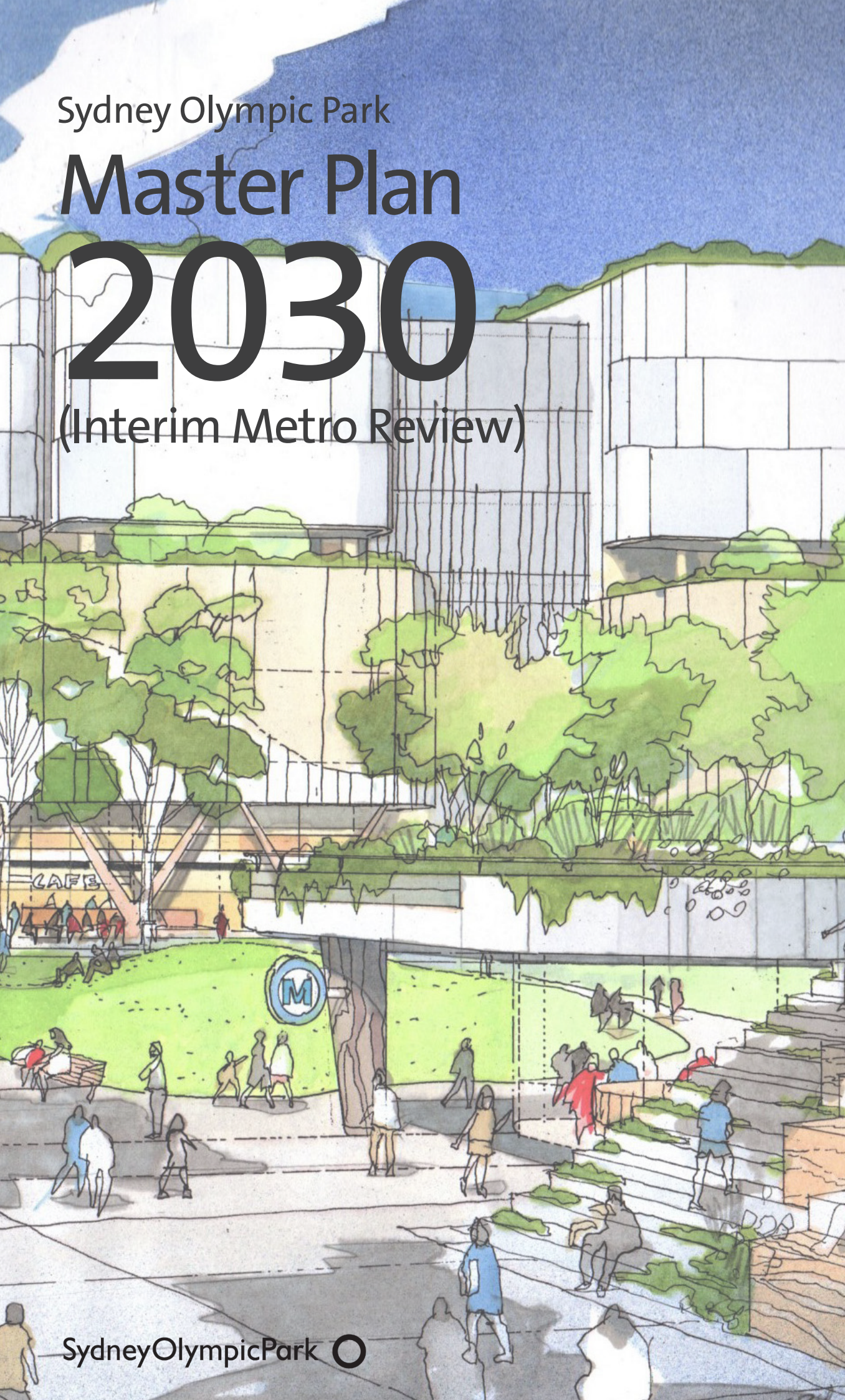


Sydney Olympic Park

# Master Plan

# 2030

(Interim Metro Review)



PLACE DESIGN & PUBLIC DOMAIN  
FRAMEWORK

ANNEXURE 3:



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# SYDNEY OLYMPIC PARK

MASTER PLAN 2030 (INTERIM METRO REVIEW)

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PLACE DESIGN AND PUBLIC DOMAIN FRAMEWORK







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# INTRODUCTION

## Overview

This Place Design and Public Domain Framework will support the Master Plan 2030 (Interim Metro Review) to establish a public domain vision for the Metro Study Area as a vibrant, mixed-use centre, particularly in response to increasing density, and the development of a new Metro station and potential light rail.

The Framework has been developed by Hatch RoberstDay, Turf and Civile in close collaboration with Bangawarra who have provided Connecting with Country insights and opportunities.

The Framework articulates a clear set of public domain principles, objectives and guidelines for managing incremental delivery of high amenity and multifunctional public domain.

This work has been informed and guided by key policy guidance, including but not limited to: Better Placed, Greener Places, A Practitioners Guide to Movement and Place and Connecting with Country Draft Framework.

The Study Area to which this Framework applies is illustrated on the following page. It is located within the Central Precinct and comprises those sites compulsorily acquired by TfNSW comprising: Lot 132 of DP1189734, Lot 58 of DP786296 and Lot 50 of DP747909.

## Purpose

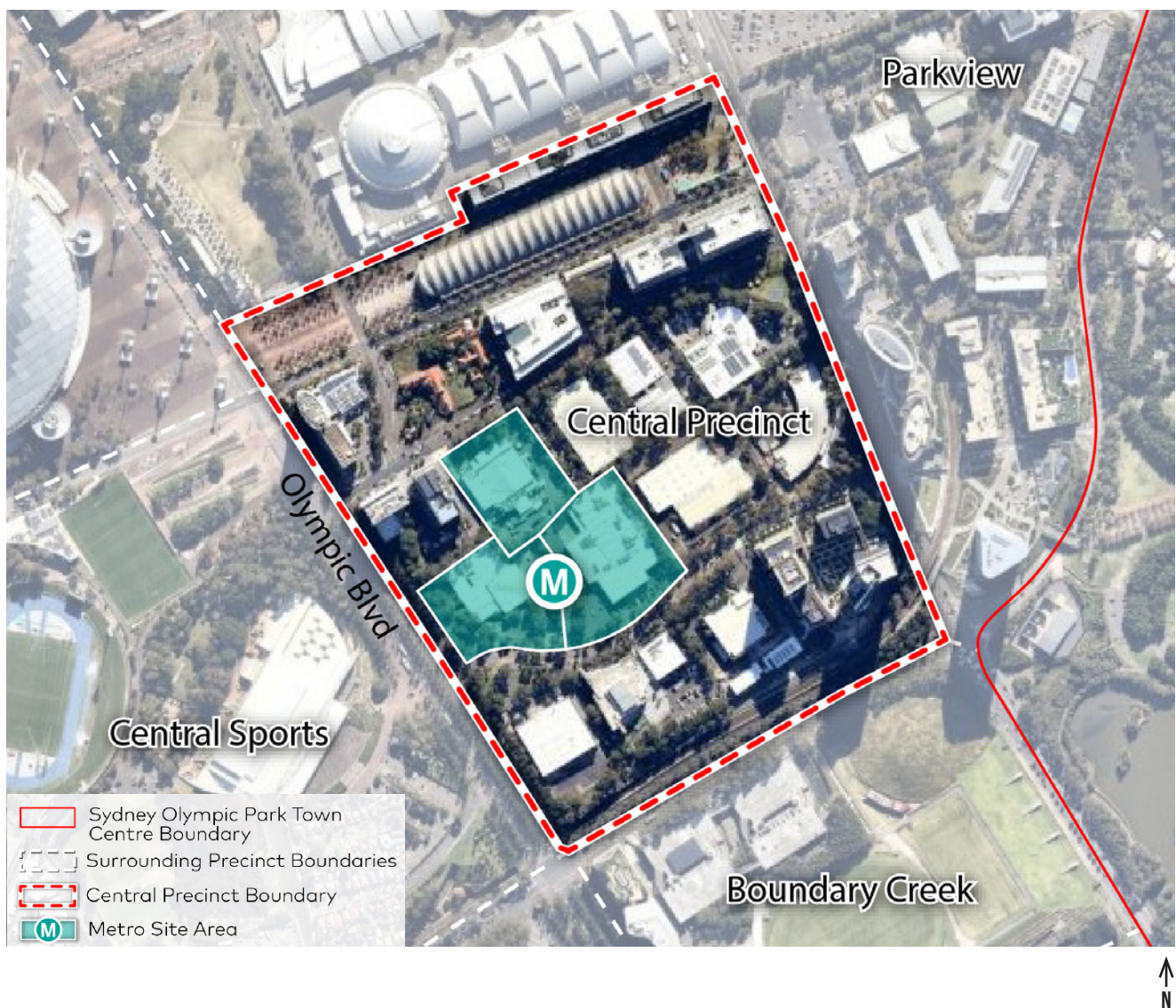
This Framework will inform both Sydney Olympic Park Authority (SOPA) and Sydney Metro delivered public domain, as well as negotiations with third party proponents. It is important that the structure and key principles are flexible enough to guide the staged delivery over time, responding to future needs and evolving best practice guidelines.

The Place Design and Public Domain Framework (Study Area):

- Develops a vision for the precinct's public domain
- Identifies the public domain network within the Central Precinct
- Articulates a clear set of public domain principles and objectives
- Identifies key places and how these places can respond to Country
- Develops street typologies
- Articulates public domain guidelines and design controls



## Central Precinct (Study Area)





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# PLACE ASPIRATION

The future of Sydney Olympic Park will draw knowledge of Country to create a connected and ecologically-rich ecosystem and a thriving urban centre. Its public domain design seeks to meet and exceed world's best practice.

At a broad level, the following statement summarises the aspirations for Sydney Olympic Park:

*Sydney Olympic Park, a regenerative place that is connected to Country and celebrates who we are now and who we want to be. We celebrate the spirit of Water Country.*



Illustrative aerial view of Central Urban Park and the Station (Source: HRD/Turf).

---

The following Statements also capture the current aspirations of the Sydney Olympic Park and the Central Precinct.

## Connecting With Country\*

*Sydney Olympic Park holds cultural significance for all of the Aboriginal peoples of the region - D'harawal, Dharug, Gundungarra, Gai-mariagal, and others - as a place to come together to care for Country and culture.*

*The contemporary Park nurtures the thriving mangrove and threatened ecological systems of Country amongst the emerging built environment. The future of this place celebrates an ecologically-rich centre, unique to Sydney, that draws knowledges of Country and viable, connected ecosystems through the Masterplan.*

*A ceremonial heart of the precinct echoes the enduring spirit of Country, as the place people come together peacefully to enact culture and share the benefits of caring for all aspects of Country.*

*Connecting with Country is the highest order Principle for all design and planning at Sydney Olympic Park.*

\*Source: Bangawarra.

## Central Precinct


*Central Precinct is generous at the human scale, supporting every day public life, and genuinely welcoming all types of people into its spaces.*

*People's experiences of the Precinct range from cosmopolitan-excitement, transport-convenience, to simply, rest. In fact, "just spending time" is a common practice - and is supported by important urban qualities such as safety, comfort and passive enjoyment.*

*At its heart, walkability and tree canopy are key characteristics, creating a connected and highly-inviting neighbourhood. These everyday elements welcome people to stay after events of all scales.*

# PLACE FRAMEWORK

These Themes, Principles and Objectives must be demonstrated in all planning, design and construction projects for delivery of the public domain in the Central Precinct.

CONNECTING WITH COUNTRY THEMES	<b>BULIMA</b> Connect to Country		
	<b>MADUTJI</b> Interconnectedness		
ESSENTIAL ELEMENTS*	IDENTITY	EQUITY	MOBILITY
			
PLACE PRINCIPLES	A Meaningful and Iconic Precinct that Celebrates Country	Equitable and Inclusive for All	Comfortable and Connected Spaces
PLACE OBJECTIVES	<ul style="list-style-type: none"> <li>• Integrate a strong thematic Connection with Country and unique design elements to create a sense of place</li> <li>• Enhance views of sky and connection with water</li> <li>• Celebrate views of heritage assets</li> <li>• Integrate public art in a variety of forms and mediums suitable to specific locations</li> </ul>	<ul style="list-style-type: none"> <li>• Create a public domain that is friendly across all age groups</li> <li>• People and activity are to be prioritised at-grade</li> <li>• Public spaces are to allow for continuous accessible paths of travel for those with disabilities to move without barriers</li> <li>• SOPAs Access and inclusion guidelines considered in all design and construction</li> </ul>	<ul style="list-style-type: none"> <li>• People of all ages and abilities can easily and comfortably move around in both event mode and every day mode</li> <li>• Precinct Streets A and C (see Appendix 1) will provide a focus of pedestrian energy with traffic-calmed shared pedestrian and vehicle environment</li> <li>• Mid-block connections should be provided to ensure pedestrian connections exist at least every 100m</li> <li>• Clear and logical access is provided to the Metro Station, bus stops and bus interchange, as well as surrounding destinations including Bicentennial Park</li> </ul>

\*Adapted from the UN Urban Sustainability Goals and New Urban Agenda.



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## TUCOERAH Gather

---

## WALAMA Adapt

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### URBANITY WELLNESS GREENING RESILIENCE



A Thriving,  
Loveable Precinct

- Central Urban Park and Miluni Plaza will become the public heart of the Central Precinct
- Shared streets and pedestrian laneways will contribute to the vibrancy of the precinct
- Podium heights and/or where buildings engage directly with the ground must demonstrate an appropriate human scale
- Clear wayfinding and signage to guide people safely throughout the precinct



Healthy Streets  
and Places

- Streets and places will provide thermal comfort and wind mitigation through canopy cover, awnings, and plantings
- Create easily accessible and clear connections with Bicentennial Park
- Create opportunities for people to connect with water
- Enhance social connection by providing a range of comfortable places to sit, stay or relax.
- Provide distinct spaces for social gatherings and programming for celebrations and events
- Integrate security measures into design where possible



Urban Canopy  
and Green  
Infrastructure

- Green infrastructure that creates viable, connected ecosystems of locally native species
- 25-30% canopy cover should be provided across the Study Area through a variety of opportunities including vertical greening and green roofs where appropriate
- A diversity of native species should be planted including trees and other plants of varying heights, and canopy coverage



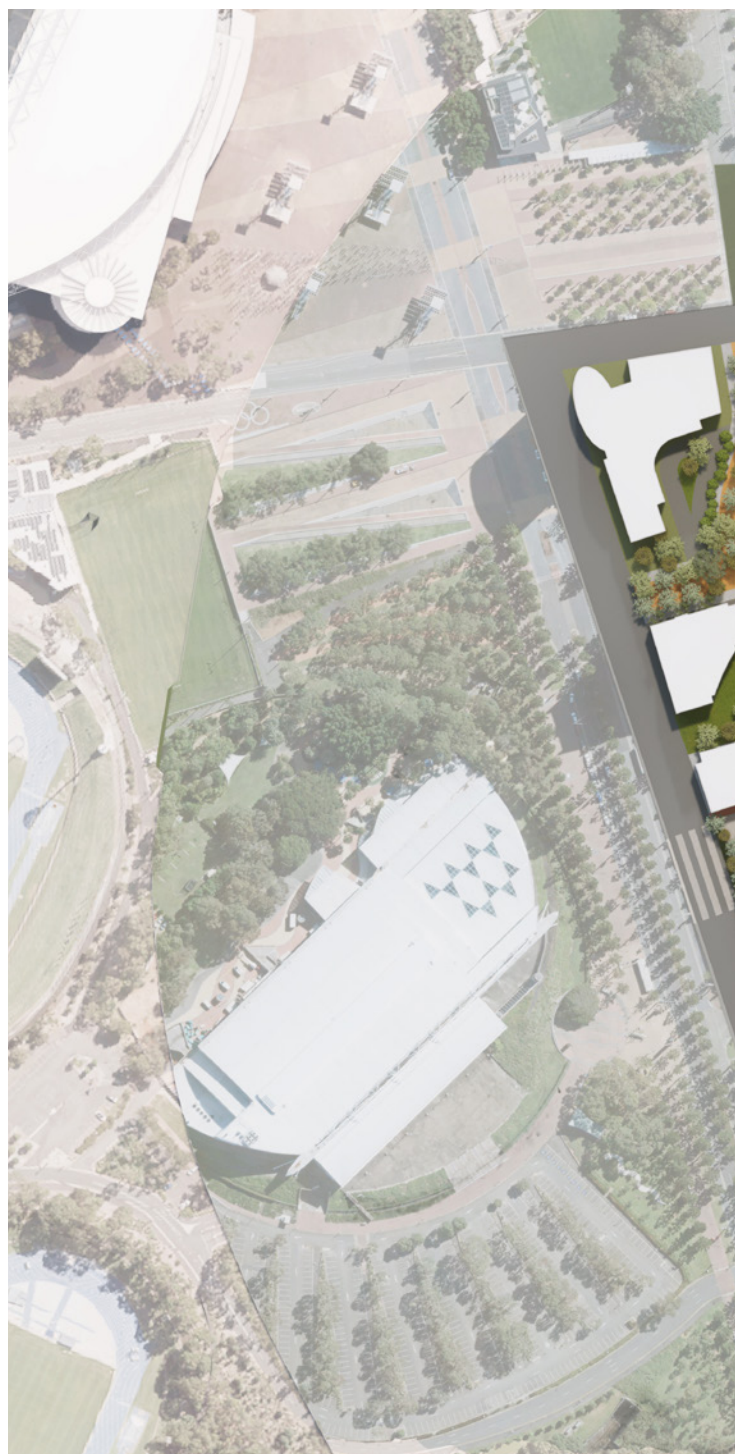
A Regenerative  
and Resilient  
Precinct

- SOPA's 6 Star Green Star Communities rating will be maintained and enhanced through water and energy efficiency, reduced waste and climate adaptation
- Biophilic design will be integrated to create a place for regeneration, well being and connection between people and the natural environment
- Develop the Study Area as a 'Cool Zone' in response to Urban Heat Island and a trend toward a hotter, dryer climate
- The selection of materials and resources should incorporate re-use and recycling as a first priority
- SOPAs Environmental Guidelines (2021 Review) and targets should be adopted for all public domain projects

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# PUBLIC DOMAIN ILLUSTRATIVE MASTER PLAN

This Public Domain Master Plan illustrates the aspirations for the Study Area and the wider Central Precinct.









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# PLACES + TYPOLOGIES

## The Study Area

### Connection to Country\*

The Study Area will:

- Create opportunities for all people to connect with, respect and ultimately protect Country
- Draw people into and beyond the boundaries of this precinct through Country, as a connection point that links all green spaces of Country to this urban heart/core
- Provide connected landscaping that honours the ancient associations that plants have developed with each other throughout Country over countless generations
- Provide buildings and public/urban domains that respond to Country and allow for ceremony, ritual and storytelling
- Create a master plan that is permeable to Country not only across Sydney Olympic Park, but creates connections through public space, and rooftops to high Country and ceremonial sites across the broader Country that is now known as 'Sydney'

\*Adapted from Bangawarra.

### Place Intent

The Study Area is the community heart of the Central Precinct, supporting every day public life, including the day-to-day needs of residents. It will also serve as a destination for people travelling to and from the Sydney Olympic Park, and will facilitate significant numbers of pedestrians.

People's experiences of the Precinct range from cosmopolitan-excitement, transport-convenience, to simply, rest. In fact, "just spending time" is a common practice - and is supported by important qualities such as water, tree canopy, public art and open space.

At its heart, Central Urban Park and Miluni Plaza will be integrated with the new station to create an integrated public experience.



Illustrative activation of the public domain (Source: HRD/Turf).



## Design Guidelines

### Connection to Country

- Selection of local native planting and pavements should be influenced by Connection to Country principles
- Landscape and tree replacement must be integrated into all design and development decisions (public and private domain).
- Create coherent visual linkages within, outside and across the central precinct. Long views: east-west and north-south. Eg. Precinct Street A long views to Abbatoir landscape
- Create a variety of gathering places

### General

- Central Urban Park and Miluni Plaza will become the public heart of the Central Precinct with active edges (provided by a high concentration of retail and commercial activity), flexible spaces for a range of activities, and attractive and comfortable public domain for both event and non-event modes
- The Metro Station rooftop will serve as a publicly accessible open space with connections to surrounding public domain areas
- Provide a legible master plan focusing on equity of access and choices in destination and experience
- Prioritise people and activity at grade throughout the precinct

- Views across and within the Study Area must be maintained and celebrated as an appreciation of the site history and authenticity
- The Precinct provides multiple, at-grade access points to the Metro Station
- All safety and security recommendations set out in Appendix 4 of this report should be met

### Spatial Dimensions and Layout

- The primary organisation network of streets, squares and parks is organised around a north/south/east/west cruciform providing the framework for a series of places and destinations including:
  - A street network comprising shared streets with maximum 10km/h speed limit within the precinct
  - Pedestrian and service lanes, primarily located in the south of the Study Area

### Urban Canopy and Green Infrastructure

- Provide 30% canopy cover across the Study Area

### Place Principles and Objectives

- All Place Principles and Objectives (see Place Framework) are to be met
- The final selection of public domain elements, materials and supporting infrastructure (lighting, paving, seating and signage etc) is to be approved by SOPA



# PLACES

## Central Urban Park

### Connection to Country\*

Protect and connect Sky Country by leveraging the lower heights and densities of the heritage Abattoir Precinct in creating a sunny and welcoming Central Urban Park.

- Provide an open experience contrasting to the surrounding urban fabric, diversifying spatial experiences from tall buildings to open space
- Allowing Country to breathe and be appreciated by visitors and residents during both the day and night
- Provide opportunities for people to relax, dream, listen to and watch Country
- Create complex association between upper, middle and lower canopies that can sustain other local forms of life including birds and insects (“No tree left behind”)

\*Adapted from Bangawarra.

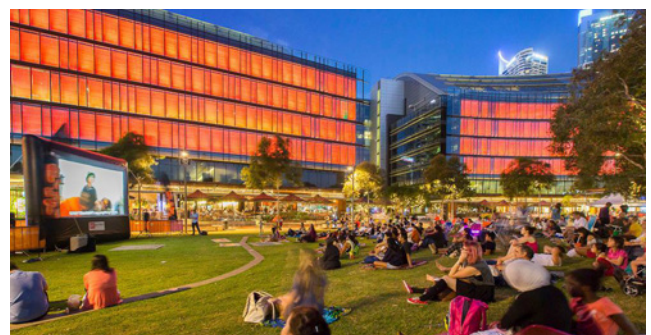
### Place Intent

Central Urban Park is a new green space for Central Precinct, serving as a social focus for the neighbourhood.

Sitting on the doorstep of the entrance to the new Metro, centred between a mix of new developments, this open space will be occupied by residents and visitors both day and night.



Illustrative view of Central Urban Park (Source: HRD/Turf)



Darling Quarter, Sydney (Source: WeekendNotes)



## Design Guidelines

### Connection to Country

- Central Urban Park should maximise the sense/reading of sky Country to the north of the precinct
- Provide community meeting and gathering places
- Plant a diversity of locally native species, including trees and other plants of varying heights, and canopy coverage (consistent with CPTED principles)

### General

- Central Urban Park is to be a minimum of 3000sqm of open space as opposed to a series of smaller open spaces, allowing it to remain as a flexible and multi-function public space.
- It is to be a meaningful place for the community on non-event days, and an adaptable marshalling space on event days in the case of an emergency
- The design of Central Urban Park should comprise strong thematic and physical connections to Miluni Place
- Central Urban Park is both visually and physically connected to the Abattoir Precinct and reads as one community heart
- Central Urban Park is the heart of Central Precinct for the local community and visitors; a place for gathering, social connection, shopping and events
- The park will be integrated with the Metro development to the west, and future development to the east characterised by active ground floor retail
- Thermal comfort to the park is provided through tree canopy cover, summer shade and winter sun with trees providing protection from prevailing winds

### Paving

- Paving types and patterns should relate to Connection to Country objectives
- Bespoke pavements will add distinction and a sense of quality whilst integrating with the general precinct

### Urban Furniture

- A range of furniture catering to all ages and abilities will be provided both in sun and shade locations.
- 'Special' custom designed furniture add distinction from general SOPA palette
- Provide weather protection in the form of architectural shelters as required
- Existing trees will be retained where possible (subject to further investigation)

### Urban Canopy and Green Infrastructure

- Provide 25% canopy cover
- 2,600sqm minimum requirement of deep soil planting
- Green infrastructure should satisfy the Connection to Country objectives
- Visually characterised by softscape / planting

### Lighting

- Provide lighting consistent with the broader precinct and represent its role as a core location within the Central Precinct.
- Park should be well lit at night and should function for both event and non-event modes



# PLACES

## Miluni Plaza

### Introduction to Miluni Plaza: A Place of Coming Together\*

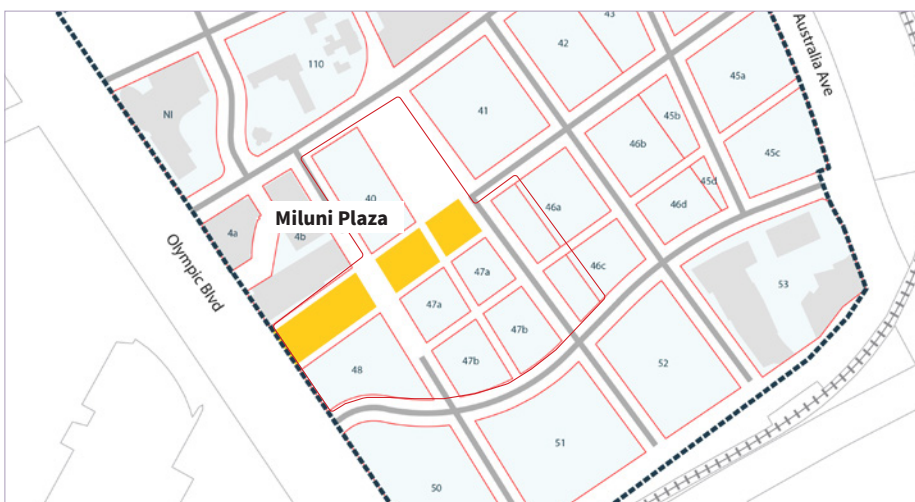
Miluni\*\* means ‘mud’ in the local languages of the area, including the D’harawal eora language and in ‘The Sydney Language’ document (Jaky Troy) used by the Dharug and others. Miluni is not mud in the sense of mess or dirty - it’s a valuable and highly prized resource, which allows for the growing of reliable crops. It is fundamental to this place being able to sustain the regular large gatherings here and it is honouring to Country to celebrate this in the name.

The plazas are tagged “Miluni: to come together” because without the miluni there’s no reliable food to allow coming together.

A diversity of upper, middle and lower canopies with permeable surfaces will be provided throughout the Plaza where possible. This serves to create mini ecologies and habitats while also allowing for leaf fall to be integrated and decomposed into garden beds, minimising clean up and fertilising gardens and decreasing pest bird species. Meandering spaces rather than neat tree lines should be used to mitigate wind speed/tunnels.

\*Adapted from Bangawarra.

\*\* Language shared by local Knowledge-Keeper Shannon Foster (Bangawarra)





## Miluni West End

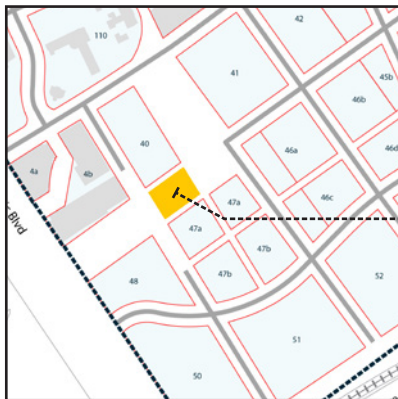
*Activity space*



Illustrative view (Source: HRD/Turf)



Monash University Earth Sciences Garden (Source: MichaelWright)



## Miluni Metro

*Welcome space*



Illustrative view (Source: HRD/Turf)



Macquarie University (Source: MQ)



## Miluni East End

*Celebration and Community space*



Illustrative view (Source: HRD/Turf)



Goyder Square, NT (Source: HRD/Turf)

# PLACES

## Miluni West End

### Connection to Country\*

Miluni West End will be designed to open up the Central Precinct to the wide expanse of Country that exists at its peripheries. As such Miluni West End will:

- Provide pockets of landscaped Country that give relief from urban heat and wind conditions, with upper and lower canopies always existing together (“No Tree left behind”)
- Include a ‘Welcome to Country’ point at the key entry areas to the urban precinct
- Much like the tidal changes of the mangroves, Miluni West End will be responsive to the pedestrian ebbs and flows, whilst simultaneously respecting and protecting the ‘natural’ pockets of Country that will be dispersed across this area
- Use diverse, natural ground treatments representing local landscapes, in combination with water, enabling tactile opportunities to learn from and experience Country across all ages and abilities
- Create interest and draw people into the precinct to listen and learn stories of Country in contemporary ways
- Capitalise on its location interfacing with Olympic Boulevard and wider Sydney Olympic Park

\*Adapted from Bangawarra.

### Place Intent

Miluni West End will be a significant place in the day-to-day life of Sydney Olympic Park. It will have a retail focal point providing the day-to-day needs of residents and visitors.

Miluni West End is a great day to day place that also plays an important role in egress for major events, and capable of accommodating significant numbers of pedestrians.

It will have significant shade cover, understorey planting, water elements, creating a comfortable day-to-day, high amenity public environment.



Illustrative view of Miluni West End (Source: HRD/Turf)



Split Esplanade, Croatia (Source: Explore Shaw)





## Design Guidelines:

### Connection to Country

- Provide pockets of landscaped spaces
- Include a 'Welcome to Country' point, through signage, art or other
- Implement public art and/or create opportunities for storytelling

### General

- Simple bounding form (square or rectangular)
- Open and unencumbered areas to allow for increased pedestrian traffic flow during events
- Caters for irregular pedestrian movement (not defined pathways)
- Green / softscape zones can be used where it does not form an impediment to movement
- Hostile Vehicle Mitigation and other safety features should be subtly integrated into design where possible

### Street Activation and Built Form Interface

- Activated frontages on 2 parallel edges
- Retail space should generally be at grade with the plaza
- The edges of properties surrounding promenades must contribute to the creation of an attractive, relaxing, and people-friendly atmosphere
- Blank walls and external services should be avoided

### Paving

- Mostly paved / hardscape
- Pavements to be a palette
- 'Special' custom designed pavements add distinction from general Sydney Olympic Park palette

### Urban Furniture

- Furniture can be used so long as it does not create an impediment to pedestrian movement flows
- Seating facilities can be designed to encircle the trees planted.
- Planters can also be designed to accommodate seating
- Unique design elements / art to create distinctive atmosphere and sense of place aligned with the overall theme and identity of Miluni Plaza

### Urban Canopy and Green Infrastructure

- Provide 54% canopy cover
- Green infrastructure should satisfy the Connection to Country objectives

### Lighting

- Provide lighting consistent with the broader precinct and represent its role as both an entry point into Central Precinct and a place for gathering
- Plaza should be well lit at night and should function for both event and non-event modes

### Event Overlay

- During event mode impediments to pedestrian movement flows such as temporary seating should be minimised

# PLACES

## Miluni Metro

### Connection to Country\*

As the arrival destination for thousands of guests to Sydney Olympic Park, Miluni Metro is intended to create a unique environment that asserts Country and storytelling.

Building upon the idea that Country extends far beyond the 'natural' environment to include what is built here and what is added to it, Miluni Metro will:

- Leverage the architecture of the underground and the terrestrial, the ground and the canopy to powerfully express Country
- Include a 'Welcome to Country' point
- Bring awareness to the mangrove environments surrounding the urban core by expressing the water stories and ecologies of 'Sydney Olympic Park', and invite people to explore beyond the urban centre
- Create multiple thresholds to draw people into adjacent spaces of Country, including Miluni East End, Miluni West End and the extended urban realm

\*Adapted from Bangawarra.

### Place Intent

Miluni Metro will allow for increased pedestrian traffic flow during peak times. It will be a green space, with significant tree canopy, allowing people to easily move across the ground plane.

The Metro Station will provide an open and welcoming address to the Plaza.

The Station will be an extension of the Plaza, providing a seamless public experience.



Illustrative view of Miluni Metro (Source: HRD/Turf)



Macquarie University (Source: MQ)



## Design Guidelines

### Connection to Country

- Include a 'Welcome to Country' point
- Express water stories and encourage people to move beyond the precinct through wayfinding and integrated design features

### General

- This is to serve as a clear space for station entry/exit and kept clear for emergencies
- Green canopy with permeable ground plane to allow for increased pedestrian traffic flow (ie. tall trunks)
- Caters for irregular pedestrian movement (not defined pathways), and providing unimpeded access to Metro station entries

### Street Activation and Built Form Interface

- Active frontages provided along the southern edge

### Paving

- Paving types and patterns should relate to Connection to Country objectives
- Bespoke pavements will add distinction and a sense of quality whilst integrating with the general precinct
- Mostly paved / hardscape

### Urban Furniture

- Minimal provision of street furniture to allow for increased and unobstructed pedestrian flow

### Urban Canopy and Green Infrastructure

- Provide 38% canopy cover
- Green infrastructure should satisfy the Connection to Country objectives

### Lighting

- Provide lighting consistent with the broader precinct and represent its role as an gateway between the Central Precinct and Metro Station
- Plaza should be well lit at night and should function for both event and non-event modes
- All lighting interventions will need to consider use accessibility to improve access for all users, particularly for vulnerable pedestrians.

### Event Overlay

- Trees are lined in consistent rows to facilitate crowd movement during events



# PLACES

## Miluni East End

### Connection to Country\*

Situated at the intersection of multiple urban typologies, Miluni East End is the most concealed / protected place across the Miluni Plaza, allowing people to be drawn into the stories of Country. Miluni East End will be a place that acknowledges the complex interconnectedness of Country by:

- Creating gathering spaces to connect, share, listen and learn from all Traditional Custodians and their stories of Country
- Providing safe spaces for community events to take place and be appreciated
- Establishing meeting places of different scales that break away from the dense pedestrian pathway and allow space for more intimate cultural experiences, respite and relief
- Allows space for Country to breathe and draw in all other parts of this master plan, especially Sky Country around the Central Urban Park

\*Adapted from Bangawarra.

### Place Intent

Miluni East End is a place for community gathering and celebration. It will be a central hub for the community to gather, and spend time in: a lively public space that attracts a range of user groups and serves different purposes at different points of time.

A significant focus of Miluni East will be water. It will also serve as a forecourt for people visiting the adjacent community centre.



Illustrative view of Miluni East End (Source: HRD/Turf)



Granary Square, Kings Cross, London (Source: TimeOut)



## Design Guidelines

### Connection to Country

- Flexible space that allows for events of varying sizes
- Majority of the space is open to the sky
- Express water stories

### General

- Simple bounding form (square or rectangular)
- Open and unencumbered areas to allow for increased pedestrian traffic flow
- Caters for irregular pedestrian movement (not defined pathways)

### Street Activation and Built Form Interface

- Active frontages provided along the southern edge

### Paving

- Mostly paved / hardscape
- Pavements to be a palette
- 'Special' custom designed pavements add distinction from general Sydney Olympic Park palette

### Urban Furniture

- Furniture can be used so long as it does not create an impediment to pedestrian movement flows
- Unique design elements / public artworks desirable for distinctive identity and sense of place

### Urban Canopy and Green Infrastructure

- Provide 60% canopy cover
- Green infrastructure should satisfy the Connection to Country objectives

### Lighting

- Provide lighting consistent with the broader precinct and represent its role as both an entry point into Central Precinct and a place for gathering.
- Plaza should be well lit at night and should function for both event and non-event modes.

### Event Overlay

- Potential for water features which can be adjusted for event and non-event times.

# STREETS

## Shared Streets

### Connection to Country\*

Shared streets facilitate experiences of Country that are appreciated through different modes of transport and at varying speeds. Shared streets will:

- Create equal access to Country for all to experience
- Privilege slower movement so that Country can be safely enjoyed and celebrated at a human scale, or slower pace

\*Adapted from Bangawarra.

### Place Intent

The shared streets within the Study Area will combine cycling, pedestrians, social activities, parking, and local car traffic to create a shared public space. Conventional devices such as curbs, signs and signals are replaced with an integrated, people-oriented public space that encourages distinctiveness, social interaction, walking, cycling, universal accessibility, and reduced traffic speeds.



Illustrative view of a shared street (Source: HRD/Turf)



Mariahilferstrasse, Vienna, Austria (Source: Ricky Rijkenberg/LAN)





## Design Guidelines:

### Connection to Country

- Establish association planting through upper, middle and lower canopies that do not suffocate trees with a bed of concrete and paving (No tree left behind)”
- Name streets by shared local languages of this Country where considered appropriate
- Provide pockets of landscaped spaces

### General

- Institute a reduced speed of 10km/hour
- A shared two-way street environment
- Widths of at least 5.0m to be provided on either side of the vehicle zone
- Staggered sections of parking or loading zones
- Provide limited short-term (15 mins) parking for delivery / drop off
- Provide EV charging points
- Provide limited short-term parking (1 hour) for EV charging
- Provide cycle parking, where appropriate

### Street activation and Built Form Interface

- Minimal blank walls and exterior services
- Licensed outdoor space for food and beverage
- Encourage businesses to provide large and transparent openings directly onto the shared street to increase activity

### Paving

- Tactile delineation band provided between footpath and vehicle zone

- Curbs should be avoided, but pedestrian paths of travel alongside vehicle zones should be provided for people with ambulatory, vision, and cognitive disabilities

### Urban Furniture

- Attractive street materials, furnishings, and other objects within the street can be used to alert drivers and emphasise the pedestrian orientation of the space
- Planters can also be used to delineate band between footpath and vehicle zone
- Unique design elements / art to create distinctive atmosphere and sense of place aligned with the overall theme and identity of Miluni Plaza

### Urban Canopy and Green Infrastructure

- Provide 20% canopy cover of mixed species
- Green infrastructure should satisfy the Connection to Country objectives
- Street trees planted at regular intervals on both sides of the road

### Lighting

- Implement high efficiency (low energy consumption) LED lighting
- The street must be well lit at night, including lower level lighting for pedestrians
- All lighting interventions will need to consider use accessibility to improve access for all users, particularly for vulnerable pedestrians

---

# STREETS

## Pedestrian Laneways

### Connection to Country\*

Pedestrian laneways will focus on providing more intimate experiences of Country, while also facilitating storytelling of the interconnectedness of Country.

\*Adapted from Bangawarra.

### Place Intent

The Study Area's intimate laneways provide increased connectivity across - and permeability within - Sydney Olympic Park, and add to the diversity of the public space network. The pedestrian laneways will contribute to the fine-grain character of the precinct and facilitate public art and storytelling.



Illustrative view of pedestrian laneway (Source: HRD/Turf)



Downtown Vancouver, Canada (Source: HCMA Architecture + Design)



## DESIGN GUIDELINES

### Connection to Country

- Provide cultural and art installations that allow for stories of the interconnectedness of Country
- Implement ground surface conditions and landscaping that reflect and connect to Country that exists beyond the boundaries of this precinct

### General

- Minimum 7m wide
- Open and unencumbered areas to allow for pedestrian traffic flow
- Unique design elements / art is encouraged to create distinctive atmosphere and sense of place aligned with the identity of the laneways and the overall identity of the Study Area

### Laneway Activation and Built Form Interface

- Activated frontages on 2 parallel edges
- Retail space should generally be at grade with the laneway
- The edges of properties surrounding laneways must contribute to the creation of an attractive, relaxing, and people-friendly atmosphere
- Blank walls should be avoided

### Paving

- Predominantly paved / hardscape

### Urban Furniture

- Furniture can be used so long as it does not create an impediment to pedestrian movement flows

### Signage and Wayfinding

- Use of signage to help people navigate to the laneways from surrounding streets
- Signage should reflect the character of the Study Area

### Urban Canopy and Green Infrastructure

- Vertical greening is encouraged

### Lighting

- All pedestrian laneways must be lit at night
- Lighting should be of pedestrian scale
- Lighting should be used to shape the character and experience of the space while also providing a safe environment at all hours

### Other

- Provide cycle parking and cycle-share facilities in the immediate surroundings of the laneway
- Where a laneway meets a higher-traffic street, provide raised pedestrian crossings to suit the context, street size, and travel speeds

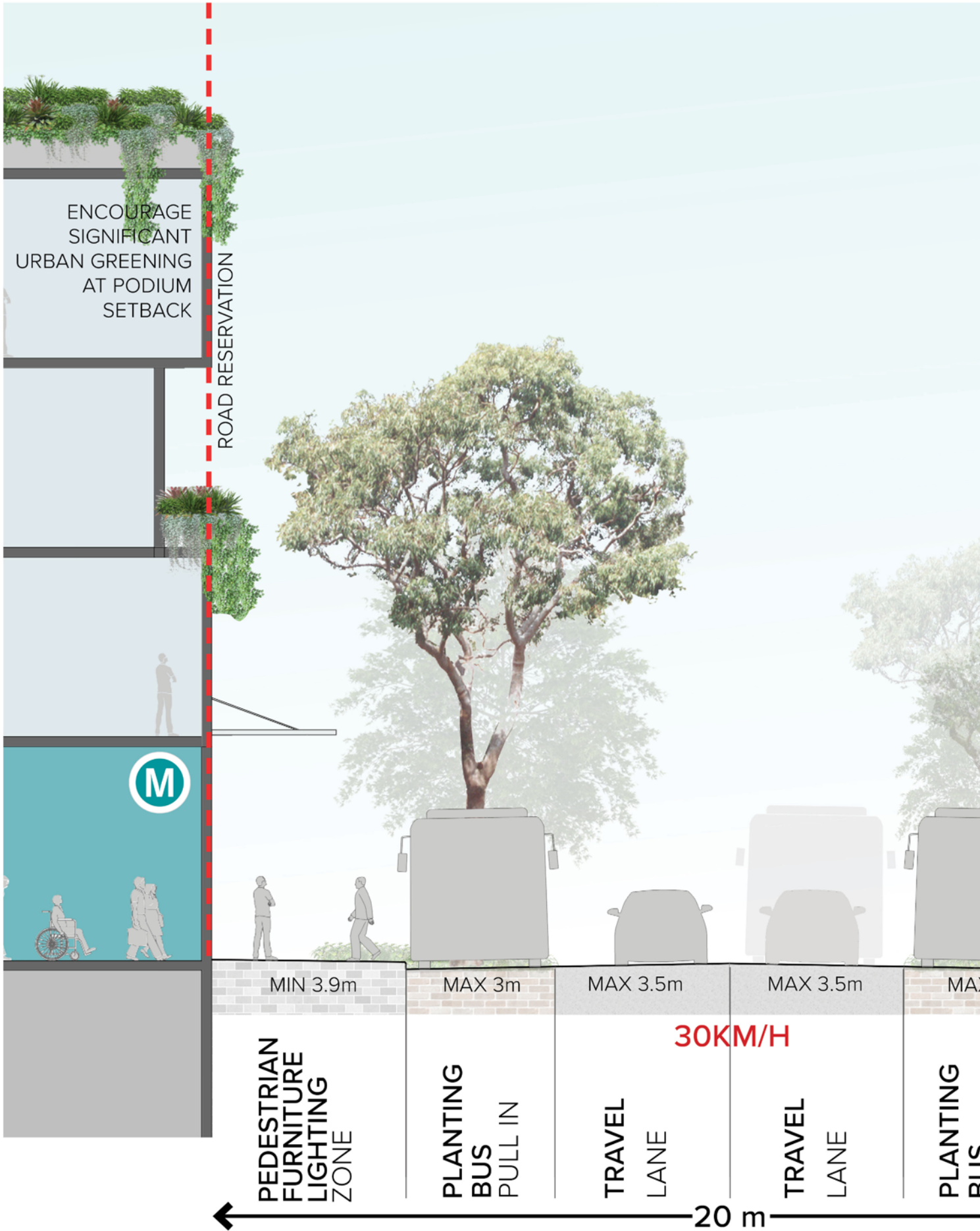




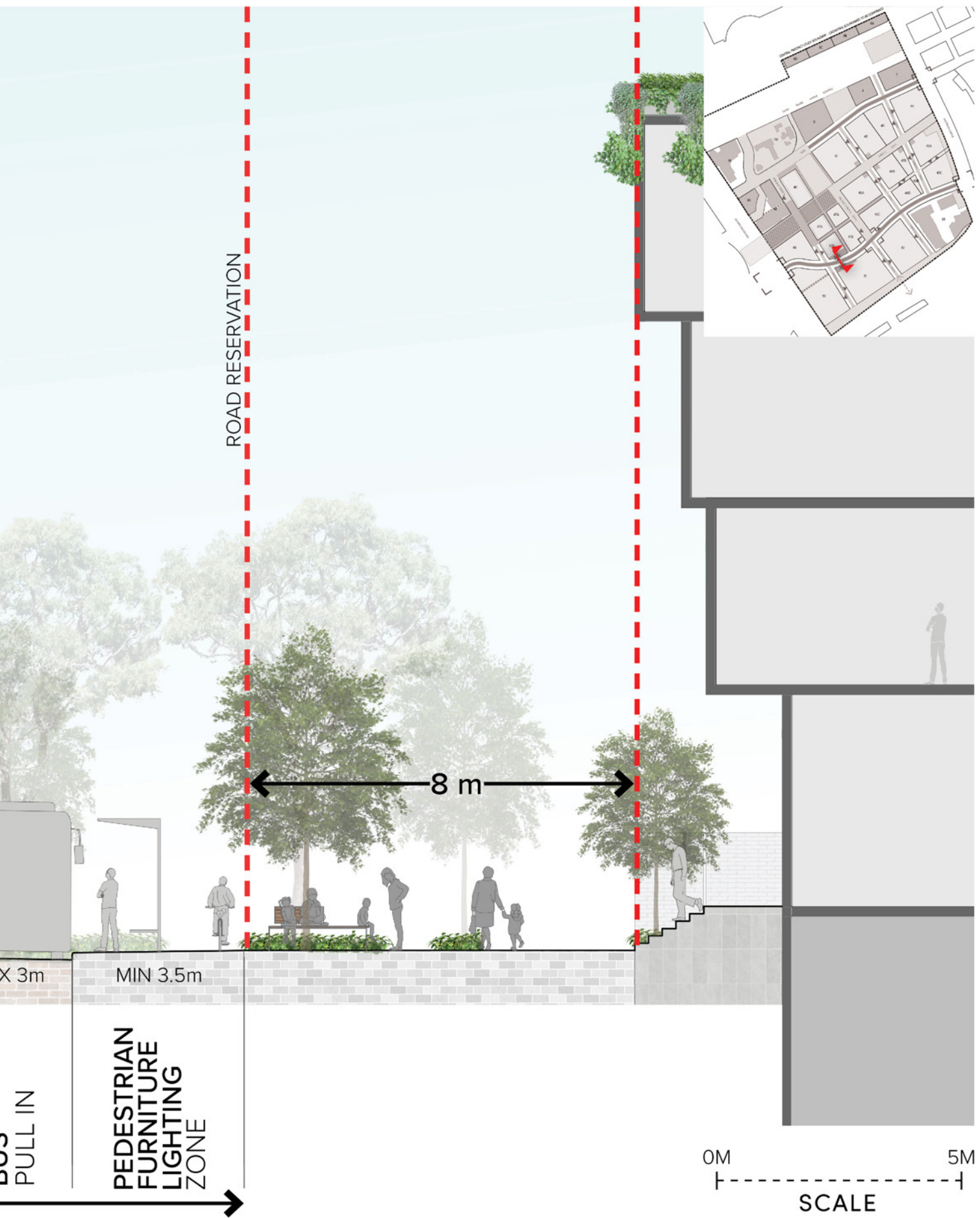
# SECTIONS AND PLANS



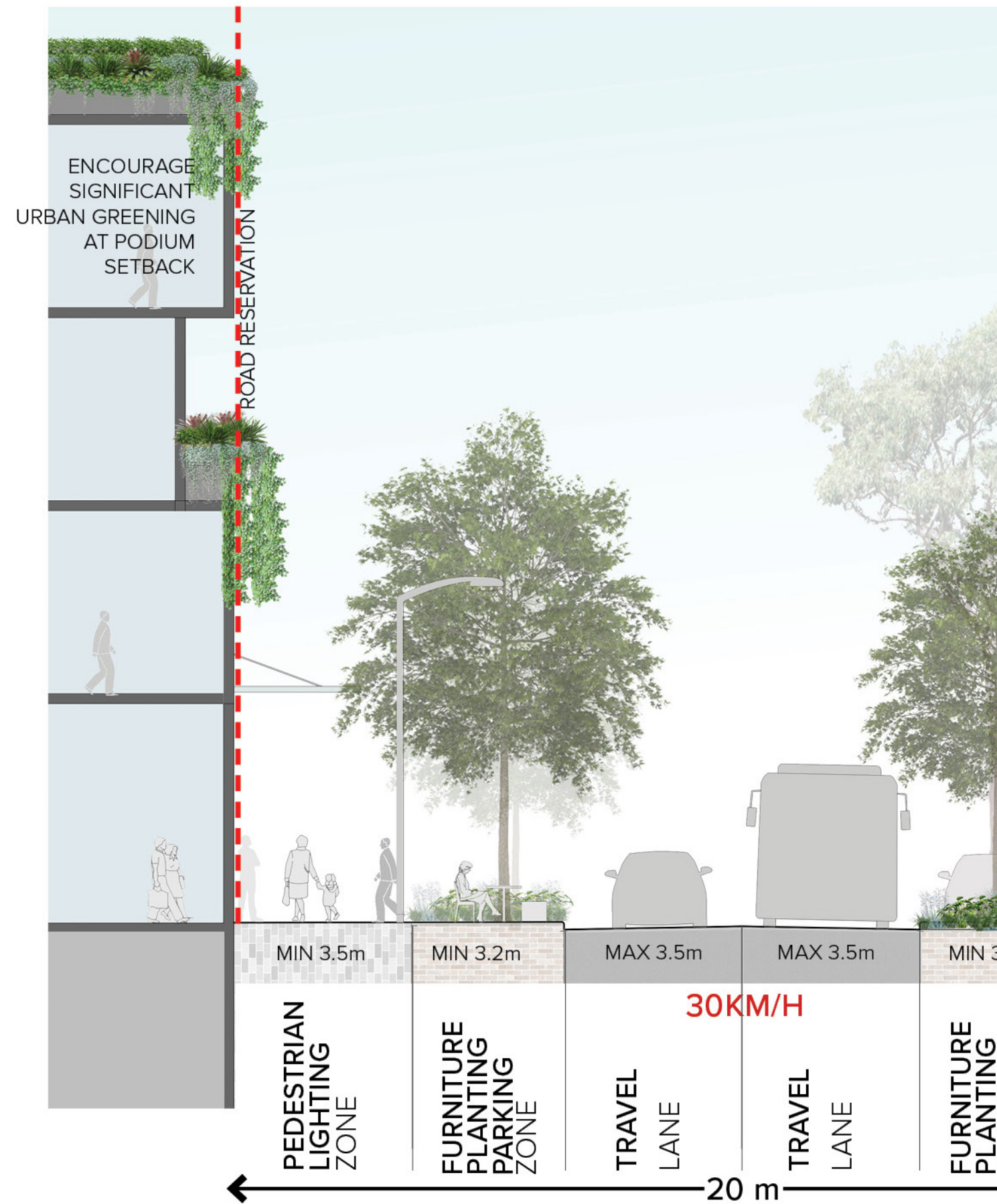
# Figtree Drive



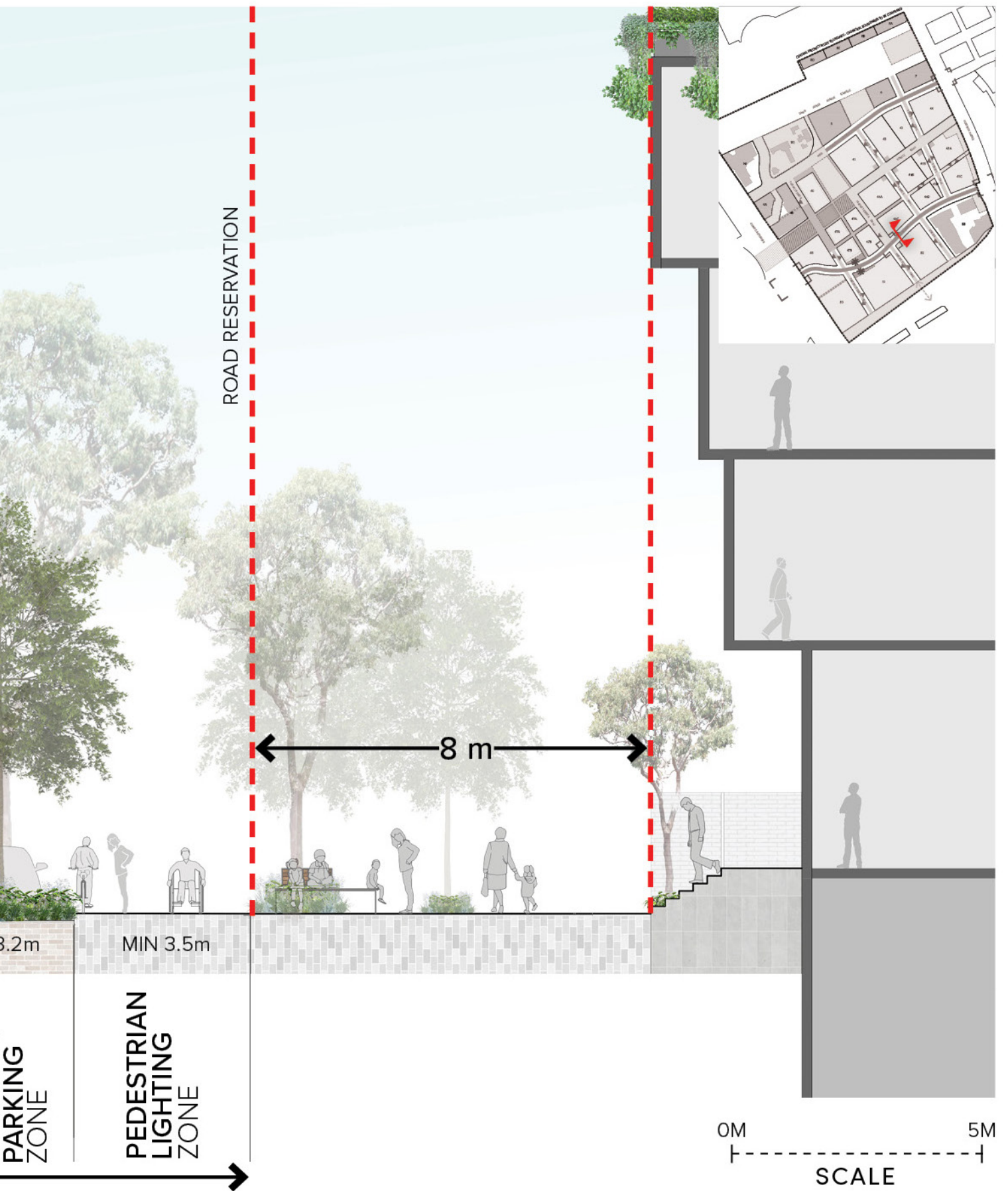




# Figtree Drive

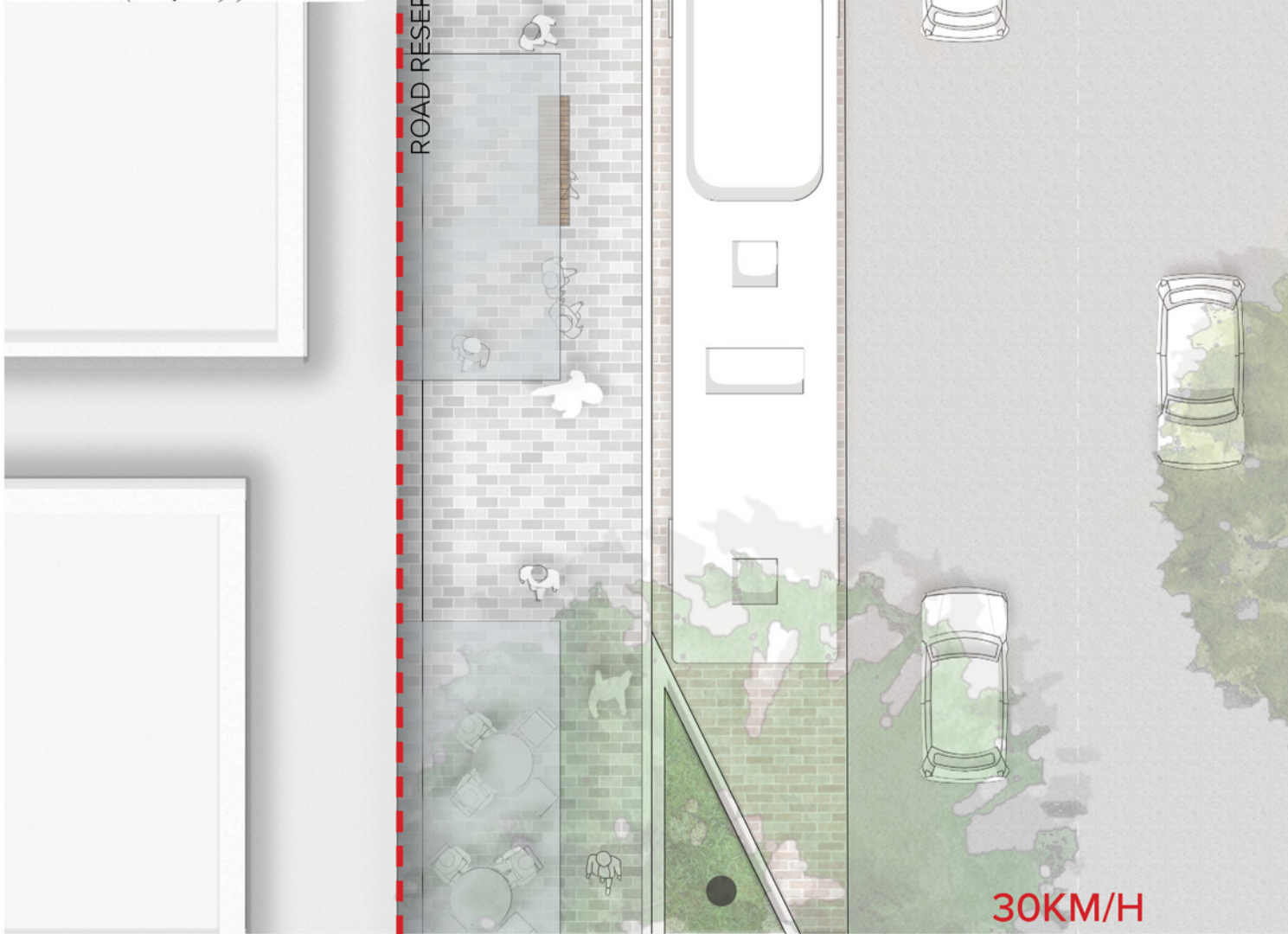








# Figtree Drive



3.9M  
PEDESTRIAN  
LIGHTING  
ZONE

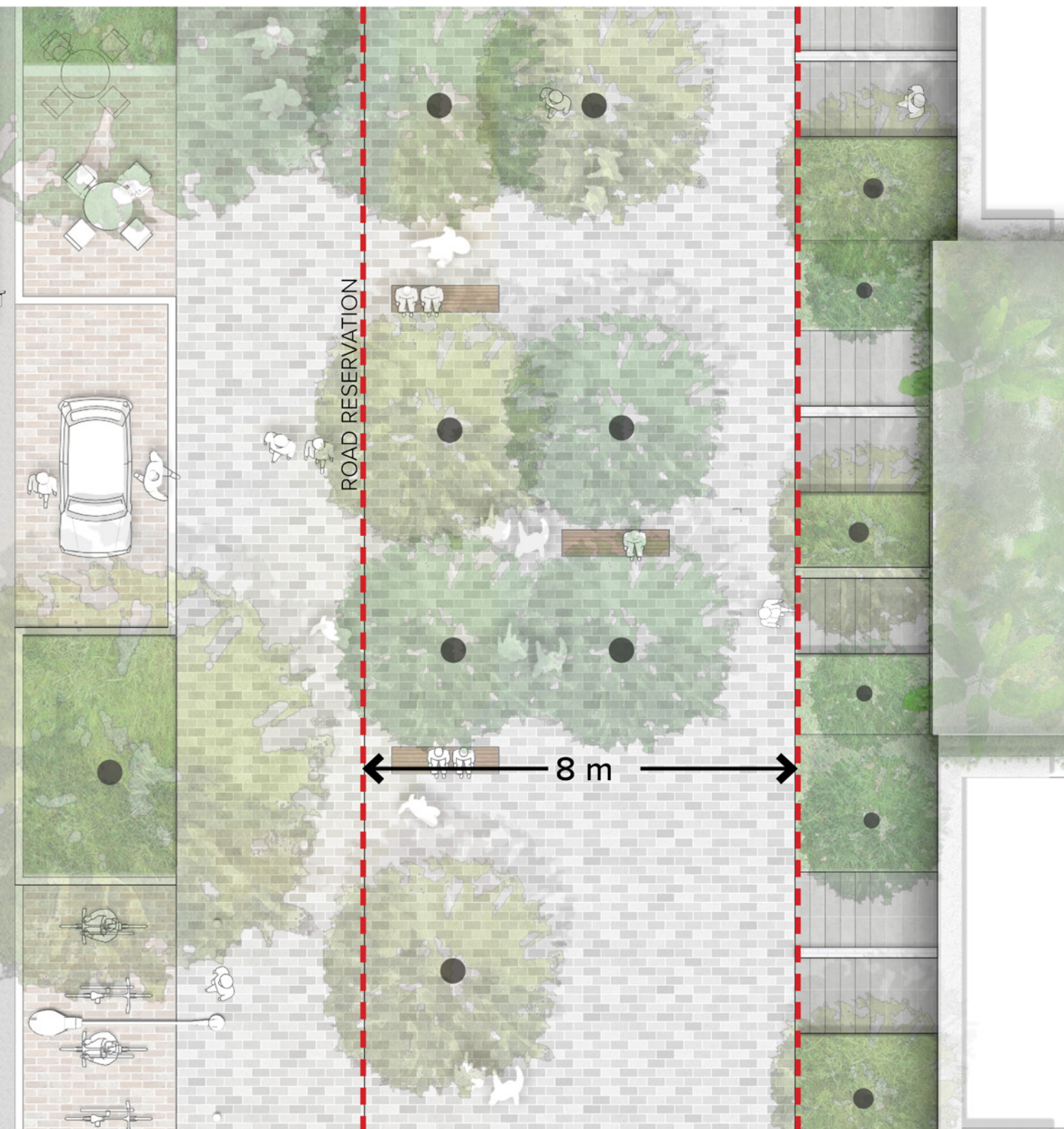
3.0M  
BUS PULL IN  
PLANTING  
ZONE

3.5M  
TRAVEL  
LANE

3.5M  
TRAVEL  
LANE

← 20 m →



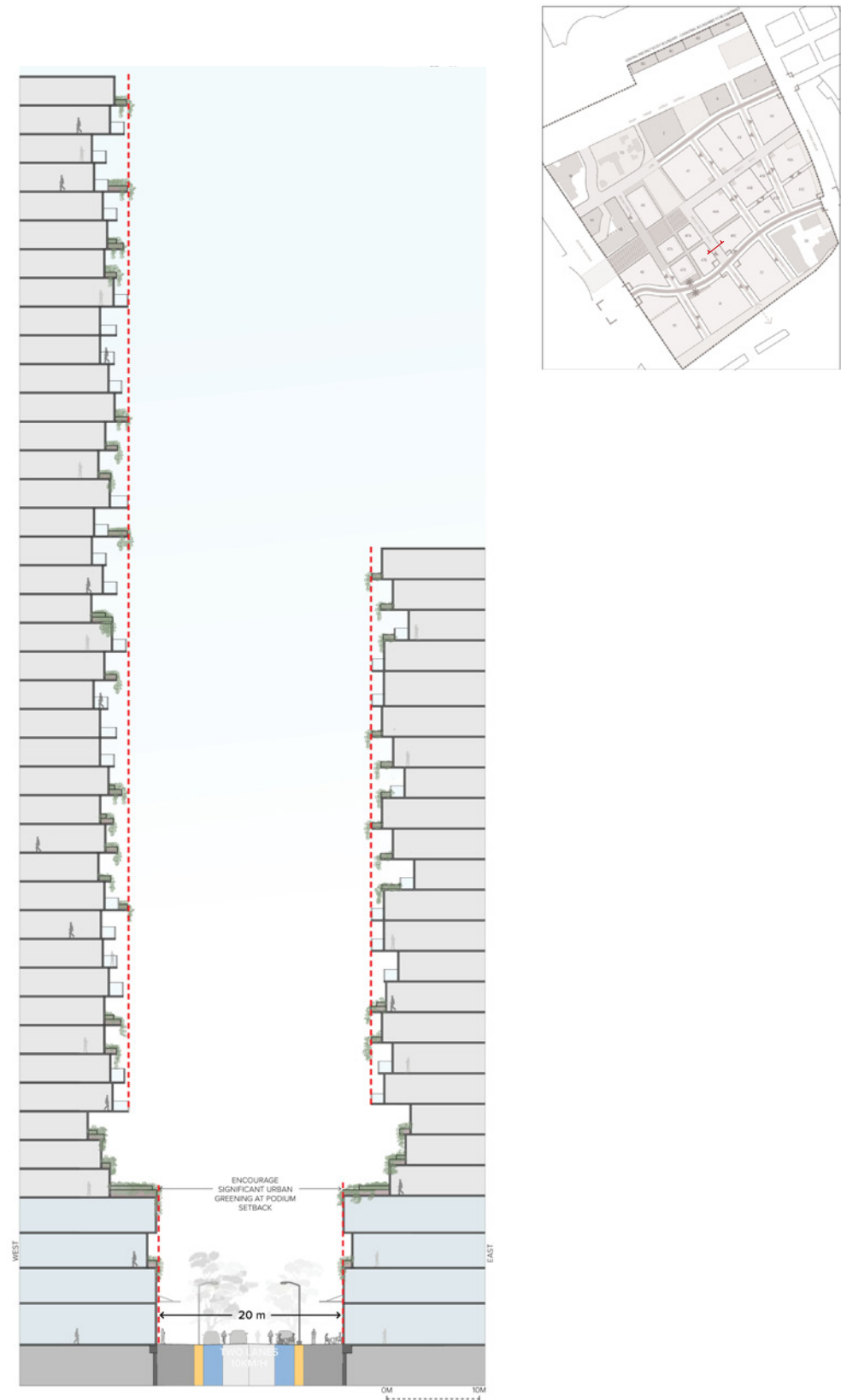


3.0M  
FURNITURE  
PLANTING  
PARKING (EV)  
ZONE

3.5M  
PEDESTRIAN  
LIGHTING  
ZONE

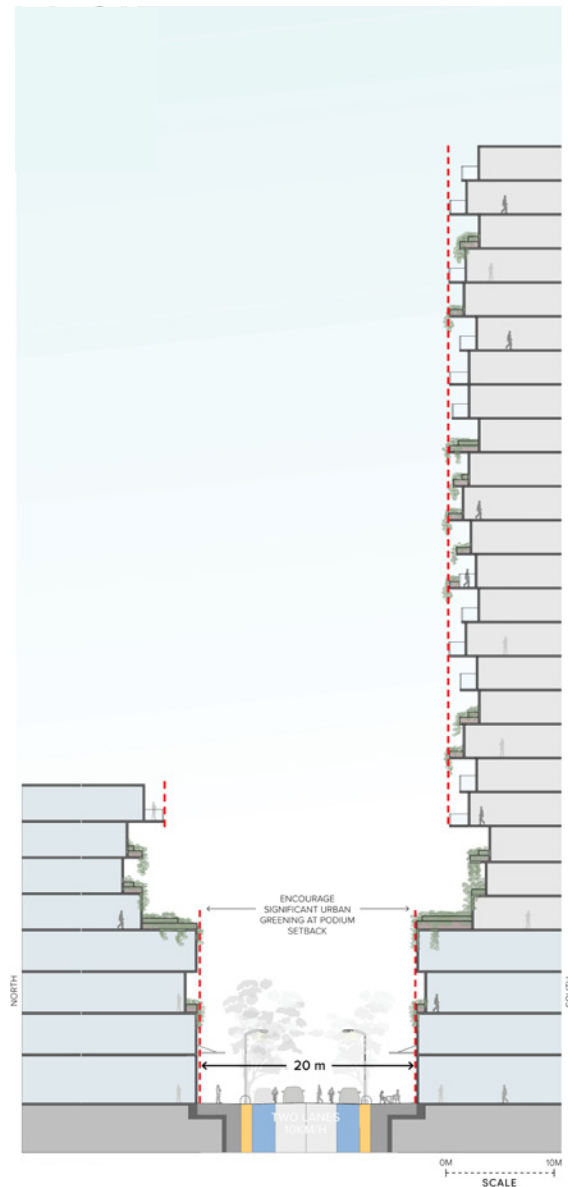
0M  
-----  
5M  
SCALE

# Precinct Street A

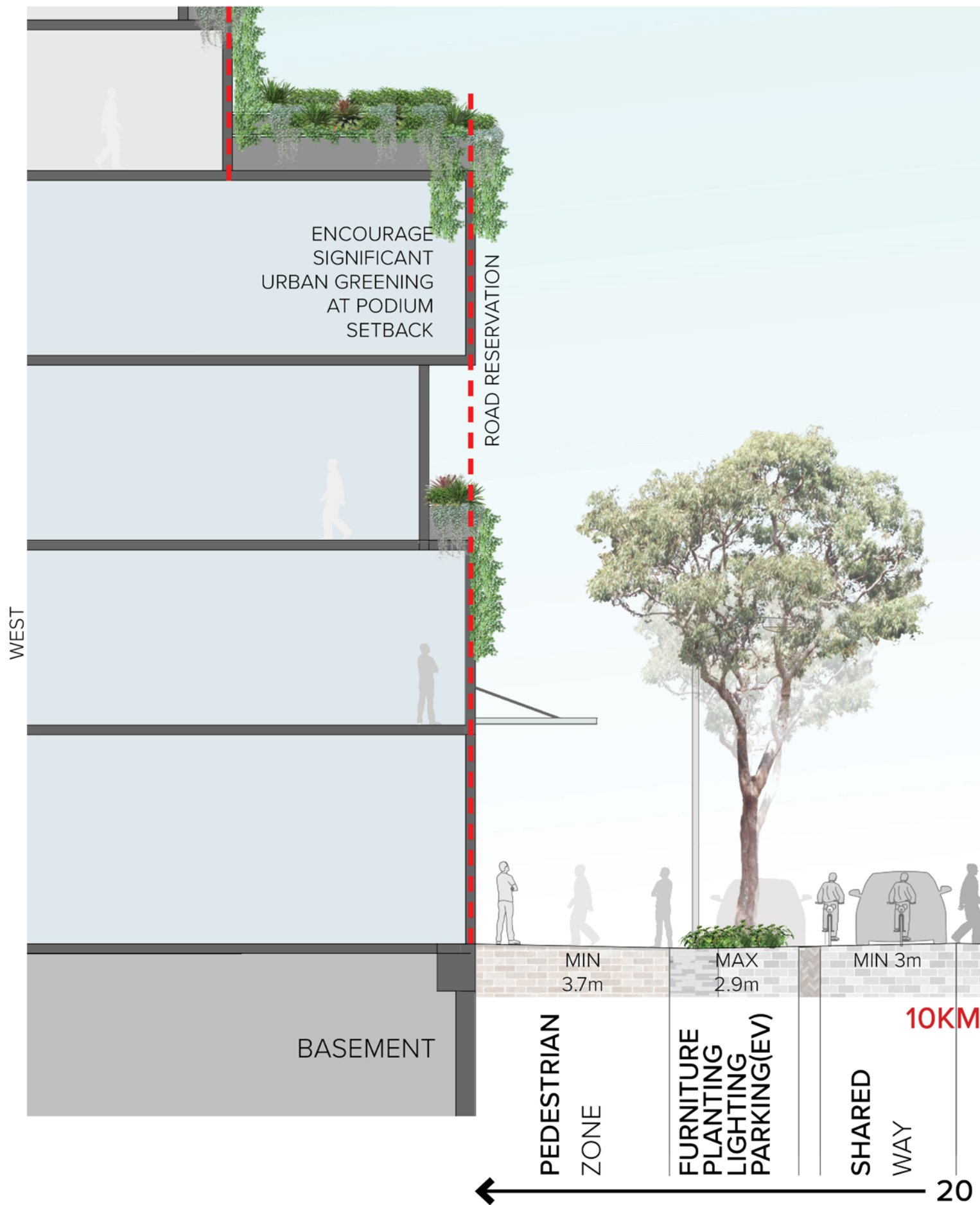


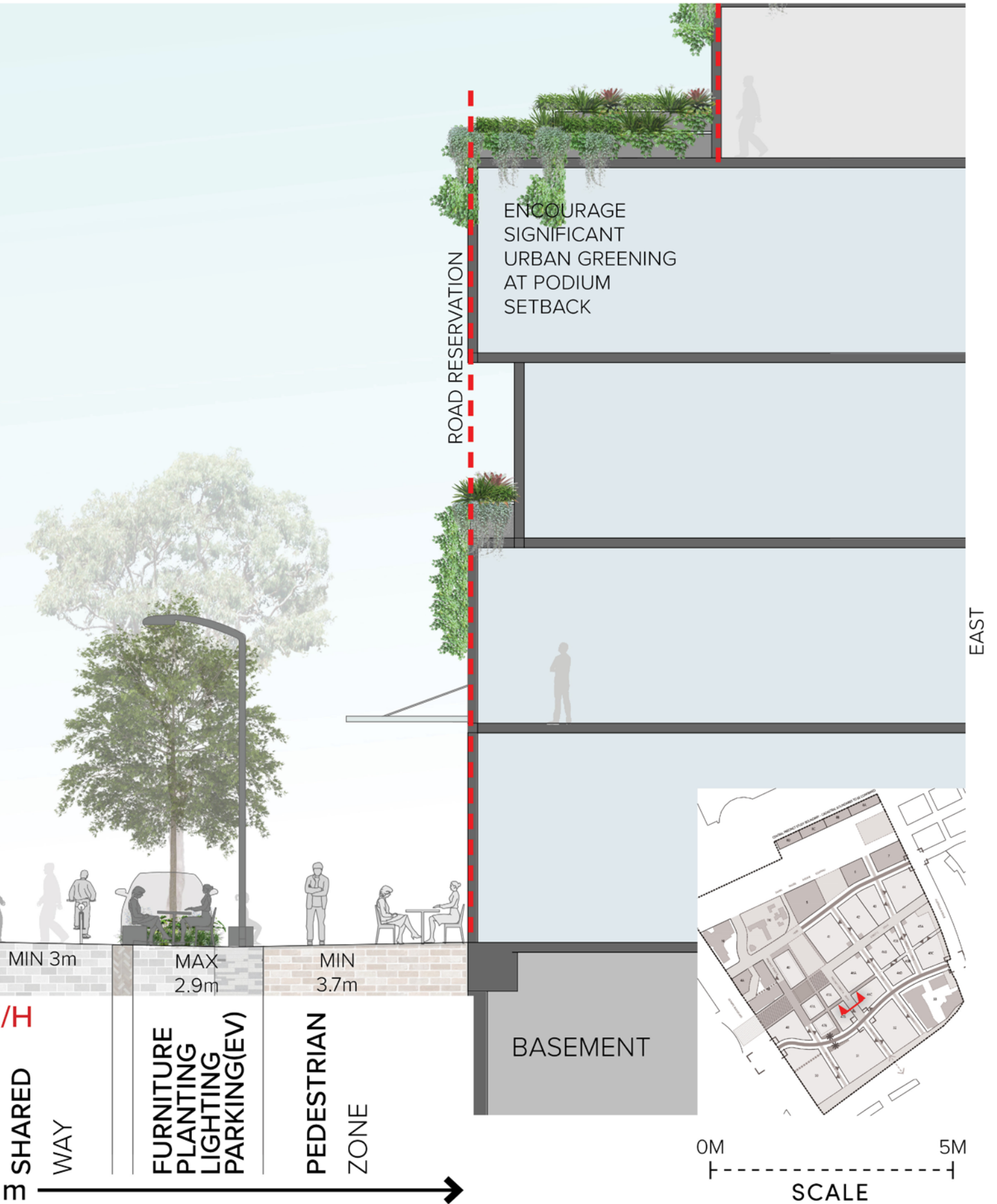


# Precinct Street C



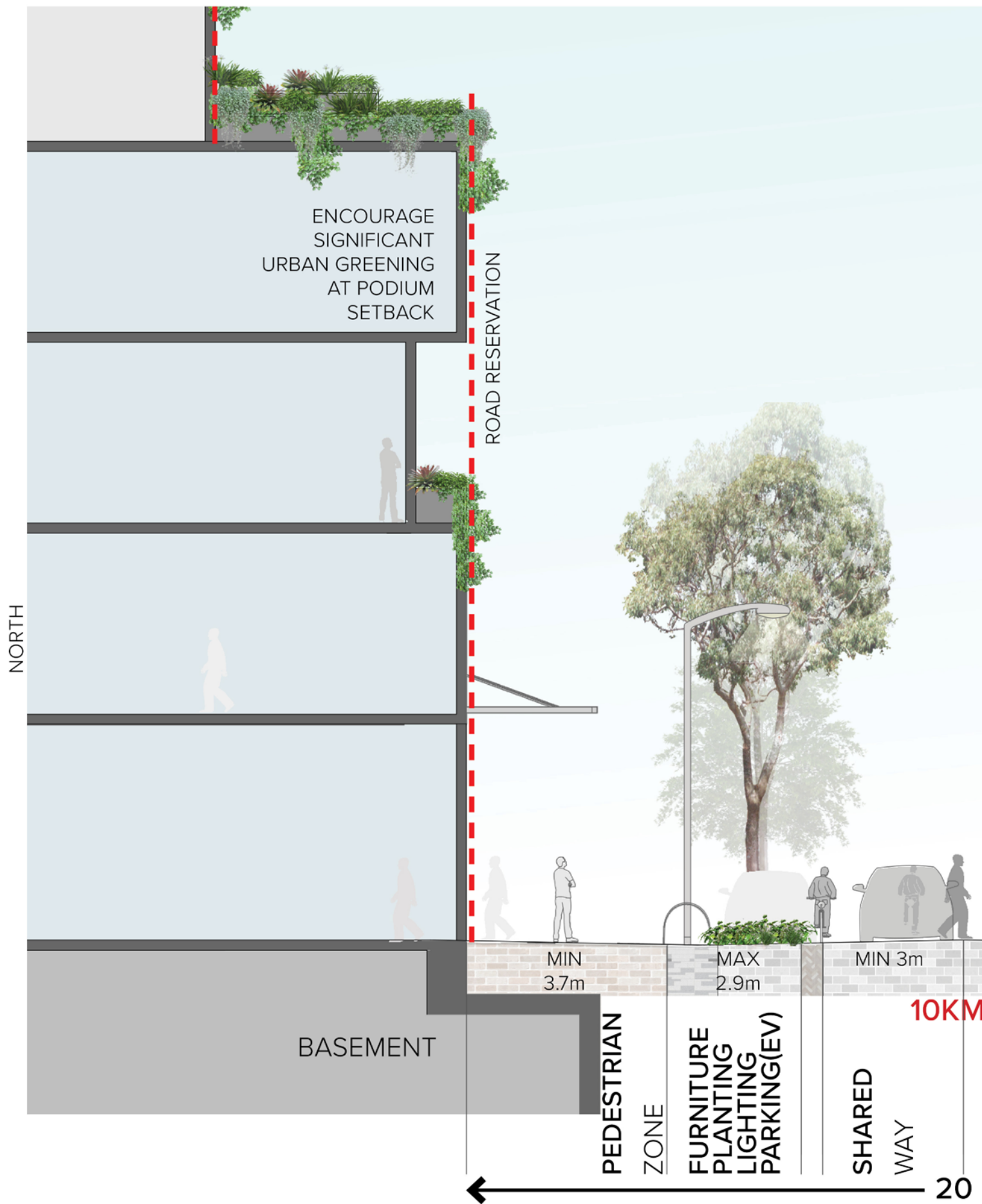
# Precinct Street A (North-South)

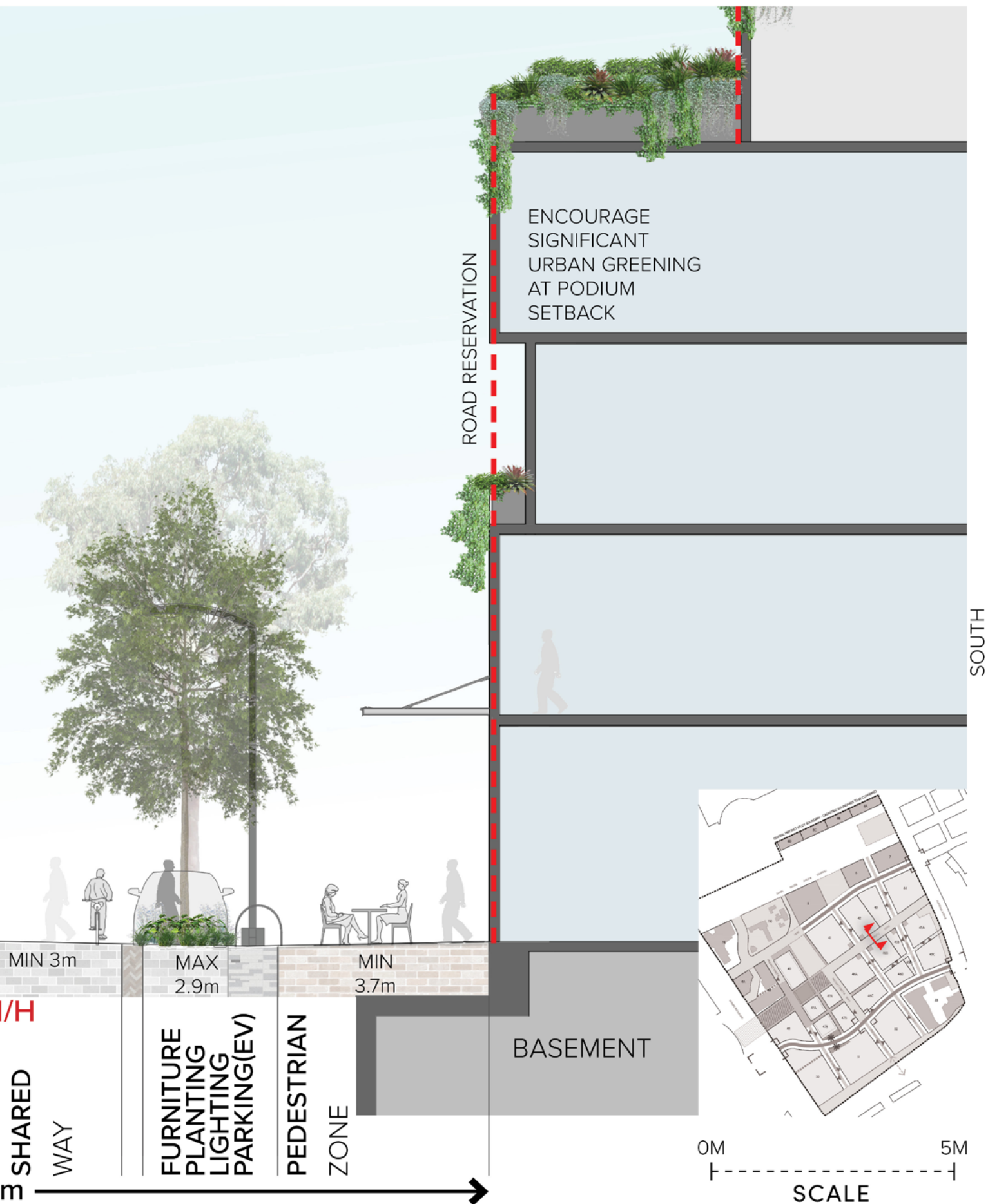




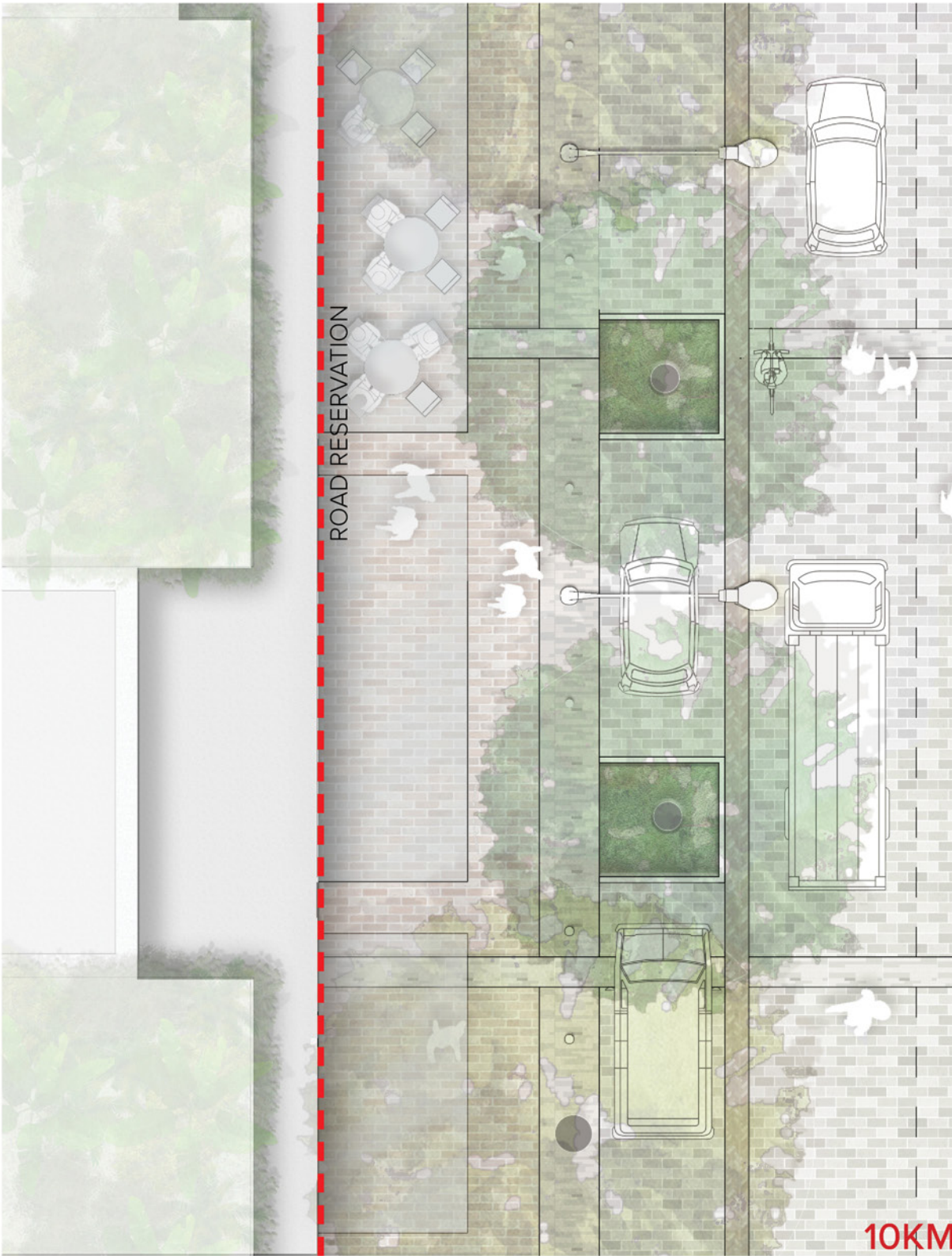


# Precinct Street C (East-West)





# Precinct Street A + C



MIN 3.7m  
PATH

MAX 2.9m  
FURNITURE  
PLANTING  
LIGHTING  
PARKING(EV)

MAX 3m  
SHARED  
WAY



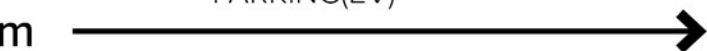


/H

MAX 3m  
SHARED  
WAY

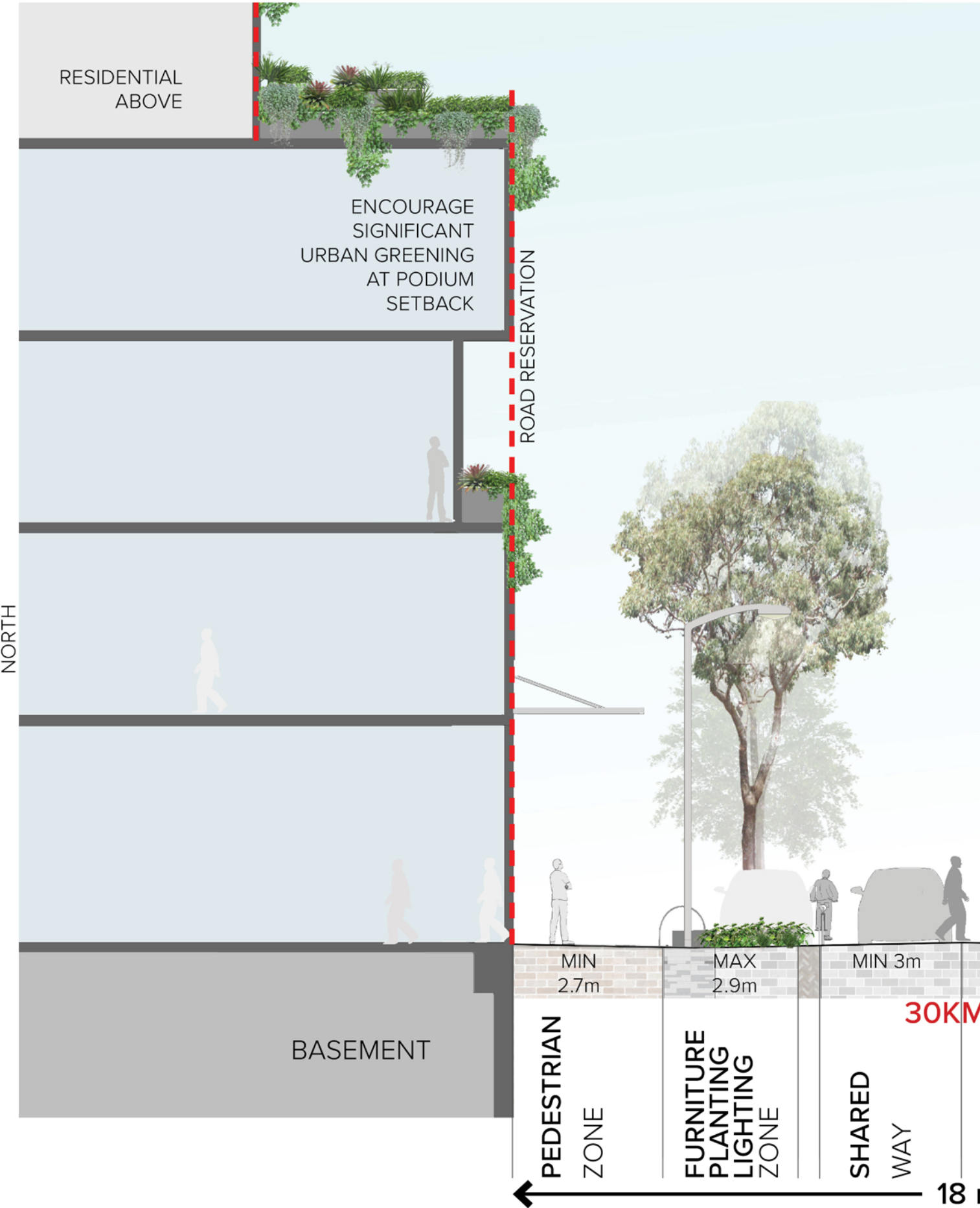
MAX 2.9m  
FURNITURE  
PLANTING  
LIGHTING  
PARKING(EV)

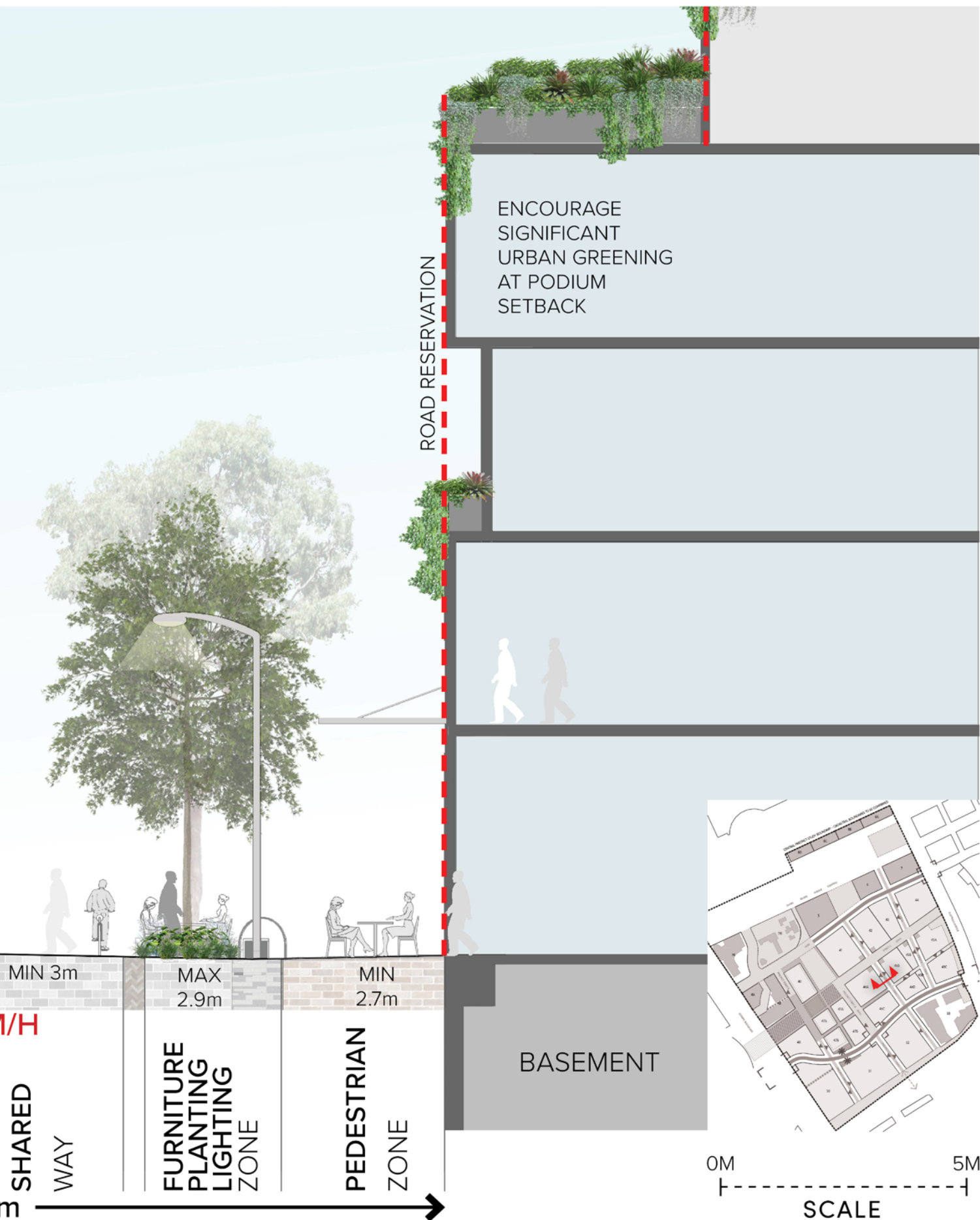
MIN 3.7m  
PATH



0M  
-----  
5M  
SCALE

# Local Street







# Local Street



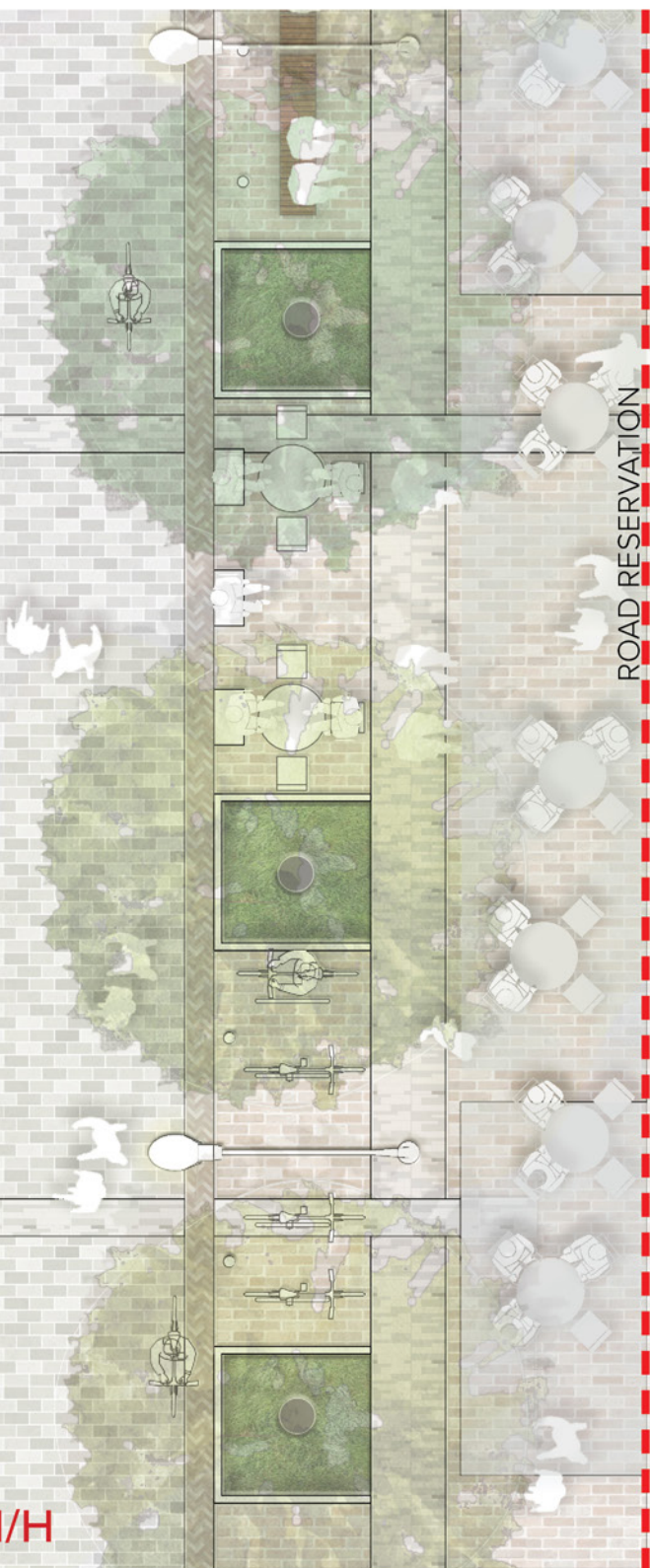
MIN 2.7m  
PATH

MAX 2.9m  
FURNITURE  
PLANTING  
LIGHTING  
PARKING(EV)

MAX 3m  
SHARED  
WAY

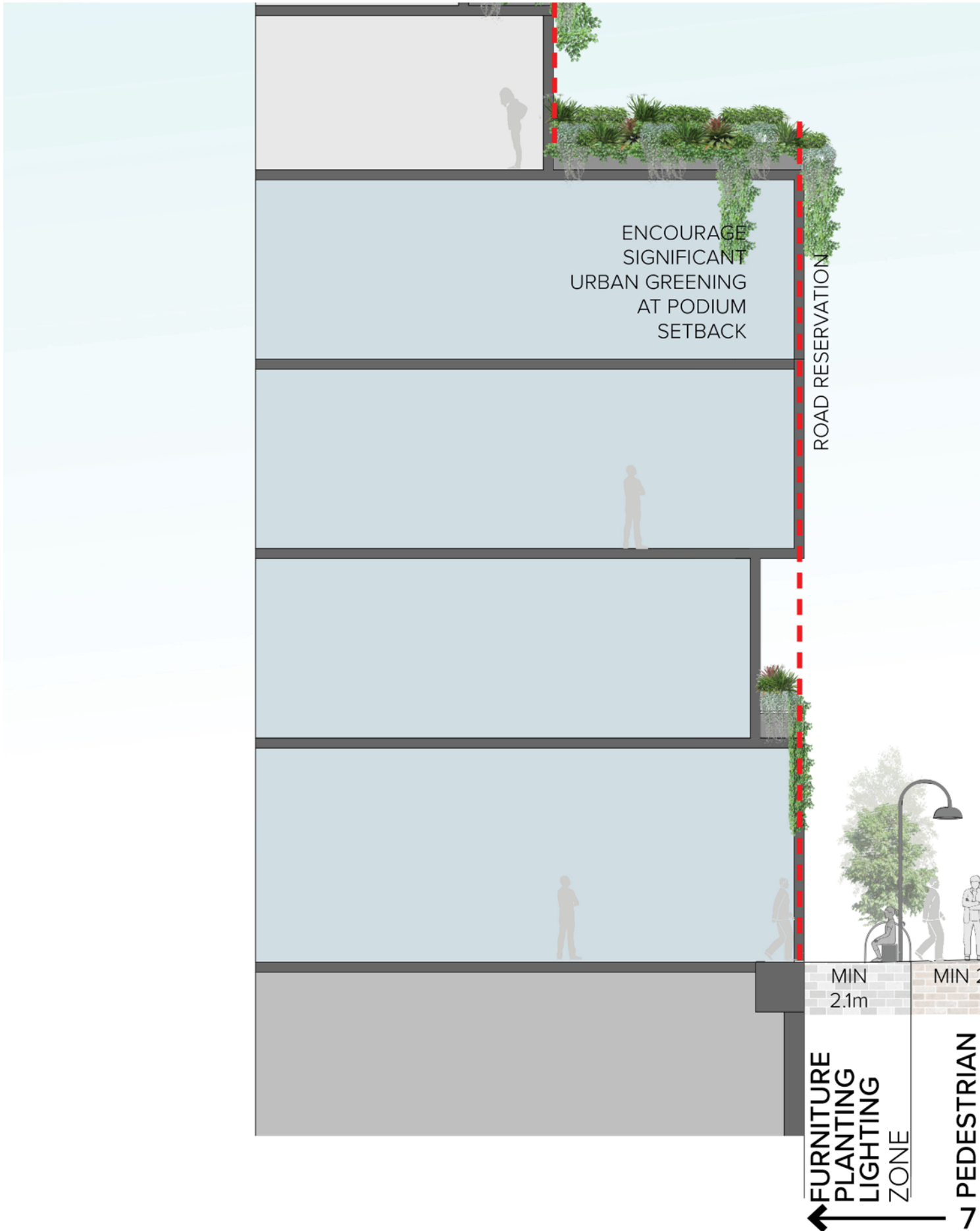


18 m

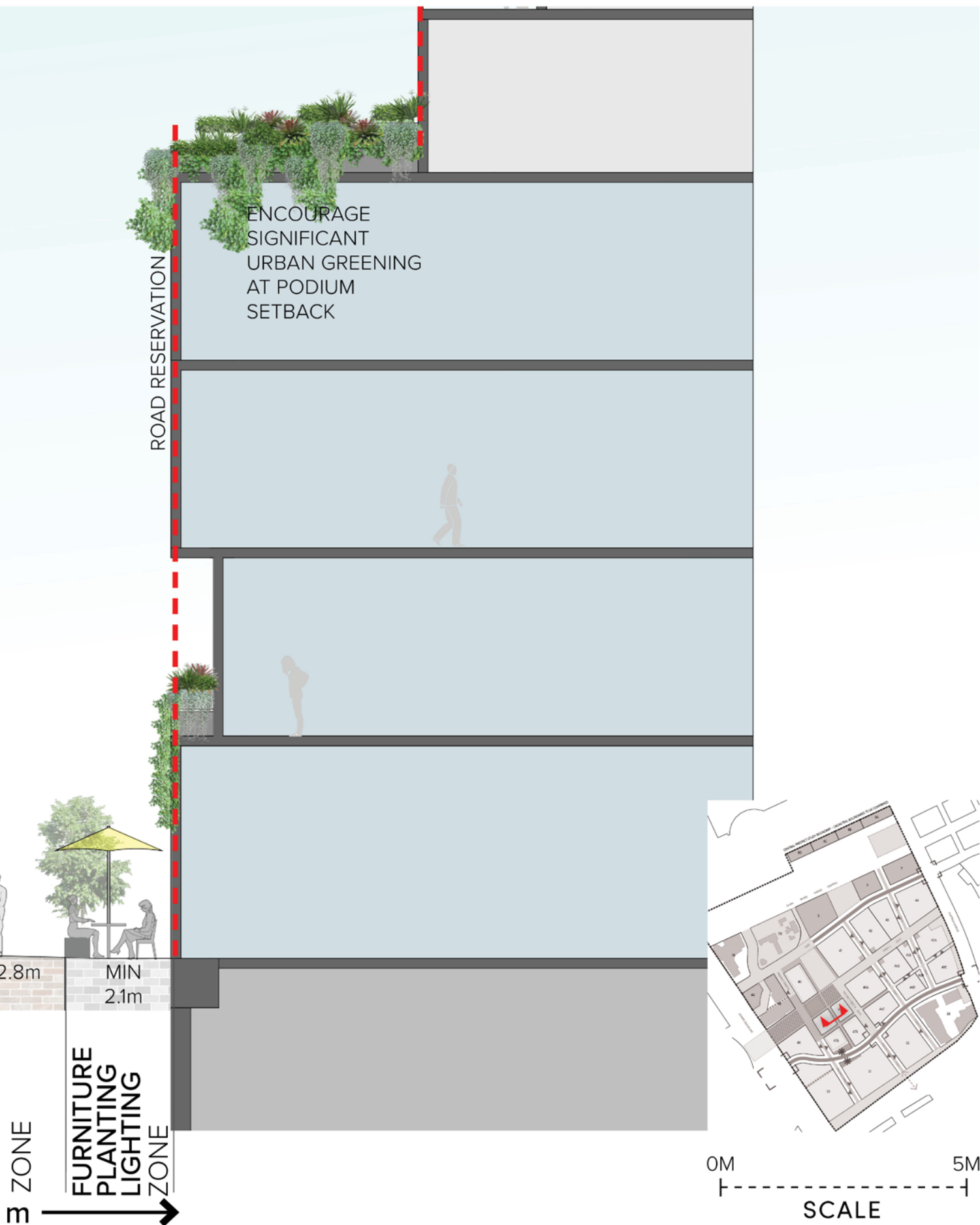




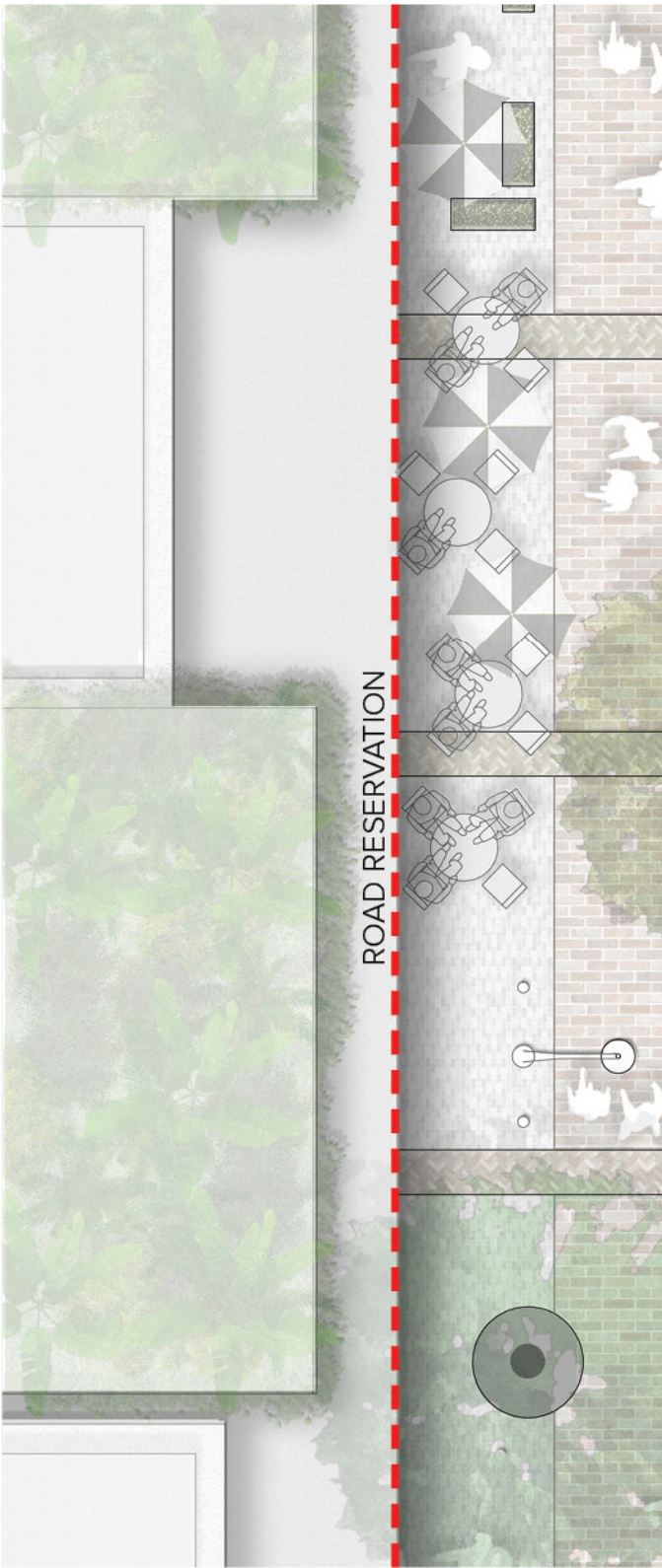
# Pedestrian Laneway







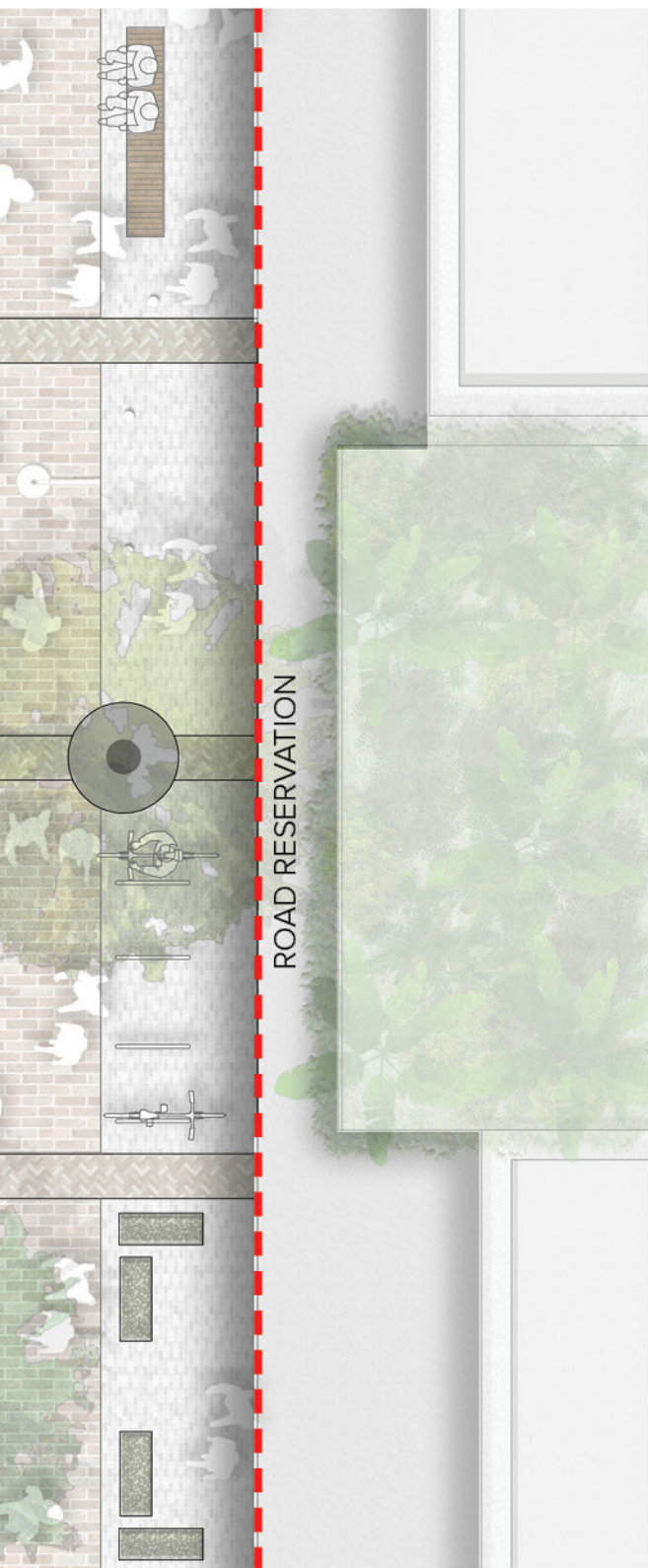
# Pedestrian Laneway



MAX 2.1m MIN 2  
FURNITURE PEDES  
PLANTING ZON  
LIGHTING



7m



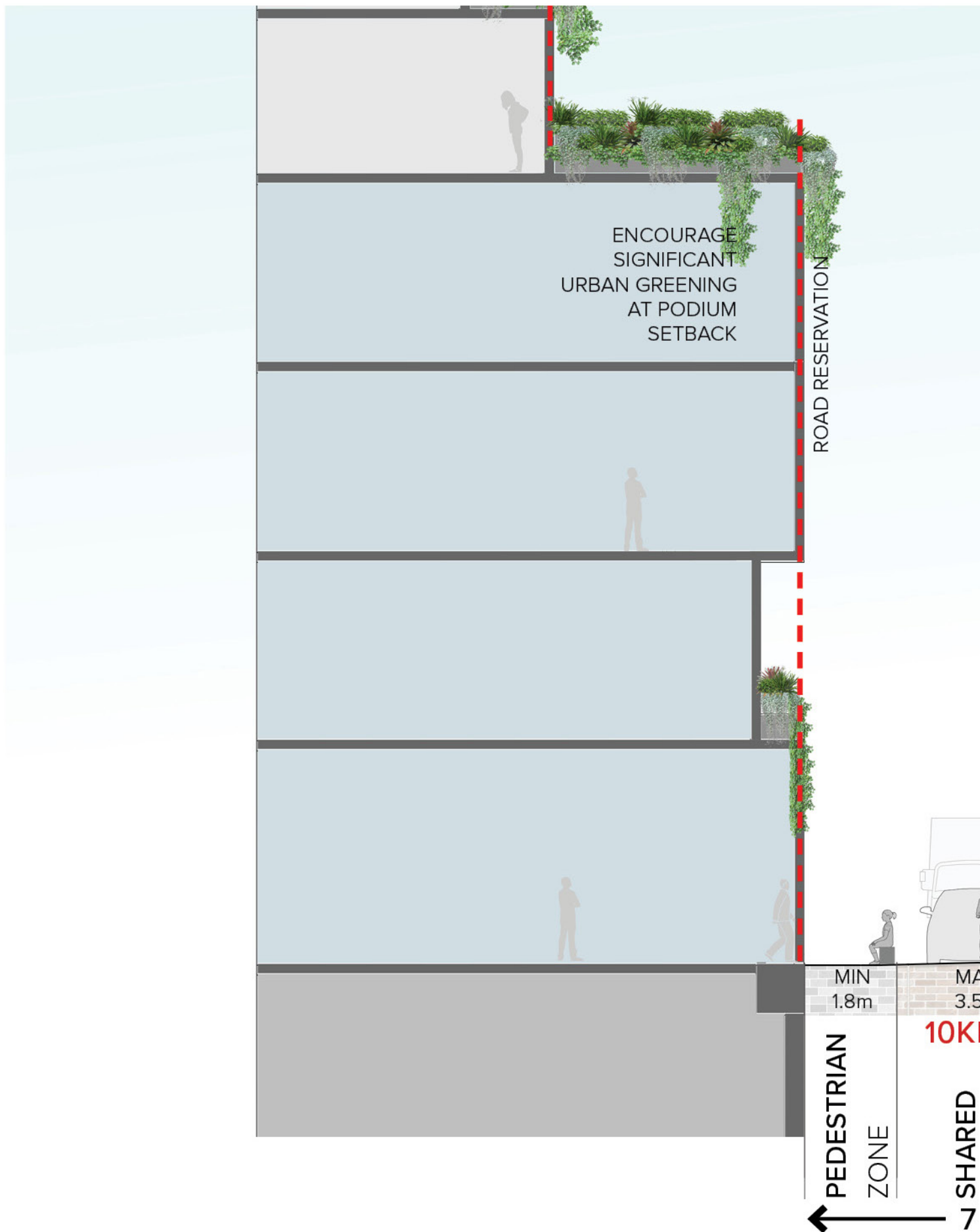
2.8M  
 TRIAN  
 NE  
 MAX 2.1m  
 FURNITURE  
 PLANTING  
 LIGHTING

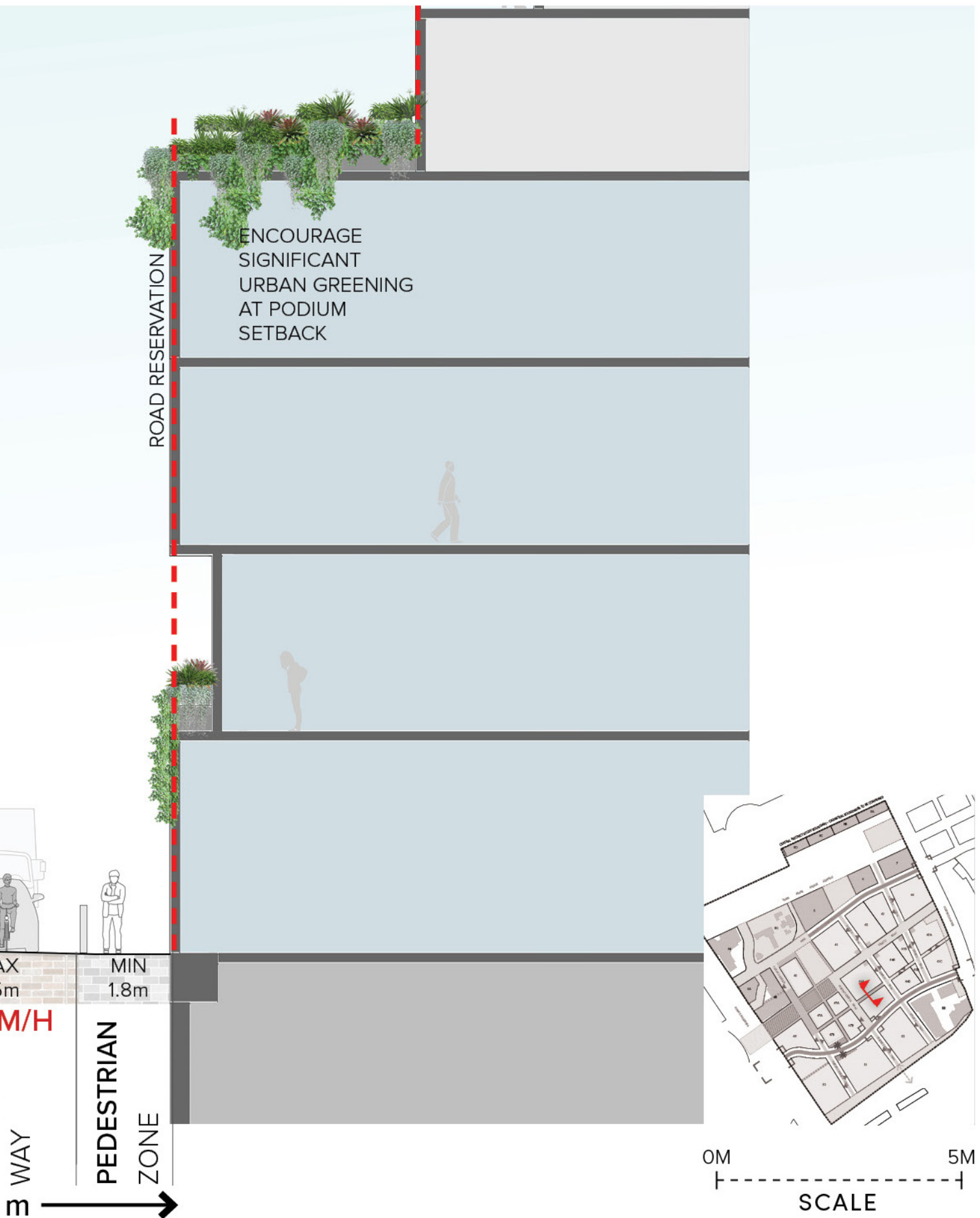


0M  
 5M  
 SCALE



# Service/Basement Lane





# Service/Basement Lane



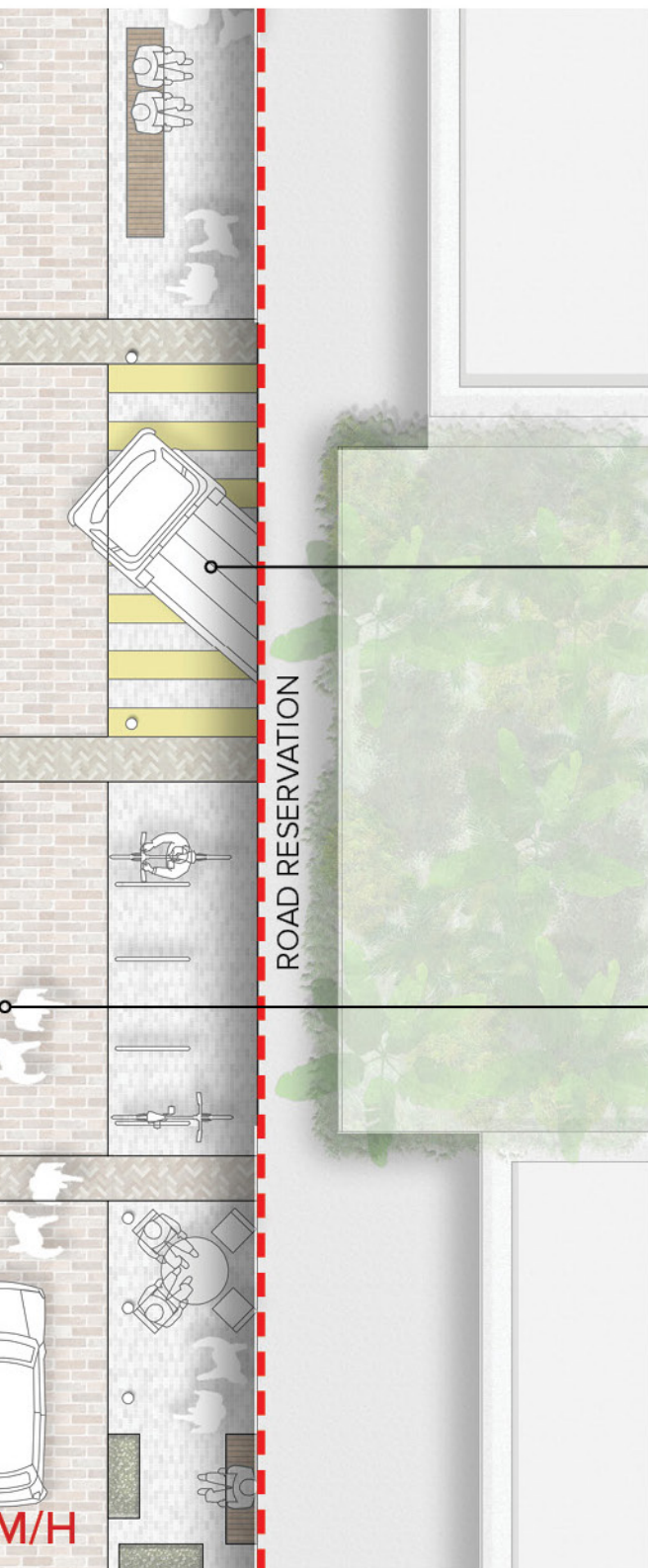
MAX 1.8m  
FURNITURE  
PLANTING  
LIGHTING

MIN 3  
SHARP  
ZON



7m





LOADING DOCK/  
BASEMENT ENTRY -  
PEDESTRIAN PRIORITY  
CROSSING

ONE-WAY STREET -  
EAST TO WEST FROM  
AUSTRALIA AVENUE TO  
PRECINCT STREET A

3.5M  
RED  
LINE  
MAX 1.8m  
FURNITURE  
PLANTING  
LIGHTING



0M 5M  
SCALE

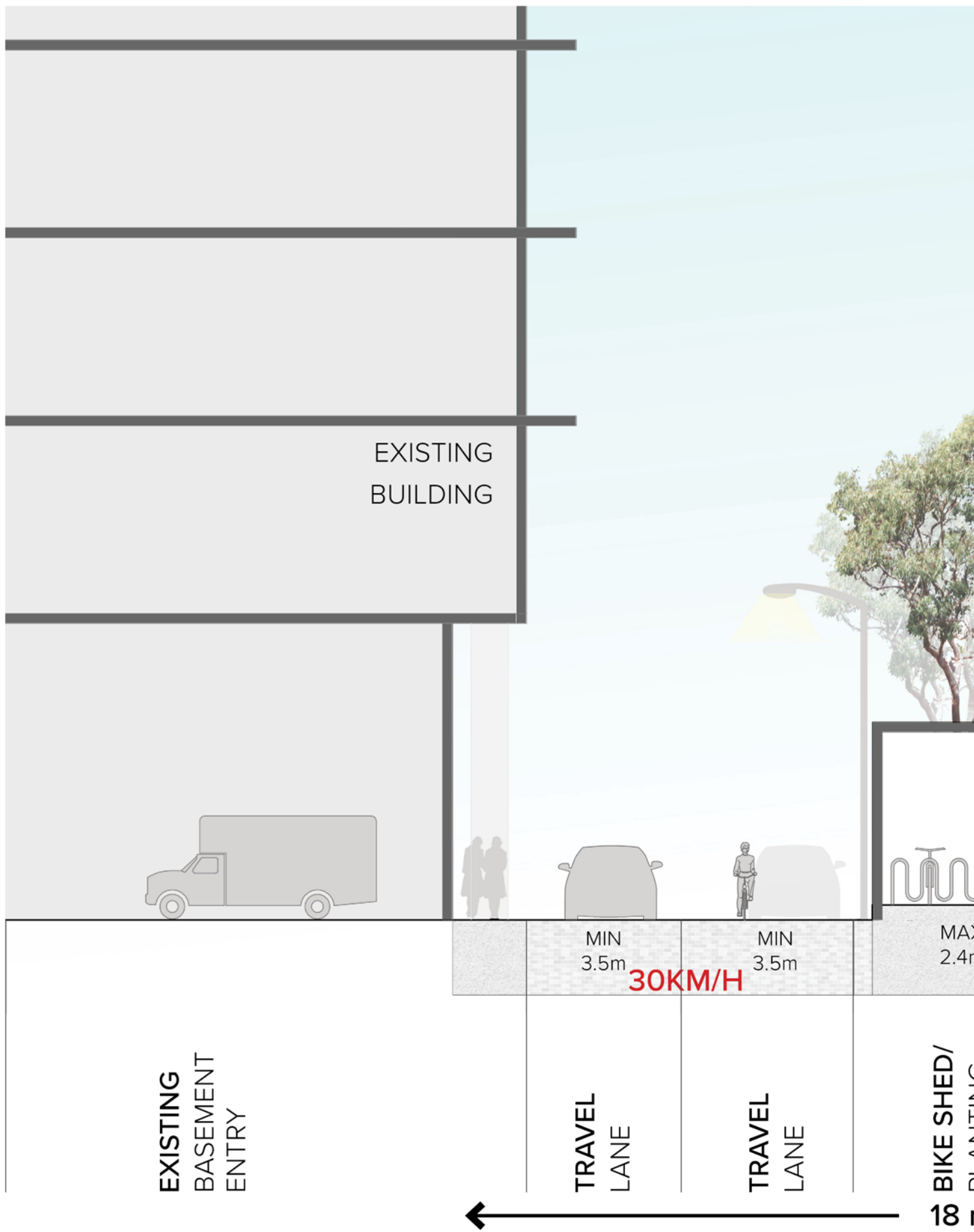
# Central Urban Park

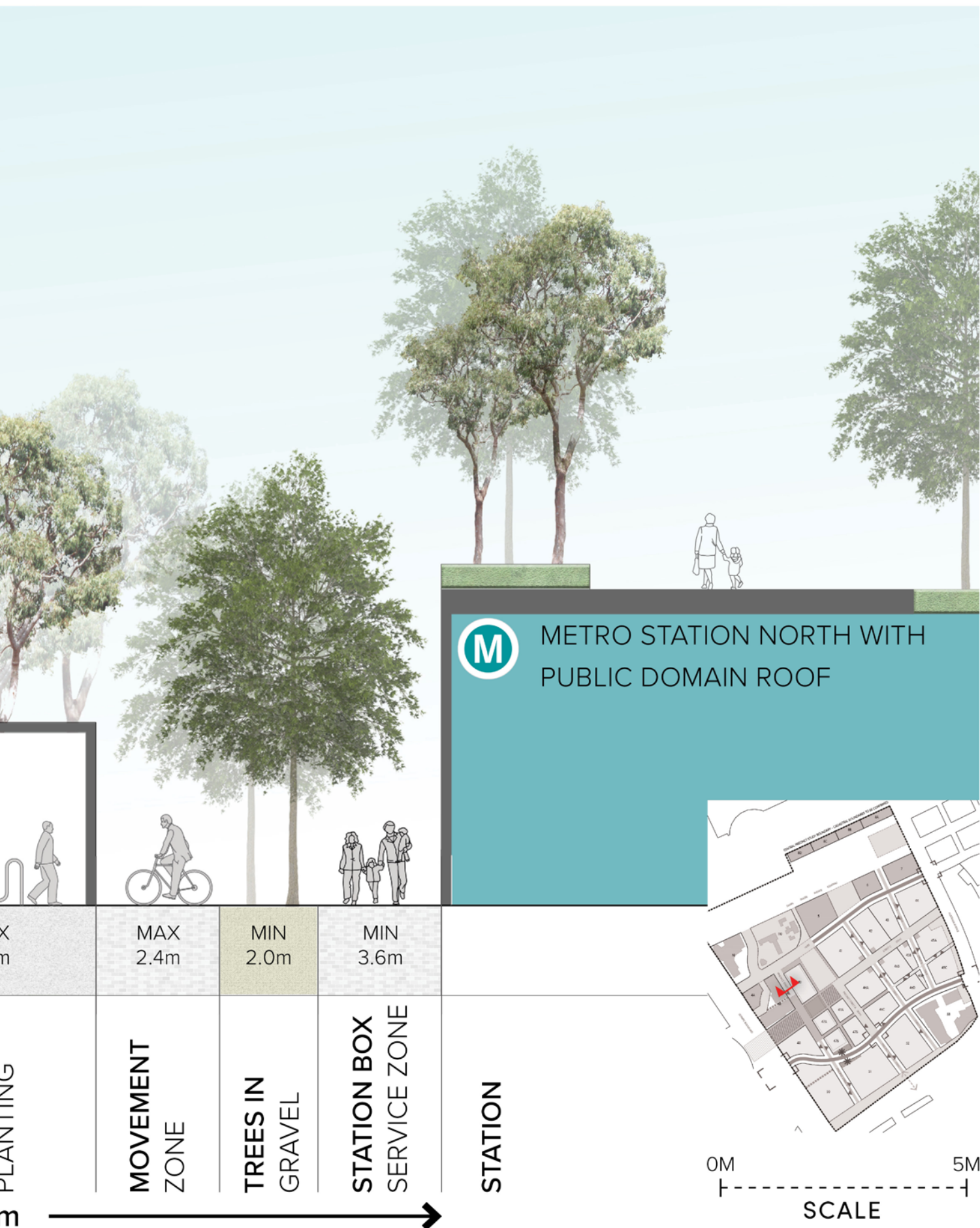






# Station Lane (Precinct Street B)



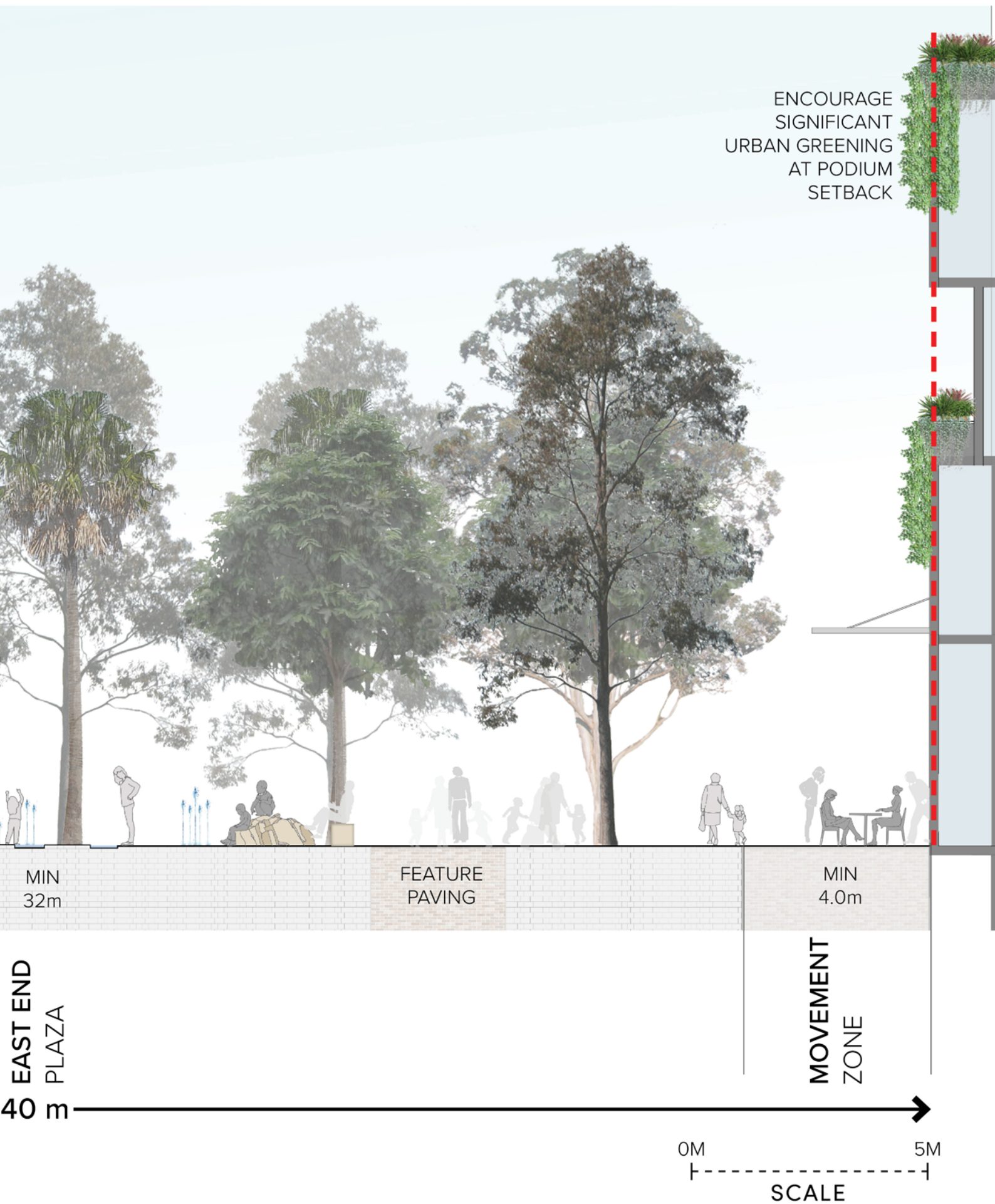




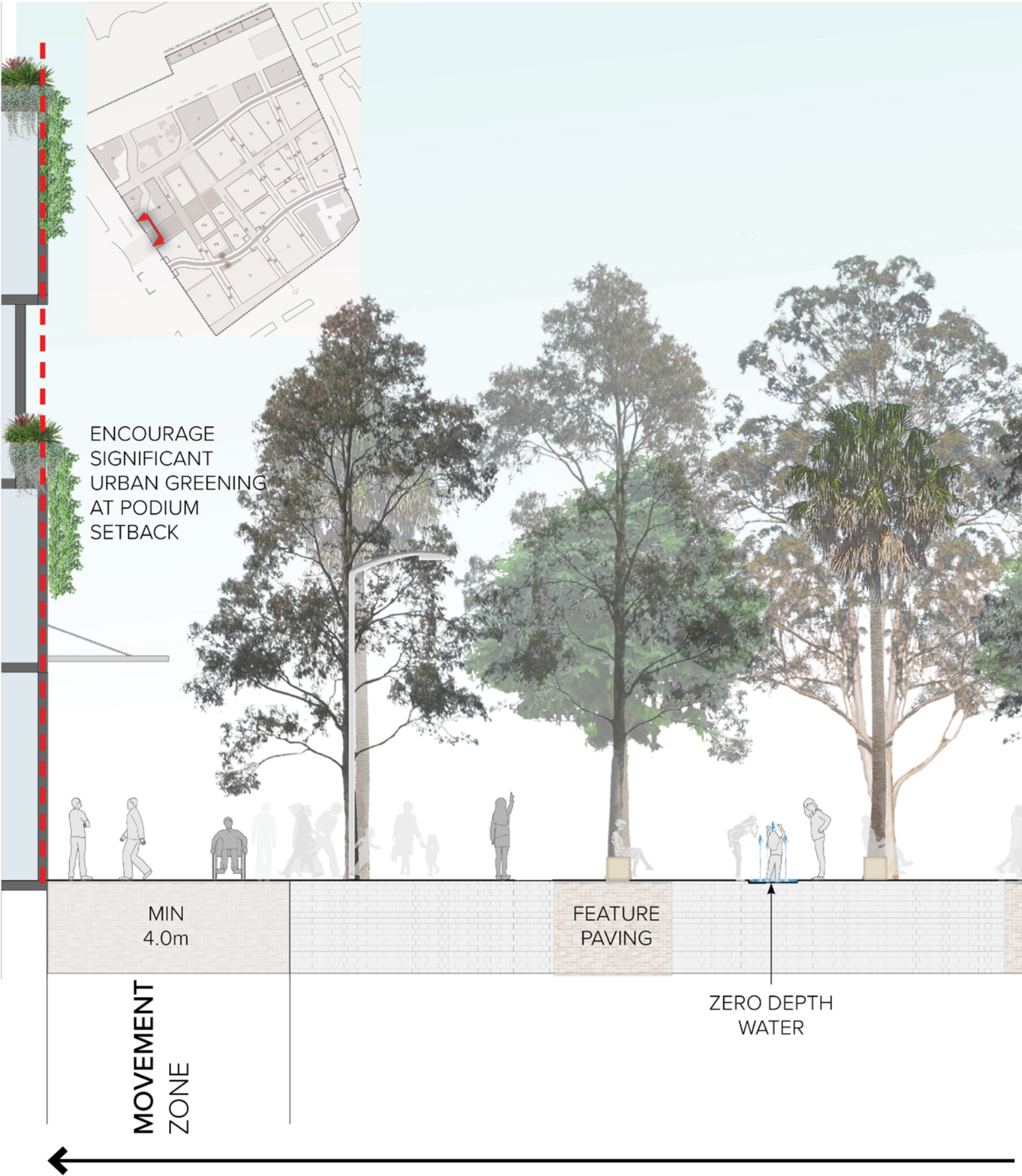
# Miluni East End







# Miluni West End









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## Green Infrastructure and Canopy Cover



**Miluni Plaza (Total)**  
50% canopy cover

**Miluni West End**  
54% canopy cover





**Central Urban Park**  
25% canopy cover

Green infrastructure

**Shared Streets**  
20% canopy cover

**Miluni Metro**  
38% canopy cover

**Miluni East End**  
60% canopy cover



# DESIGN CONTROLS







# Masterplan Site Boundaries - Central Precinct



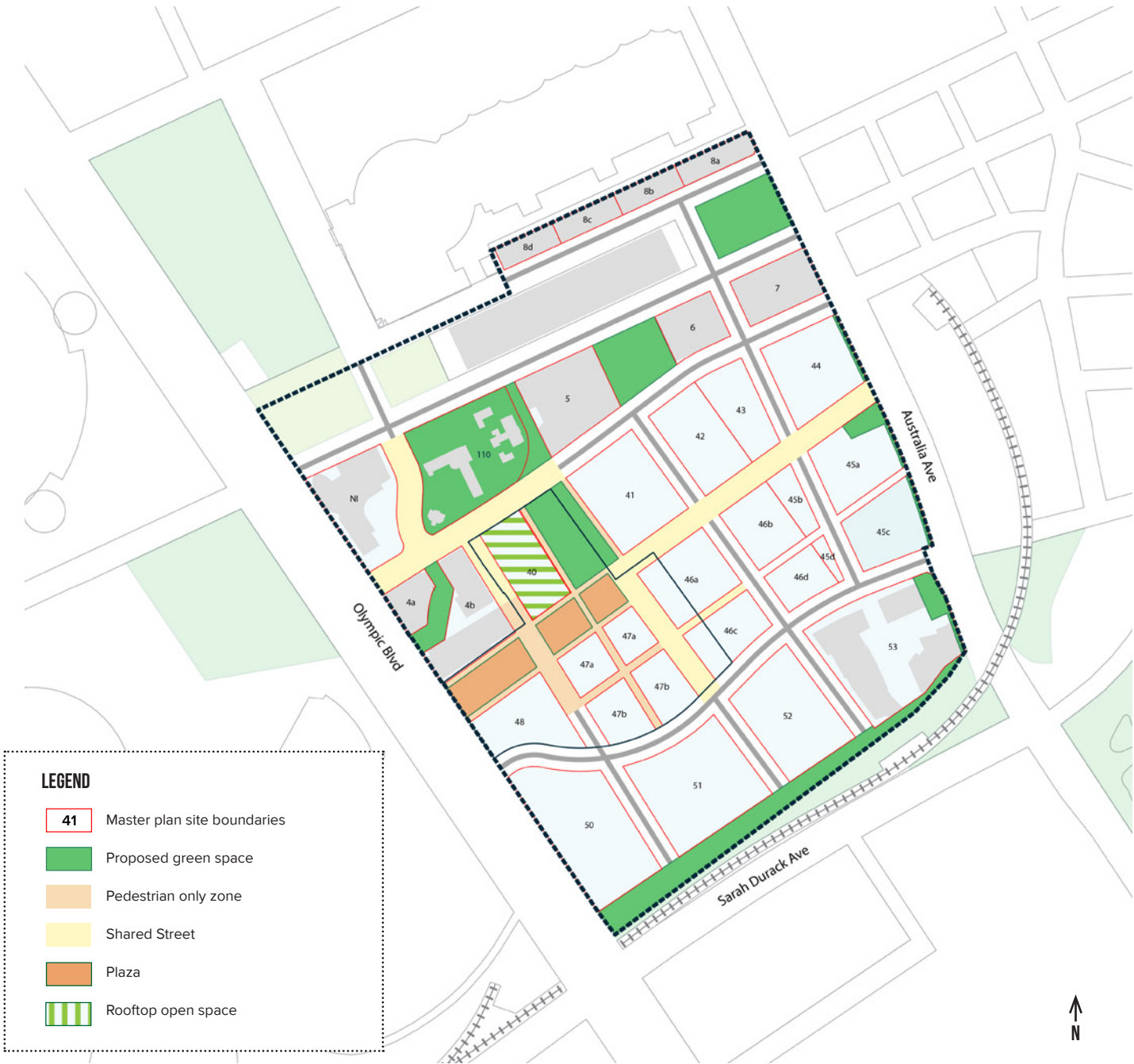
# Masterplan Site Boundaries - Study Area







# Public Domain - Central Precinct



# Public Domain - Study Area



## Street Widths - Central Precinct





Street Widths - Study Area



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# APPENDIX 1 PUBLIC DOMAIN MASTERPLAN (TECHNICAL)





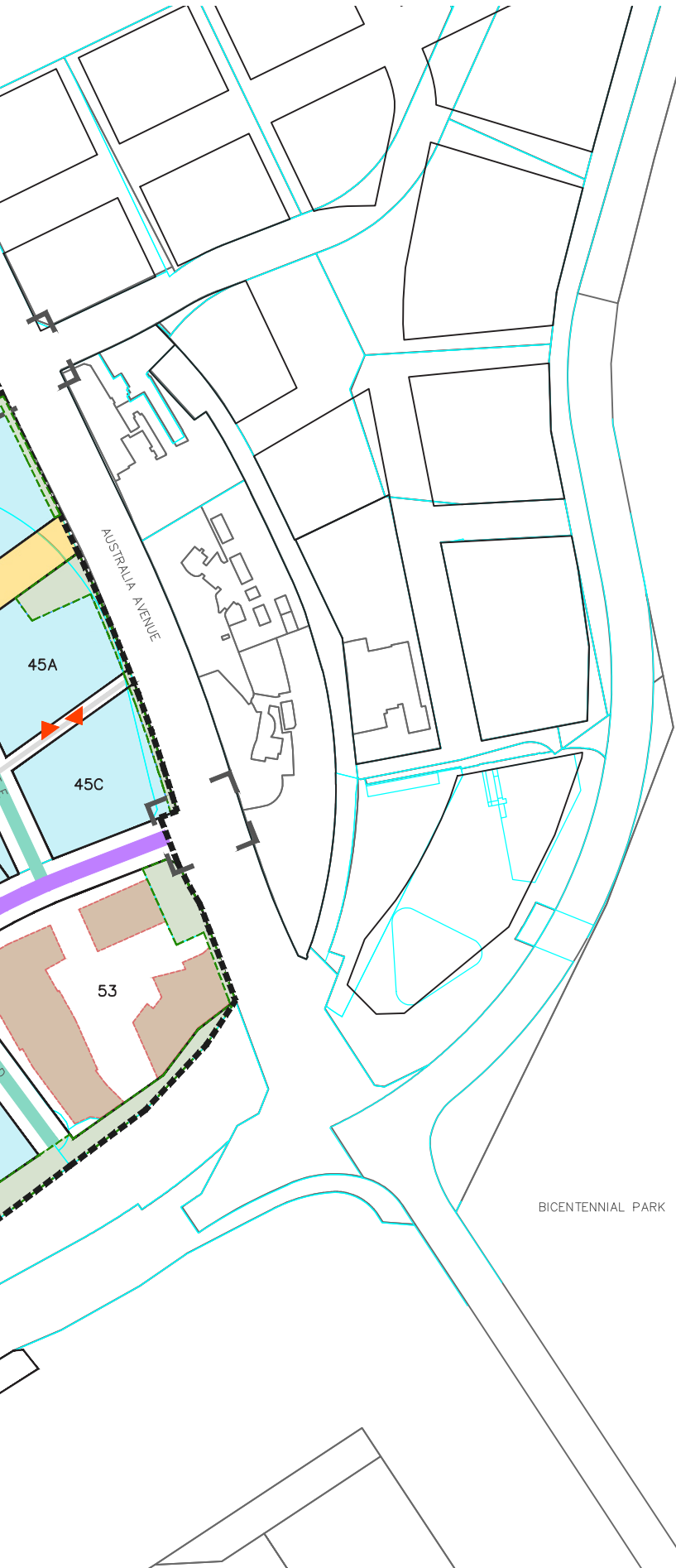
# PUBLIC DOMAIN MASTER PLAN (TECHNICAL)

This Public Domain Master Plan illustrates the aspirations for the wider Central Precinct in a technical format. Within this, the Study Area of this Place and Public Domain Framework.



CADASTRAL  
SOURCE  
YYMMDD  
DWG RE  
PROJECT

AERIAL  
SOURCE  
YYMMDD



## LEGEND

- Central Precinct Study Boundary
- Existing Cadastral Boundaries
- New Proposed Site Boundaries
- 44 Proposed Site Numbers
- Underground Metro Alignment
- Existing Buildings (Constructed or Approved)
- Future Development Area
- Key Open Spaces or Parks
- Shared Way
- Pedestrian Only Zone
- Miluni Plaza
- Rooftop Public Space/Metro Station
- Variation in Pavement Material (treatment at key threshold to Olympic Boulevard)
- Main Streets
- Local Streets
- Service or Basement Access
- Bus Interchange
- Intersection Upgrade
- Basement Entry Location
- Future Pedestrian Bridge

## CENTRAL INFORMATION

E:  
D:  
EF:  
TION:

## PHOTOGRAPHY

E:  
D:



REV	DESCRIPTION
J	Legend Update
I	Final check
H	Streets update
G	Laneway update

210809	CC	TP
210805	CC	TP
210722	CC	TP
210709	CC	TP
YYMMDD	DRAWN	APPR'D

## MASTERPLAN

Sydney Olympic Park Central Precinct  
Sydney Olympic Park Authority

JOBE CODESERVICE DOC. TYPE DRAW NO. REV.  
SOP PDFDES DWG 001 J

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# APPENDIX 2

## CONCEPT REFERENCE DESIGN (ISSUE A)





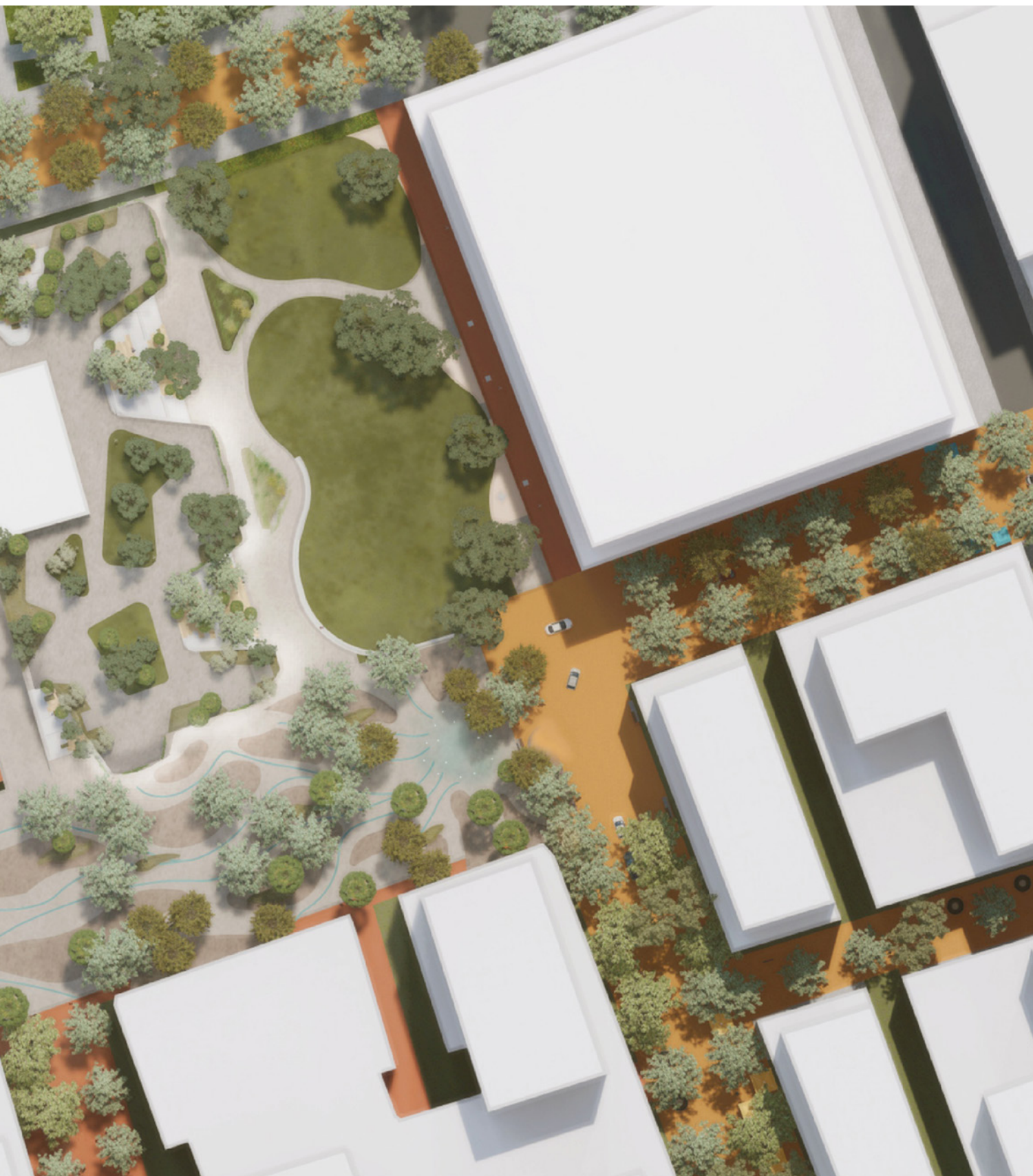
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## CONCEPT REFERENCE DESIGN

### Central Precinct Study Area (Core)









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## CONCEPT REFERENCE DESIGN



Public Domain Reference Design (Issue A) - Aerial View ('Up and Over' Park during a festival) - Conceptual Artist's Impression



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A Concept Reference Design has been developed to provide a landscape approach to the key public spaces of the Study Area, including the station roof.

This aspirational Concept is to extend the landscaping in the Central Precinct to the rooftop of the northern station building, thereby increasing available green space and creating a quality public experience.







Public Domain Reference Design (Issue A) - Aerial View (everyday mode) - **Conceptual Artist's Impression**



Public Domain Reference Design (Issue A) - Station ground plane (everyday mode) - **Conceptual Artist's Impression**





Public Domain Reference Design (Issue A) - Station rooftop (everyday mode) - **Conceptual Artist's Impression**



Public Domain Reference Design (Issue A) - Central Urban Park (during a festival) - **Conceptual Artist's Impression**



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## CONCEPT REFERENCE DESIGN



Public Domain Reference Design (Issue A) - Miluni East End and Miluni Metro (everyday mode) - **Conceptual Artist's Impression**



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## Miluni Plaza

Miluni Plaza incorporates 3 key places Miluni West End; Miluni Metro; Miluni East. Miluni Plaza is comprised of:

- A total ground plane of 'hill' paving and 'valley' paving
- A forest of mixed canopy of local trees
- A water story - the journey of fresh to sour to salt
- An overall tree canopy of 50%

The Metro Station will strongly integrate with Miluni Plaza to provide an integrated public experience.







Public Domain Reference Design (Issue A) - Birds Eye View (everyday mode) - **Conceptual Artist's Impression**



Public Domain Reference Design (Issue A) - Miluni East End (everyday mode) - **Conceptual Artist's Impression**





Public Domain Reference Design (Issue A) - Miluni West End (during event mode) - **Conceptual Artist's Impression**



Public Domain Reference Design (Issue A) - Miluni East End (everyday mode) - **Conceptual Artist's Impression**

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# APPENDIX 3

## DESIGN AND PLACE SEPP ALIGNMENT





## DESIGN AND PLACE SEPP RESPONSE

SEPP Principle	Intended Effect	SOPA Response
Principle 1	Intended Effect - The SEPP will:	How the Place Design and Public Domain Plan Responds
<b>Design Places with Beauty and Character that people feel proud to belong to.</b>	Elevate the role, importance and value of design to ensure design quality of new neighbourhoods and precincts, public spaces, new architecture, landscape architecture and the environment.	<ul style="list-style-type: none"> <li>A review of the Central Precinct Master Plan and place/public domain recommendations were undertaken, which focus on providing best practice open spaces that continue to provide the events function of Olympic Park whilst balancing and prioritising the needs and aspirations of the future 20,000 people that will reside in the Central Precinct</li> </ul>
	Require that a good design process (design skills; design-led, place-based approach; design evaluation and review) is undertaken to achieve design quality, and that development demonstrates the seven objectives of good design, as defined by Better Placed	<ul style="list-style-type: none"> <li>Before public domain guidelines are established, a place-led process of understanding the site was undertaken. This included a master plan review, a place audit, global best practice research, preparation of metrics for place, public domain and streets, and finally conducting a place audit assessment.</li> </ul>
	Support development that demonstrates an appropriate response to context and local character, that is suited to a site's unique topography, that is sensitive to Country and history, including the surrounding built environment and landscape setting, to ensure appropriate innovation or change	<ul style="list-style-type: none"> <li>Designing with Country through the delivery of 4 themes which are directly about Connection to Country, and design guidelines which prioritise this</li> <li>Using the Central Precinct Master Plan as a basis, all public domain (open spaces and streets) were categorised into future spaces for events, local activity and daily life</li> </ul>

Principle 2	Intended Effect - The SEPP will:	How the Place Design and Public Domain Plan Responds
<b>Design inviting public spaces to support engaged communities.</b>	Propose new targets to retain or increase the provision and diversity of public space across NSW, including the protection of existing public space assets	<ul style="list-style-type: none"> <li>Best Practice Place and Public Domain Metrics and Benchmarking has been prepared that draws upon Global Best Practice that is locally calibrated to the Central Precinct</li> </ul>
	Propose that new dwellings and workplaces are located in close proximity to public space (either existing or newly created) to increase accessibility and create walkable neighbourhoods	<ul style="list-style-type: none"> <li>Public Domain Guidelines developed to support the Master Plan delivery of improved streets and open spaces</li> <li>With an increased population growth, the guidelines will ensure that SOP maintains its function as a destination but also serves the local resident population</li> </ul>
	Deliver green infrastructure for greater connectivity, including landscape corridors, recreational walking and cycling networks, and fit-for-purpose open space for recreation	<ul style="list-style-type: none"> <li>Key Big Moves and developing a Green Necklace across Central Precinct</li> </ul>
	Ensure that buildings near vibrant areas, such as licensed premises or major public space, do not impact the ability for those areas to continue to operate	<ul style="list-style-type: none"> <li>Metrics established which specifically focus on built form (active frontages, awnings/pedestrian cover), public space, connections, and place activation</li> <li>Restraining from the delivery of residential in podium levels to avoid future land use conflicts</li> </ul>

Principle 3	Intended Effect - The SEPP will:	How the Place Design and Public Domain Plan Responds
<b>Develop productive and connected places to enable thriving communities .</b>	Propose baseline residential density targets in urban areas (along with a range of housing and tenure types, see Principle 5) to ensure development incorporates a well-designed walkable urban form to support the economic viability of infrastructure and local businesses; to enable efficient servicing; to maximise residential proximity to employment and local services, parks, fresh food and public transport; and to minimise extensive land use	<ul style="list-style-type: none"> <li>With an increased population growth, the guidelines will ensure that SOP maintains its function as a destination but also serves the local resident population by guiding the implementation of open space to include a diversity of open spaces such as parks, plazas, shared streets and pedestrian laneways. Clear connections to surrounding open spaces such as Bicentennial Park and the Abbatoir Precinct will also be provided.</li> <li>The purpose is to deliver public domain that serves a local community, but also supports SOP's role as a key destination precinct within Sydney.</li> </ul>
	Provide needs-based car parking assessment methods by identifying locations for maximum parking rates, lowering minimum rates, and specifying where adaptive travel plans are to be prepared	<ul style="list-style-type: none"> <li>Targets established for on street parking - metrics differentiated between daily, local and destination public domain</li> </ul>
	Require increased permeability by setting street intersection density targets, maximum block lengths and increasing the provision of publicly accessible through-site links to create connected and fine-grained street networks that prioritise pedestrians and cyclists	<ul style="list-style-type: none"> <li>Targets established for connectivity - including at least one intersection or mid-block link within every 100m have been exceeded.</li> </ul>
	Encourage the construction of well-designed footpaths, shared paths, and cycleways that promote behaviour change and set new standards of comfort and safety	<ul style="list-style-type: none"> <li>At the core of the precinct, two shared streets and Miluni Plaza will be inherently walkable and cyclable. The shared streets will enforce speed limits of 10km/h and will encourage slow traffic speeds and pedestrian priority. Other local streets will also maintain slow speeds at 30km/h and will provide cyclists with connection onto surrounding cycle paths. Overall, the precinct is focuses on pedestrian priority and will seek to promote behaviour change from a reliance on private vehicles towards active modes of travel.</li> </ul>



## DESIGN AND PLACE SEPP RESPONSE

Principle 4	Intended Effect - The SEPP will:	How the Place Design and Public Domain Plan Responds
<b>Design sustainable and greener places for the wellbeing of people and the environment.</b>	Support alignment with the NSW Government's Net Zero Plan by requiring development to contribute to the existing statewide, whole-of-economy target of 35 per cent reduction in construction and operational carbon emissions by 2030 (compared to 2005 levels) and setting future targets to achieve net zero emissions by 2050	<ul style="list-style-type: none"> <li>Targeting a 6 Green Star Rating</li> </ul>
	Encourage development to be designed within the context of the existing landscape by introducing a requirement to integrate landform, bushland, hydrology and ecology; retain existing green infrastructure (where possible), particularly habitat and significant vegetation; and maintain and enhance the quality of our watercourses	<ul style="list-style-type: none"> <li>The Place Framework and subsequent Design Guidelines have been developed within informed Connection to Country Guidance and the influence of key Connection to Country themes. The implementation of public domain within each place and typology must respond to the Connection to Country Opportunities and Guidelines, including the integration of water, ecology and green infrastructure.</li> </ul>
	Require the coordinated planning and design of green infrastructure, including the introduction of tree replacement rates and tree canopy targets as well as encouraging green walls and roofs, cool pavements, and water-sensitive urban design	<ul style="list-style-type: none"> <li>Targets established for daily, local and destination public domain:               <ul style="list-style-type: none"> <li>Tree canopy cover</li> <li>Green View Index</li> <li>Soil depth tree planting for above basement</li> <li>Street trees passive irrigation</li> <li>Permeable pavements</li> <li>Irrigated public landscape zones</li> </ul> </li> </ul>

Principle 5	Intended Effect - The SEPP will:	How the Place Design and Public Domain Plan Responds
<b>Design resilient and diverse places for enduring communities</b>	Establish resilience as a foundation for placed-based design to drive more integrated site outcomes by introducing new considerations that support resilience	<ul style="list-style-type: none"> <li>Objectives and targets established for public domain:               <ul style="list-style-type: none"> <li>Urban canopy and tree replacement</li> <li>Vertical and rooftop greening</li> <li>Permeable pavements</li> <li>Irrigated public landscape zones</li> </ul> </li> </ul>
	Encourage more inclusive communities by requiring development to provide a range of housing and tenure types	<ul style="list-style-type: none"> <li>N/A</li> </ul>
	Optimise opportunities to address and reduce the impact of wider economic and social trends, supporting diversity, equity, population change, and resilience in the face of changing needs	<ul style="list-style-type: none"> <li>Targets designed for DDA compliance, residential proximity to open space, WSUD, tree canopy cover, multi-purpose / flexible space, public accessibility including at grade movement across the precinct</li> </ul>
	Foster social resilience by creating welcoming, inclusive and equitable places respectful of people of all abilities and from all walks of life.	<ul style="list-style-type: none"> <li>Targets designed for DDA compliance, multi-purpose / flexible space, public accessibility, vehicle permissibility</li> </ul>

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# APPENDIX 4

## SAFETY AND SECURITY





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## SAFETY AND SECURITY RESPONSE

### Introduction

Intelligent Risk Pty Ltd. were engaged to undertake a Safety and Security Strategy for the Central Precinct in response to the introduction of Sydney Metro West and commencement of the Sydney Olympic Park Authority Master Plan 2030 (Interim Metro Review). In terms of urban design, the public domain consists of publicly accessible plazas, roadways and interfaces to developments and retail. The Crime Prevention through Environmental Design (CPTED) assessment comprised a review of the building perimeter and potential interaction points within the wider public domain.

The site design emphasises circulation and an uncluttered environment which creates open spaces with high levels of natural surveillance. Component sites within the Central Precinct have linear frontages to the public domain without many corners or obstructions. This is supported by ground level uses which will provide surveillance and territorial reinforcement. Pedestrian thoroughfares are straight with minimal visual impediments that allow for clear wayfinding. There are limited areas where concealment and isolation are likely to occur. Landscaped features are proposed throughout the Central Precinct which will further enhance surveillance and territorial reinforcement, by providing physical structures that will give users the opportunity to congregate and observe their surroundings.

### CPTED Recommendations

The following CPTED recommendations have been established for the Central Precinct and Metro study area:

#### Surveillance:

The landscaping of streets and open spaces should enable natural surveillance and clear lines of sight by minimising obstructive plantings between 0.5m above ground level to circa 2.0M. The soft landscaping should use low-density plants or planting at spacing to ensure that as landscaping matures it does not give rise to concealment opportunities and does not restrict sightlines. Specified landscape maintenance procedures should be established.

Pedestrian entrances and exits to Metro and buildings should be placed in locations where they are clearly visible from landscaped areas where possible and opportunities for lingering should be incorporated into landscaping to promote surveillance.

Pedestrian routes and the landscape should be lit after dark (to comply with Australian Standard AS/NZS 1158 for pedestrian areas). The use of adequate lighting will reduce the incidence of night-time loitering and the opportunity for concealment of offenders.

Seating should be in highly visible and well-lit areas. Lighting should enable surveillance both of and from these seating areas. However, as previously stated, lighting these areas well should not inadvertently create glare or contrast issues in neighbouring areas.

CCTV and lighting plans for the public domain shall be coordinated to ensure they are mutually supportive. These plans shall also be

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incorporated into the overall landscape plan. Barriers around the upper levels of publicly accessible and semi-publicly accessible spaces should be visually permeable. This will create clear sight lines from and to the public domain or lower levels within buildings.

Consider the use and placement of concierges, building supervisors and other staff to increase offender risk and crime effort within the building footprint and around entrances.

#### Natural Access Control:

Pedestrian zones in areas close to vehicle movement should be clearly defined to increase the sense of pedestrian safety.

Changes in surface finishes can be utilised to define changes in land use or changes in ownership, or to denote changes between pedestrian zones and shared use zones

**Sense of Ownership (Territorial Reinforcement):** Wayfinding and signage should clearly indicate pedestrian routes and destinations and remain current with the development of the Central Precinct. This instils confidence in legitimate users and deters loitering.

Users must be able to understand which routes they use and be able to quickly orient themselves with locate amenities. Good signage and wayfinding strategies reduce vulnerabilities by assisting people to use the safest routes and reduce ambiguity around legitimate access and use.

Activate spaces that surround the Metro and link the development to adjacent land uses. People are attracted to vibrant public areas. This will enhance the perception of territorial

reinforcement and space management.

The incorporation of public artwork into the public domain (or public access areas) can support a sense of community ownership and policing of the built environment and deter offenders.

Horizontal flat surfaces should be avoided to the extent possible in publicly accessible areas to reduce opportunities to leave items including rubbish, bags or malicious devices. Sloping surfaces visible to users, including on vending machines and bollards are preferred.

#### Target Hardening:

Lighting, CCTV and other urban design elements should use vandal-resistant materials and hardware and enable ease of maintenance and repair to maintain quality and appearance.

Video surveillance for building exteriors can be strategically placed to remove blind spots or enhance surveillance in less activated areas or at access points to building or within pedestrian laneways.

Landscape design of buildings need to consider if hostile vehicle mitigation is required to protect pedestrian activity in open spaces. Wherever possible, landscaping elements are preferred as they have the ability to contribute to the design aesthetic while also performing a safety and security function.

CPTED measures for the public domain should be supported by effective electronic access control, intruder detection and other physical security measures of interfacing buildings.



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# APPENDIX 5

## URBAN CANOPY + GREEN INFRASTRUCTURE



## URBAN CANOPY AND GREEN INFRASTRUCTURE

This Public Domain Master Plan is guided by a Place Principle and Objectives that seeks a minimum canopy cover of 25% and clear Connection to Country objectives. Each Place and Typology within the Study Area is comprised of more specific guidelines, including minimum canopy cover requirements. These have been outlined below.

Place Principle	Place Objectives
Urban Canopy and Green Infrastructure for People and Habitat	<ul style="list-style-type: none"> <li>• A 25% minimum canopy cover should be provided across the Study Area comprised through a variety of opportunities including vertical greening and green roofs where appropriate</li> <li>• A diversity of native species should be planted including trees and other plants of varying heights, and canopy coverage</li> </ul>

Design Guidelines		
Central Urban Park	Miluni Metro	Shared Streets
<ul style="list-style-type: none"> <li>• Provide 25% canopy cover</li> <li>• 2,600sqm minimum requirement of deep soil planting</li> <li>• Green infrastructure should satisfy the Connection to Country objectives</li> <li>• Visually characterised by softscape / planting</li> </ul>	<ul style="list-style-type: none"> <li>• Provide 38% canopy cover</li> <li>• Green infrastructure should satisfy the Connection to Country objectives</li> </ul>	<ul style="list-style-type: none"> <li>• Provide 30% canopy cover</li> <li>• Green infrastructure should satisfy the Connection to Country objectives</li> </ul>
Miluni West End	Miluni East End	Pedestrian Laneways
<ul style="list-style-type: none"> <li>• Provide 54% canopy cover</li> <li>• Green infrastructure should satisfy the Connection to Country objectives</li> </ul>	<ul style="list-style-type: none"> <li>• Provide 60% canopy cover</li> <li>• Green infrastructure should satisfy the Connection to Country objectives</li> </ul>	<ul style="list-style-type: none"> <li>• Provide 15% canopy cover</li> <li>• Green infrastructure should satisfy the Connection to Country objectives</li> </ul>





This illustrative green infrastructure plan illustrates key green infrastructure spaces and networks within the Study Area and how these will relate to the wider Central Precinct.

