

06 Opportunities

Two types of projects are proposed to deliver on the Guiding Directions.

- Place-specific upgrade projects that aim to make physical improvements to particular parts of the precinct. Place-specific projects are identified either as **priority projects**, or **longer term project ideas**, reflecting priorities and issues out of the consultation and stakeholder engagement process.
- Precinct-wide overlay projects that address particular issues throughout the entire study area.

Following public exhibition of this document a **Preliminary** Implementation Plan will have been developed to outline priorities and timeframes for project delivery. Preliminary priorities have been developed for comment as part of this draft Plan. These preliminary priorities have been informed by community and stakeholder consultation, project cost estimates, land ownership and governance constraints **and submissions received to the draft Plan**. A summary of the preliminary implementation timeframes is provided below: **on the following page**.



Project opportunity	Timeframe
Martin Place short term upgrade works (public seating, commence tree planting and landscaping, commence paving infill , temporary seating program , kiosk strategy, outdoor dining, events guidelines)	Short term
Alfred Street upgrade , (Loftus to Phillip Street, including Scout Place)-upgrade	
Customs House Square upgrade	
Loftus Street north of Customs House Lane and Reiby Place upgrade	
Young and Phillip Street upgrades	
Martin Place medium term upgrade works (lighting upgrade, paving infill , Block 2 fountain renewal, steps and topography works and tree planting)	Medium term
Young and Phillip Street upgrades	
Loftus Street north (of Bridge) and Reiby Place	
Customs House Square	
Macquarie Place Park upgrade	
Farrer Place and Loftus Street south upgrade	
Richard Johnson Square upgrade	
Martin Place long term upgrade works (relocation of station and underground retail entries, Block 3 steps and topography works, remaining Block 4 works , Completion of tree planting)	Long term
Macquarie Place Park upgrade	
Jessie Street Gardens (completion of the water square)	
Pitt Street mall extension	
Gresham Street upgrade	

6.1 Place-specific upgrade projects

Place-specific upgrade projects focus on discrete areas within the precinct, and can be implemented independantly of other projects. Projects have been preliminarily identified as either short, medium or long term projects, based on community and stakeholder consultation, ease of delivery, stragic potential, Council control and preliminary cost estimates. The intention is that these priorities will be reviewed following the public exhibition of this Plan, and will result in a project Implementation Plan.

The intention is that many of these projects may be undertaken by private development as part of public domain development conditions, or through Voluntary Planning Agreements.

Council has engaged consultants to test and develop these priority projects, in consultation with government, stakeholders and the community.

Gehl Architects have developed the 'Martin Place Urban Design Study' providing detail Martin Place short, medium and long term projects. This can be found at **Appendix A** to this plan.

HASSELL have developed concept designs for the remaining short and medium term projects in their 'City North Streetscapes and Spaces Study'. This can be found at **Appendix B** to this plan.

The key project opportunities of each of these studies have been captured within this Plan, however detailed analysis, testing and recommendations are contained within the body of each Appendix report. [The studies have informed the principles underpinning this plan, and for each space. Concept designs shown in this Plan are subject to change in design development.](#)

Short term projects

These projects address current issues such as changes to traffic and transport arrangements resulting from the light rail project, changes to streetscapes resulting from private development, pedestrian safety, park wear and tear, and allow Council to provide timely input to State Government and private development projects in the area. Short term projects can be commenced within 2 years, and include:

- Martin Place short term upgrade works (public seating, commence tree planting and landscaping, [commence paving infill](#), [temporary seating program](#), kiosk strategy, outdoor dining, events guidelines)
- Alfred Street [upgrade](#) (Loftus to Phillip Street, including Scout Place)-upgrade-

- ~~Customs House Square upgrade~~
- Loftus Street north of [Customs House Lane](#) and [Reiby Place](#) upgrade
- ~~Young and Phillip Street upgrades~~
- [Upgrade to Jessie Street Gardens \(green areas and memorial works\)](#)

Medium term projects

Medium term projects are those which can be commenced within 2-5 years. They generally require additional exploration due to their complexity, heritage status, land ownership or contractual/leasing arrangements, or interface with medium term stakeholder or government projects. Medium term projects include:

- Martin Place medium term upgrade works (lighting upgrade, [paving infill](#), Block 2 fountain renewal, steps and topography works and tree planting)
- [Young and Phillip Street upgrades](#)
- [Loftus Street north \(of Bridge\) and Reiby Place](#)
- [Customs House Square](#)
- [Macquarie Place Park](#) upgrade
- Farrer Place and Loftus Street south upgrade
- Richard Johnson Square upgrade

Longer term project ideas

Issues and ideas have been identified by Council, stakeholders and the community for longer term investigation. These project ideas require additional exploration and consultation to test their feasibility and scope. They are identified for future investigation but not developed in detail as part of this plan. They may rely on coordination with long term infrastructure projects (e.g. Sydney Metro). It is anticipated these projects would commence outside a 5 year timeframe. Longer term project ideas include:

- Martin Place long term upgrade works (relocation of station and underground retail entries, Block 3 steps and topography work, [remaining Block 4 works](#), completion of tree planting)
- [Macquarie Place Park upgrade](#)
- Pitt Street mall extension
- Gresham Street upgrade

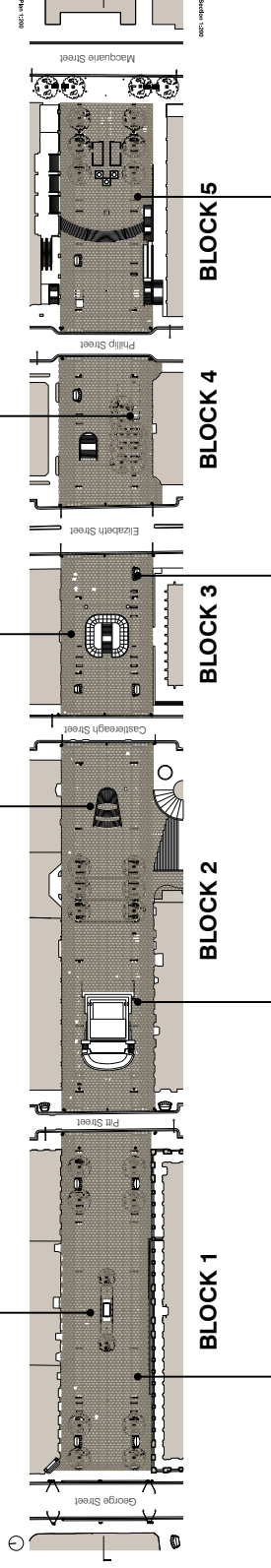


City North place specific upgrade projects

Martin Place

currently

Martin Place is arguably Sydney's most important urban plaza. It holds both civic and ceremonial significance as home to the GPO and the Cenotaph. It provides an important east west connection between George Street and Macquarie Street, and beyond to the Domain. It is one of the few urban spaces in Sydney able to host significant events. Many of the buildings lining Martin Place are the subject of current and planned upgrades, reinforcing the high architectural quality of the place. The public domain was last upgraded prior to the Sydney Olympics in 2000.



Martin Place existing plan and site photographs

Issues

- long, narrow dimensions
- space physically divided by cross-streets and visually by the height of the fountain
- formal and mono-functional
- inadequate seating and landscape
- limited activation
- pedestrian pinch points generated by large fountain
- thoroughfare rather than destination
- cluttered, varied quality elements
- steep topography in some blocks
- many events of varying quality can dominate the space, amphitheatre no longer meets event needs

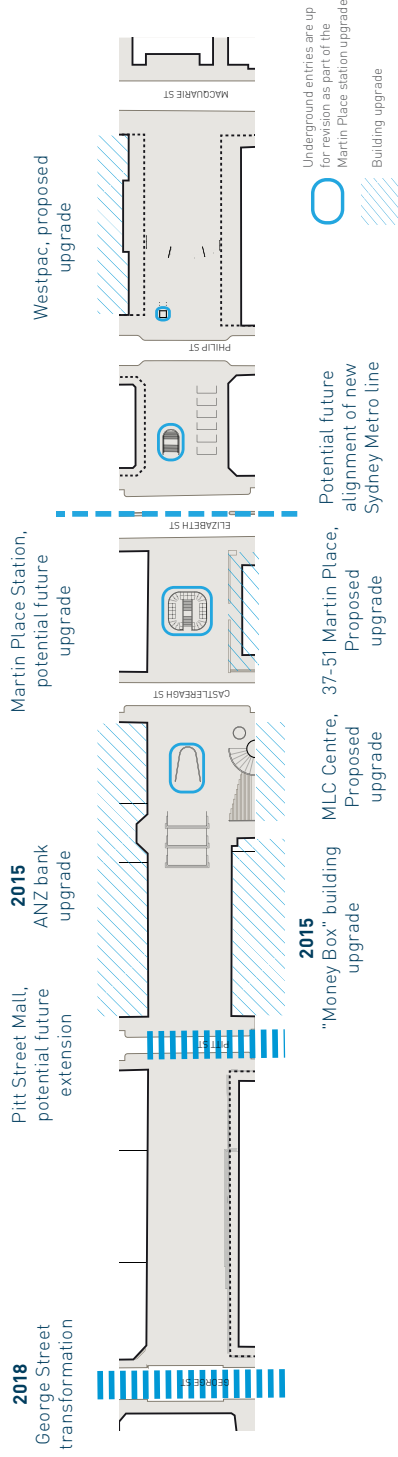
Martin Place **currently**

Planned changes affecting Martin Place

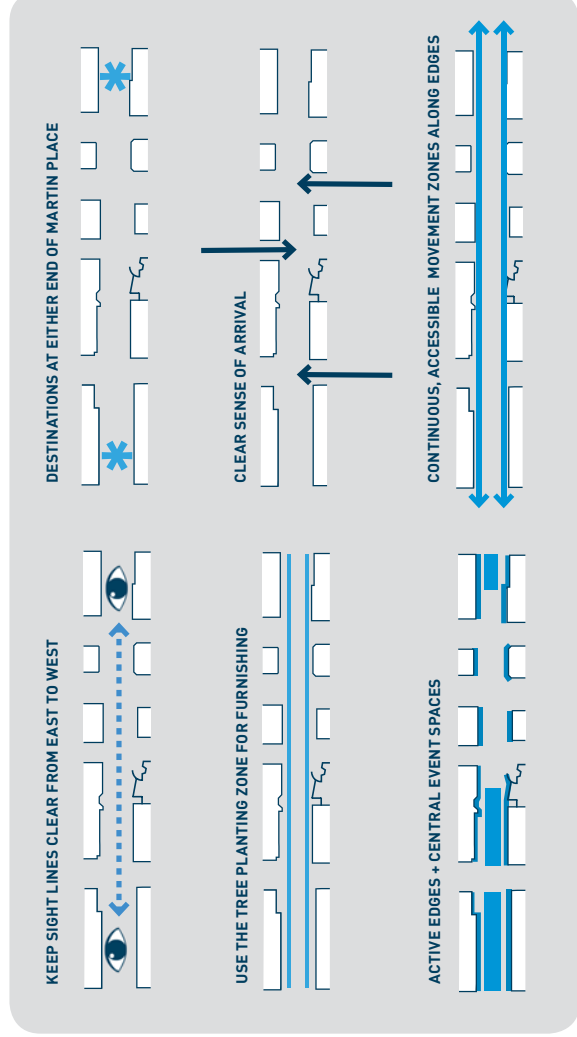
- George Street transformation & light rail (2018). George Street will be closed to through-traffic adjacent to Martin Place.
- Sydney Metro (2024). A new metro rail station will be constructed underground at Martin Place, to interchange with the existing heavy rail station.
- Martin Place train station upgrade. In coordination with the metro project, the existing underground station will be upgraded in the future.
- Significant existing and future private development, as shown on the adjacent plan.

Vision for Martin Place

- a people place
- abundance of seating
- a great space for dining
- a quality event space
- beautiful lighting
- luscious green
- inspiring water and art
- great paving throughout



Planned changes affecting Martin Place (Gehl Architects, *Martin Place Urban Design Study* 2015)



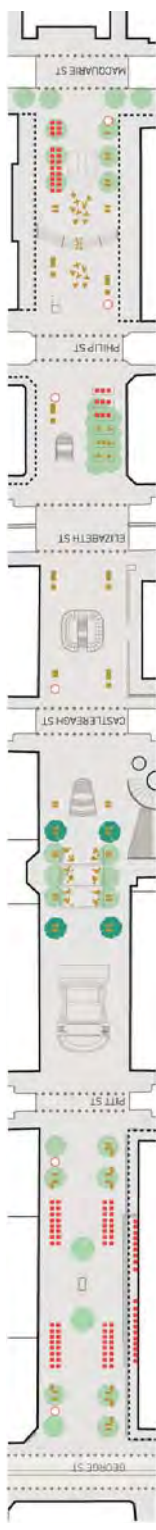
Guidelines for Martin Place (Gehl Architects, *Martin Place Urban Design Study* 2015)

Martin Place

proposals - short term

Landscape

- introduce a coherent avenue of deciduous trees to soften the formal feeling of the space and provide shading in summer
- plant trees in the ground wherever possible. In blocks with underground infrastructure this may not be possible until redevelopment occurs. In the short-medium term, planters can be used to introduce soft landscaping to these blocks. Low level planting can be provided in planters where soil depth for a tree cannot be achieved.



Martin Place short term proposals (Gehl Architects, *Martin Place Urban Design Study* 2015)



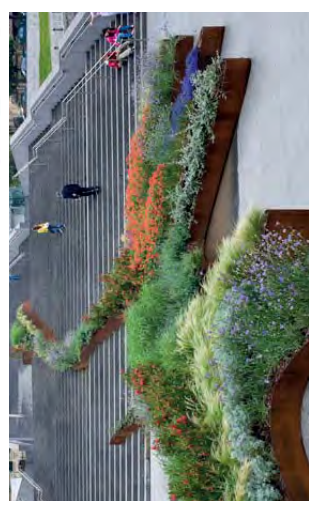
Preferred option: Trees in situ. Due to limited soil this is how-ever hard to achieve with the current configuration of Martin Place. La Rambla, Barcelona, Spain

Landscape vision

(Gehl Architects, *Martin Place Urban Design Study* 2015)



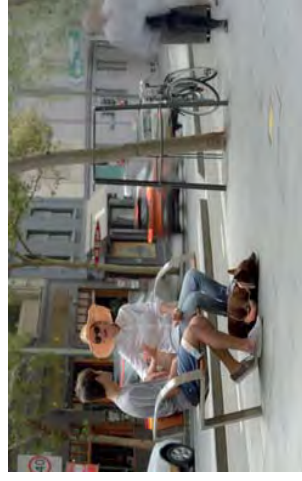
Alternative: Combination of seating and landscaping in planter box. Beethovenstraat, Amsterdam, Netherlands.



Alternative: Integrate landscaped elements as part of stairs or as stand alone elements, like e.g. Living Colour. The garden that climbs the stairs by Balmori Associates, public stairs in Bilbao, Spain

Public seating

- provide a large number of benches, located within the tree planting zones to maximise useability of open areas
- provide flexible (moveable) seating in central areas, this can be removed for larger events
- provide seating integrated with planters (where trees cannot be planted in ground)



The Sydney public bench.

Public seating types

(Gehl Architects, *Martin Place Urban Design Study* 2015)



Landscaped seating that takes up the topography and adds low level greenery to the space. Delft, Netherlands



Provision of flexible seating alternatives. Times Square, New York, USA.

Martin Place proposals - short term



Cane chairs with wooden tables and white umbrellas with wooden structure offer a coherent experience for the users. Copenhagen, Denmark



Unified paving to the entire crossing zone, which should be differentiated from pavement areas. Oxford Circus, London



The crossing zone is a mix of different types of pavers, but all of the same material and colour. Malmö, Sweden

Outdoor dining precedents (Gehl Architects, *Martin Place Urban Design Study 2015*)

Paving infill over crossings (Gehl Architects, *Martin Place Urban Design Study 2015*)

Outdoor dining

- amend outdoor dining policy to allow outdoor dining where appropriate in Martin Place
- establish guidelines for quality, look and feel of outdoor dining

Paving infill & crossings

- repair and clean existing paving as required
- investigate flush continuous paving across intersecting streets (for example using the a detail similar to streets crossing the George Street pedestrianised area)
- improve pedestrian priority at crossings by increasing crossing time and decreasing waiting time

Kiosk strategy

- reduce the number of kiosks and distribute them evenly throughout the space (as shown overpage)
- locate coffee/snack outlets in connection with moveable seating
- locate kiosks in line with trees to maintain clear central corridor
- investigate a new kiosk design to suit the siting and character
- refer to Appendix A for additional strategies

POP UP KIOSKS_ TEMPORARY LEASES



Open air library. Austria



Café structure. 1 Blidah Street. Sweden



Café structure. 2 Philito Street. Sweden



Minimalistic bakery. San Francisco. US

Martin Place

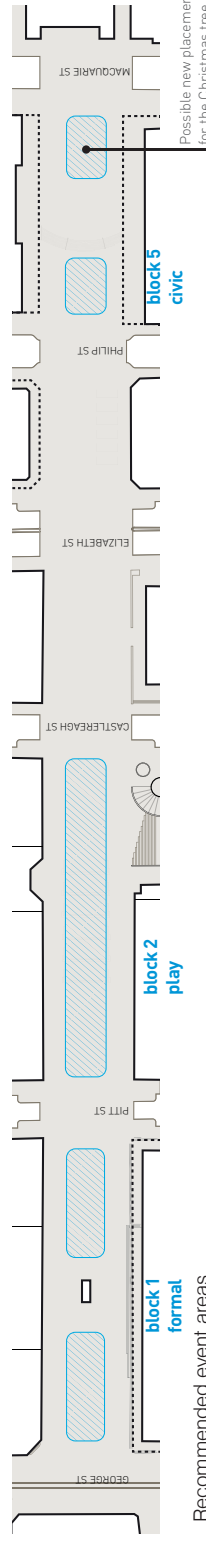
proposals - short term

Events guidelines

Develop event guidelines for Martin Place to inform a City-wide events strategy. Ensure guidelines are in keeping with the following principles:

- Focus events in Blocks 1, 2 and 5, contained within the footprints indicated adjacent, and on detailed plans (refer to Appendix A)
- Ensure that all events provide a contribution to the cultural life of the City
- Ensure that events are consistent with the character of Martin Place and their specific location
- Encourage more curated events
- Offer events for a wide audience – ensure variety. Offer more events for children and younger audiences
- Ensure that event infrastructure is high quality, including barriers, signage, temporary structures etc.
- Minimise the visual impact of signage and branding
- Consider the acoustic impact of events on surrounding buildings and uses

Increase wayfinding and legibility to the Domain to encourage more and larger events there, reducing pressure on Martin Place.



Recommended event areas
(Gehi Architects, *Martin Place Urban Design Study 2015*)



Cultural events, and in particular, concerts and performances are one of the most preferred events. Jazz concert, Copenhagen

Event precedent images
(Gehi Architects, *Martin Place Urban Design Study 2015*)



Invite all age groups



Evening events to activate the space after dark

Martin Place

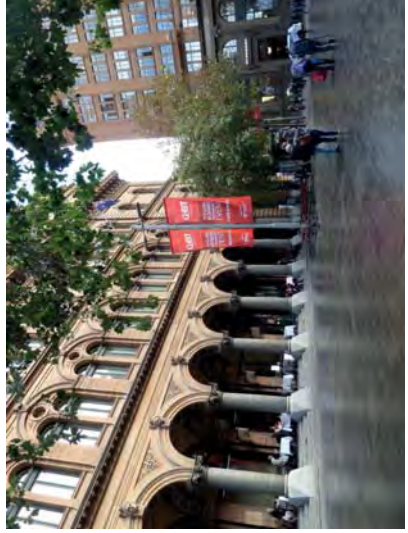
proposals - short term



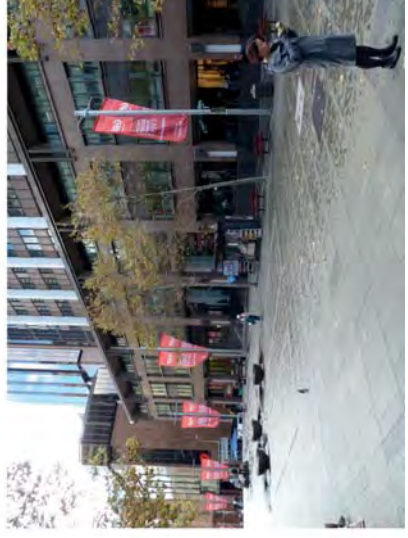
PROPOSED indicative view - looking southwest toward the GPO
(Doug & Wolf 2015)



PROPOSED indicative view - looking northwest toward 60 Martin Place
(Doug & Wolf 2015)



EXISTING view - looking southwest toward the GPO



EXISTING view - looking northwest toward 60 Martin Place

Martin Place

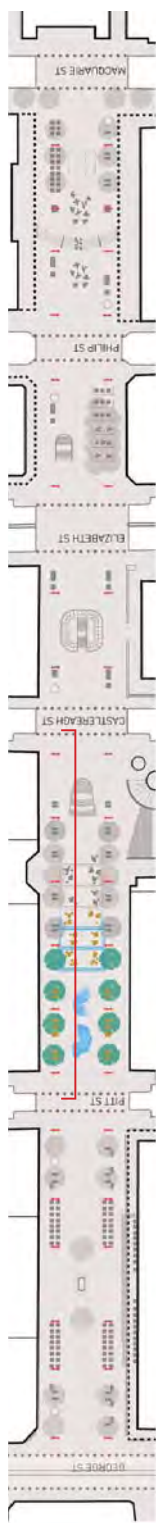
proposals - mid term

Fountain renewal

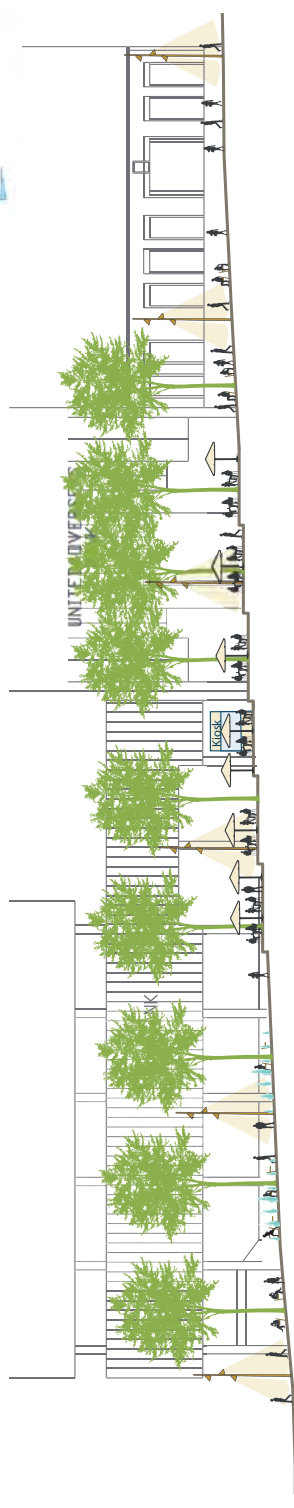
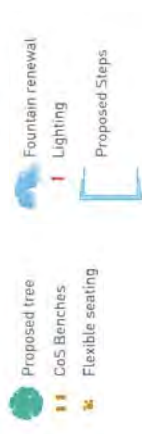
- maintain the importance of water elements in Martin Place and review the design of the Lloyd Rees fountain
- introduce an interactive water feature that invites children to play
- provide a water feature that is flexible and does not create a barrier, and can be turned off to extend useable space during special events and gatherings

Steps and topography works

- remove amphitheatre in coordination with the revised fountain design, and extend paving and steps in Block 2
- introduce new terraced steps in blocks 3 and 4 in coordination after the removal of underground entries (long term)
- maximise even surfaces for events and seating/dining opportunities, providing maximum flexibility for the space



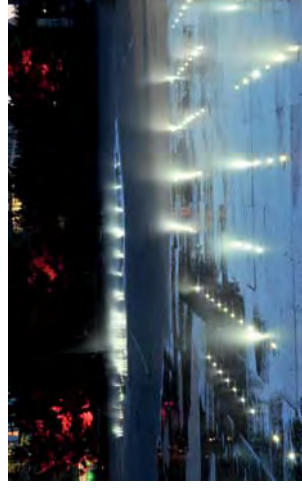
Martin Place medium term proposals (Gehi Architects, Martin Place Urban Design Study 2015)



Proposed new water feature.



Create three more plateaus. Extension of the existing landscape - this will create secondary seating on the steps. The idea is also to increase the flat surface where events can take place or movable furniture can be placed.



When lit up at night, water jets create an ethereal atmosphere



Water jets as an interactive and playful element.

Martin Place proposals - mid term



PROPOSED indicative view - looking east from Pitt Street
(Doug & Wolf 2015)

Lighting

- upgrade lighting to celebrate the grand facades of the heritage buildings and support a perception of safety throughout Martin Place
- removal of banners in line with the recommendations of Martin Place Urban Design Study 2015, 'due to their visual dominance over the space'



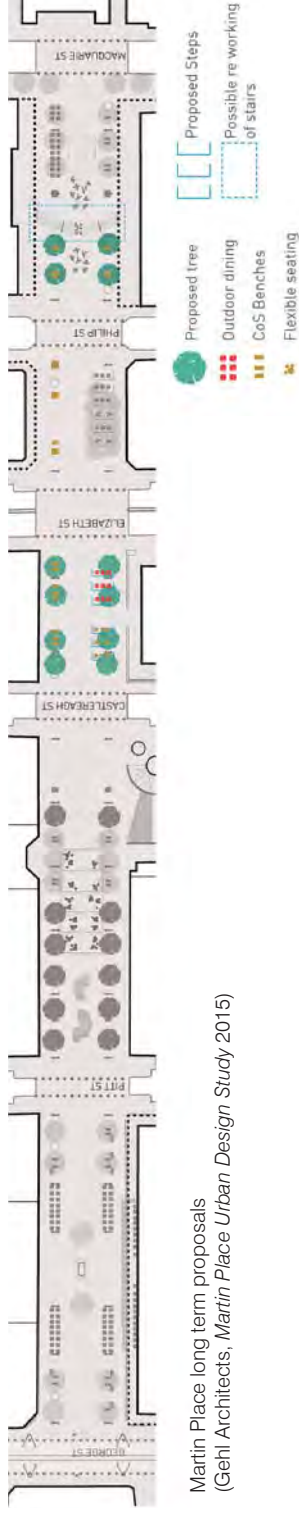
EXISTING view - looking east from Pitt Street

Martin Place

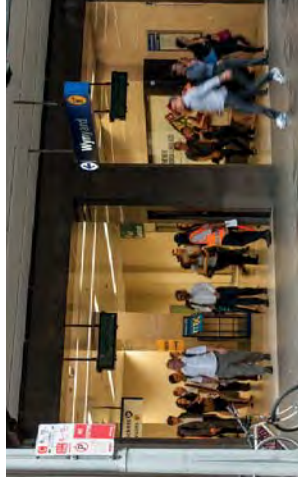
proposals - long term

Relocation of entries to station and underground retail

- integrate all station entries within development to increase space for pedestrian use at surface level. Entry portals at surface within Martin Place to be minimised.
- provide access to existing underground retail via new station entries. Where not possible, staircases to underground retail should be minimised and no additional infrastructure added at surface level.
- provide input to the design of the Martin Place Metro station and revised train station, to increase soil areas for more trees, and increased activity at ground level.



Martin Place long term proposals
(Gehi Architects, *Martin Place Urban Design Study* 2015)



Entry to Martin Place train station could be relocated to building frontages.
Wynard Station, Sydney



The entry to the underground retail could be minimized or potentially relocated.

Martin Place proposals - long term



EXISTING view - looking northeast from
Castlereagh Street

PROPOSED indicative view - looking northeast
from Castlereagh Street
(Doug & Wolf 2015)

Alfred Street (incl. Scout Place) currently

Currently Alfred Street is a patchwork - a lack of cohesive public space due to the various infrastructure corridors through the space, which are separating the public spaces. Alfred Street is already closed between Loftus and Young Streets, resulting in a discontinuous street. The disjointed spatial experience of Alfred Street is emphasised by the different strategies for tree planting and public domain elements used in each block.

Issues

- disconnected space separated by cross streets and road closures
- individual blocks reinforced by tree planting approach
- mixed tree species and condition
- wide variety of public domain elements adding to clutter of space

Planned changes affecting Alfred Street

- The Sydney Light Rail terminus is to be located in Alfred Street between Pitt and Loftus Streets. The light rail works (by Transport for NSW) will include:
 - Closure of Alfred Street to traffic between Loftus and George Street; closure of Pitt and Loftus Streets at Alfred Street;
 - Removal of the northern row of Plane trees between George and Pitt Streets, and the row of Plane trees immediately south of the existing Alfred Street between Pitt and Loftus Streets;
 - Raised light rail platforms either side of the new light rail tracks; and
 - Introduction of continuous granite paving throughout new public domain areas
- Approved podium upgrade works to 1 Macquarie Place (Gateway building), including introduction of new upgraded retail/food & beverage tenancies fronting Alfred Street.
- Planned upgrade to 33 Alfred Street (AMP building) to create a world-class office space connected through to the AMP Quay Quarter development.



Alfred Street existing photo showing double row of trees between Pitt and Loftus Street (HASSELL City North Streetscapes & Spaces Study 2015)



Alfred Street existing photos



Alfred Street (incl. Scout Place) proposals

05 Master Plan
Alfred Street inc. Custom House Square and Scout Place

Option 1 - Preferred Option
A new avenue



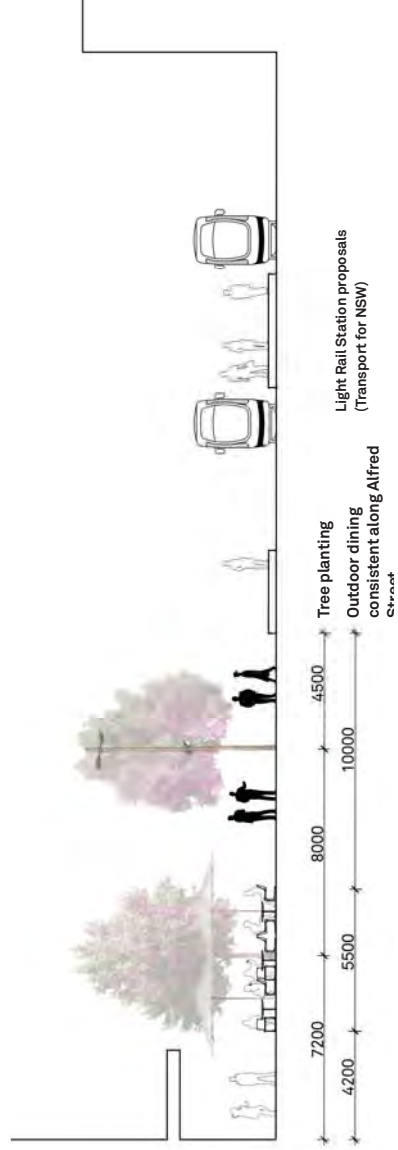
Plan - Alfred Street proposed concept design
(HASSELL City North Streetscapes & Spaces Study 2015)

Key

1. Light Rail station proposal (Transport for NSW).
2. Tree planting and outdoor dining consistent along Alfred Street.
3. Flush and paved pedestrian area.
4. Water Mark applied to paving.
5. New double row of trees requires further consultation with RMS & TfNSW.
6. Customs House Square, paving retained and outdoor dining reconfigured to Co-S Outdoor Dining Guidelines.

The objective is to link Alfred Street to a wider vision of the "Water Square", creating a cohesive, connected space along the length of Alfred Street and tying Alfred Street and its associated spaces with Circular Quay.

- Consistent tree planting along Alfred Street including preferred option to recreate the existing ~~at~~ new-double row of trees between Pitt and Loftus Streets (following the removal of one row of existing trees by the Light Rail project)
- Continuation of Alfred Street tree avenue alignment ~~across to~~ to Scout Place to contribute to visual connectivity of the Water Square
- Flush and paved pedestrian area at the northern end of Loftus Street and north of Customs House Square
- Granite setts in carriageway between Phillip and Young Street (requires further consultation with RMS & TfNSW)
- Outdoor dining zones identified, and Circular Quay recommended for inclusion as a special area in the revised City of Sydney Outdoor Dining Guidelines



Section - Alfred Street proposed concept design
(HASSELL City North Streetscapes & Spaces Study 2015)

Customs House Square

currently

Customs House Square is the forecourt to one of Sydney's most significant heritage buildings, and an important public gathering and events space in its own right. It is currently separated from surrounding spaces by roads to the east and west, and by a stepdown to a closed portion of Alfred Street to the north. The square is defined by rows of Chinese Elms and large outdoor bar/cafe tenancies flanking the east and west sides of the space.

Issues

- Heavy, permanent outdoor cafe structures dominate the space
- Existing trees, some in poor condition
- Space cluttered with bins, barriers, bollards
- Significant event use including major events

Planned changes affecting Customs House Square:

- Light rail terminus to the west in Alfred Street
- Closure of Loftus Street at Alfred Street as part of light rail project
- Future Customs House event guidelines focusing on cultural and creative events



Customs House Square - existing configuration



Customs House Square - existing configuration



Outdoor dining precedent examples (HASSELL City North Streetscapes & Spaces Study 2015)



Moveable public furniture (HASSELL City North Streetscapes & Spaces Study 2015)

Customs House Square

proposals



Customs House Square proposed concept design - plan
(HASSELL City North Streetscapes & Spaces Study 2015)



Section A-A
Customs House Square - Alfred Street

Customs House Square proposed concept design - section
(HASSELL City North Streetscapes & Spaces Study 2015)

Key

1. Existing Customs House Square paving to be retained.
2. New granite paving - flush with pavement.
3. Granite setts or similar.
4. New tree planting.
5. New outdoor dining configuration and materials as per CoS Outdoor Dining Guidelines.
6. Building frontage improvement - The Paragon
7. Projection opportunity.
8. Moveable furniture.



Before



After

Customs House Square illustrative montage
(HASSELL City North Streetscapes & Spaces Study 2015)

The objective is to create a cohesive and robust public domain backdrop to one of Sydney's most important historic, cultural and social interchanges. Critically the objective is to link Alfred Street to a wider vision of the "Water Square" tying Alfred Street and its associated spaces with Circular Quay.

- Editing the space back to create a singular space with the remainder of Alfred Street (that will ultimately extend to the waters edge of Circular Quay)
- Removal of obstructions to pedestrian movement, and consolidation of outdoor dining
- Removal, where possible, of kerb lines and creating flush walking surfaces across the space
- Consolidation of the tree planting linking Customs House Square, Scout Place and remainder of Alfred Street
- Improve quality of outdoor dining infrastructure by creating a Circular Quay Special Precinct in the City's revised Outdoor Dining Guidelines
- Long term vision to review and limit permanent outdoor dining structures following completion of existing tenancy leases.