

Appendix C Summary schedule of SMWDAP advice

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Matter and date raised by SMWDAP	Project response
<p>There is a lack of activation along Precinct Street B south. Ensure high quality design of this elevation and the streetscape.</p> <p>(29 June 2022, 31 August 2022)</p>	<p>There are essential minimum station back of house and OSD loading areas needed on the Building 1 elevation facing Precinct Street B. However, the Indicative Reference Scheme show both ends of the elevation are to be activated. The northern end by the station entry and the southern end by retail/commercial activity at lobby areas. Materials and detailing of this elevation will be addressed at the detailed design stage. The landscaping and design treatment of Precinct Street B is part of the Stage 3 CSSI scope of works.</p>
<p>Be clear on the purpose of the benchmark images and projects (shown at Section 3.6) of the Site-Specific Design Guidelines (SSDG), the design attributes the project should achieve which are exhibited by the benchmarks</p> <p>(29 June 2022)</p>	<p>The explanatory text in Section 3.6 has been expanded to explain the desirable attributes exhibited by each of the benchmark schemes for the development proposal at Sydney Olympic Park.</p>
<p>The SSDG should clarify the difference between Objectives and Guidance. Test that the Objectives are robust, for example to enable objectives around solar amenity to public space to be met</p> <p>(13 July 2022)</p>	<p>The Objectives and Guidance have been reviewed and revised. Refer to revised SSDG document provided at Appendix D to this report. Solar access to public spaces for the proposed Concept SSDA envelopes has been tested in the EIS.</p>
<p>The SSDG should include guidance in relation to Connection to Country or make clear where this guidance can be accessed</p> <p>(13 July 2022)</p>	<p>A new Section 3.5 'Connecting with Country' has been added to the SSDG. Text and website links have been included to reference Government Architect NSW Draft Connecting with Country Framework and line-wide Connecting with Country Guide.</p>
<p>The SSDG should better delineate between private/public, open space/built form and the intended character of each space</p> <p>(13 July 2022)</p>	<p>Figures in SSDG have been updated and references to SOP MP 2030 (Interim Metro Review) added as this document nominates all public space requirements and identifies development parcels.</p> <p>Part of Precinct Street A and the and laneway between Building 2 and 3 is the only public domain space which is included in the Concept SSDA boundary. Cross-references have been added to the guidelines for this space in the Sydney Olympic Park Master Plan 2030 (Interim Metro Review). Images, text and figures in the SSDG and Built Form and Urban Design report aim to guide the character of the development and spaces, but these will be evolved through the detailed design work for the Detailed SSD proposals.</p>
<p>Orientate all SSDG drawings consistently with the north point to the top of the page</p> <p>(13 July 2022)</p>	<p>All drawings have been orientated with north to the top of the page to improve legibility.</p>

<p>For the figures in the SSDG, ensure graphics provide a good balance of flexibility and specificity rather than show the Indicative Reference scheme</p> <p>(13 July 2022)</p>	<p>The figures in the SSDG have been updated and simplified to improve flexibility. Only figures 8 & 9 are extracts from the Indicative Reference Scheme. These have been retained to demonstrate how in principle a mix of uses could be distributed across site to achieve desired future character and activation of the ground plane.</p>
<p>The SSDG should identify minimum dimensions and spatial requirements plus key expectations for public spaces and interfaces</p> <p>(13 July 2022, 31 August 2022)</p>	<p>Most public spaces are to be delivered through the Stage 3 CSSI Approval and not part of SSDA scope. Where relevant, cross-references have been added in the SSDG to the parts of the Sydney Olympic Park Master Plan 2030 (Interim Metro Review) that identify these requirements.</p>
<p>The SSDG should add guidance in relation to crowd management</p> <p>(13 July 2022)</p>	<p>This is not relevant to the Concept SSDA scope and is a component of the Stage 3 CSSI Approval.</p>
<p>The role of the Central Urban Park should be clarified in the SSDG</p> <p>(13 July 2022)</p>	<p>Reference to the Central Urban Park has been deleted from the SSDG, as this public domain area is not part of SSDA scope.</p>
<p>The SSDG should strengthen objectives behind the building envelopes to explain that this is to ensure variation and interest in skyline</p> <p>(13 July 2022, 3 May 2023)</p>	<p>Text and diagrams in the SSDG have been revised to explain the rationale for the variation in heights of the maximum building envelopes.</p>
<p>Podium setbacks in the SSDG should be clarified generally and along Precinct Street B. The 2.5m setback is negligible, whereas a 5-6m setback would achieve the desired built form articulation</p> <p>(13 July 2022, 3 May 2023)</p>	<p>Setbacks for the podiums will respond to Sydney Olympic Park Master Plan 2030 (Interim Metro Review) requirements, including zero setback along part of Precinct Street B (to address structural limitations imposed by station box). An extract from the setbacks diagram in Sydney Olympic Park Master Plan 2030 (Interim Metro Review) has been added to the SSDG. The 2.5m setback is a minimum and will be refined through detailed design, including further assessments including wind modelling, envelope separation requirements (to comply with ADG), visual amenity and solar access guidelines.</p> <p>Indicative tower setbacks for the north, east and south façades of Building 1 and north façade of Building 3 are much greater than 2.5m.</p>
<p>Expand the indicative materiality in the SSDG to include tower examples and examples of materials already used in the precinct</p> <p>(13 July 2022)</p>	<p>Text on page 20 of the SSDG has been revised to refer to façade materials (so that this applies to podiums and towers). There is a diverse range of materials used in the wider precinct at present. Text explains that materials should demonstrate a connection to the Sydney Olympic Park area. Materiality for over station development (Building 1) will be influenced by final station design. Materiality of Buildings 2 & 3 will be addressed in the</p>

	Detailed SSDA. All will be reviewed by the DRP as they are developed.
<p>Ensure there is clear guidance and requirements for building/street interface, ground plane design and public/private interfaces (e.g., awning provision, awning heights, etc). Include sections to illustrate this</p> <p>(13 July 2022, 3 May 2023)</p>	<p>Text has been added to the SSDG (Section 3.2) to include building/street interface guidelines. In addition, reference has been added to provision of an awning strategy as part of Detailed SSDA (which can then complement the architectural design). Text has also been added to this section to indicate that awnings may be appropriate mitigation measures to address impacts identified by wind modelling of detailed designs.</p>
<p>The following aspects of the work presented are supported:</p> <ul style="list-style-type: none"> - The general structure of the scheme and how it provides a clear sense of arrival. - The proposed 'oculus' for the Station Plaza and the approach for public art to shape how this space works. - The retail strategy and how it can positively contribute to the life and experience of the precinct. <p>(31 August 2022)</p>	<p>These elements of support are welcomed.</p> <p>It was noted the SMWDAP also commented that since the current stage of the project is to develop a reference scheme, the principal matters to resolve are the general parameters for the built form and public spaces. Specifically, the definition of building envelopes and how they interface with and impact the public realm.</p> <p>These components are addressed in the other changes to the SSDG explained against the other comments in this table.</p>
<p>Bridges across the Promenade are not supported</p> <p>(31 August 2022)</p>	<p>Indicative designs and images which show proposed bridges between Building 1 and Buildings 2 & 3 (ASD) have been deleted from the SSDG and other drawing packs.</p>
<p>The footpath along Figtree Drive appears constrained</p> <p>(31 August 2022)</p>	<p>At 5m, the proposed minimum building setback along Figtree Drive is greater than the 3.9m minimum required by Sydney Olympic Park Master Plan 2030 (Interim Metro Review) which includes detailed cross-sections.</p>
<p>Review scale of OSD lobby to maximise pedestrian movement/minimise pinch point at station entry and near the Figtree Drive bus interchange</p> <p>(31 August 2022, 4 November 2022, 3 May 2023)</p>	<p>The OSD lobby width has been minimised as far as practical, but is constrained by the limitations imposed by the station box below. A figure has been added to the SSDG to indicate the desirability of a setback of Building 2 from the Promenade and the OSD lobby to allow increased pedestrian circulation space in this area.</p>
<p>Provide information to clarify the rationale behind building heights, in particular for buildings 1 and 2 where the discrepancy between height and number of storeys is not readily apparent</p> <p>(3 May 2023)</p>	<p>Explanation has been added to page 18 of the SSDG to explain the discrepancy is due to the different floor-to-floor heights of residential and commercial uses.</p>
<p>The Promenade is a major desire line between intermodal transport options and should prioritise pedestrian movement between the buses and the station entrance.</p>	<p>Text has been added at page 17 of the SSDG to encourage design solutions to reduce risk of pedestrian congestion between buildings and bus interchange at Figtree Drive. In addition that the southern end of the</p>

<p>While the additional width proposed at Figtree Drive is supported, the location of commercial entries away from the corner to provide clear and easy access between transport modes should be reviewed</p> <p>(3 May 2023)</p>	<p>Promenade should be widened beyond the 7m minimum laneway width to provide an arrival point and clear access to the station from Figtree Drive. This is illustrated in new Figure 11 in the SSDG. Details of entry points can be resolved at the detailed design stage.</p>
<p>Review the landscape guideline requiring 'integration of landscaping elements in all residential facades' as its meaning and extent is unclear. Possible safety and maintenance difficulties arising from landscaping on the towers</p> <p>(3 May 2023)</p>	<p>Clarification text has been added to the SSDG to encourage planting and green panel elements on podium façades to provide a connection with nature and assist solar shading.</p>

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