

10May 2017

Sue Weatherly
Director Strategic Outcome and Development
City of Parramatta Council
126 Church Street
Parramatta
NSW 2124

To Ms Weatherly,

Re: Western Sydney Stadium - Response to Stage 2 DA Comments
Attachment One – detailed Comments
'Landscape & Public Domain

Your feedback provided on the 13th April noted the following,

Council has reviewed the Landscape Drawings prepared by Aspect and raise the following key concerns with the proposed design.

The proposed 'Boulevard of Legends' seems to act first as a buffer to the car parking road and parking area and second as a link. The termination of this 'link' is tenuous as it does not have strong or clear termination devices. The Boulevard has the potential to be a major east-west axis linking the Western Carpark and River terrace to O'Connell Street. Unfortunately, the design of each end/anchor of the boulevard is weak and does not satisfy the urban requirements of being called a Boulevard. Any successful boulevard should have a generous scale that prioritises pedestrian movement, be aligned along a rational axial alignment, and be connecting two nodes/points of interest.

In response:

The design of the Boulevard of Legends is ongoing. Stakeholder consultation will provide the opportunity to further expand on heritage and sporting themes. Due to levels, it is envisaged that an elevated viewing deck will form the western termination of the Boulevard, with potential for a sculptural/interpretive artwork to form an Eastern counterpoint to this, possibly within the grid of trees along O'Connell Street.

The Western and Southern car parking areas do not have WSUD technologies, unlike the Northern Car Parking area.

Lawns at O'Connell Street will be subject to significant use, especially during the winter overshadowing, and may not recover sufficiently after each event. This feature could become a maintenance issue for the operators in the future. As detailed in this submission, the lawn area should form part of an integrated activated public domain.

The Grid of Shade Trees seems like an infill space with a lack of real purpose. The location of the Grid is separated from the main entry by the vehicle road, which will make it a less desirable space to access and use.

Council is concerned that the River Terrace is visually isolated from O'Connell Street and it is not clear if it is seeking approval as part of this application, or if it will be publically accessible at all times. Due to the poor connectivity and visibility to this precinct from the south-east (City and River foreshore), where

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no continuous pedestrian paths from O'Connell Street to the western edge of the stadium is provided, it is unlikely that visitors will 'wander' across this space and casually gather for an event without prior notice/planning. Council would like to see this area as part of the public domain and designed integration with the foreshore access to the public, and opportunities to link both with events days and non-event days.

Recommendations

· All publically accessible public domain improvements must be consistent with the requirements of the Parramatta Public Domain Guidelines. All detailed public domain alignment plans must be developed in collaboration with Council;

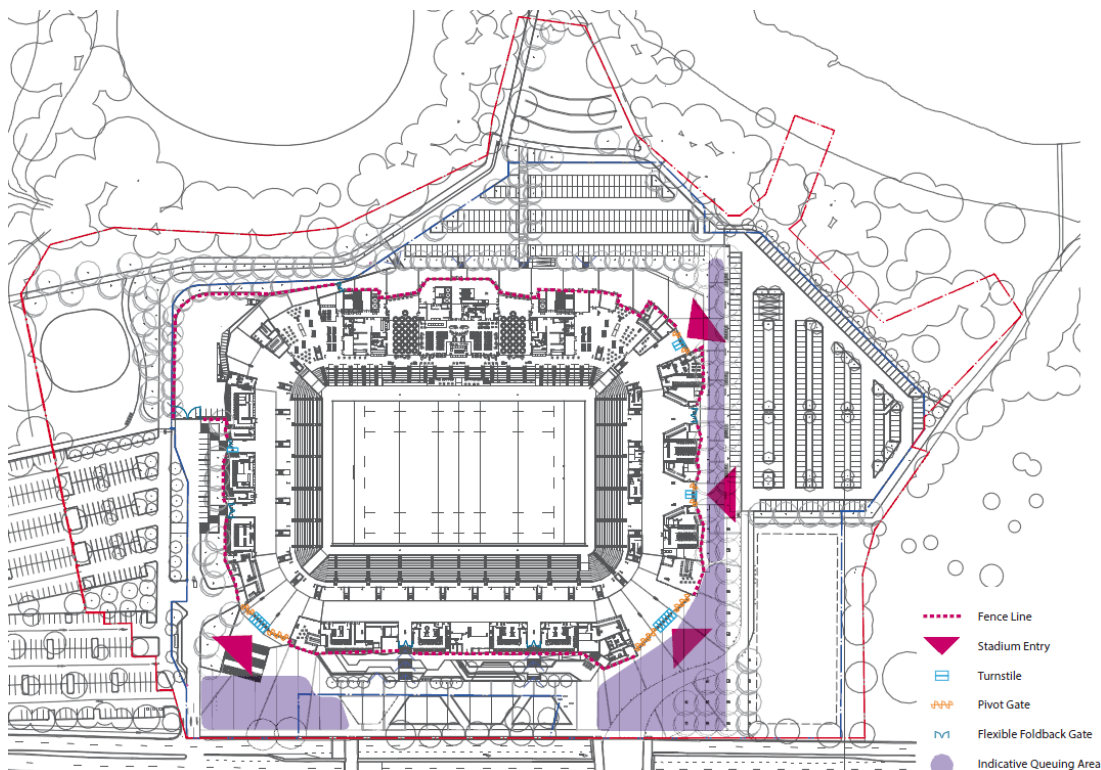
In response:

Public Domain Areas are consistent with the Parramatta design guidelines. Adherence will be subject to ongoing review during detailed documentation.

· That the proponent and DPE confirm the site will not have a perimeter fence and that there will be 24/7 public access to the curtilage / public domain;

In response:

The Loading Dock is the area only area to be fenced due to safety and security issues. The secure line elsewhere is provided by the Stadium façade and gated entries.



· That Water Sensitive Urban Design be applied to the car parking areas, similar to the Northern car parking area;

In response:

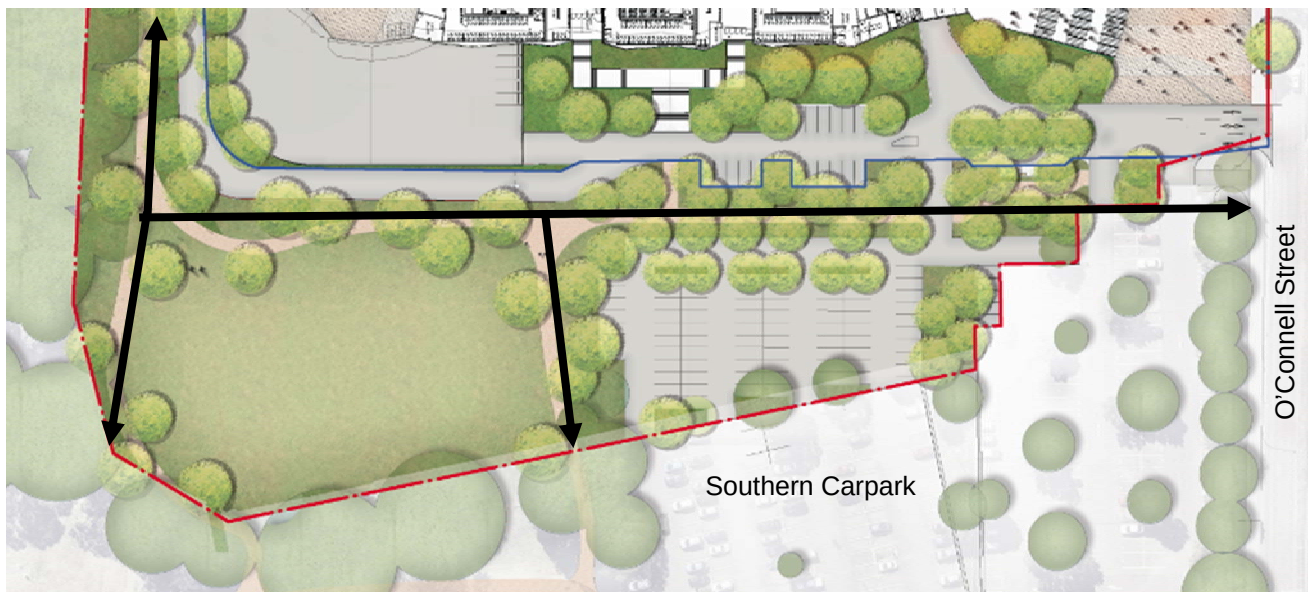
Refer Aurecon.

· That the design consider improving pedestrian connections through the southern car parking area between parklands and O'Connell Place to facilitate the 'peoples loop'; and

In response:

A dedicated East-West pedestrian link has been included to the south of the stadium. This sits in a wide median which includes a combination of planted and grassed understory with shade trees along its length. This walkway will also include appropriate pedestrian lighting. This walkway will provide a strong link to O'Connell Street, O'Connell Place and the parklands to the south and west of the site.

The southern access roads to the loading dock and Western Carpark / Old Kings Oval have been grouped to form a single access road, allowing more space for pedestrians and to enhance the 'parkland' experience of this part of the site.



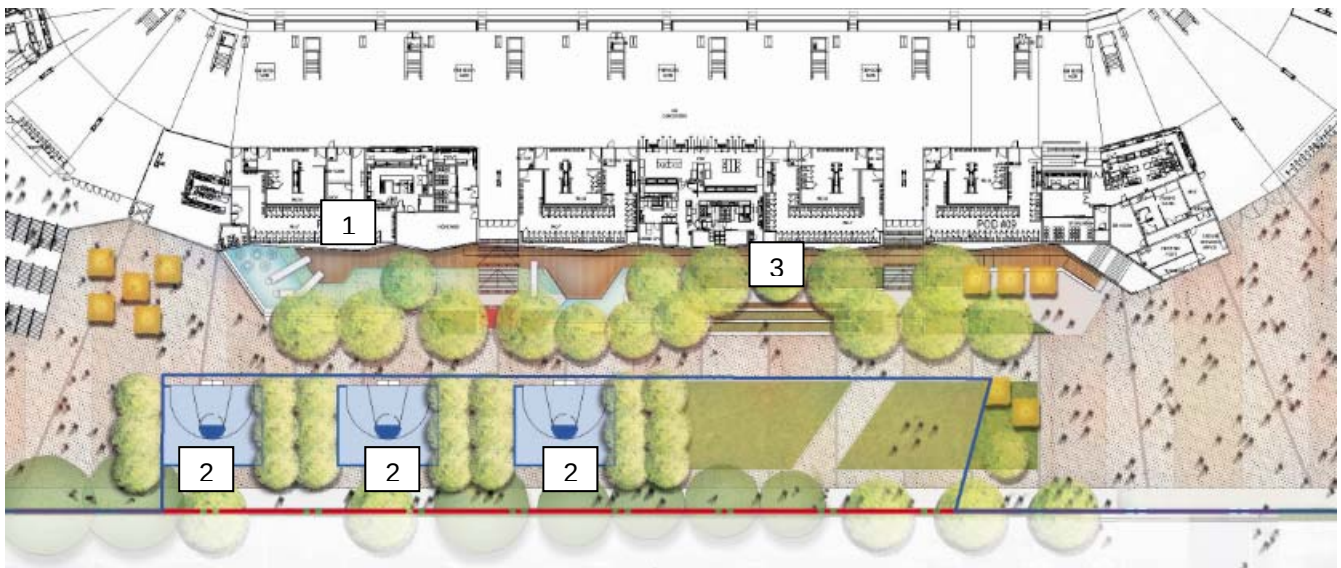
Extract of revised Masterplan, highlighting new East-West pedestrian link

· Reconsider inclusion of lawns at O'Connell Street with paved areas, integrated multiuse sport courts and other dynamic uses that make this space a 'destination'.

The design of the O'Connell Street forecourt area has been revised to include multi-use half courts, and a terraced area including children's play opportunities.

The children's playground area is envisaged to include to a variety of play elements including, slides, climbing nets, sloped climbing walls, appropriate playground style trampolines, and spinners. These elements will be integrated with the terracing to create a variety of play opportunities and experiences for children across a range of ages, and to minimise the impact of the level change from concourse to plaza. Low steps and bench seating provide places for parents and children to rest and watch the play.

Accompanying these active areas within O'Connell Place is an amphitheatre area with a combination of low grass terraces with integrated seating edges. Both areas provided opportunities for visitors and workers from the stadium to rest, picnic and observe the passing parade, while the amphitheatre could also be activated for small performances.



- 1 – Terraced Childrens Play Area
- 2 – Multi-use areas including options for,
 - Outdoor fitness,
 - Skate
 - Table tennis
- 3 - Amphitheatre

Refer to Landscape Plan WSS_L_MP_1.11.100_E to view the full site plan, and the Design Report for further context.

Yours sincerely



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Senior Associate

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