



# BARANGAROO SOUTH

CONCEPT PLAN AMENDMENT (MP06\_0162 MOD 4)

STREETSCAPE AND PUBLIC DOMAIN

– RESPONSE TO DIRECTOR GENERAL'S REQUIREMENTS



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## 1. INTRODUCTION

This document is intended to address and formally respond to specific issues set out in the Director General Requirements (DGRs) for Barangaroo Concept Plan Amendment (Modification 4) that are relevant to the Barangaroo South public realm.

The Barangaroo South Public Domain Plan is also attached to this report. It should be noted that the Barangaroo South Public Domain Plan is a Sub-Plan to the overall Barangaroo whole of site Public Domain Plan. However, only the sub-plan is appended to this report as it is of relevant for this modification.

To assist understanding of the places and addresses at Barangaroo South, indicative names have been given to the new streets, roads, lanes and public spaces, and these are used throughout this document. Actual names will be selected in the future, in conjunction with the Barangaroo Delivery Authority and the community.

It should also be noted that the public domain design including vegetation species will be finalised in accordance with the Barangaroo Delivery Authority's public domain guidelines which are being prepared by Johnson Pilton Walker, in association with Peter Walker and Partners Landscape Architecture.

The following diagrams and text has been prepared by ASPECT | OCULUS on behalf of Lend Lease (Millers Point) Pty Liited ("Lend Lease").



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## 2. BARANGAROO SOUTH PUBLIC DOMAIN

### Design Intent

Waterfronts around the world are undergoing major transformations. While shifts in industry have left some rusty and dilapidated, many others are being rehabilitated and returned to the public as vibrant work and leisure spaces the whole community can enjoy.

Sydney represents the ultimate waterfront city. While some earlier harbourside developments have privatised parts of the foreshore by turning it into private residential apartments, the vast majority, particularly the city foreshore is accessible to all.

The regeneration of Barangaroo presents an opportunity to return more than 50% of the 22 hectare site back to open public space, including the entire 2.2km foreshore. Barangaroo South is the urban portion of the Barangaroo redevelopment and the design team recognise the importance of its public realm to its long-term success.

The ambition is to establish a sequence of attractive public spaces that will become icons for greater Sydney. The precinct will consist of a series of overlapping activities, interlinked spaces and building uses that promote live-work-leisure-learn in one dynamic vibrant quarter that is, in itself a natural extension and development of the surrounding city.

The design intention for the commercial and residential buildings within the precinct is that they are individual and unique, but that they are in the most part 'background' to the great public places, the waterfront square and promenades and all the spaces and places between the buildings, that create the vibrancy that usually forms a visitor's enduring memory of any great city.

Preference is given to pedestrians within the street hierarchy and through the design of public areas, which offer a range of experiences, uses and activities at different stages of the day, week and year. The waterfront at Barangaroo South is prioritised as natural public realm, with full public access 24hrs a day, 7 days for workers, residents and visitors.

Barangaroo South will be of its place, a present day vernacular that promotes Sydney's diversity,

climate and lifestyle. It will become a "must see" destination for Sydneysiders and visitors; a dynamic and vibrant waterfront precinct, fully connected to the CBD and designed to celebrate the harbour. It will become a part of Sydney's heritage and a valuable legacy for future generations.

### Concept Plan Amendment

The Concept Plan Amendment maintains many of the principles of the original Approved Concept Plan and seeks to enhance them by improving public access to the waterfront. It seeks to create a more vibrant and visually interesting mix of spaces and places that meet the needs of a broad range of different groups that will use these spaces through different times of the day, week and year, today and long into the future.

The Concept Plan Amendment maintains the overall proportion of public space within Barangaroo South at 2.9 hectares (3.1 hectares when the public areas on the pier are included), but redistributes it across the development to enhance the public realm to create the following outcomes:

#### *A more interesting waterfront and promenade*

The Approved Concept plan proposes a water body (Southern Cove) set into the development, breaking up the existing straight line harbour's edge. This has been extended almost to Hickson Road, where it joins with a proposed Canal that links to the Northern Cove.. Southern Cove can be walked around and over, via a pedestrian footbridge and is designed to increase connection with the water. Situated on the site of the last piece of water to be filled in during the 1960's to create the container port, it is intimate in scale when compared to the Harbour edge, but large enough to provide a major focus of waterside activity.

#### *A new north-facing public square*

Sitting on the cove's southern edge is a new public space (Globe Square). This forms the heart of the Barangaroo South development, with a natural civic focus and proposed new cultural building. This new square will draw people down to the water's edge from other parts of the CBD to celebrate the harbour,

supported by the orientation of the streets, buildings, promenades and arcades, which all gravitate towards it;

*A better-scaled, safer and more activated waterfront*

The Waterfront Promenade provides uninterrupted pedestrian access along the entire harbour front of Barangaroo South. It is framed by low-rise buildings to the east, with a 27m (minimum) width to create a safer, more welcoming environment which is activated by retail, restaurants and cafes at ground level, with residential above. This promenade forms a key link in the 22km foreshore walk from Anzac Bridge to Woolloomooloo;

*Increased permeability*

The built form establishes a network of primary, secondary and tertiary streets, courtyards and arcades between and within the buildings and provides extensive pedestrian access both north-south and east-west across the precinct. This increases connectivity and enriches the diversity of the public routes and places, which provide different experiences and uses at different times of the day.

*An active waterfront destination*

A Landmark hotel building situated on a public pier at the end of the principal pedestrian walkway is proposed. The pier sits in the harbour, similar in scale to the ferry piers to the south of it, and provides a 'marker' or signpost to Barangaroo. The pier is positioned like an open door to the Southern Cove, frames Globe Square and separates the working harbour of ferries from the cultural harbour and civic space;

The foreshore promenade wraps continuously around the hotel via the pier, providing access to the cultural space at the ground level of the hotel and the opportunity to enjoy views to the north and east of Southern Cove, Central Parkland and the Headland Park, and new vistas south and west of Darling Harbour, Pyrmont, the Balmain Peninsula and Goat Island. The amount of water covered by the pier is more than matched by the amount of water introduced by the enlarged Southern Cove.

*Improved relationship between public realm and the commercial buildings*

The design principles and controls established in the Urban Design Statement at chapter 5 is to build fewer, taller commercial towers at Barangaroo South, as this produces a better outcome for the public spaces in terms of solar penetration, view corridors and shading. It is also a more sustainable development approach. The introduction of low rise buildings alongside the podia at the base of the tallest structures, and the use of awnings and varied tree planting along the lanes, streets and waterfront promenade, improves the climate and experience for pedestrians across the public realm.

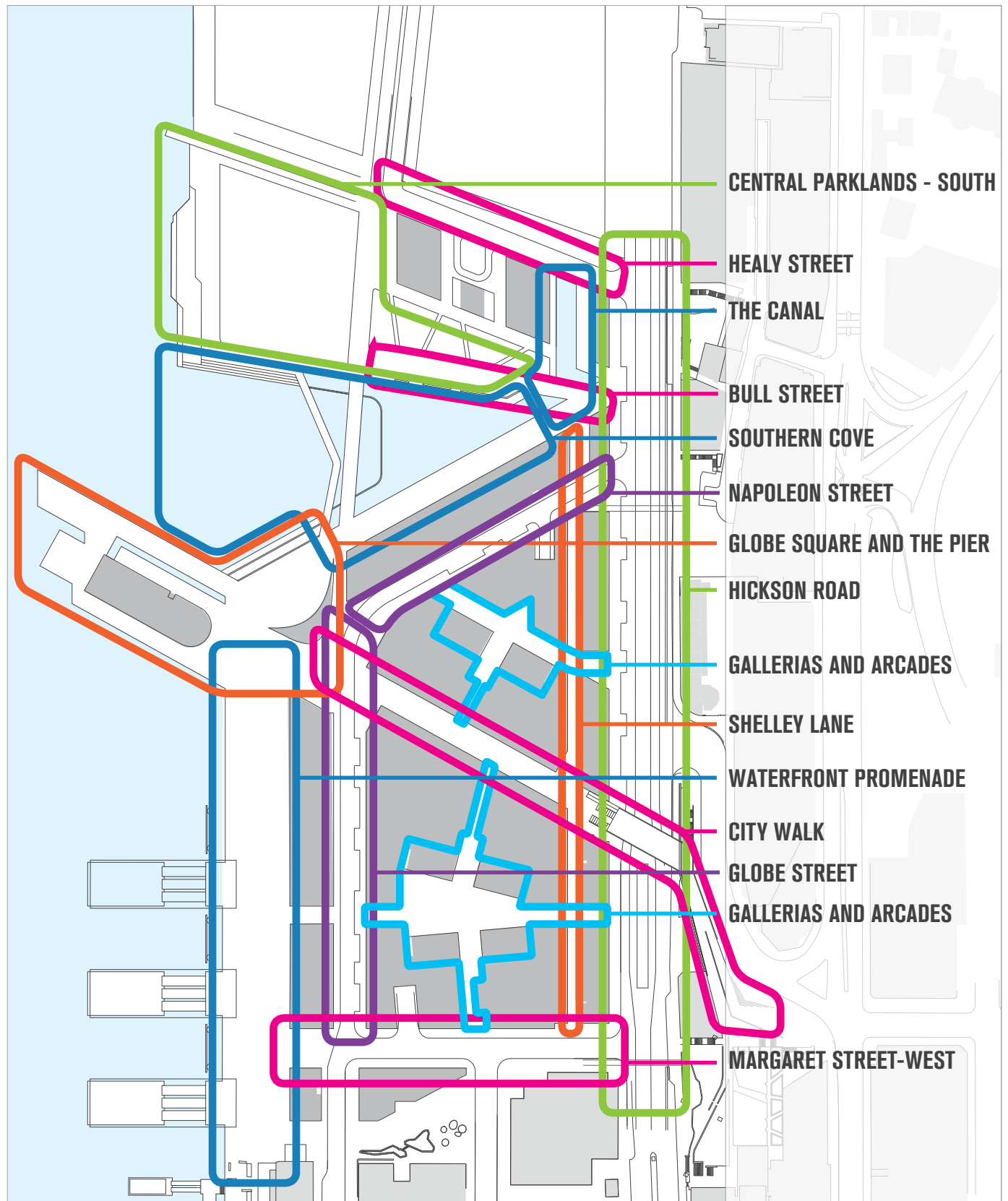
Barangaroo South's public realm is made up of a sequence of clearly defined and diverse public places, designed in response to its water's edge environment and prevailing climate and to support different uses and create different experiences. These places are:

- Globe Square;
- Southern Cove & Canal;
- Waterfront Promenade;
- Landmark hotel and Pier;
- Gallerias and Arcades;
- Hickson Road;
- Shelley Lane;
- City Walk;
- Globe Street/Napoleon Street;
- Margaret Street – West;
- Bull Street;
- Southern Central Parkland; and
- Healy street

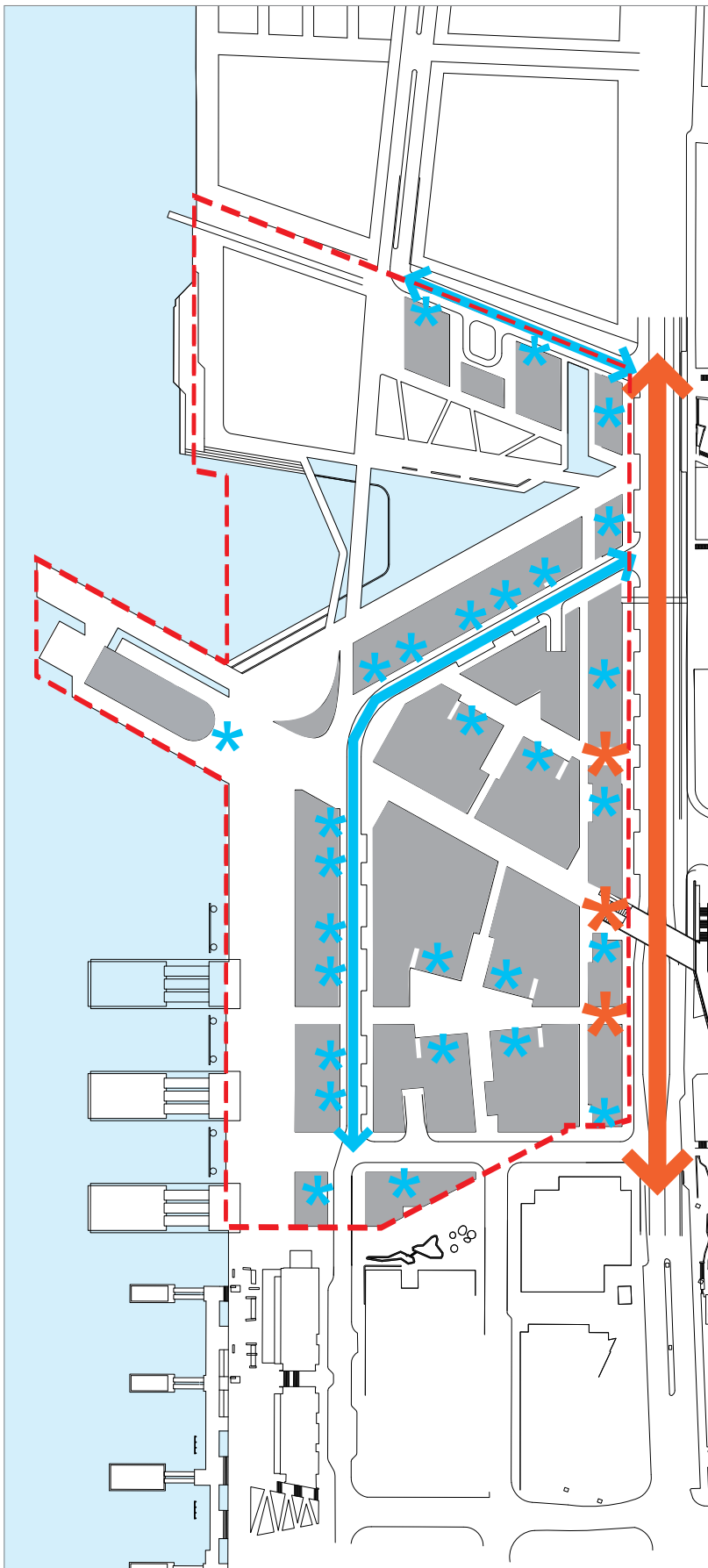
## PUBLIC REALM PLAN





**KEY PLAN - PUBLIC PLACES**

## STREET ADDRESS AND OPEN SPACE



### LEGEND

- PRIMARY STREET ADDRESS
- SECONDARY STREET ADDRESS
- PRECINCT ADDRESS
- BUILDING ADDRESS
- SITE BOUNDARY

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### 3. STREET ADDRESS AND OPEN SPACE

*DGR: Consideration of issues relating to and proposed development controls for **street address and open space**.*

The streetscape at Barangaroo South consists of a network of clear street and arcade connections east-west, from the CBD to the water's edge, and south-north, from King Street Wharf to the Central Parkland, Headland Park and The Rocks.

Access to and within Barangaroo South will be via a clearly defined hierarchy of streets, arcades, pedestrian bridges and footpaths. Different routes have different hierarchies within the scheme, created by varied uses, widths and architectural treatment to create different experiences and places to visit.

Car access is limited to two boundary routes (Hickson Road and Margaret Street West) and one central route (Globe/Napoleon Street). The waterfront promenades on the harbour's edge and around Southern Cove (including Bull Street) are pedestrian only routes, as is the main connection with the CBD (City Walk). This will enhance their use, increase activation and improve safety.

The other pedestrian arcades and the spaces below and between the buildings are more typical city spaces, with many successful precedents. They are framed by podiums and awnings to give them a human scale at ground level and activated by retail, restaurants, cafes and coffee shops.

The carefully composed cluster of the three tall commercial buildings arranged as a fan, establishes the geometry and visual permeability across the site. Opening out to the west, they draw the main streets and lanes down to the water converging on the main public open spaces at Globe Square and the public pier.

Globe Square is a new public waterfront place for Sydney and forms the civic hub of Barangaroo South. It is set at the southern end of Southern Cove, creating a protected, north-facing, waterfront aspect. It is a meeting place between the two main pedestrian routes, City Walk and the Waterfront Promenade and the pier. Appropriately activated with programmed and spontaneous cultural events, it is also designed to be used to relax and enjoy the water. It is the location for the proposed main cultural building and will act as an outdoor amphitheatre for public celebrations.

Globe Square also acts as the gateway, to the Central Parklands and onwards to the Headland Park, via a

footbridge over Southern Cove. To the east of this footbridge is a weir, designed to eliminate tidal variation and retain the water height, so that the water is as close as possible to the level of the promenade.

At the end of City Walk is the pier and landmark hotel another new public space. The hotel will be an iconic new Sydney building, which becomes the symbol of the place and provides a new image of Sydney as a 21st Century world city. The pier frames Globe Square and provides a protective breakwater for Southern Cove. A fully accessible boardwalk wraps around the hotel providing new views and vistas out over the harbour and is the access point for a new cultural space at the ground floor of the hotel.

The other main open space is the Central Parkland. Located at the northern end of the Barangaroo South site. It forms the link between the city quarter and the rest of Barangaroo and frames views from Globe Square. The Central Parkland provides a transition from urban to green space, offering respite for office workers during the day, a place for reflection or to sit and watch the harbour. This is also a place for temporary and permanent art exhibitions, for concerts and festivals, for fresh produce markets and other gatherings, including weddings and major celebrations, such as Carols by Candlelight and New Year's Eve countdowns.

The principal street addresses are:

**Hickson Road:** The primary street address of Barangaroo South; lined by low rise buildings, with a colonnade that provides weather protection for pedestrians. It acknowledges Hickson Road's history and past role as a primary Sydney boulevard, including cycle, car, bus and light rail, yet is of a scale and form to encourage pedestrian use. It is activated by a mix of retail frontages and commercial lobbies. Pedestrian access from Hickson Road to the tower lobbies is provided by a sequence of generous openings between the buildings. Each has a clear view of the galleria spaces and building lobbies within.

**Globe Street & Napoleon Street:** Barangaroo South's secondary street addresses. They comprises two-way traffic lanes with on-street cycleway and vehicular set down and short stay parking along the eastern side of the carriageway. Globe Street is activated by retail

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and is further enriched as the main address for the waterfront residential apartments on the western edge.

**City Walk:** The main east-west connection to the CBD and to the bus and rail links at Wynyard. City Walk is a pedestrian only street that leads down from Margaret Street and Westpac Plaza, over Hickson Road, via a footbridge with framed water views, before descending to ground level at the junction with Shelly Lane, it then continues on to Globe Square, the pier and the waterfront. City Walk provides a vibrant mix of active shop fronts, with an emphasis on a variety of contemporary retail outlets.

**Waterfront Promenade:** The main public pedestrian connection on the waterfront, anchored by the landmark building that over time will become an unforgettable Sydney icon and addition to the city skyline. It connects King Street Wharf and Darling Harbour from the south with the Headland Park, Walsh Bay and The Rocks to the north, and completes what will become one of the world's great waterfront walks from Anzac Bridge to Woolloomooloo. Edged by low-rise buildings, with restaurants on the ground level and protected by the passive surveillance of residential above, the Waterfront Promenade will contain a variety of relaxed, alfresco dining experiences. It will be a unique tree lined waterfront experience with a minimum of 27m between the water's edge and buildings to encourage the mingling of a diverse range of people from all walks of life, all ages and cultures.

Signage, materials and lighting will all be of a style and standard that conforms with the wider Barangaroo area and is in keeping with Barangaroo Delivery Authority's public domain guidelines (which consider the City of Sydney's guidelines) to support the sense of connection with the City.

The adaptive reuse of recycled materials across the precinct will be fundamental to the look and feel of the public realm, reinforcing the sustainability credentials of Barangaroo South. Sandstone, potentially extracted from the site, will be used for low walls and street furniture, paving and sculpted features. Recycled concrete will be used as aggregates in the concrete-paving units.

Public furniture will consist of a suite of elements that complement each other, with multi-purpose design to cater for people with specific and varied needs.

The urban furnishings bring style, practicality and increased range of motion to everyday life. Tables and benches will be designed to be accessible and promote physical activity, along with functionality.

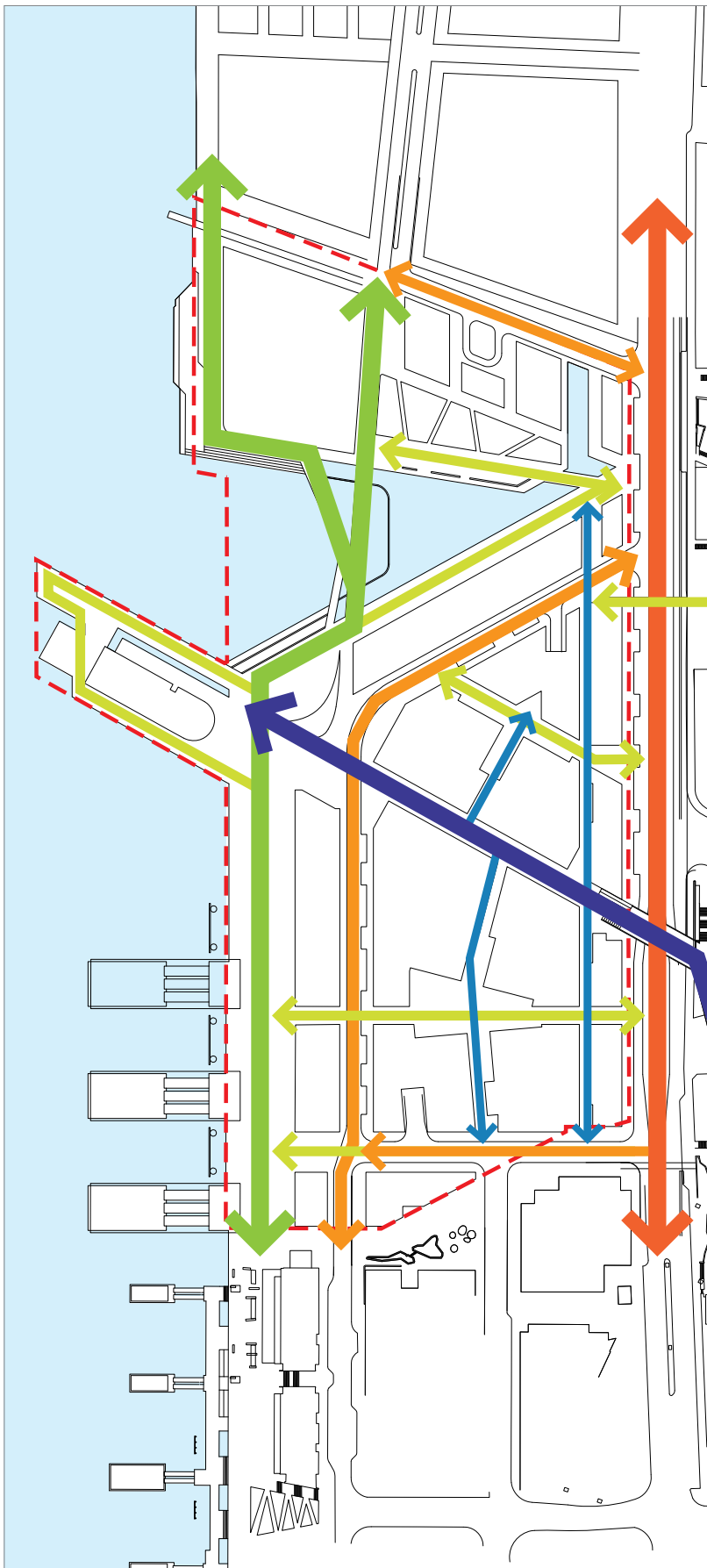
The furniture elements will also have a hierarchy with more urban furnishings in the City Walk, arcades and galleria spaces, while Southern Cove and the Waterfront Promenade will contain custom designed furniture and benches that are simple and robust and interpret the maritime history and aesthetic of Barangaroo. Abstracted forms of these will be used in the parks and Globe Square.

Feature and coloured lighting will be used to add to the theatre and spectacle of the public domain in the evenings, particularly along the waterfront and Globe Square. Accent lighting will be used to up-light trees, sculptures, architecture and specific landscape elements.



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## CONNECTIVITY



### LEGEND

- ↔ HICKSON RD
- ← CITY WALK
- ↔ WATERFRONT PROMENADE
- ↔ VEHICULAR CONNECTIONS
- ↔ EAST/WEST PEDESTRIAN
- ↔ NORTH/SOUTH PEDESTRIAN
- - - SITE BOUNDARY



SCALE 1:3000 @ A4

## 4. CONNECTIVITY

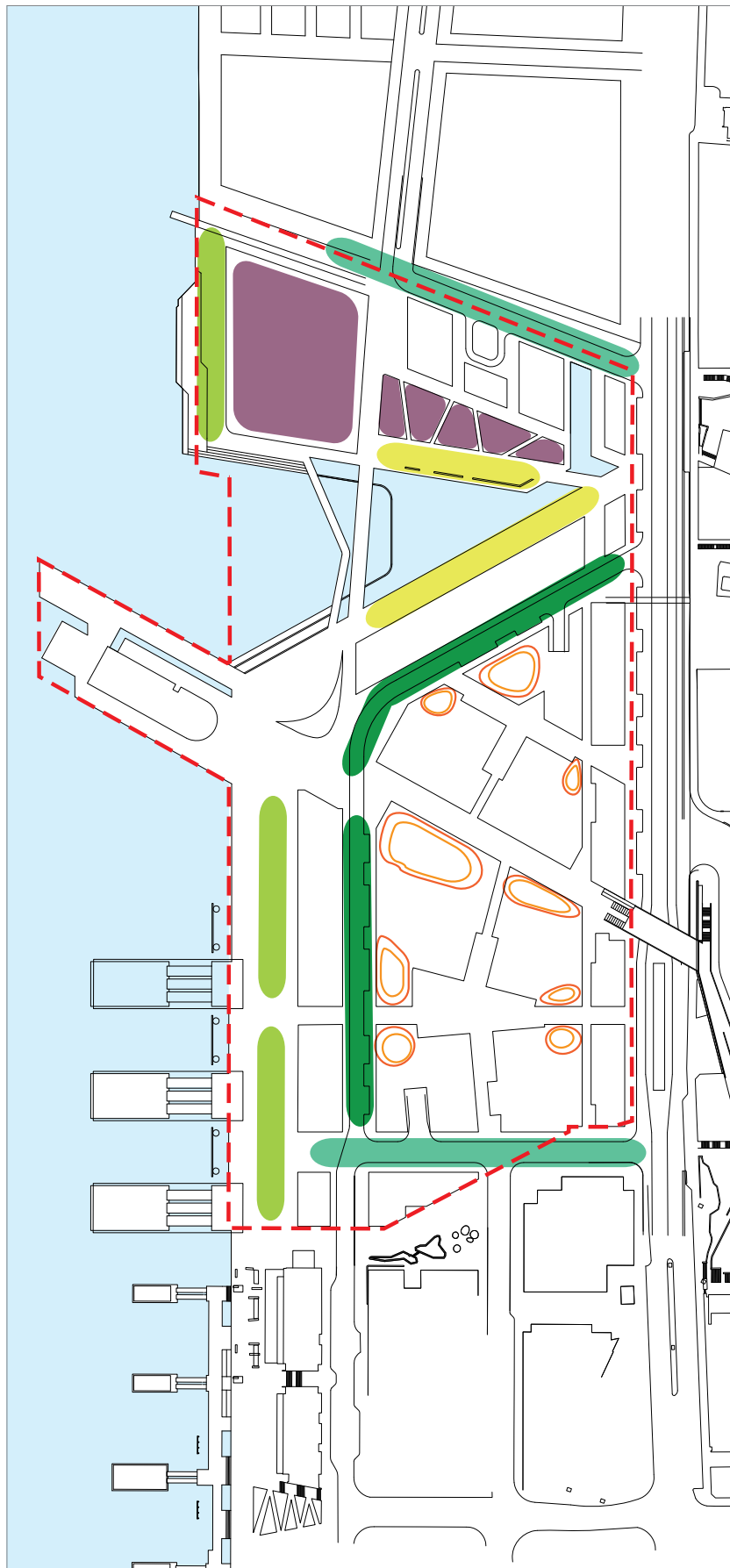
*DGR: Consideration of issues relating to and proposed development controls for **connectivity**.*

Barangaroo South is an integrated extension of the city and the CBD down to its western harbour. A focus of the Concept Plan Amendment is to ensure this integration by the creation of a series of connections between the site and the CBD, so that people are naturally drawn to Barangaroo and the waterfront public spaces.

The amended plan also proposes a network of streets, roads, courtyards and arcades within and between the buildings, enabling extensive pedestrian access both north-south and east-west across the development. These connections help the precinct provide the dynamic retail, leisure and commercial addresses alongside the public thoroughfares.

connections to access the various tower buildings at ground level. These connect Margaret Street West to Southern Cove, and Hickson Road to the Waterfront. The pedestrian arcades and gallerias provide a multitude of journeys and connections throughout Barangaroo South.

- Hickson Road is the main artery and address of Barangaroo South. It combines light rail, dedicated cycle, generous pedestrian and vehicle connections to the rest of the city.
- The City Walk provides the main pedestrian connection with Barangaroo South from the CBD via Napoleon Street, Margaret Street, Westpac Plaza and Wynyard. It connects the city through to the heart of Barangaroo South and delivers pedestrians to Globe Square, the pier and the Waterfront Promenade.
- The Waterfront Promenade provides an extension of the waterfront experience at King Street Wharf and Darling Harbour through Barangaroo South, via Globe Square and Southern Cove and then on, via a pedestrian and cycle bridge, to the Central Parkland and through to the Headland Park and Walsh Bay.
- Globe Street and Napoleon Street provide secondary vehicular and pedestrian access south of Southern Cove, with Healy Street providing vehicular access to the north.
- Margaret Street West is the southern perimeter of Barangaroo South, with links into King Street Wharf. It provides pedestrian and transport links from the CBD, via Westpac Plaza and Hickson Road, drawing workers and visitors down to the Waterfront Promenade and proposed ferry terminals.
- A network of cross-connected, covered spaces and arcades will form an internal network of pedestrian



## VEGETATION

### LEGEND

- PRIMARY EVERGREEN STREET TREES
- SECONDARY EVERGREEN STREET TREES
- WATERFRONT TREES
- MIXED WATERFRONT TREES
- MIXED SPECIES
- PODIUM GARDEN MIXED SPECIES
- SITE BOUNDARY

 SCALE 1:3000 @ A4



## 5. VEGETATION

*DGR: Consideration of issues relating to and proposed development controls for **vegetation**.*

The proposed vegetation throughout Barangaroo provides an opportunity to create new habitats in the larger open spaces. This will comprise heathland and open woodland on the Headland Park and new cultural planting in Central Parklands.

All vegetation will be in keeping with that found across Sydney Harbour to ensure that Barangaroo seamlessly integrates as a natural extension of the city.

The planting strategy for Barangaroo South incorporates a mix of native and exotic species that are suited to growing in harbourside conditions and take into account aspect, slope and soil conditions. It is proposed that there will be a predominant use of native plant material through the development.

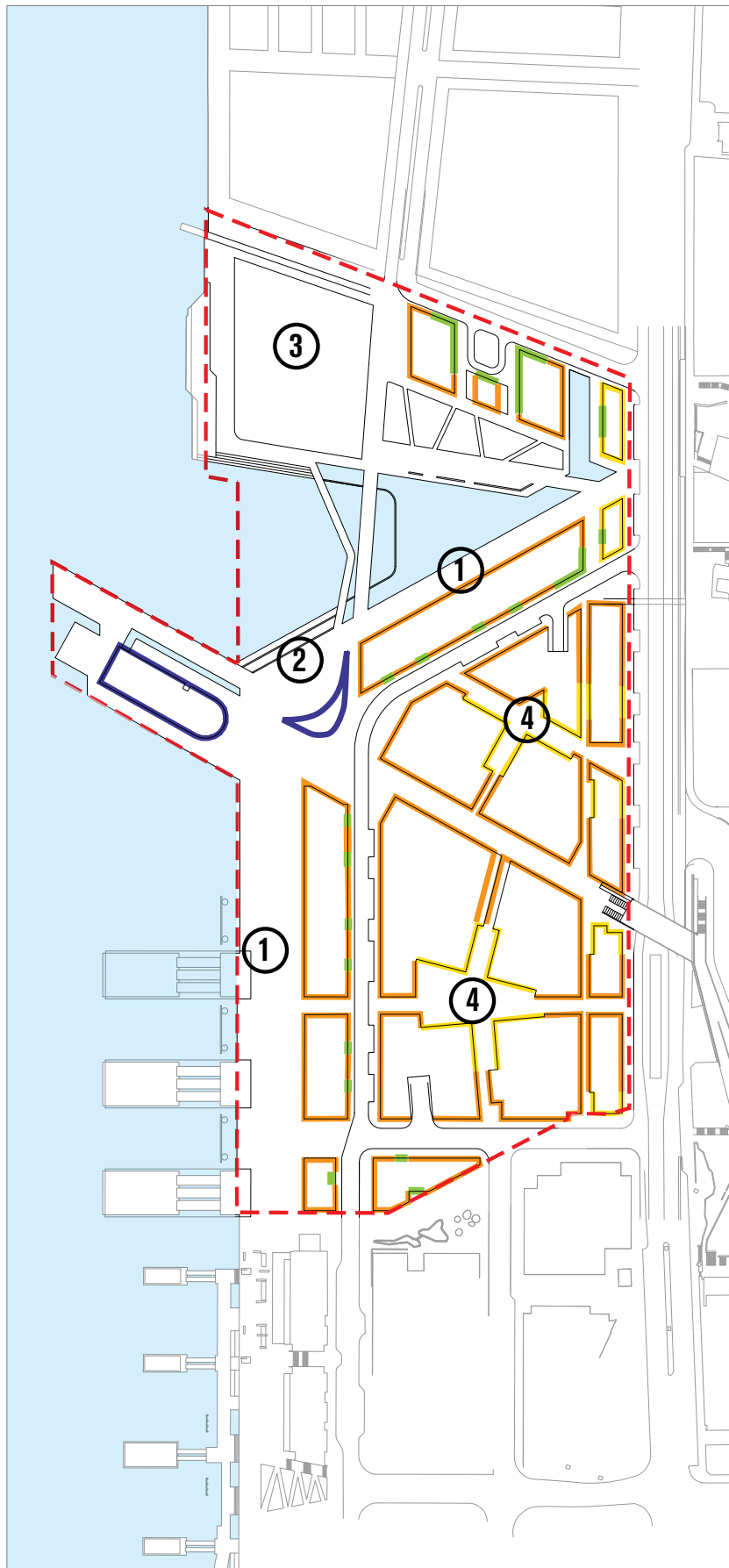
Tree planting will be used to reinforce pedestrian and street hierarchy and frame views. The use of deciduous exotic species will give added seasonal colour, form and texture, and provide shade in summer and solar access in winter.

Where possible planting will be used to reintroduce biodiversity and habitat as well as wind amelioration. Planting will also address crime prevention through environmental design by maintaining clear visual sight lines.

Planting programmes will be agreed as part of the specific planning applications and in conjunction with Public Domain guidelines, to meet the following criteria:

- The Waterfront Promenade will be planted with a double row of trees, including natives, to provide dappled light and canopy cover to outdoor public seating areas.
- Globe Street and Napoleon Street will be planted with a single row of evergreen trees that have a distinctive columnar form.
- Hickson Road will be planted with native trees on the eastern side of the road carriageway in a newly formed medium that separates on street parking from a new cycleway.
- Margaret Street West will be planted with an avenue of native trees and the Gallerias will contain sculpted raised planters.
- Mixed waterfront trees will be planted around Globe Square and in the southern area of the Central Parkland, with specimen accent trees to form focal elements in the landscape, particularly in the southern area of the Central Parkland.
- Podium gardens will be designed and constructed as communal outdoor spaces at the lower level of the building towers. They will not be publicly accessible, but will be visible from ground level and accessed by the tenants of the buildings. They will contain areas of paving with a mixture of plant species in raised garden beds.

## RELATIONSHIP OF URBAN SPACES



### LEGEND

- RESIDENTIAL EDGE
- COMMERCIAL EDGE
- GROUND FLOOR RETAIL EDGE
- PUBLIC
- 1** FORESHORE PROMENADE
- 2** CIVIC SQUARES
- 3** STAGE 1 PARKLANDS
- 4** GALLERIAS
- SITE BOUNDARY

 SCALE 1:3000 @ A4

## 6. RELATIONSHIP OF URBAN SPACES

*DGR: Explore the relationship of urban spaces and their adjoining built form, and how the proposed modifications change this relationship.*

The design intent as set out in the Built Form Principles and Urban Design Controls in Chapter 5 of the Urban Design Statement for the Barangaroo South development is fewer, but taller and more slender commercial towers, that are oriented to optimise the outcome for the public spaces in terms of solar penetration, view corridors and shading. It is also a more sustainable development approach.

The Concept Plan Amendment proposes a network of connected urban spaces providing variety in size, shape and form. Most importantly they offer a wide range of uses and activities. All urban spaces are directly activated at the ground floor by a mix of uses including retail, restaurants and cafes, commercial and residential lobbies as well as cultural and tourism facilities.

The built form interfaces with the principal urban spaces at a one to six storey height with the towers set back above. This reduces the vertical massing of the commercial towers and creates a more human scale at ground level in the streets and arcades.

The introduction of low rise buildings that frame the waterfront promenade and Southern Cove, with retail, restaurants and cafes at ground level and residential above, provides a better-scaled, safer and more activated waterfront, with uninterrupted pedestrian access along the entire harbour front of Barangaroo South.






The low rise buildings and podiums at the base of the tallest structures, together with the use of awnings and varied tree planting along the streets and waterfront promenade, improves the climate and experience for pedestrians across the public realm.

The different urban spaces are given distinct characters by the design of the public realm and the building facades, and by the concentration and emphasis of the different uses at different times. Some will be fully activated throughout the course of the day; some will be transitional spaces, with peaks in the mornings and evenings; while others will be activated at lunchtimes and at night.

MODIFICATION TO THE RE1 RECREATION ZONE



LEGEND

-  PUBLIC DOMAIN
-  URBAN PRECINCT
-  URBAN STREET NETWORK
-  INTERNAL CONNECTIONS
-  SITE BOUNDARY

 SCALE 1: 5000 @ A4



## 7. MODIFICATION TO THE RE1 RECREATION ZONE

**DGR:** Outline the changes to public spaces, in particular the encroachment of the Block 1 building envelope into the RE1 Recreation zone and how this will not impede the ability to provide sufficient space for a pedestrian promenade and sufficient carriageway width for 'Globe Street'.

The Concept Plan Amendment proposes built form encroachment into the RE1 Recreation zone, with new low-rise buildings that will include retail, restaurant and residential uses. This amendment proposes realigning the boundary between the mixed use and the RE1 zones to cater for this.

This amendment improves the activation and vibrancy of the Waterfront Promenade without compromising its use. It retains generous space for pedestrian movement, with links through to Globe Square, around and across the Southern Cove, and onto the Central Parklands.

The re-scaled Waterfront Promenade comprises a 27-metre zone between the water's edge and the ground floor building facade. There are many Sydney and international precedents that demonstrate that promenades of this scale of width provide more vibrant and welcoming environments than those with much larger widths, with London's South Bank and Sydney's East Circular Quay two examples. This width is also an extension of the existing scale of the Kings Street Wharf waterfront to the south.

The Waterfront Promenade will contain an unobstructed pedestrian zone of at least 10 metres, with the remainder consisting of a double row of trees, outdoor seating and alfresco dining areas adjacent the restaurants. This proposed amendment supports City of Sydney Council's 'Connected City' objectives outlined in its 2030 Vision, which notes that the Barangaroo redevelopment should: 'activate the foreshore with leisure, recreation and cultural facilities' and 'activities to create a lively active precinct on evenings and weekends, with a range of services and facilities'

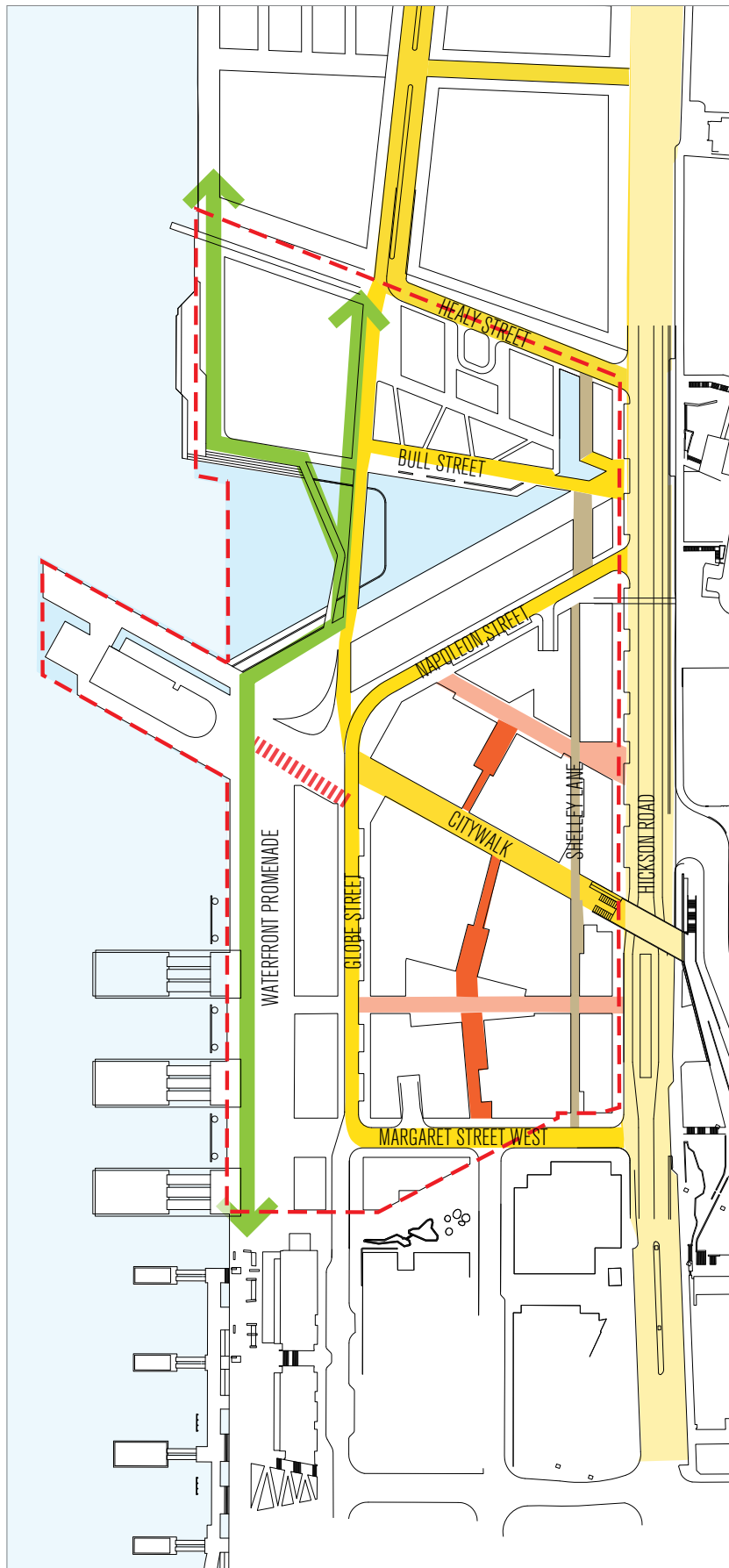
The proposed amendments to the built form also strengthen the physical definition and streetscape of Globe Street, providing activation to both sides of the street.

This new arrangements sets a 15 metre width for the street, with low rise built form to the west and podiums at the base of the commercial towers to the east. This improves the human scale of the street, which is further enhanced by its three-metre footpath pavement on both

sides, with outdoor seating areas and a single row of trees. It will be a two way, shared vehicle street for cars and cycles, with parking bays located on the eastern side of the carriageway for drop off and short term parking.

The incorporation of residential apartments above street level in the low rise buildings, adds additional permanent population to the precinct, with balconies overlooking the promenade, encouraging 24 hour activation and passive surveillance.

## STREET HIERARCHY



### LEGEND

- HICKSON ROAD BOULEVARD
- WATERFRONT PROMENADE
- PRIMARY CONNECTIONS
- SECONDARY CONNECTIONS
- TERTIARY CONNECTIONS**
  - ARCADES
  - NORTH-SOUTH CONNECTIONS THROUGH BUILDINGS
- SITE BOUNDARY
- ||||| HOTEL DROP OFF

 SCALE 1: 5000 @ A4

## 8. STREET HIERARCHY

**DGR: Demonstrate the new access hierarchy, including the relationship between streets, footpaths and buildings (including the landmark building).**

Access to and within Barangaroo South will be via a clearly defined hierarchy of streets, arcades, pedestrian bridges and footpaths (see Appendix A – Indicative Street Sections). Different routes have different roles within the scheme, created by their varied uses, widths and architectural treatment, which creates different experiences and places to visit.

Car access is limited to two boundary routes (Hickson Road and Margaret Street West) and one central route (Globe/Napoleon Street). The waterfront promenades on the harbour's edge and around Southern Cove (including Bull Street) are pedestrian only routes, as is the main connection with the CBD (City Walk). This will enhance their use, increase activation and improve safety.

The other pedestrian arcades and the spaces below and between the buildings are more typical city spaces, with many successful precedents such as Angel Place, Galleries Victoria and The Strand Arcade. They are framed by podiums and awnings to give them a human scale at ground level and activated by retail, restaurants, cafes and coffee shops.

The carefully composed cluster of the three tall commercial buildings arranged as a fan, establishes the geometry and visual permeability across the site. Opening out to the west, they draw the main streets and lanes down to the water converging on the main public open spaces at Globe Square and the public pier.

The east-west connections to and from the city, are retained in line with the Approved Concept Plan, although one of these streets, Bull Street, becomes pedestrian and cycle only use, as this now frames the northern edge of the Southern Cove and forms a protective edge to the adjacent public space.

At the heart of the precinct is the main pedestrian artery, City Walk, which extends from Wynyard and the CBD via a new bridge over Hickson Road. It then immediately descends to ground level at Shelley Street. Here there is a view, framed by the commercial towers, of the hotel and public pier down to the waterfront.

As the principal east west connector, City Walk meets the three main north south connectors along its length - the transport node at Hickson Road; the pedestrian Shelley Lane, with its smaller retail outlets giving

it a more intimate European scale; and, the lighter trafficked and cyclist safe retail route on Globe Street. City Walk terminates at Globe Square and draws visitors down to the waterfront and the public pier.

The main north-south route is the pedestrian only Waterfront Promenade, which follows the harbourside northwards from Darling Harbour and King Street Wharf, through Barangaroo South to the Central Parklands and Headland Park and onto Walsh Bay, The Rocks and Circular Quay.

The north south vehicle route, Globe Street, which in the current Approved Concept plan acts as a break between the buildings to the east and public space to the west, is retained, but now has buildings on both sides creating better activation. Additionally the Concept Plan Amendment proposes that Globe Street does not dissect the entire site, but stops at the newly created public square, with traffic turning eastwards along the east west street, Napoleon Street, and back up to the Hickson Road and the city.

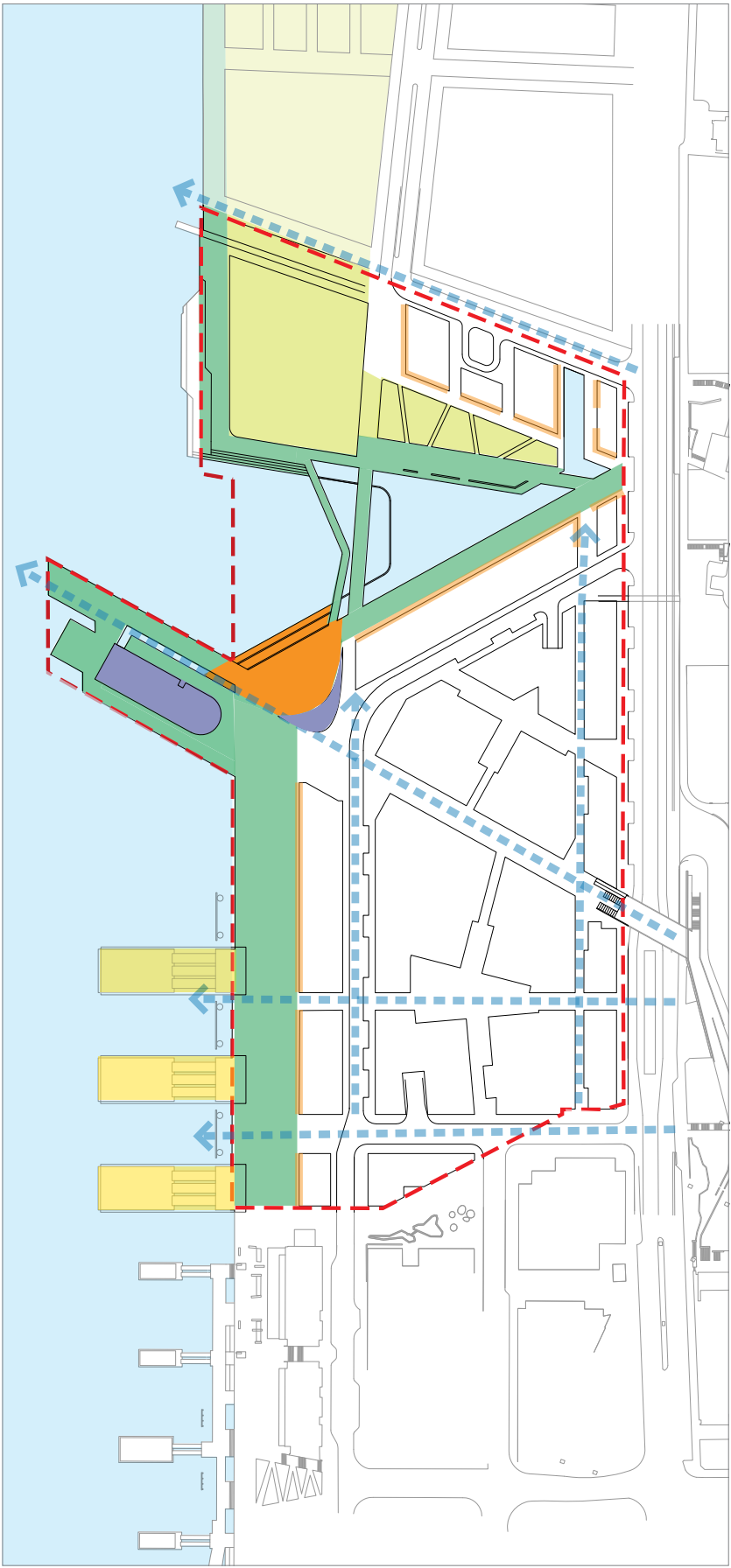
A vehicular drop off for the hotel will be created as a pedestrian priority zone at the junction of Globe Street and City Walk, with the design and materials used clearly establishing the hierarchy of use. All servicing to the hotel will be done via basement, to reduce the number of vehicles required to use the hotel drop off and to improve safety and avoid conflict with pedestrians.

Drop offs for the commercial towers are all focussed on the Hickson Road and Globe Street, with access to east-west arcades that open out into open public galleries and market places in the heart of the development.







Margaret Street West and Napoleon Streets provide the access points to the site-wide basement servicing levels and the limited amount of planned car parking. Margaret Street West also provides transport links between the proposed ferry terminal and other transport connections to the CBD and wider Sydney area

A network of cross-connected, covered and outdoor spaces and arcades will form an internal network of pedestrian connections to the various tower buildings. They connect Hickson Road with the Waterfront and Margaret Street West to Napoleon Street and the Southern Cove. The pedestrian arcades and galleries provide a multitude of journeys and connections throughout Barangaroo South.

WATERFRONT PROMENADE



LEGEND

-  CIVIC FACILITIES
-  ACTIVE EDGE
-  PUBLIC SQUARE
-  PARKLAND
-  FERRY WHARVES/TERMINAL
-  WATERFRONT PROMENADE
-  FRAMED STREET VIEWS
-  SITE BOUNDARY

 SCALE 1:3000 @ A4



## 9. WATERFRONT PROMENADE

*DGR: Detail the amendments to the foreshore promenade, its interaction with the landmark building and its relationship with Sydney Harbour.*

The Waterfront Promenade completes Sydney's 'cultural ribbon' and the 22km foreshore walk from the Anzac Bridge to Woolloomooloo. It links northwards from Darling Harbour and King Street Wharf, with its waterfront cafés and bars, through to the Barangaroo parks and headland, and then on to Walsh Bay, The Rocks, Circular Quay, the Opera House, Botanic Gardens and Woolloomooloo.

It is framed by low-rise residential buildings, with retail and restaurants at the ground level, which establishes its width at 27m to create a safer, more welcoming aspect. There are many Sydney and international precedents that demonstrate that promenades of this scale of width provide more vibrant and welcoming environments than those with a much larger width. London's South Bank and Sydney's East Circular Quay are two examples (see Appendix B – Waterfront Precedents). This 27m width is also appropriate in scale for the projected recreational activities at the ground level and a continuation of the waterfront space in front of the existing King Street Wharf buildings.

At the southern end of the Promenade is the transport interchange at Margaret Street West, with the proposed ferry terminals, taxi and bus connections and the future Light Rail at Hickson Road.

To the north is the pier and landmark hotel at the junction with City Walk and Globe Square. A fully accessible boardwalk wraps around the hotel on the pier, providing new views and vistas out over the harbour and the access point for a new cultural space at the ground floor of the hotel. Pedestrians can take the boardwalk round the hotel and then rejoin the foreshore on the northern side of the hotel, or remain on the Waterfront Promenade for entry into Globe Square.

Globe Square is the setting for the proposed cultural centre and marks the interchange of routes, where the pedestrian artery of City Walk meets the Waterfront Promenade, Globe and Napoleon streets and the hotel and pier. It is also the space where the City first meets the harbour on its western edge.

From Globe Square, the Waterfront Promenade continues, via pedestrian and cycle bridge over Southern Cove to the Central Parklands. It also goes around the Southern Cove eastwards, framed once more by low rise buildings that continue the theme of waterfront restaurants

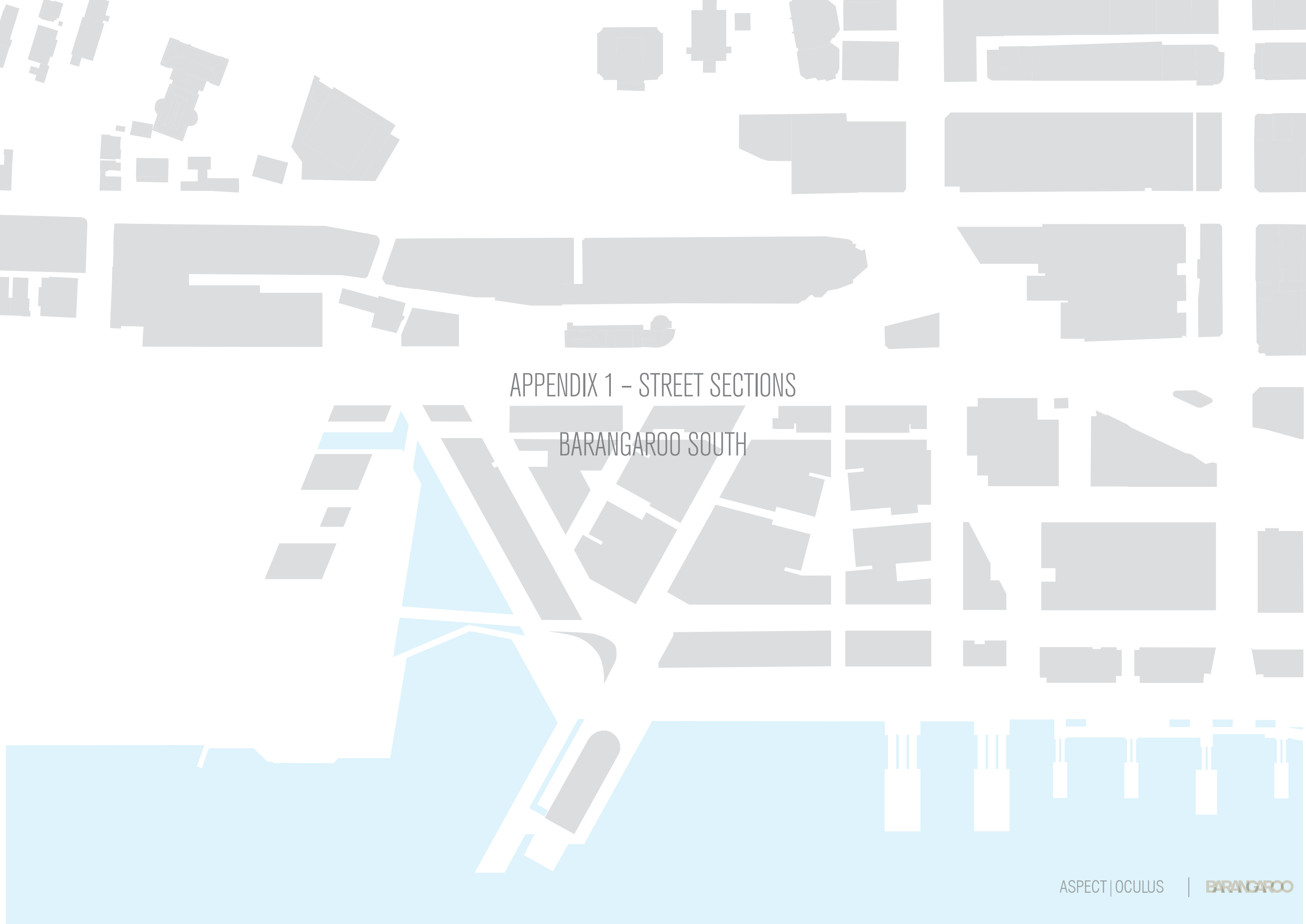
and cafes at ground level and residential above. At its north east corner it connects to the Canal, where there is a cluster of high-rise towers to the north and east, creating a vibrant residential community. The Promenade then turns westwards back to the foreshore and Central Parklands, via the pedestrian and cycle only Bull Street.

This results in the entire Southern Cove area becoming the sole preserve of pedestrians, defining the space and establishing the precinct's connection to the harbour.

The Waterfront Promenade is a gathering place, with a series of meeting points; a place to relax and celebrate, to be entertained and to touch the water; a place to wander out onto the harbour pier to enjoy the numerous views and vistas of Barangaroo and Sydney's western harbour and suburbs. It is a new destination for Sydneysiders and for visitors, and a legacy for future generations to enjoy.



## APPENDICES



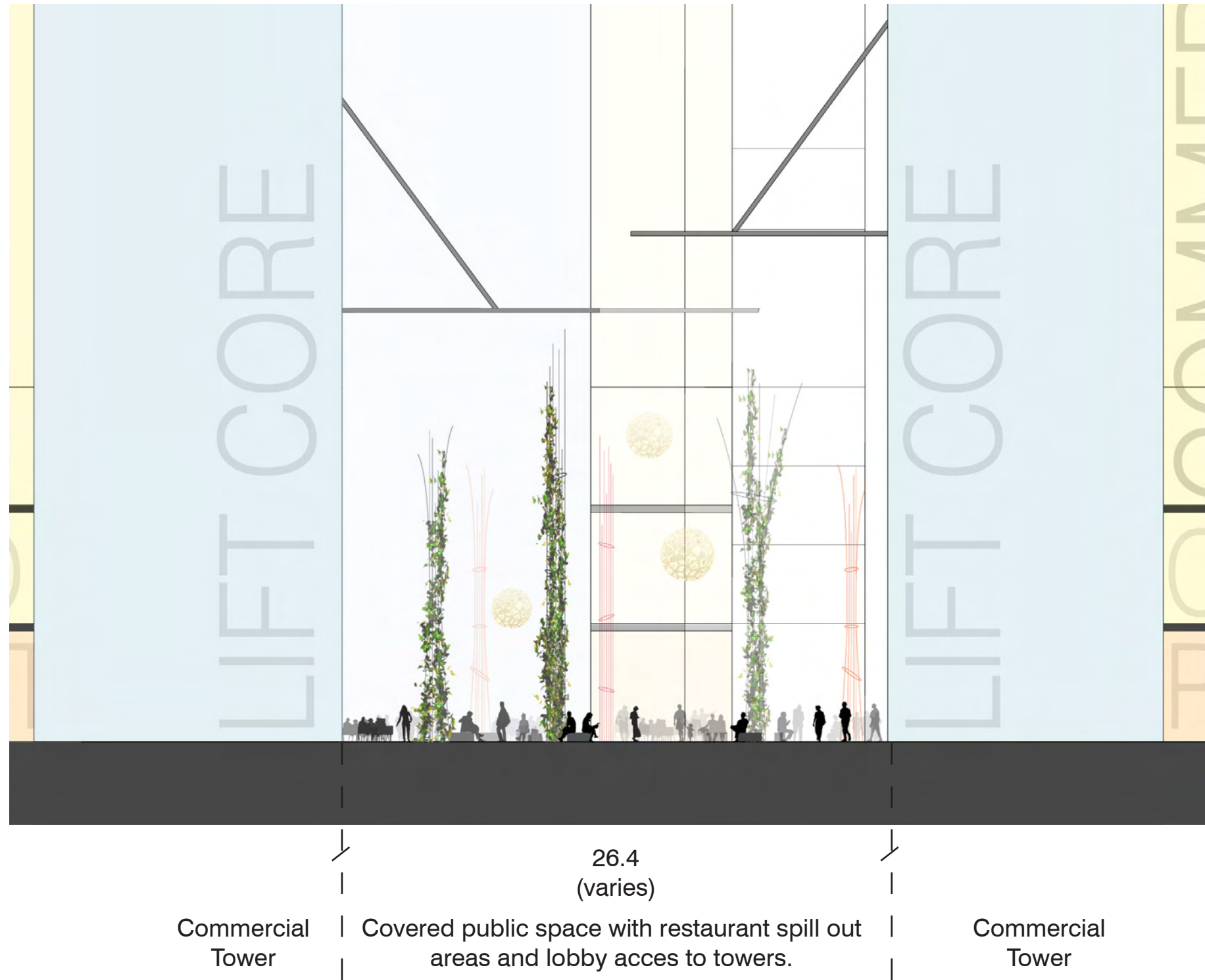
## APPENDIX 1 – STREET SECTIONS

### BARANGAROO SOUTH

CITY WALK 1:200

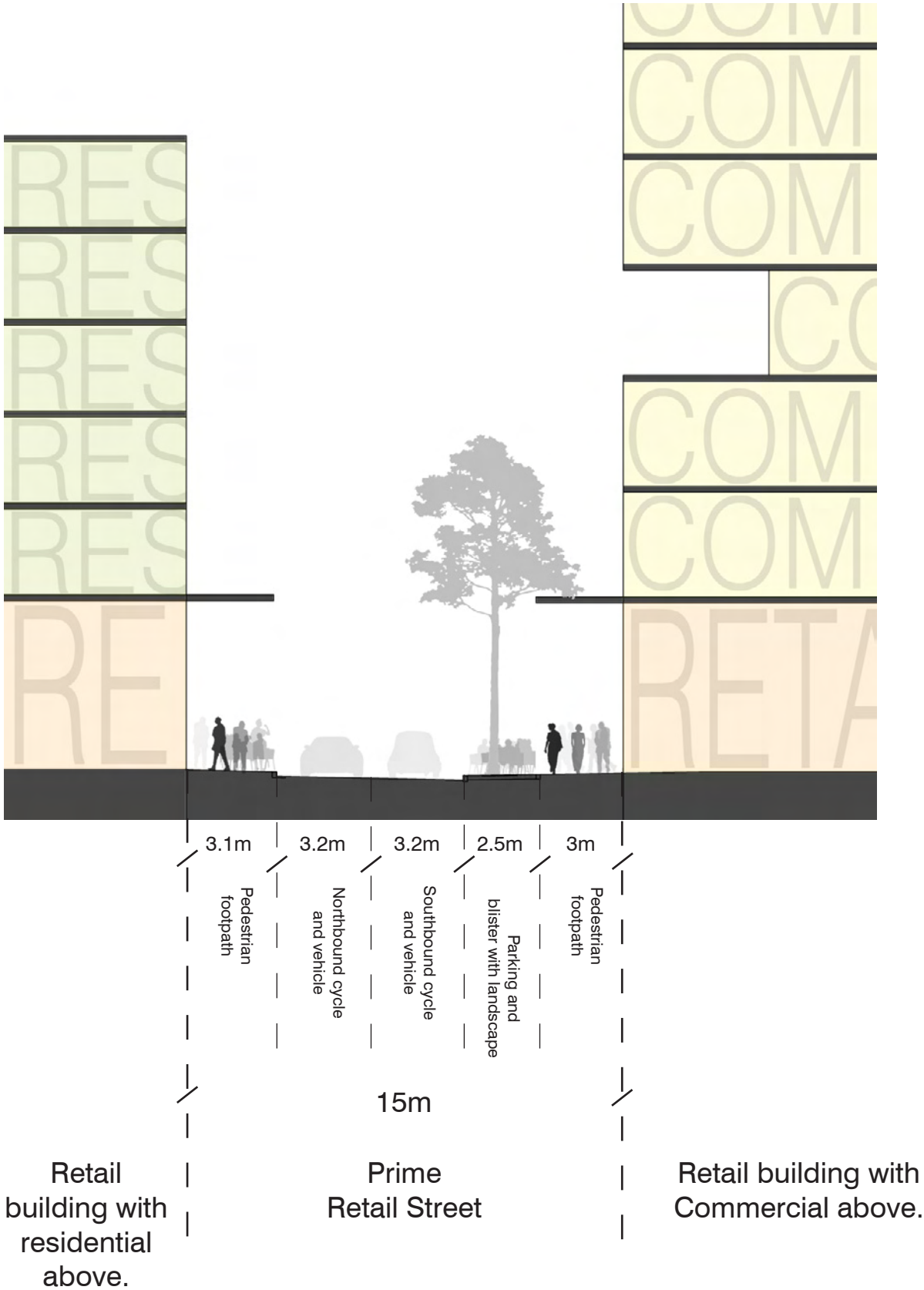


# GALLERIA 1:200

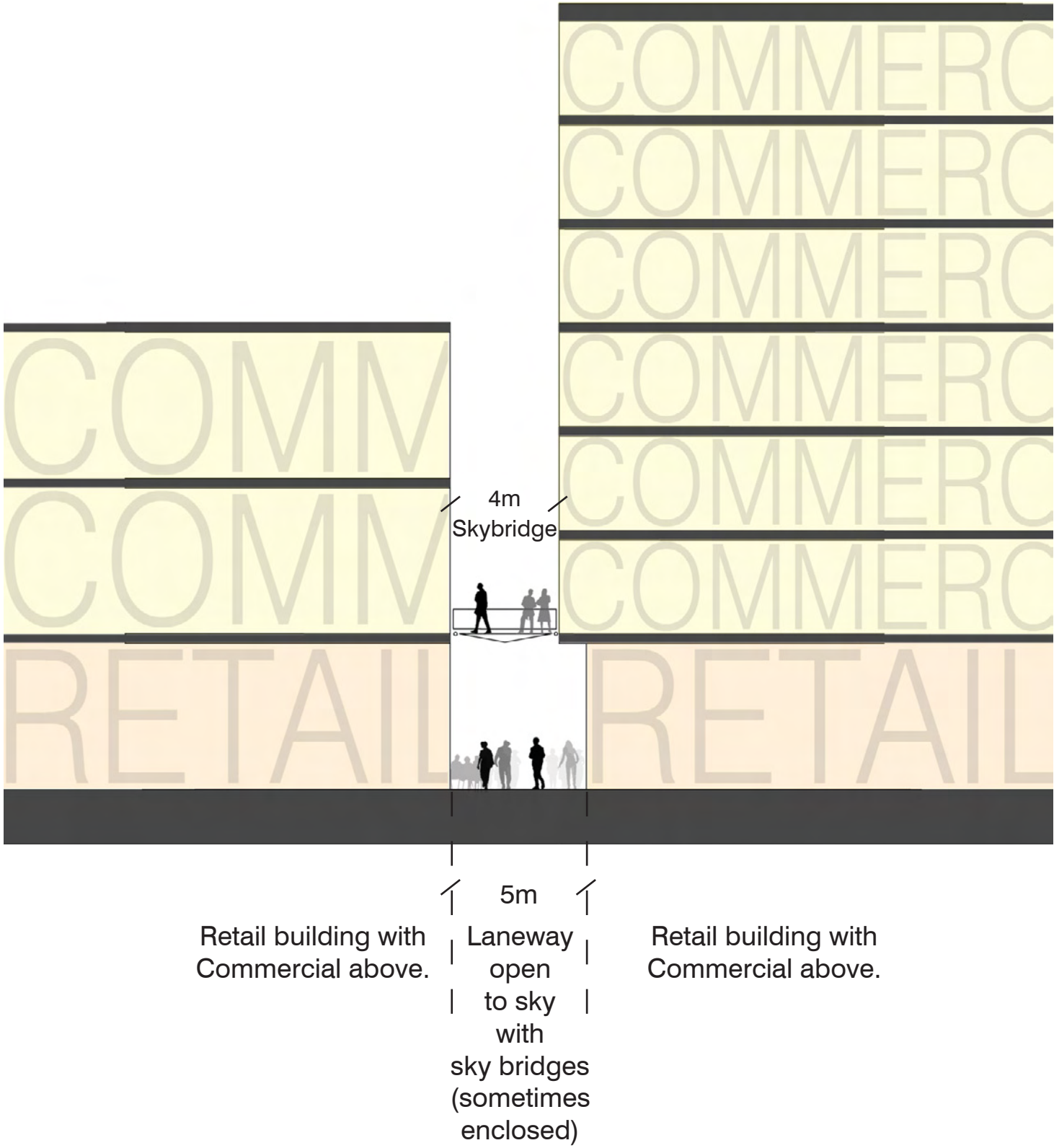




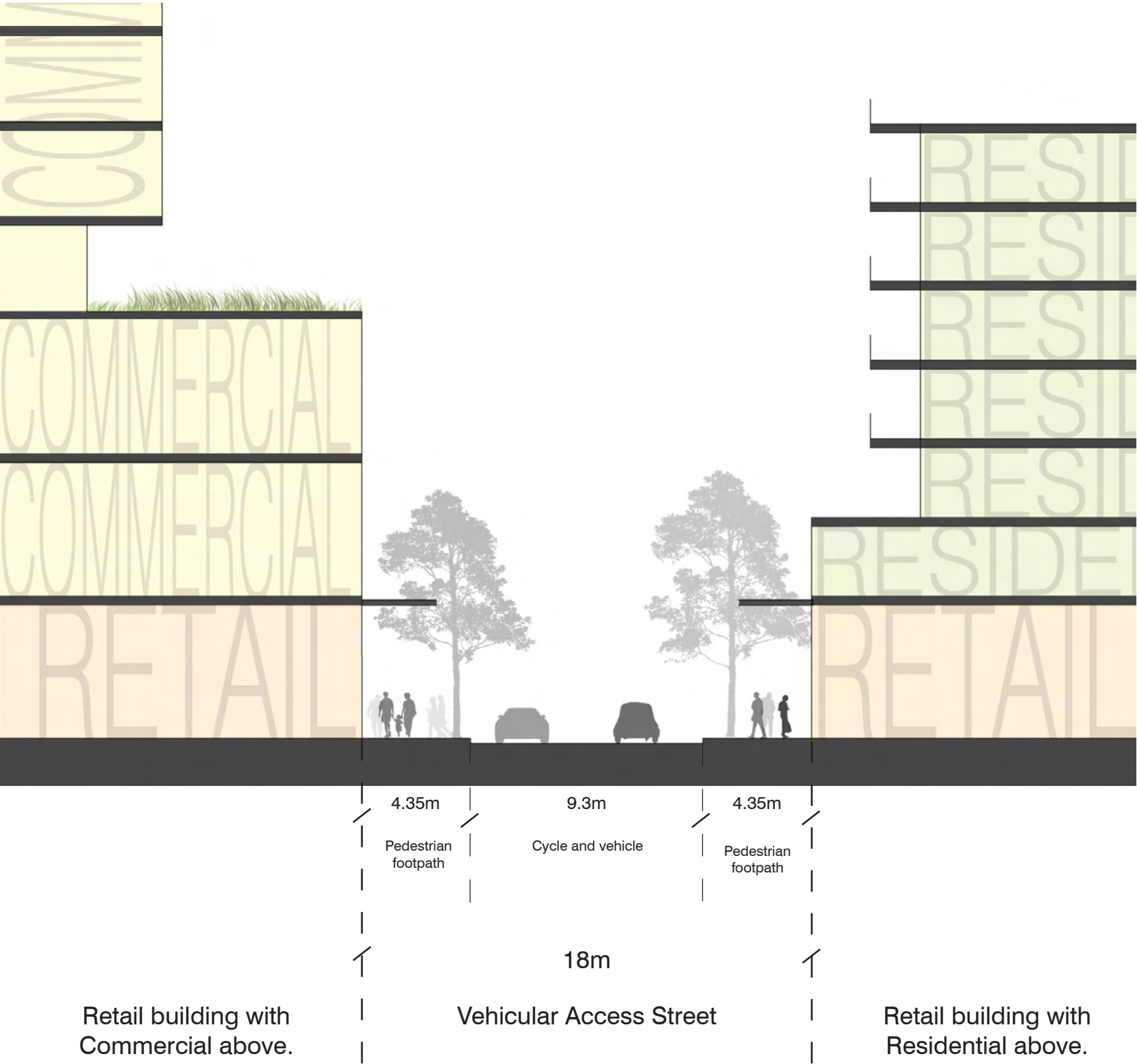
# GLOBE STREET 1:200



SHELLEY LANE 1:200

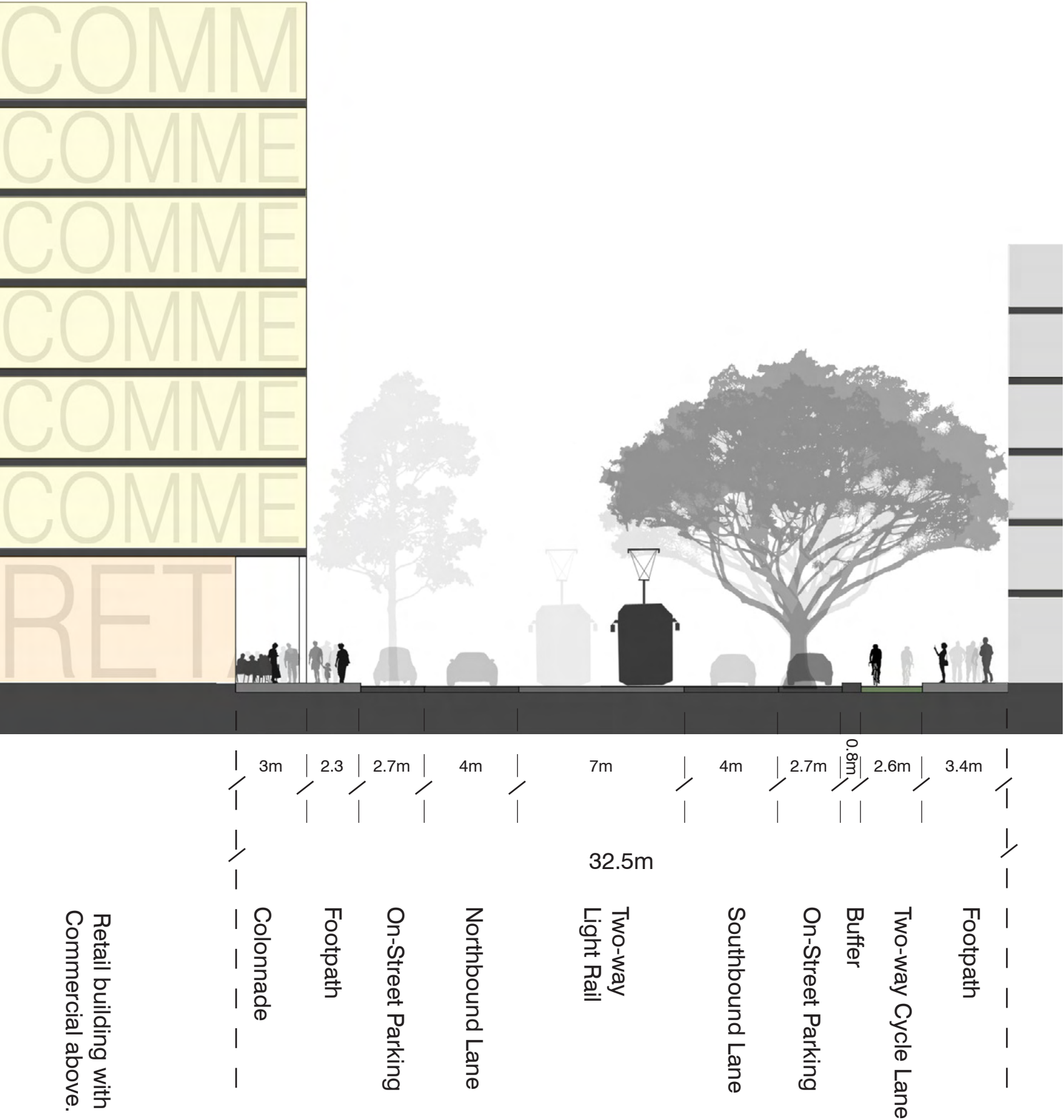


# MARGARET STREET WEST 1:200





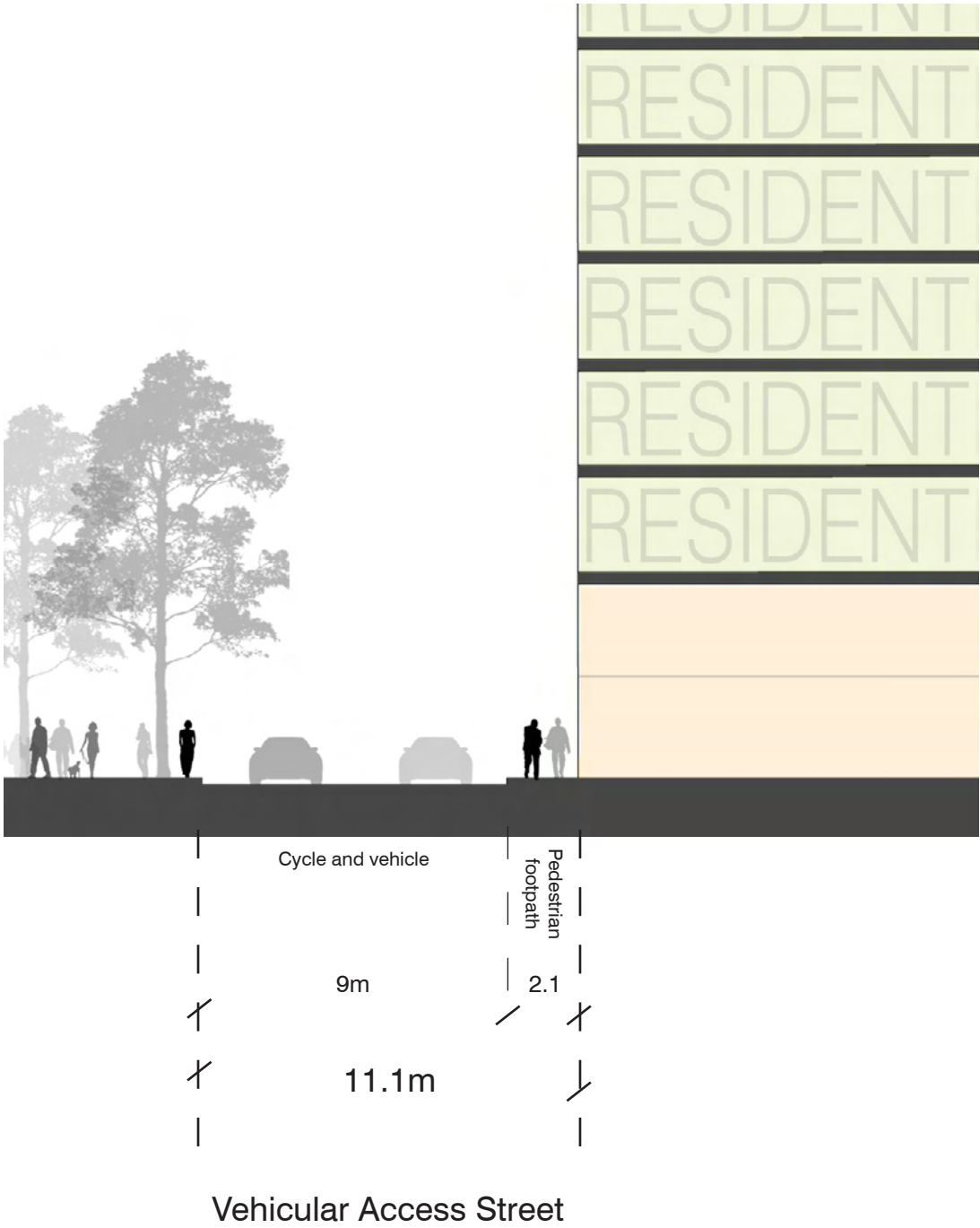
# HICKSON ROAD 1:200



BULL STREET 1:200

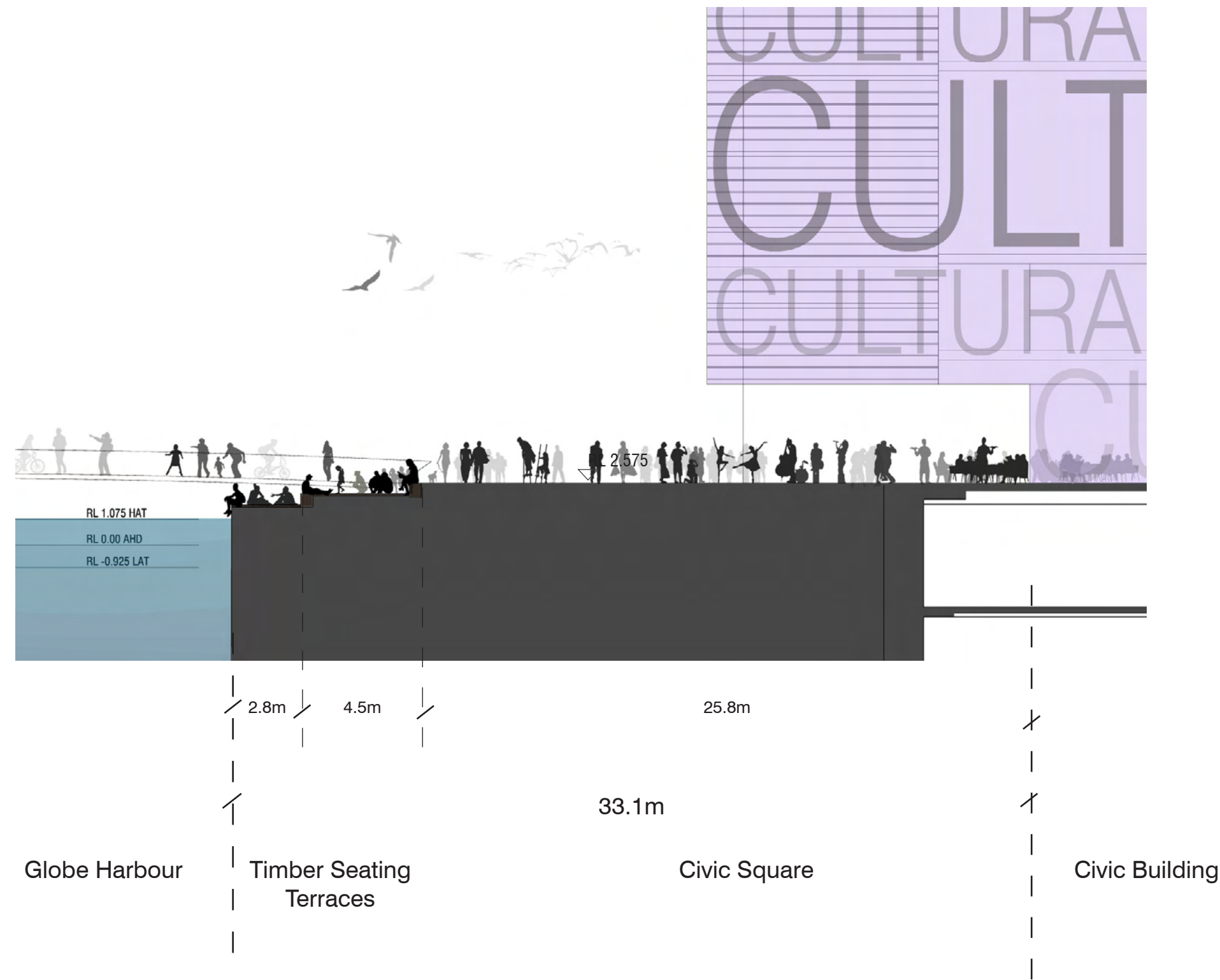


# HEALY STREET 1:200

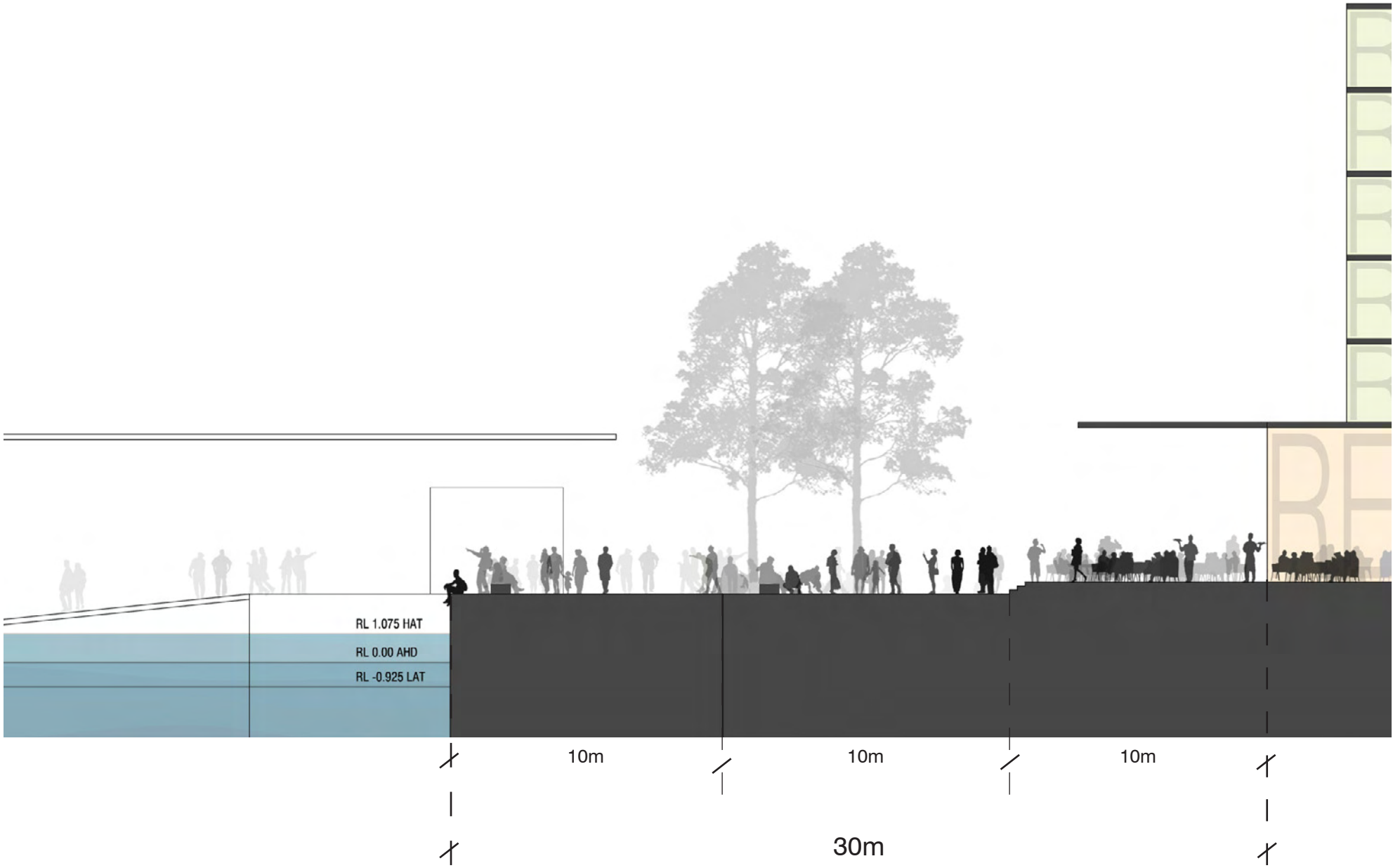




GLOBE SQUARE 1:200



# WATERFRONT PROMENADE 1:200



Ferry Terminal

Water Edge  
Promenade

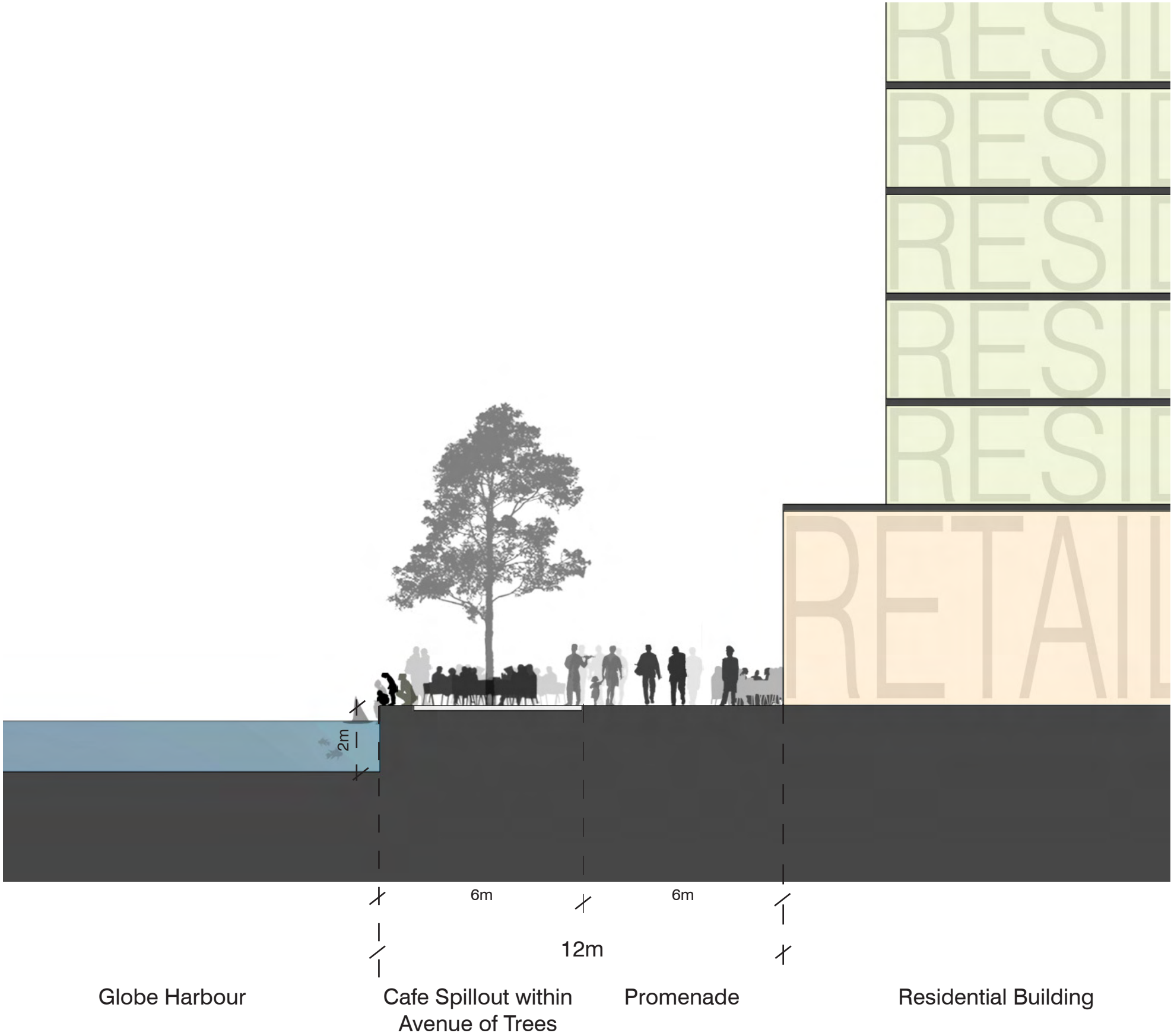
Public Seating within  
Groves of Trees

Cafe Spillout

(Existing Seawall)

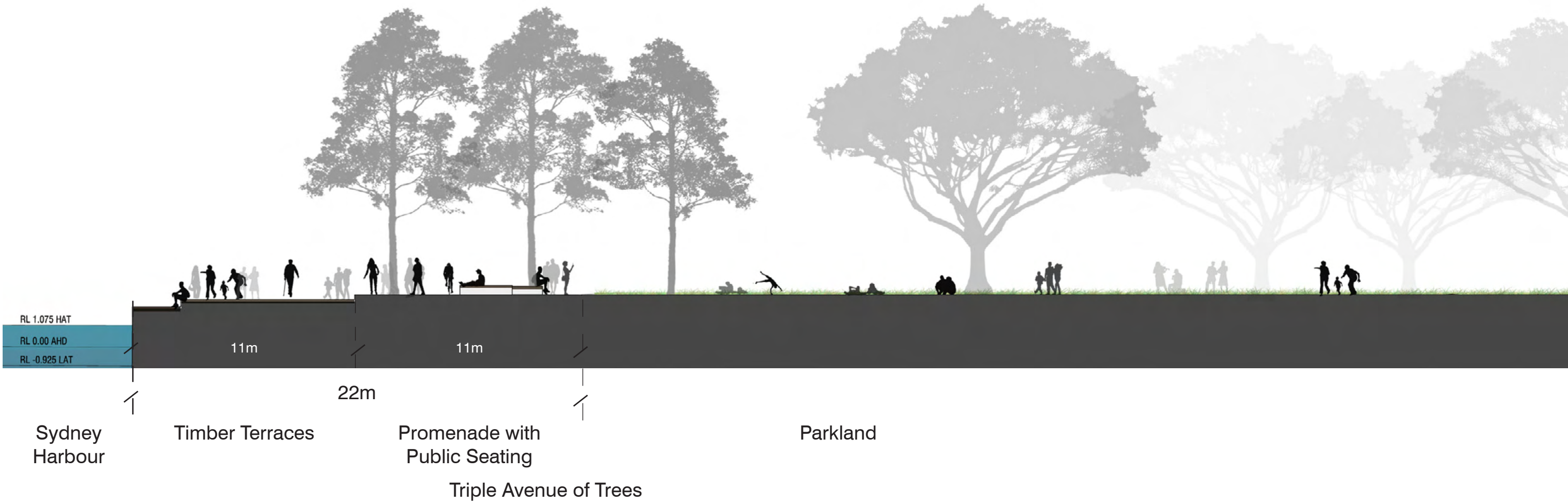


THE VERANDAH 1:200

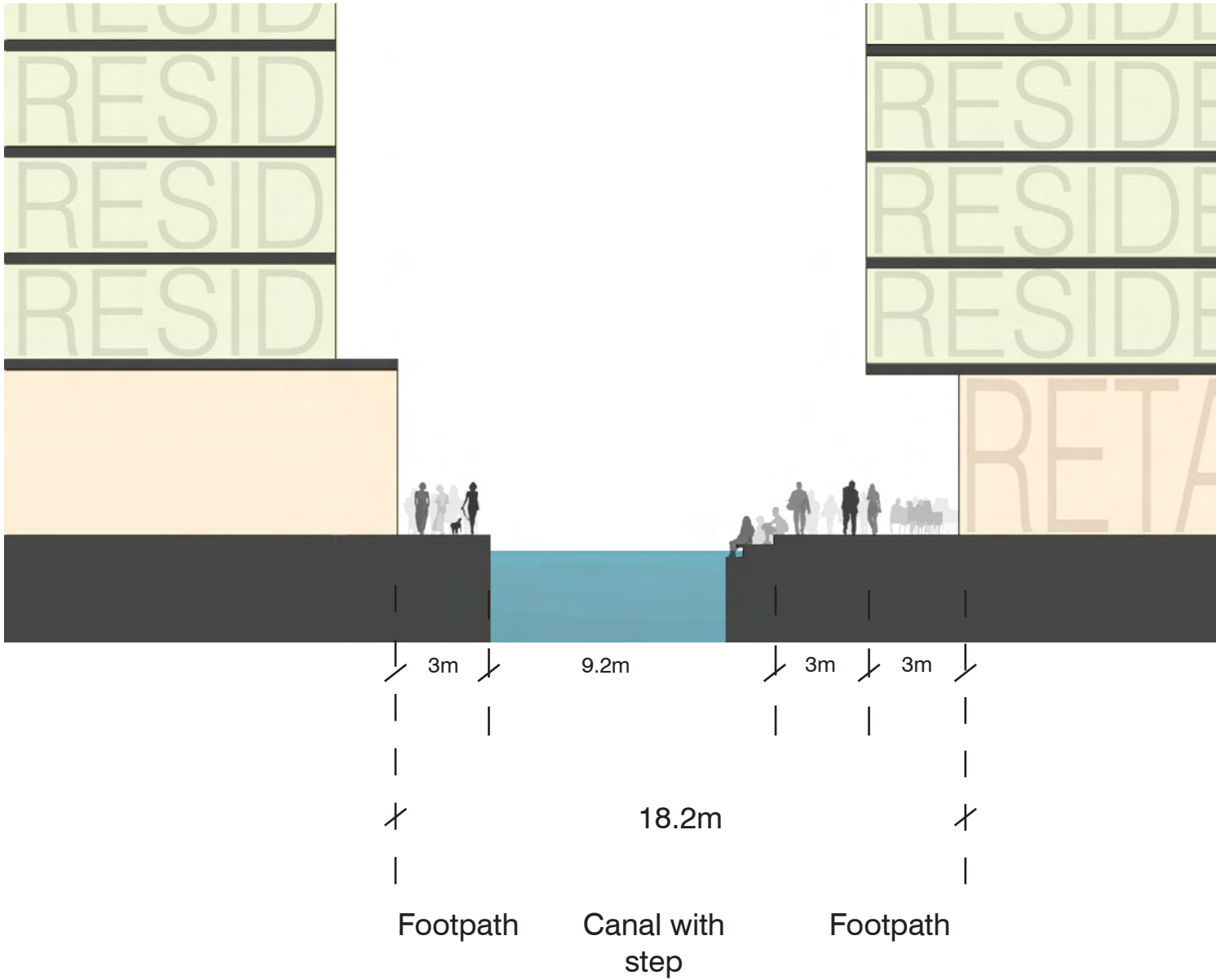




# WATERFRONT PARK 1:200



THE CANAL 1:200





## APPENDIX 2 – WATERFRONT PRECEDENTS

### BARANGAROO SOUTH



# WATER FRONT PRECEDENTS

## AKERBRYGGE, OSLO NORWAY

### AVERAGE WIDTH:

22m

### ACCESS:

Pedestrian / Vehicle access way

### TPOLOGY:

- Waterside /small boat harbour promenade with retail
- Fully public and semi public restaurant seating areas

### COMPOSITION:

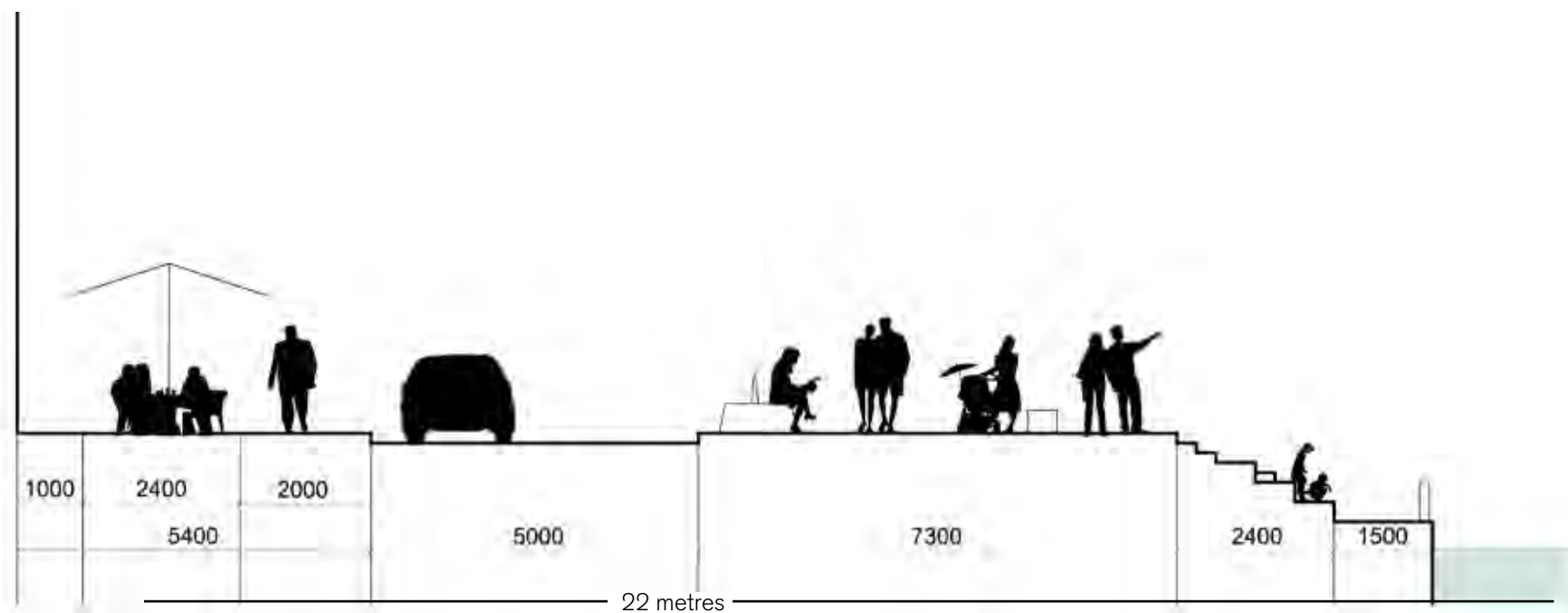
- Timber promenade stepping down to boat decks
- Deck aligned with generous seats facing both directions

### QUALITIES:

- Harbour views with continuous water edge condition
- People watching
- Building facade variation
- Central location
- South West facing



RETAIL / RESIDENTIAL  
5-6 STORIES



ALL MEASUREMENTS ARE APPROXIMATE



21.06.2010

ASPECT|OCULUS



# WATER FRONT PRECEDENTS

## SOUTHBANK, MELBOURNE AUSTRALIA

### AVERAGE WIDTH:

30m

### ACCESS:

Pedestrian

### TPOLOGY:

- River promenade
- Retail/restaurant/commercial and cultural buildings
- Fully public and semi public restaurant seating areas

### COMPOSITION:

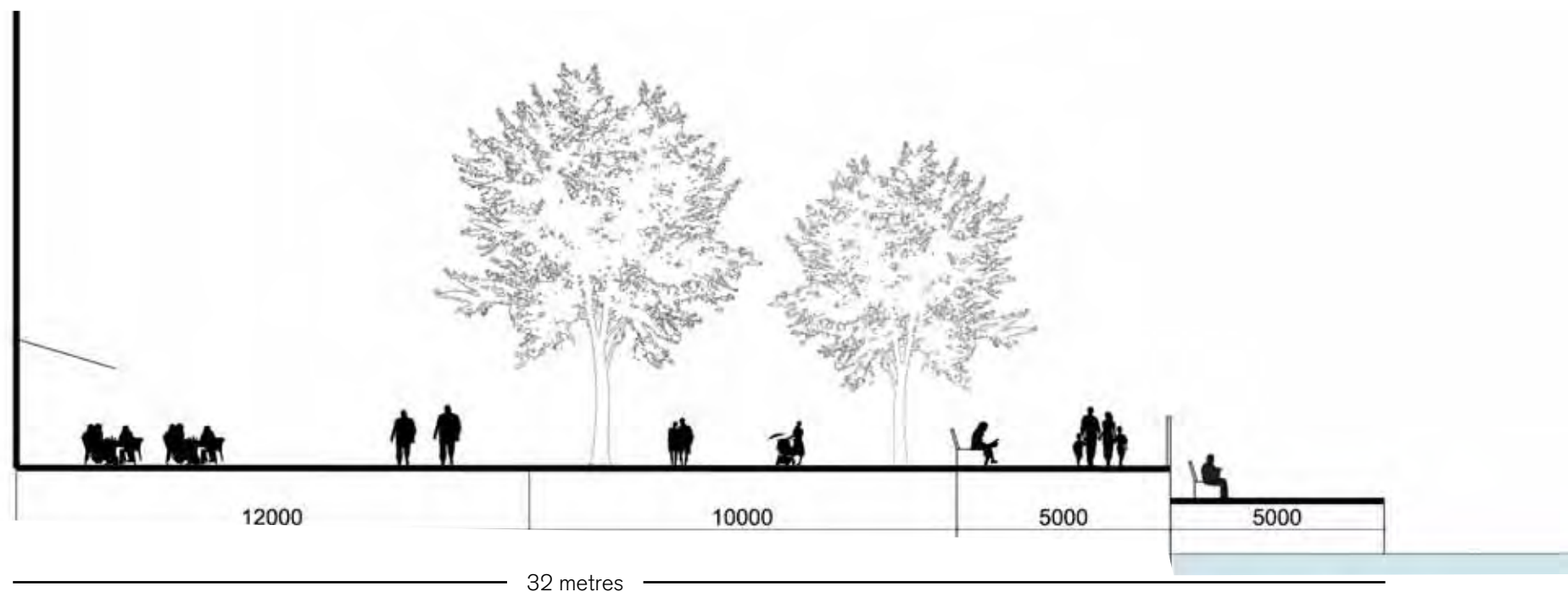
- Flush city paving
- Tree lined
- Pedestrian only access bridges
- Close to residential areas

### QUALITIES:

- River views
- Central location
- People watching
- Highly activated
- North facing



COMMERCIAL / RETAIL  
5 STORY PODIUM



ALL MEASUREMENTS ARE APPROXIMATE



21.06.2010

ASPECT|OCULUS



# WATER FRONT PRECEDENTS

## CIRCULAR QUAY EAST, SYDNEY

### AVERAGE WIDTH:

19m

### ACCESS:

Public

### TPOLOGY:

- Water front promenade
- Retail / Residential above

### COMPOSITION:

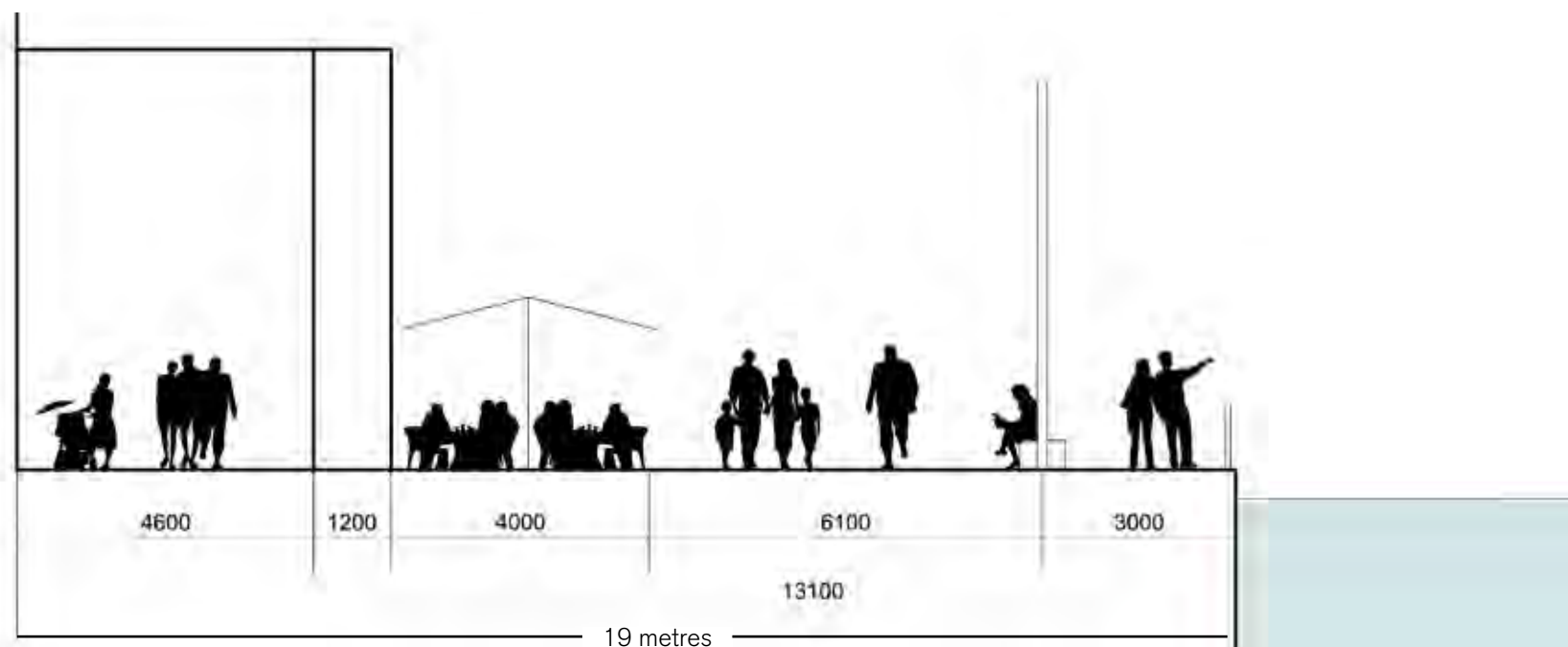
- Large flush unit paved area, partially under colonade
- Two areas with clustered trees

### QUALITIES:

- Retail activated with residential on top
- Small restaurants at water's edge
- Set back from water
- West facing
- Centrally located in the City



RETAIL / RESIDENTIAL  
10-12 STORIES



ALL MEASUREMENTS ARE APPROXIMATE



21.06.2010

ASPECT|OCULUS



# WATER FRONT PRECEDENTS

## CIRCULAR QUAY WEST, SYDNEY

### AVERAGE WIDTH:

29m

### ACCESS:

- Fully public and semi public restaurant seating areas

### TPOLOGY:

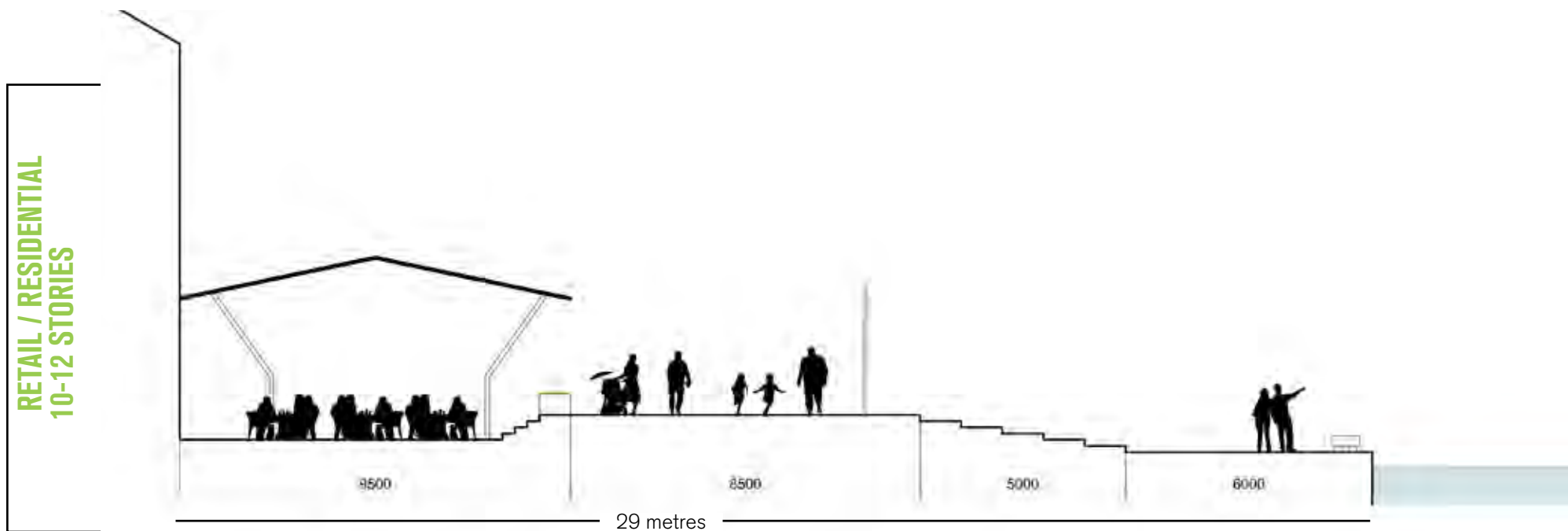
Water front promenade

### COMPOSITION:

- Small unit paved promenade with steps towards water front
- Sunken dining area

### QUALITIES:

- Variation of small restaurants
- Steps down to waters edge
- Views of landmarks
- Centrally located in the City



RETAIL / RESIDENTIAL  
10-12 STORIES

ALL MEASUREMENTS ARE APPROXIMATE



21.06.2010

ASPECT|OCULUS



# WATER FRONT PRECEDENTS

## KING STREET WHARF, SYDNEY

### AVERAGE WIDTH:

22.5m

### ACCESS:

Public

### TPOLOGY:

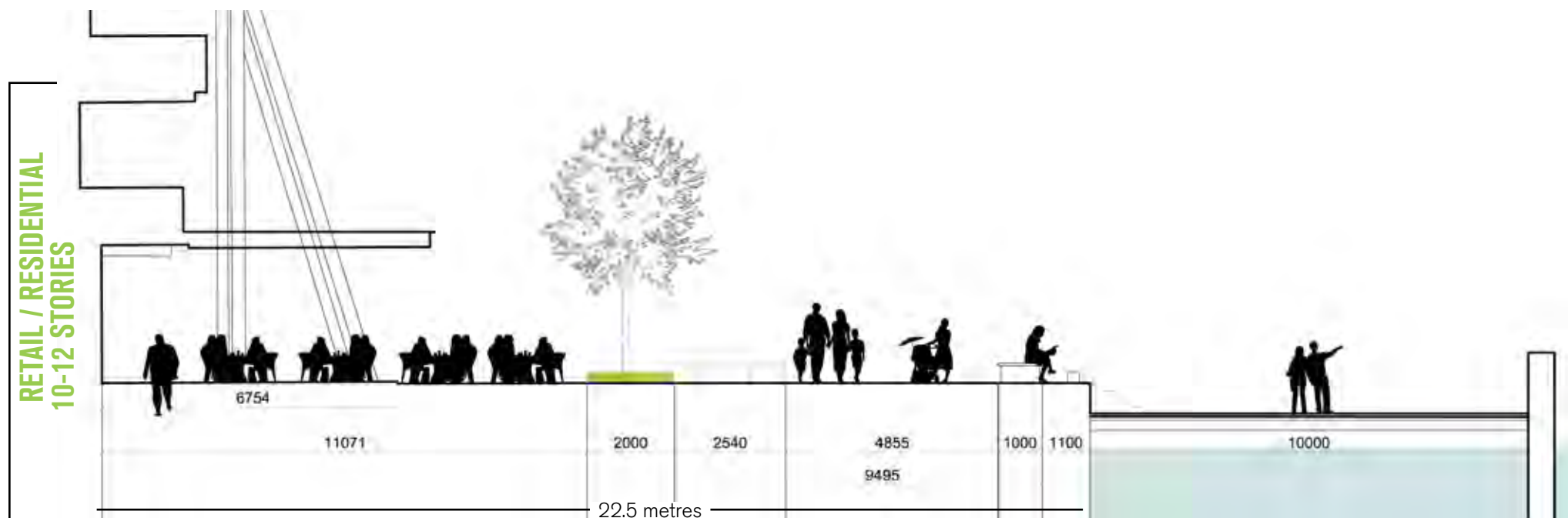
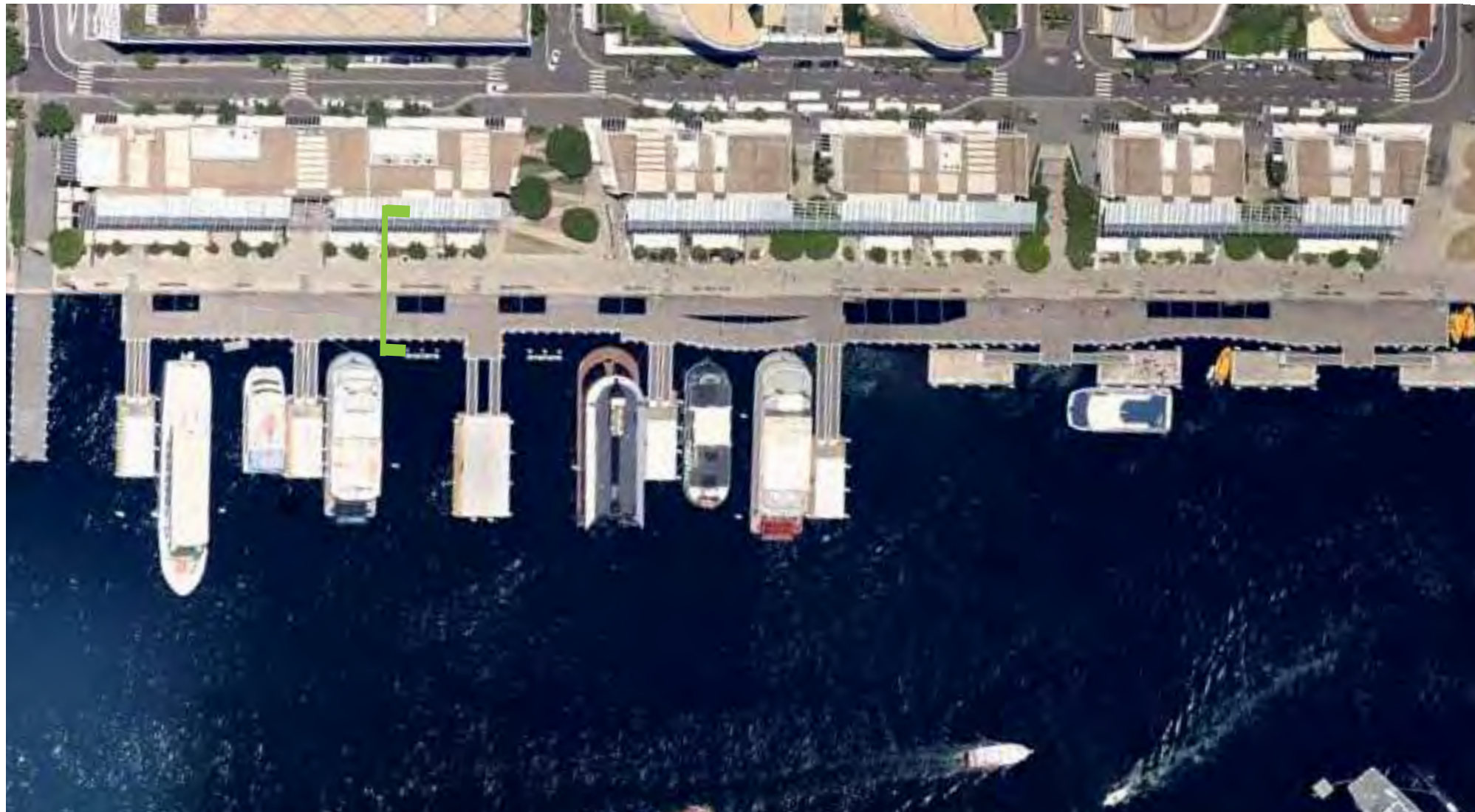
Water front promenade

### COMPOSITION:

- Flush paved area with furniture and tree edge
- Sunken deck promenade

### QUALITIES:

- Retail activated with residential on top
- Small restaurants at waters edge
- West facing
- Trees



ALL MEASUREMENTS ARE APPROXIMATE



21.06.2010

ASPECT|OCULUS



# WATER FRONT PRECEDENTS

## WOOLLOOMOOLOO FINGER WHARF, SYDNEY

### AVERAGE WIDTH:

10.0m plus large deck area to the south

### ACCESS:

Public and private adjacent residential at the northern end

### TPOLOGY:

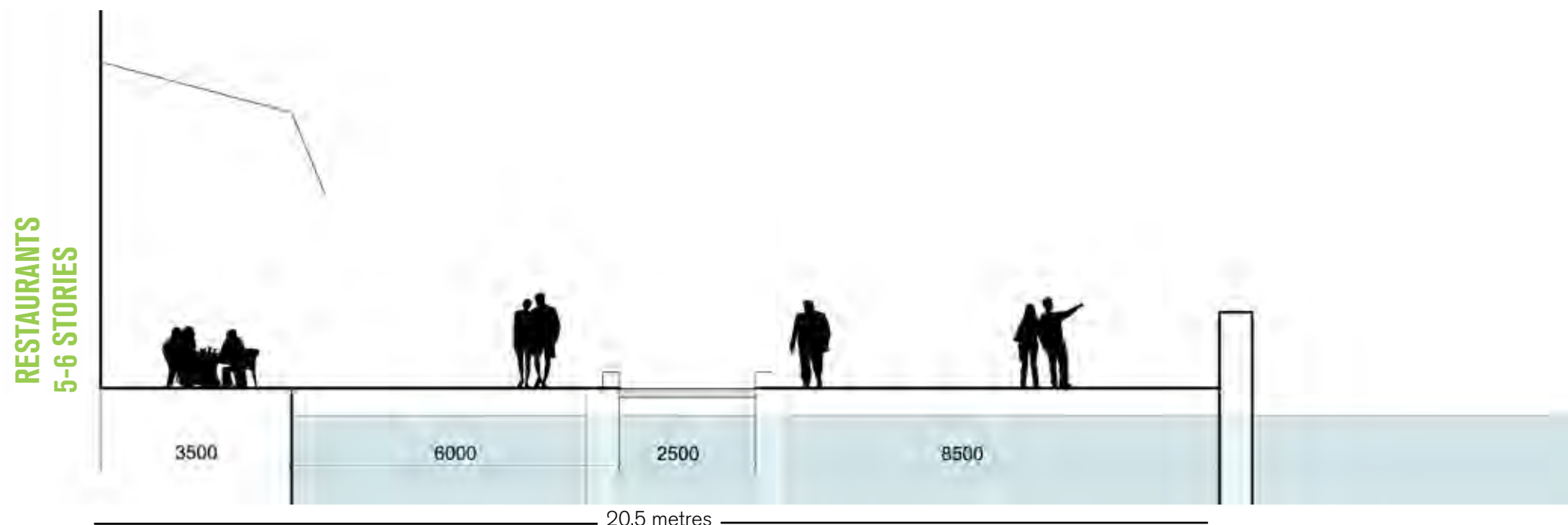
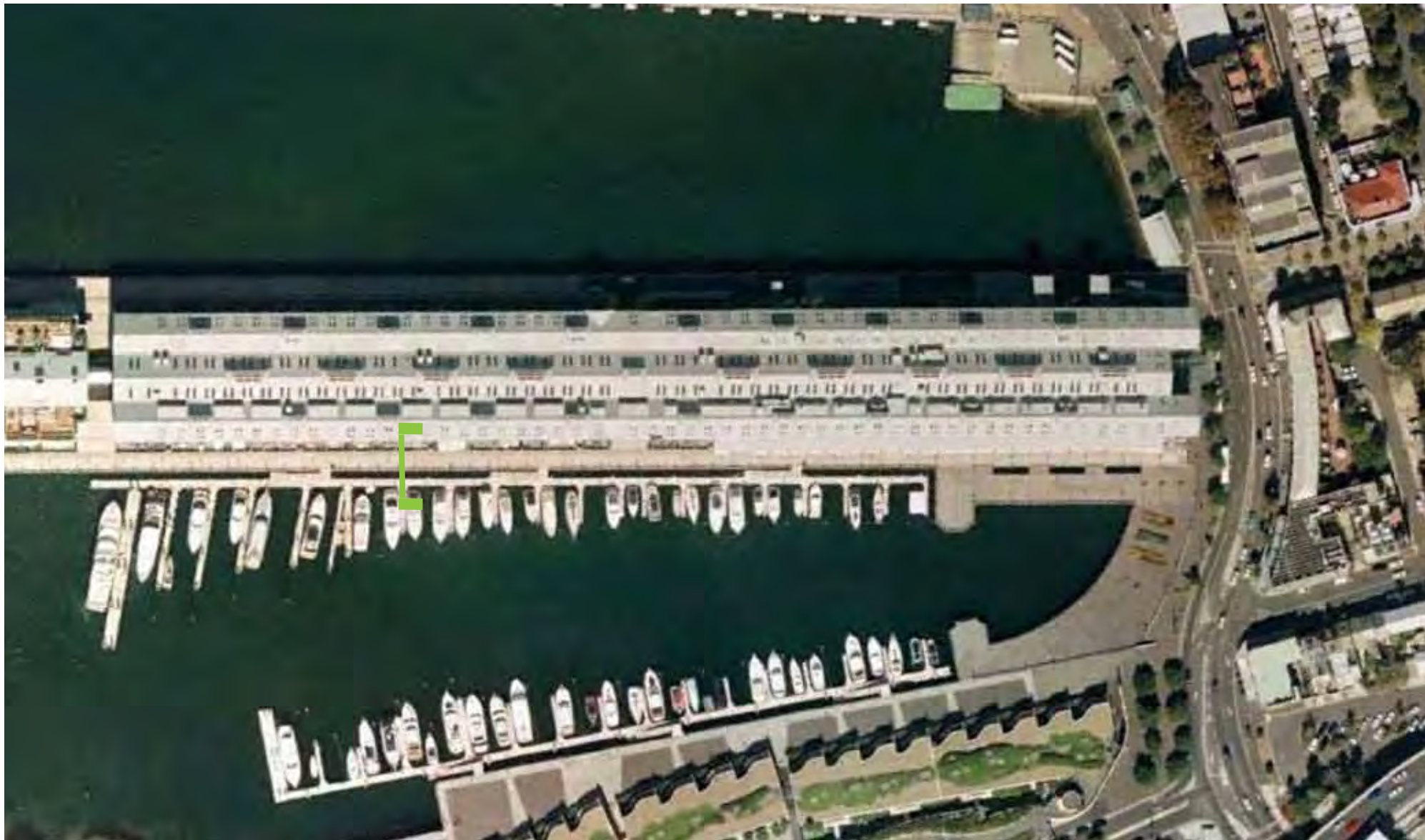
Water front promenade / pier

### COMPOSITION:

- Flush paved area with timber decks and private marina
- Heritage pier

### QUALITIES:

- Retail activated with hotel and residential
- Small restaurants at waters edge
- West facing



ALL MEASUREMENTS ARE APPROXIMATE



21.06.2010

ASPECT|OCULUS





# APPENDIX 3 – PUBLIC DOMAIN PLAN BARANGAROO SOUTH

## PUBLIC DOMAIN PLAN

# PUBLIC REALM PLAN



## Introduction

This document is intended to form the framework for the design and delivery of the public domain throughout Barangaroo South. All diagrams contained within this document are included for indicative purposes only. The final detailed design resolution of each of the public spaces and places will be developed using the principles contained in this Plan. The specific palette of materials will also be determined as part of the design development and detail documentation phases of the project.

The Barangaroo South Public Domain Plan forms 1 of 3 Public Domain Sub-Plans to the overarching Whole of Site Public Domain Plan. This report responds to the Public Domain Guidelines and Governing Principles For Design that are contained within the Whole of Site Public Domain Plan. It is intended that these reports be read as a suite of documents, to ensure that a consistent approach is achieved.

Barangaroo South forms the urban quarter of the greater Barangaroo. It will be a connected and dynamic new part of Sydney. Barangaroo South will have layers of activities and extraordinary things to do and see. It will belong to the people of Sydney and be a place for us all.

Barangaroo South provides significant opportunities to engage with the water's edge in an activated public realm which includes water front promenades, streets, lanes and parkland places.

Key to this will be ensuring that a range of principles are put in place that will give direction and inform the final design and form of the public realm and built form of Barangaroo South.

## Active Edges

Public space should be edged by active uses such as restaurants, retail, commercial and residential. This will greatly contribute the 'publicness' of the space and invite and encourage interaction throughout the course of the day.

## Permeability

The public domain should be permeable with pedestrian access a priority. It is important to recognise that all great public spaces are open and transparent and that as part of the journey pedestrians can move seamlessly throughout the public domain.

## Variety in Spaces

Providing a variety of spaces and places encourages flexibility of use. It is essential to have areas that range from being small and intimate to those that are expansive and cater for large gatherings, festivals and markets.

Barangaroo's relevance is contingent on the changes facing Sydney in the next twenty years. An intimate knowledge and understanding of these demographic, social and cultural shifts facing Sydney in 2030 will be a critical ingredient in making Barangaroo relevant.

Based on The Hornery Institute's collective experience, contemporary thinking and analysis of global benchmarks undertaken on behalf of Lend Lease for Barangaroo, it is possible to identify a series of critical success factors common to many successful waterfront destinations. These are captured as principles and key ingredients in the following.

## Public Art

Public Art is central to the success of the public domain at Barangaroo. A high level Public Art Strategy has been prepared by the Barangaroo Delivery Authority which sets out a guiding framework for Public Art including:

- The Strategy is designed to ensure the delivery of high quality and diverse art works and practice in the public domain of Barangaroo.
- It put forwards a process that will secure project specific artistic responses to Barangaroo as the precinct evolves. While this process secures quality and rigour it is also designed to support innovation and cross disciplinary endeavour.
- The strategy sits with the Public Domain Plan and will support the vision and principles enumerated within that plan.
- It is also a component of the larger Cultural and Community planning and programs, which will seek to meet the needs and aspirations of the Barangaroo community into the future.

## PRINCIPLES

**A City's waterfront is intrinsically a public asset and access to it is highly valued by the community**

- Authenticity is not negotiable – the heritage of the waterfront is connected to the story of the city and must be placed 'front and centre' in its ongoing image and identity;



- A shared community vision for public realm builds local ownership and reinforces the authenticity of the site and fosters genuine connections with its users; and
- It is necessary to build strong connections with the fabric of the surrounding neighbourhoods and leverage the local asset base.

**The signature of a ‘destinational’ project is its public realm: it must succeed from the ground up**

- Enable life beyond the ‘front door’ – the safe, stimulating and distinctive ground plane creates platforms for urban socialisation and shared experiences;
- A city waterfront achieves the highest degree of activation when it is clustered and networked incorporating a series of internal addresses that work together to create a diverse range of opportunity and experience at any point in time;
- The seamless integration of the waterfront with other precincts is also a pre-requisite to building the destinational brand of the city; and
- Intimacy and scale – creating a palette of places that enables users to ‘change gear’. The intimate connection of an individual to the waterfront (and the destination) can be as powerful as the ability to leverage the setting as a major venue.

**Creating an enduring destination is a story without an end**

- Appeal is rarely accidental and needs to be nurtured – it is a lifelong commitment and the job is never finished;
- Appeal develops incrementally over time— a staging strategy to ensure that the depth of appeal matures over time is critical;
- Always open and always on – creating an extended hours profile that puts people onto the street at least 18/7; and
- A long-term venture not a quick fix – each subsequent stage reinforcing the success of the previous development, realising long-term objectives independent from the influence of economic or political cycles.

**Focus on fine grain detail**

- Create synergy between high rise and ground plane to create a strong, instantly recognisable identity and an authentic sense of place;
- Tell the story through a dynamic public art program embracing, perennial ephemeral and installation strategies; reflecting the heritage and vision of the site;
- Draw on the water as an intrinsic element of the destinational signature and reflect it throughout the public realm;

Perspective - Southern Cove



- People are the critical success factor which means that Barangaroo must create reasons to visit and even more reasons to stay;
- Deliver a viable on-site community and extend the invitation to residents in the surrounding area and greater Sydney;
- Drive energy through the interplay of program, place making and partnership strategies;
- Deliver distinctive and authentic layers of activity and program for a range of audiences – meet the needs and exceed the expectations of the local residents and workforce;
- Delight the day out visitors and international tourist markets;
- Invest in signature infrastructure relating to recreation and/or entertainment to act as a people magnet - but make it best of breed;
- Place value on culture, knowledge and innovation and leverage it as a regional draw card – incorporate conferencing, education facilities and performance venues, exhibition spaces and understand the need to secure long term funding for content; and
- Create an enviable evening economy – capture the 7/11 market.

#### **A coherent movement strategy**

- That facilitates safe, easy access to, from and around the site as well as strong connections with other precincts;
- Strong place leadership and investment in a place brand;
- A robust concept plan led by a clear vision, that delivers balanced outcomes over time (commercial in proportion to community deliverables);
- Seamless integration between the current proposition and (proposed) future stages of the development;

#### **The City of Sydney's Sustainable Sydney - 2030 Vision proposes a Cultural Ribbon initiative.**

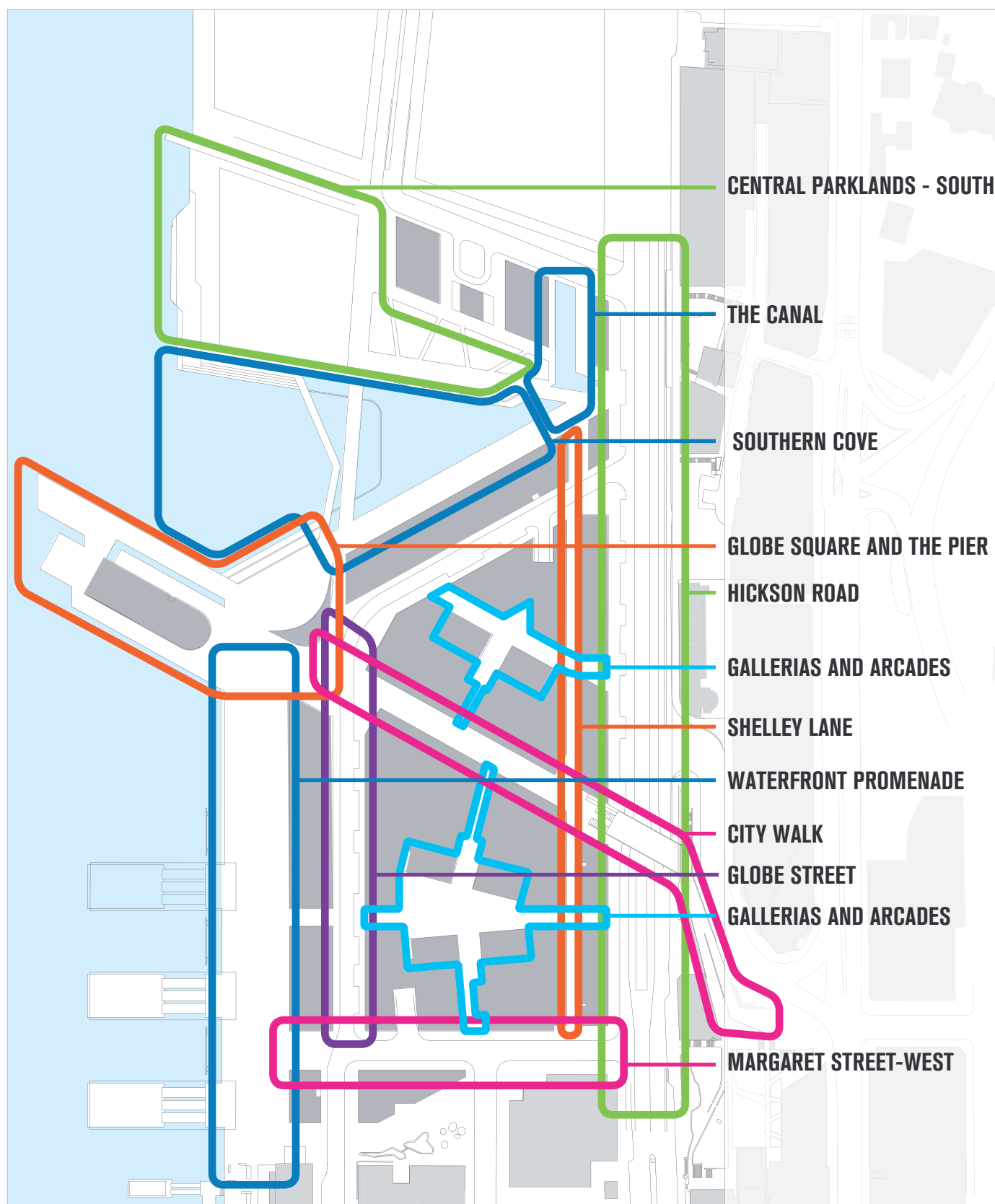
The Cultural Ribbon will support the city's identity with a Sydney harbour side cultural walking trail. The objective is to enhance Sydney's reputation for internationally recognised unique cultural experiences. Barangaroo will provide a missing link in the series of facilities and attractions that represent the current cultural ribbon.

The cultural ribbon will link Sydney's leading cultural landmarks along the harbour's edge, such as the Wharf Theatre, the MCA, the Opera house, Customs House and other cultural attractions. The cultural ribbon will focus on improved directional signage of Sydney's many cultural attractions in the city centre and form links to strengthen and support the cultural life of the city.

Perspective - Waterfront



# KEY PLAN - PUBLIC PLACES





## PRECINCTS

The public realm at Barangaroo South is a key platform for its destinational appeal and reflects its unique location between the 'high rise' and the harbour. Organised around a series of urban places and united by the Waterfront Promenade, each place provides a distinctive urban experience that changes throughout the day and the year. A series of organising principles link the network of precincts, places and spaces.

These destinations comprise a series of urban places that transition from high density urban to low or no density parkland north of Southern Cove and include the;

- Waterfront Promenade;
- Globe Square and The Pier;
- Southern Cove;
- Gallerias and Arcades;
- Shelley Lane;
- City Walk – Wynyard Connection;
- Globe Street;
- Margaret Street - West;
- Hickson Road;
- Central Parklands - South; and
- The Canal

This approach establishes a series of activity nodes and offers the opportunity to develop a cohesive, dynamic and diverse public realm.

# WATERFRONT PROMENADE

The Promenade is Barangaroo's main public pedestrian connection on the waterfront.

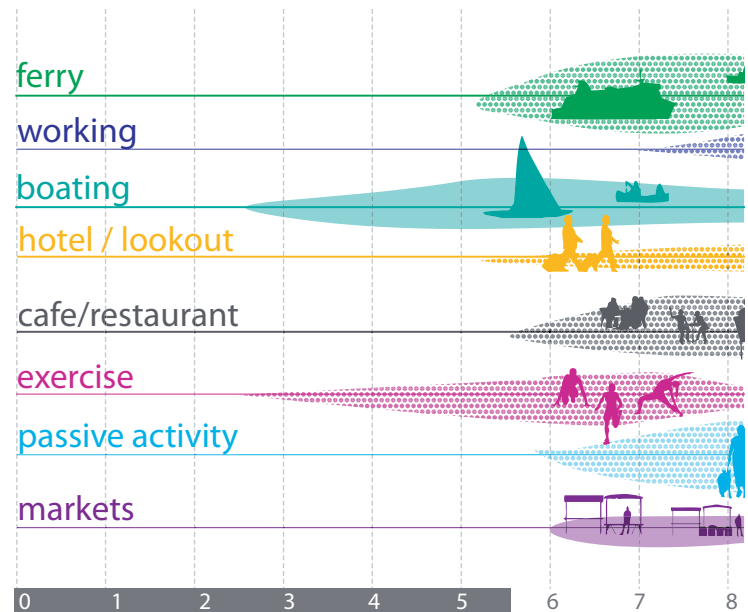
It connects King Street Wharf and Darling Harbour from the south and the Central Parkland and Headland Park to the north. It completes Sydney's Cultural Ribbon and is one of the world's great waterfront walks. This is the place where the city meets the Harbour offering an open invitation to those who seek out the best that Barangaroo South has to offer.

The Promenade will activate the many moods of the city and encourage the mingling of people from all walks of life. It will be anchored by landmarks that over time will become unforgettable icons and additions to the city skyline.

Edged by restaurants on the ground floor the Promenade contains a variety of relaxed, alfresco dining experiences. It will be a unique tree lined waterfront experience with a minimum of thirty metres between the water's edge and buildings.

Along the water's edge there is a ten metre wide unobstructed pedestrian zone that will allow people to promenade along the waterfront and take in the views, catch a ferry, or enjoy the sunshine.

24 hours at Waterfront Promenade



Precedents - Promenade dining, Groves of Trees and seating, Maritime Materiality



Southbank, Melbourne



Riva Split, Croatia