

ATTACHMENT C

**ADDITIONAL INFORMATION:
GREEN SQUARE AQUATIC CENTRE
AND GUNYAMA PARK:
SITE LAYOUT DOCUMENT
DATED JUNE 2013**

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

Green Square Aquatic Centre and Gunyama Park – Site Layout



Sydney2030/Green/Global/Connected
city of villages



Acknowledgement

This report has been prepared in collaboration with Conybeare Morrison International Pty Ltd and the following units from the City of Sydney:

- City Life Unit
- City Planning Unit
- City Projects and Property Unit
- Green Square Unit
- Urban Renewal Unit

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Introduction

Overview

Green Square is Australia's biggest urban development, set to deliver 20,000 new homes, 40,000 new residents and 22,000 new jobs by 2030. The 14-hectare Green Square Town Centre will be at this heart of the growing community.

The Green Square development offers a once-in-a-lifetime opportunity to create lively new public spaces and state-of-the-art community facilities, and the City of Sydney has set aside more than \$400 million to ensure the new development is a world leader in sustainability and design excellence.

This Master Plan – Site Layout for Green Square Aquatic Centre and Gunyama Park outlines the City's proposal to provide a new recreation centre and park. With quality networks for walking, cycling and public transport and convenient connections to the city centre and the airport, these much-needed facilities will attract both local and regional visitors.

The preliminary development brief that is part of this plan is based on extensive community feedback and allows for a fully-accessible aquatic centre. Recreation facilities include an Olympic-sized swimming pool, a warm water pool, a hydrotherapy pool and gym areas. A transparent building structure will make the most of natural light, while shaded open spaces and a creche and café facilities will make the centre an inviting community hub.

Gunyama Park will include a full-size multipurpose playground and playground.

Both the Green Square Aquatic Centre and Gunyama Park will complement the spectacular Green Square Library that is now in the final stages of design and they will integrate with the recently-announced public art program for Green Square.

The below-ground library design by award-winning architects Stewart Hollenstein with Colin Stewart Architects also provides for a range of community uses. It will include an amphitheatre, a sunken garden, music rooms, a tower for movie projections, and a children's water play area. A giant glass wedge will sit above the library, with a grassed tramway and wide open spaces for festivals. To unify the library, aquatic centre and the public domain, a major new artistic program for Green Square will be led by top public art curator Amanda Sharrad and the City of Sydney Public Art Advisory Panel.

Along with the Green Square Library, the City of Sydney intends the Green Square Aquatic Centre and Gunyama Park to be an oasis for the whole Green Square community – and one of the most exciting new places to be in Sydney.

The Green Square Aquatic Centre and Gunyama Park site adjoins the Green Square Town Centre in a new Epsom Park precinct.

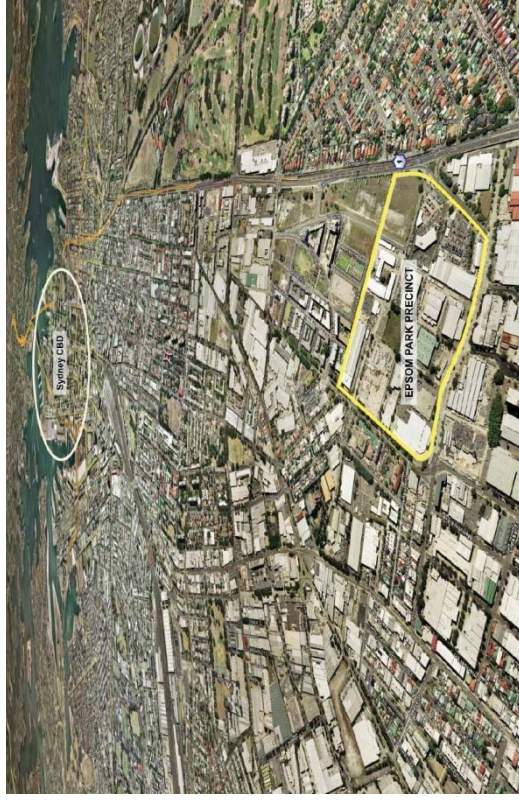


Figure 1: Regional context



Figure 2: Study area

Preliminary investigation and site schematic works have been done for the site, and this master plan presents the objectives, planning constraints and proposed layout of the new Green Square Aquatic Centre and Gunyama Park site.

The master plan was developed by the City of Sydney with specialist advice provided by Urban Design and Architectural consultancy Conybeare Morrison International Pty Ltd.

Planning Context

The proposed Green Square Aquatic Centre and Gunyama Park is in the new Epsom Park Precinct, east of Green Square Town Centre. Within the next 5-10 years, Epsom Park will undergo significant urban renewal for high density residential uses, including retail and community uses and open space.

The key planning controls and strategic documents that apply to Epsom Park include:

- Sydney Local Environmental Plan 2012 (Sydney LEP 2012)
- Sydney Development Control Plan 2012 (Sydney DCP 2012)
- Contaminated Land Development Control Plan 2004

Planning Scheme

Local Environmental Plan

The Green Square Aquatic Centre site is zoned SP2 Community Facility and B4 Mixed use under Sydney LEP 2012. The City is reviewing the zoning provisions to better achieve Council's vision for the site.

Development Control Plan

The Sydney DCP 2012 falls under the Sydney LEP 2012 and also applies to the proposed Green Square Aquatic Centre.

The Green Square Aquatic Centre is part of the Epsom Park locality as covered in Section 2 of the DCP. The Locality Statement for the Epsom Park area is:

This locality is bound by Kirby Walk to the north, South Dowling Street and Link Road to the east, Epsom Road to the south and Joynton Avenue to the west.

Epsom Park is to be a new neighbourhood with a strong sense of place and public life, where residents enjoy proximity to the City, easy access to the Green Square Town Centre, good transport links, open parklands, and specialty retail activities. It is to have a strong urban character and identity built on the quality of the streets, architecture, good public transport, facilities and services.

Like Victoria Park to the north, it is to provide a fine grain permeable built form that offers a range of dwelling types. The buildings are to be at a human scale, and streets will integrate with those in surrounding neighbourhoods to provide permeability and maximising pedestrian movement.

The heights of buildings are to respond and enhance the character of the streets, helping to reinforce the character of the neighbourhood. A central neighbourhood park of 15,500sqm will provide space for active sports, passive recreation and stormwater detention. It is also located adjacent to the proposed Green Square Health and Recreation Centre, which includes aquatic and medical facilities.

The development of Epsom Park is to embrace sustainability, with an integrated approach to addressing stormwater management and provide equity of access for pedestrians, cyclists and vehicles.

Section 3.1.5 of the DCP contains specific provisions that relate to the design of public open space. Key objectives include:

- (a) *Provide high quality and publicly accessible open space in urban renewal areas.*
- (b) *Ensure the design of open space provides for a variety of both passive and active uses appropriate to the location and can respond to community needs.*
- (c) *Provide corridors of locally indigenous vegetation that link major open spaces and water bodies to enhance environmental quality and optimise opportunities for habitat for native flora and fauna species.*
- (d) *Ensure that open space is strategically located to assist with water sensitive urban design and stormwater management.*

Site Description

Site Boundaries

The proposed site has direct frontage to Joynton Avenue to the west. Once developed, it will be bounded by Zetland Avenue to the north, Peters Drive to the south and Julius Avenue to the east.

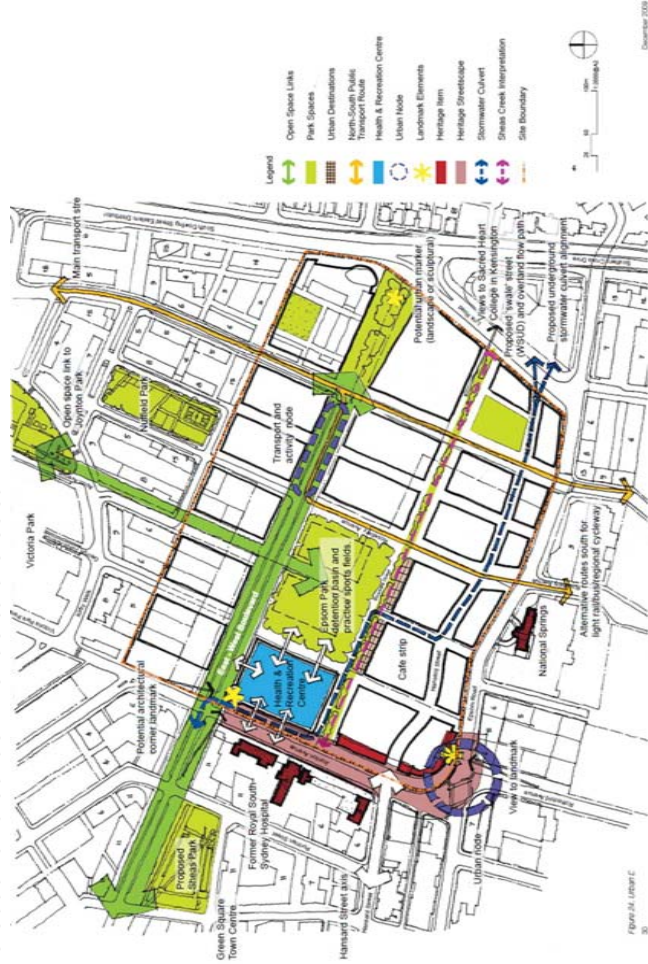


Figure 3: Site boundaries

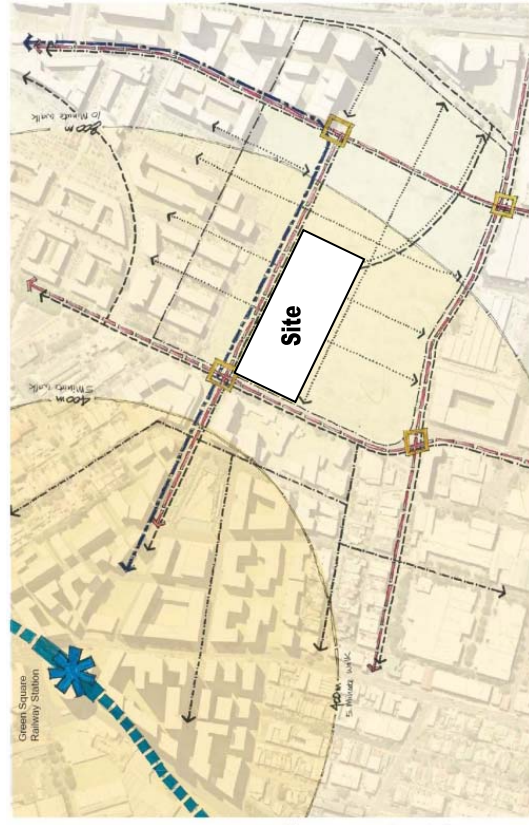
Site Development Conditions

When developing the site, the following conditions and restrictions apply:

- The final levels for Joynton Avenue;
- The proposed location of the trunk drainage identified by Council and Sydney Water Corporation;
- The relocation of an 840 millimetre diameter water main;
- The restrictions by Roads and Maritime Services for the proposed signalised intersection at Joynton Avenue and Zetland Avenue;
- The proximity of proposed future residential development and the need to maintain residential amenity;

- The need to protect, retain and enhance the grand scale of street trees along Joynton Avenue;
- The redevelopment of the Royal South Sydney Hospital and proposed future community uses;
- The need to integrate street trees along the east-west boulevard with open space to provide a green link to the park and enhance the landscaped character of the neighbourhood; and
- The function of the east-west boulevard to provide ample space for generous footpath areas to accommodate outdoor dining areas, dedicated bicycle paths, future light rail (or interim bus service), local vehicular access and car parking.

Transport and Access



- The aquatic centre and park are accessible with convenient connections from the site to the rest of Sydney including the Green Square Town Centre, the city centre and the airport;
- Public transport and a high-quality, safe network of walking and cycling infrastructure surround the site;
- There are opportunities for seamless connections with neighbouring precincts and between transport modes to encourage non-car based travel; and
- The site is ideally located to attract both local and regional aquatic centre and park visitors.

Proposed Development

Development Brief

The design development brief is based on feedback and responses received from extensive community consultation.

The development will:

- Create a new aquatic centre and precinct recreation park on the site;
- Provide spaces for indoor and outdoor recreation and leisure;
- Provide and accommodate a range of aquatic and fitness uses, as well as a multipurpose community space;
- Complement the community facilities in Green Square Town Centre, including the new library and Neighbourhood Service Centre, and the community and cultural facilities on the neighbouring South Sydney Hospital site; and
- Accommodate up to 100 underground car spaces.

Aquatic Centre approx. 7,000 m²

- Indoor 51.5m swimming pool
- Spectator seating
- 25m warm water program pool
- Indoor leisure water area
- Hydrotherapy pool
- Rehab gym area
- Gym (weights and cardio)
- Dry program/multipurpose rooms
- Multipurpose recreation space
- Wet/dry amenities and change rooms
- Entry/reception/foyer/retail/admin
- Café and seating
- Creche with outdoor space for centre users
- Underground parking – approx.100 spaces

Gunyama Park approx 16,500 m²

- Full-size synthetic multipurpose playfield
- Playground
- Public amenities
- Outdoor circuit training

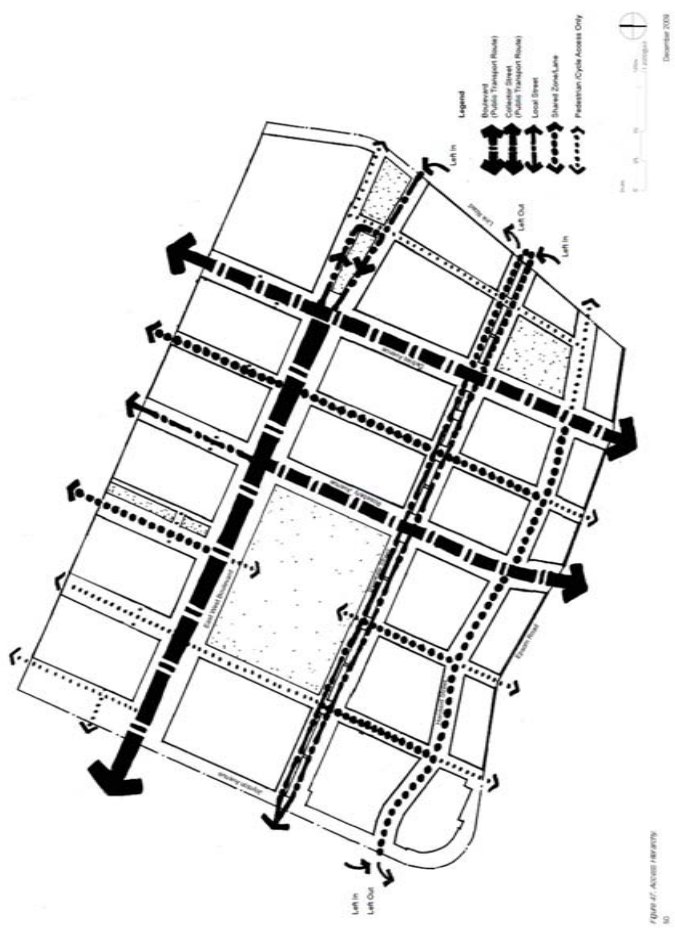
Key Design Principles

The following principles (from the City of Sydney’s Aquatic Development Strategy) will be developed further in the design process for the Green Square Aquatic Centre:

- The overall centre should provide significant social opportunities for all sections of the community to experience what is on offer. Users should feel comfortable to use that facility on a social basis as well as an active recreation basis;
- The facility will have a clear and articulated entry point. The entry should not rely upon signage, but should clearly identify itself from both a marketing and image perspective;
- The relationship of ‘front door’ of the facility to the car parking areas is of prime importance for the safety of users during out-of-hours use;
- The building should provide equity of access for all groups with the provision of disability access to all areas, not just specific facilities designed for such use. Disability discrimination should be eliminated completely;
- Ideally, the orientation of the building should be on an east-west axis to maximise exposure to the sun’s tracking through the sky;
- Principle outdoor areas ideally would be oriented to the north with access from the indoor and outdoor aquatic facilities;
- Large facilities such as the dry recreation facilities should be located to ensure no overshadowing of important outdoor spaces or entrance areas takes place;
- Access for delivery vehicles to plant rooms and first aid area should be clear and logical and away from public access;
- The building should be planned in a clear and logical progression to ensure that expansion of all principal area is possible over the life of the facility;
- The building architecturally should be as transparent as possible, both to ensure a cross selling of the activities within the centre so the public are aware of what is on offer, but also to allow natural light to enter the facility;

- Toilet change areas should provide both wet and dry access and be fully accessible for all users. Unisex family facilities should also be provided which again are fully accessible. Dry change rooms should be adjacent to dry program areas such as the gym and program rooms;
- Creche facilities would be accessed from the main foyer, adjacent to café areas;
- Outdoor play spaces associated with the crèche should be in sunny areas but away from principle circulation paths;
- The aquatic areas would open out from the foyer areas with direct access to change facilities. Large glass door would lead to the outdoor areas. The pools should be laid out in a clear and logical manner to ensure minimisation of life guards and to ensure the pool hall is zoned for all key user groups. Large concourse areas should be provided to leisure water areas to allow casual seating in groups, especially adjacent to the café facilities. Concourse areas to the more formal pools should also allow for temporary tiered seating if required for competition use;
- The entry to any facility should be open and inviting, providing ease of access for all users. Foyer areas should allow orientation and assembly of groups prior to the arrival at reception points;
- Reception points should allow separation of users if required, especially if carnivals are to be held in the facility. The design of specific reception areas should provide a welcoming and friendly control over all users of the facility. A face-on reception desk should be reviewed and integrated with the specific management style adopted within the centre;
- The internal circulation spaces should be economical and should not rely on a series of internal corridors. They should be configured to create opportunities for social interaction either before or after use;
- Central café facilities should encourage users to 'stay on' within the facility. The café, if possible, should be accessible both from within the facility but also outside the facility (without going through reception) to allow all sections of the community to use the café.
- The café should be able to work as a destination in its own right and be linked with walking and/or cycle tracks. This is especially important for users within a total recreation precinct;
- Toilet areas should open from principle circulation areas to provide safety for all users;
- Operation costs should be fully examined and understood through the design process. Reference should be made to the management groups to fully explore cost reduction policies and staffing levels;
- Expansion over the life of the facility should be examined to provide clear logical expansion of all areas. Expansion should be based upon the principles of a customer-interest lifecycle;
- The construction techniques and material usage must reflect the severe atmosphere inherent in these facilities and should acknowledge the structural lifecycle of construction and maintenance costs.
- An environmental matrix will be prepared to explore all areas of environmental design possibilities. These possibilities will be measured and examined to fully understand capital and operational cost implications. Only then can true decisions be made in line with Council Environmental Policies;
- Mechanical services should be designed on an understanding of the internal environments they are controlling and make allowance for ecologically sustainable opportunities, such as being shut down during ideal external ambient conditions; and
- Lighting should be zoned to allow efficient running of the facility. Daylighting should be maximised without glare across water. Light types should be selected for the environment they will operate in but should also provide a clear 'colour balance' for user comfort. They should not be located over pool areas.

Connectivity



- The public space / public domain area shall be designed to give identity and connection by creating:
 - A through connection between Peters Drive and Zetland Avenue;
 - A continuous landscape frontage to Joynton Avenue that maintains and continue its established streetscape character;
 - A visual connection from the community buildings on the South Sydney Hospital Site across Joynton Avenue through to the proposed Gunyama Park by having part of the aquatic centre as transparent as possible; and
 - A new recreation precinct park surrounded by new roads and new buildings defined by new attractive tree lined streets and apartment buildings with green courts and defining local parks.

Built Form



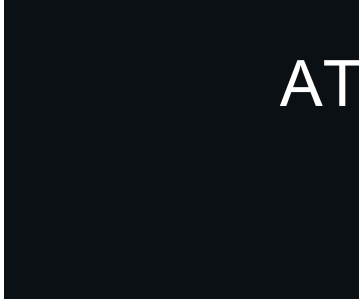
- The built form shall consist of a new aquatic centre proposed to be one or two storeys and possibly a small kiosk servicing the park. The height of the facility is proposed to be between 15 and 22 metres to allow for a spacious internal amenity;
- No high-rise residential towers are proposed for the site.
- The aquatic centre will overlook the park and have a variety of indoor/outdoor spaces for aquatic and leisure use. The built form will be determined once a design concept has been agreed. The image above is indicative only and not representative of the design of the new facility; and
- The built form will provide an active interface at the site boundaries and reinforces the street alignments.

Aquatic Centre Reference Images



ATTACHMENT C

Gunyama Park Reference Images



Site Master Plan Proposal

Urban Environment



Figure 4: Proposed urban environment

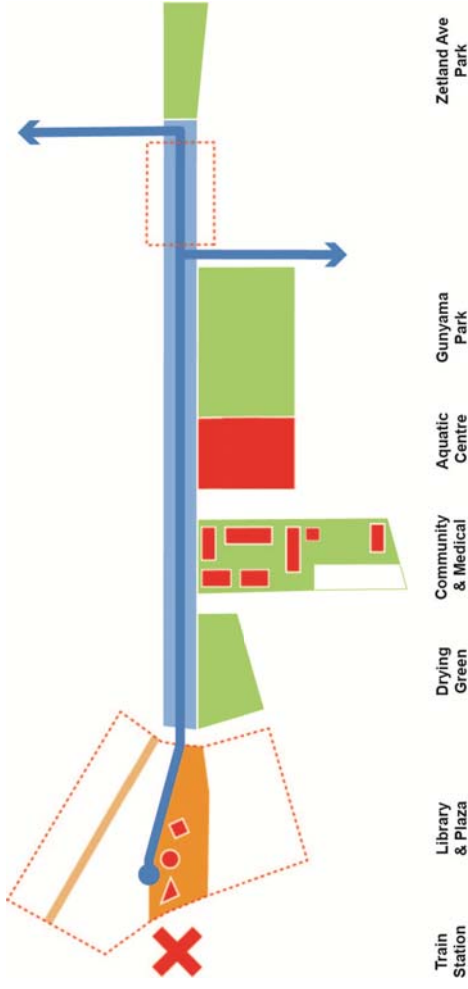


Figure 5: Conceptual illustration of proposed community facilities through the Green Square Town Centre to Epsom Park

Indicative Site Layout and Built Form



Figure 6: Proposed site layout of the aquatic centre and Gunyama Park site looking west

Indicative Built Form – View toward corner of Joynton and Zetland

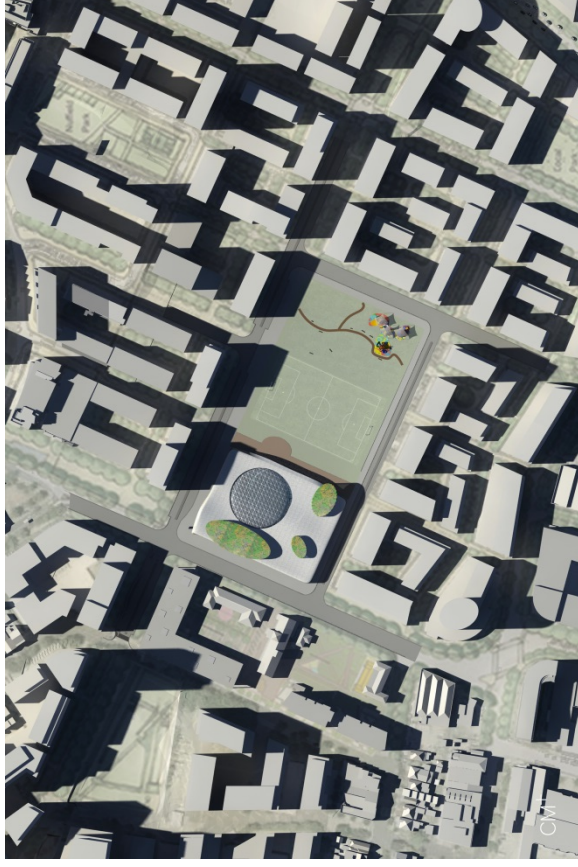


Figure 7: Indicative Built Form of the Proposed Aquatic Centre

Solar Access Diagrams



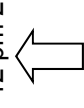
9 am June 21



12 pm 21 June



3 pm 21 June



NORTH

The solar access diagrams show the worst case scenario in winter and demonstrate minimal overshadowing of the park and aquatic centre.

Indicative Built Form of Green Square Town Centre and Surrounds

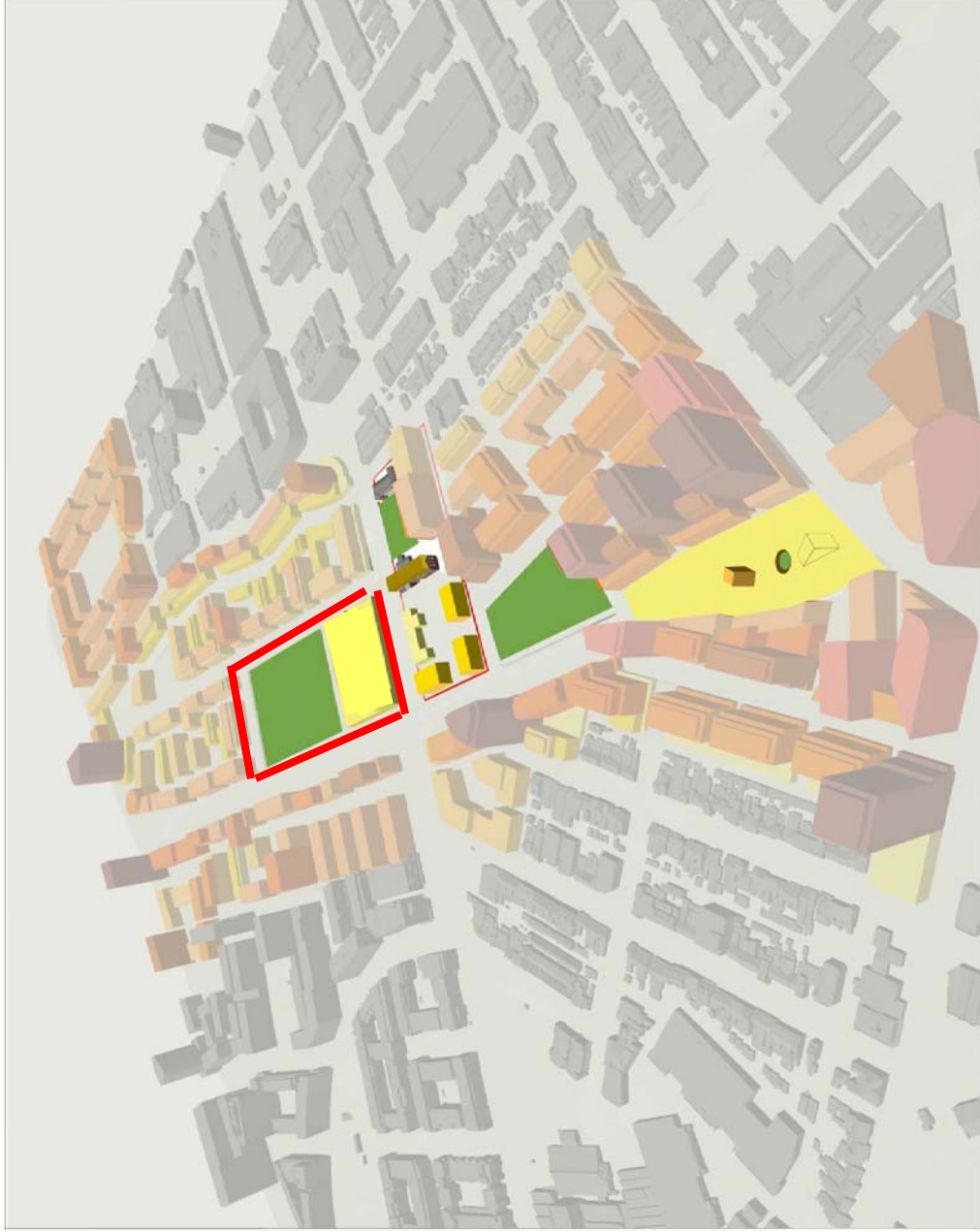


Figure 9: Proposed built form of the site in context of the future Green Square Town Centre and surround

Staging of Works

The works on the aquatic centre and Gunyama Park site are proposed to be done in stages. These are subject to flood mitigation trunk drainage works being undertaken with Sydney Water.

Staging	Proposed Works	Indicative Construction Timing
Stage 1	Provision of: <ul style="list-style-type: none"> ▪ Aquatic and fitness centre ▪ Hydrotherapy facilities ▪ Café/kiosk ▪ Outdoor synthetic playfield ▪ Outdoor circuit training ▪ Playground ▪ Public amenities ▪ Car parking 	2016/17 – 2018/19 Subject to flood mitigation trunk drainage works by Sydney Water in 2015/16
Stage 2	Provision of: <ul style="list-style-type: none"> ▪ Additional passive park area ▪ Completion of the park perimeter walking trail 	Subject to land dedication with adjacent mixed-use redevelopment