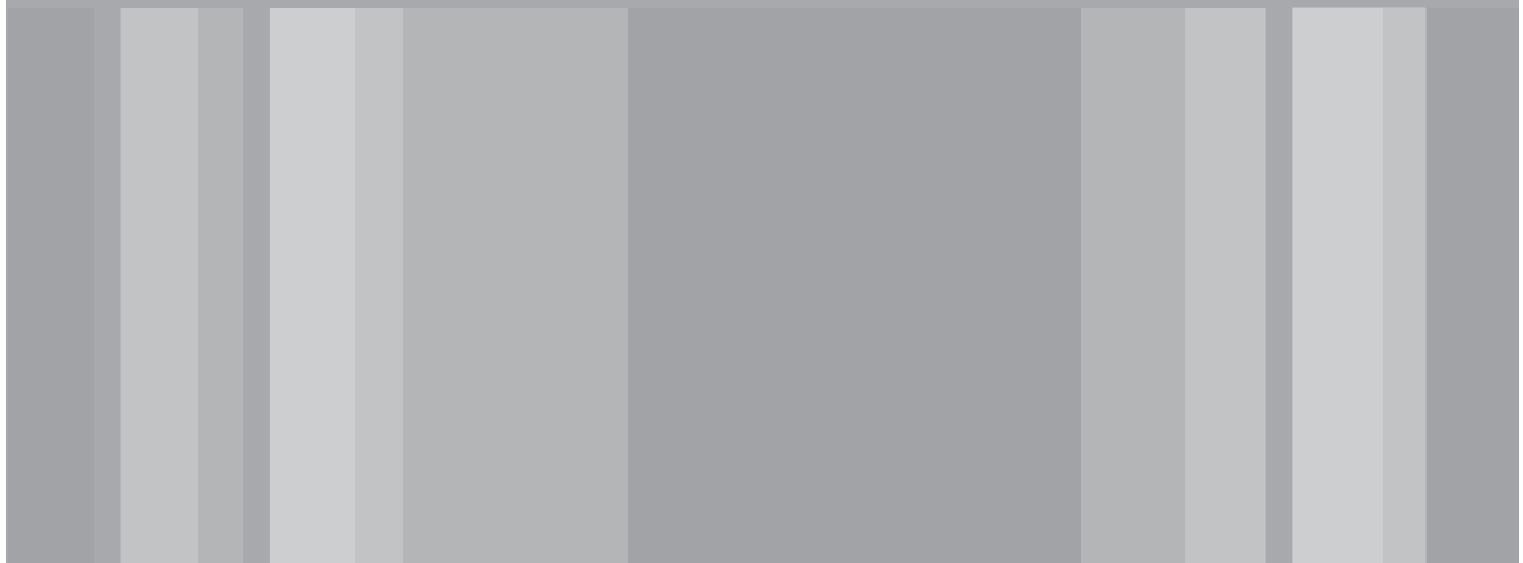


## APPENDIX 7.

### BARANGAROO HEADLAND PARK DESIGN STRATEGY REVIEW





## September 2008

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## Barangaroo Concept Plan Urban Design Advice Barangaroo Headland Park Design Strategy Review

Prepared for Sydney Harbour Foreshore Authority

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## CONTENTS

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>CCP Design Objectives</b>	<b>2</b>
2.1	Key Principles	2
2.2	Further Design Development	2
2.3	Implied Design Strategies	2
<b>3.0</b>	<b>Design Direction for Further Development</b>	<b>4</b>
3.1	Headland Configuration	4
3.2	Globe Street Axis and its Relationship to the Headland	4
3.3	Northern Cove Configuration and Amenity	5
3.4	Relationship of the Headland to the City	5
<b>4.0</b>	<b>Conclusion</b>	<b>6</b>

## **BARANGAROO HEADLAND PARK DESIGN STRATEGY REVIEW**

### **1.0 Introduction**

This review of the Consolidated Concept Plan (CCP) has been undertaken in response to ongoing comment on the design and the need to address Conditions B1 and B2 of the Minister for Planning's Terms of Approval. This review is intended to focus on the Headland Park, its interface with the remainder of the Barangaroo site and its relationship to the city beyond the project site. The review is aimed at an exploration of the strategic issues of the project and is intended to serve as a guide to the further development of the scheme. This is to be read in conjunction with the Barangaroo Public Domain Governing Principles Plan. The plan identifies four main precincts within Barangaroo; Headland Park, Northern Cove, Central Public Domain, and the Southern Cove Public Domain.

## 2.0 CCP Design Objectives

The CCP provided a series of design objectives for the headland park establishing its configuration and relationship to the remainder of the Barangaroo site. These included a list of specific objectives for the design of the park itself as well as general requirements and objectives for the overall configuration of the park footprint. Direction for further design development was also provided. A summary of these key points is given below.

### 2.1 Key Principles

Key Principles from CCP related to the public experience of the northern headland include:

- Reinststate the headland at the northern end of the site.
- Encourage pedestrian permeability along the foreshore with links to Hickson Road.
- Ensure adequate viewing of the park from Globe Street for security.
- Provide welcoming aspect when approaching the headland from the south.

### 2.2 Further Design Development

Several directions for further design development were included in Conditions B1 and B2:

- Provide a greater 'naturalised' shape and image/experience to the headland as a part of the collection of green headlands in Sydney Harbour.
- Enlarge the water intrusion at the northern cove to provide greater definition to the Headland Park and its footprint.

### 2.3 Implied Design Strategies

While not explicitly stated in the documents, several aspects of the structural framework of the CCP have been clearly illustrated in the indicative plans and need to be considered as the plan moves forward. These concepts underpin the scheme and are evident in the layout of both the built form and the public domain. These should be retained and should also guide any modifications to the CCP scheme as the design is developed. These aspects of the design include:

- Clarity of Connection to the Headland – A strength of the CCP is the direct and visible link through the site from King Street Wharf to the Clyne Reserve and the continuous urban fabric along this link. This link, which takes the form of Globe Street, provides a strong edge to the western waterfront of Sydney in much the same way that Macquarie Street provides a strong edge to the eastern side of the city. With the enlargement of the northern cove, Globe Street no longer continues around the headland to Hickson Road and instead joins Hickson Road south of the cove. This new layout is a significant departure from the concept of a continuous link as proposed in the CCP. An element of continuity should be retained through the scheme from Lime Street, across the enlarged Northern Cove and into the headland. While the exact form of this connection can be determined as part of the subsequent design phase, its intention as a legible piece of urban structure, scaled to the city, needs to remain clear. The continuity of the north-south axis through the site provides a gesture at the scale of the city and serves to link the precincts of the site together.

- Continuity of Urban Fabric - The continuity of the new urban fabric from the existing areas of the Rocks to the new fabric of Barangaroo should guide ongoing design decisions. This is especially critical when making any adjustment to the extent or configuration of the development footprints and public domain areas. View corridors and street layouts should be developed as extensions of those to the east of the site.
- Expression of Heritage - Whilst it is recognised that the development of the headland will take on a more natural image, physical elements of the site that reflect the site's role in the development of the city should have an expression in the final design and not be erased in the design of the headland park. Other elements of the working waterfront, such as the harbour tower which is to be demolished, can still provide additional reference points in the re-imagination of the headland. For example, the footprint of the tower could perhaps leave a 'footprint' in the park such as a circle in the pavement, a round shallow water feature, or similar element.
- Relationship of the Northern Cove to the Street - The relationship of the water intrusion, or North Cove, to Globe Street is clearly defined in the CCP. In the CCP the North Cove extended into the site until it reached Globe Street thus allowing for the new peripheral roadway to have a direct relationship to the water's edge. Any modification of the North Cove should retain the clear relationship between the water and the peripheral roadways so that passers by can experience the harbour as they move around the city streets.

### 3.0 Design Direction for Further Development

Given the considerations above several key design strategies can be employed which retain the key elements of the CCP scheme while allowing the further development of the design to address the desire for a more strongly delineated natural headland. These include:

#### 3.1 Headland Configuration

- **Headland Image on the Harbour** – While the 1836 shoreline can form the starting point for the design of the headland, when viewed from across the harbour a larger footprint can provide more space for trees and landscaping. The headland will form a distinct element in the cityscape by the image of its upper profile as well as its shoreline. The shoreline will appear virtually the same from across the harbour, as a green datum at the waterline, regardless of its footprint and form a green plinth to the city in much the same way as the Domain and Botanical Gardens do.
- **Relationship of the Headland to the City** - The design of the headland needs to be considered as a part of the whole including its relationship to the southern portions of the site, the extent of the water intrusion and the experience of visitors moving along the foreshore promenade from Walsh Bay or King Street Wharf. The headland will be understood as a 'natural' place between the manmade places of Walsh Bay and the southern portion of Barangaroo.
- **Extent of the Headland Park** – The headland park can have a 'natural' feel and a distinct presence in the visual catchment of Sydney Harbour without necessarily being cut back to the 1836 shoreline extent. The treatment of the shoreline as a natural edge, rather than its extent, will largely create the 'natural' feel to the headland.
- **Configuration of the Northern Cove** - The 'natural' form of the headland shoreline should be continuous between Moores Wharf and Hickson Road to distinguish it from the hard edges of Walsh Bay and the southern portion of Barangaroo. The southern portion of Barangaroo is to be considered a man-made geometric landscape as a counterpoint to the more freeform naturalistic headland. The northern cove effectively, then, is a transition between a natural shoreline and a man-made shoreline.
- **Memory of the Site's Role in the Development of Sydney** - Some of the memory of the quarrying and stevedore activities of the headland could be retained to honour the men and women who built maritime Sydney into one of the world's great ports. As the sandstone cut is retained at the Opera House some image of the 'cut' below Merriman Street could also be retained. While the primary image of the headland can be that of a 'natural' headland this cut can serve to trace some of the rich story that this headland has played in the history of Sydney.
- **Connection of Hickson Road to the Harbour** – The extension of the Northern Cove helps to identify the headland as a separate element in the harbourscape. The extension of the Northern Cove towards Hickson Road also provides for connectivity between Hickson Road and the harbour which is consistent with the relationship established in the CCP scheme between Globe Street and the harbour.

#### 3.2 Globe Street Axis and its Relationship to the Headland

- **Continuity of the Axis** - The axis of Globe Street should continue through the site but does not need to be in the form of a road to achieve the urban structure objectives for the site. It can cross over the water intrusion as a lightweight bridge, floating dock, pontoon or other device allowing the public to cross the inlet. This mimics the experience of the stevedores, sailors, and other maritime labourers as they crossed between ship and shore. This axis can also run into the headland and form an armature with which to generate a response to the sandstone 'cut' of the headland.



- Generation of 'Welcoming Amenity' - When viewed from King Street Wharf the axis of Globe Street will be seen as a continuous element through Barangaroo forming an edge to the city while simultaneously providing the public with an enhanced relationship to the harbour as it crosses the Northern Cove and a link with the heritage of the site as it reaches into the headland park to expose some of the sandstone cut. This fulfils one of the major objectives expressed in the CCP to provide a 'welcoming amenity' to the headland when approaching from the south.
- Configuration of Globe Street - The termination of Globe Street at Hickson Road needs to be defined so that this street terminates at a significant point along Hickson Road and provides a visual reference between the site and the urban fabric to the east. Globe Street should turn 90 degrees toward Hickson Road at the location of the 'Observatory Hill axial connection'; effectively becoming two streets - Globe Street running north/south and Globe Street east/ west aligned with the Observatory dome. Globe Street as it returns to meet Hickson Road will be a partial waterfront street with a hard/wharf edge to the water. This will provide for urban clarity and is in keeping with the intention of the CCP.

### 3.3 Northern Cove Configuration and Amenity

- Northern Cove Identity – The cove will become the transition between a 'natural' headland and the urban edge of the waterfront. The water inlet at the northern edge of the site between Moores Wharf and the headland should be treated in a similar manner to reinforce the identity of the headland.
- Hickson Road Edge Treatment - The waterfront edge of Hickson Road should have some sort of partial shelter that continues the building arcades of Hickson Road. This may take the form of an open arcade, freestanding structure or other sheltering device. This may present an opportunity for the development of a large scale habitable piece of public art or similar gesture.
- Southern Edge Treatment – The southern side of the cove needs to be developed with a more urban edge treatment in counterpoint to the more natural headland across the water. The northwest corner of the Central Public Domain should be articulated by a feature projecting into/over the water such as a 'belvedere'. This corner will also be experienced as a small point in its own right and a land/water address for the public park.

### 3.4 Relationship of the Headland to the City

- Identity of Block 7- With the enlargement of the Northern Cove toward the east, Block 7 will become a significant site as it will be seen as a 'front door' to the site from the water. It will also become a waterfront site and appropriate massing will need to be developed.
- Massing Configuration of Block 7 – With height restrictions of 4 storeys imposed on Block 7 and its new identity as a 'front door' to the site, it is important that the street walls of Block 7 are virtually continuous around the site. Some articulation allowing views into interior areas of the block, capitalising on the site's unique position, and providing a further definition of building mass need to be provided in the design.

## 4.0 Conclusion

The further development of the design for Barangaroo several key strategies can guide the formation of the headland and its relationship to the rest of the city. These include:

- Defining the headland shoreline as a distinct edge.
- Retaining a large footprint for the headland park.
- Extension of the Northern Cove eastward to Hickson Road.
- Maintaining the continuity of the Globe Street axis through the site and across the Northern Cove.
- Reinforcing the identity of the Northern Cove as a transition between a natural shore and urban edge.
- Redefining the footprint of Site 7 by introducing a partial street/waterfront edge at the Observatory Hill axis.
- Creating of a 'Welcoming Gesture' in the headland park built around the possible notion of exposing a portion of the sandstone cut.

In summary, the further development of the Barangaroo site offers potential for the introduction of design modifications to realise the objective of recreating a distinct and memorable headland without losing key features of the CCP that provide a sense of connectivity with the city fabric beyond. The resulting design for Barangaroo can provide for a richer and more complex experience as the images of both the natural landscape and subsequent human interventions are layered onto the site.