximise energy efficiency and minimise energy consumption through design initiatives
- Employ on-site stormwater detention to reduce the risk of excessive flooding of the site
- Select materials and products with low embodied energy, and high recycled and/ or recyclable materials where possible
- Utilise low energy lighting where possible