



Appendix B

City North streetscapes and spaces study

Architecture
Interior/Design
Landscape Architecture
Planning
Urban Design

Australia
China
Hong Kong SAR
Singapore
Thailand
United Kingdom

CITY NORTH STREETSCAPES AND SPACES

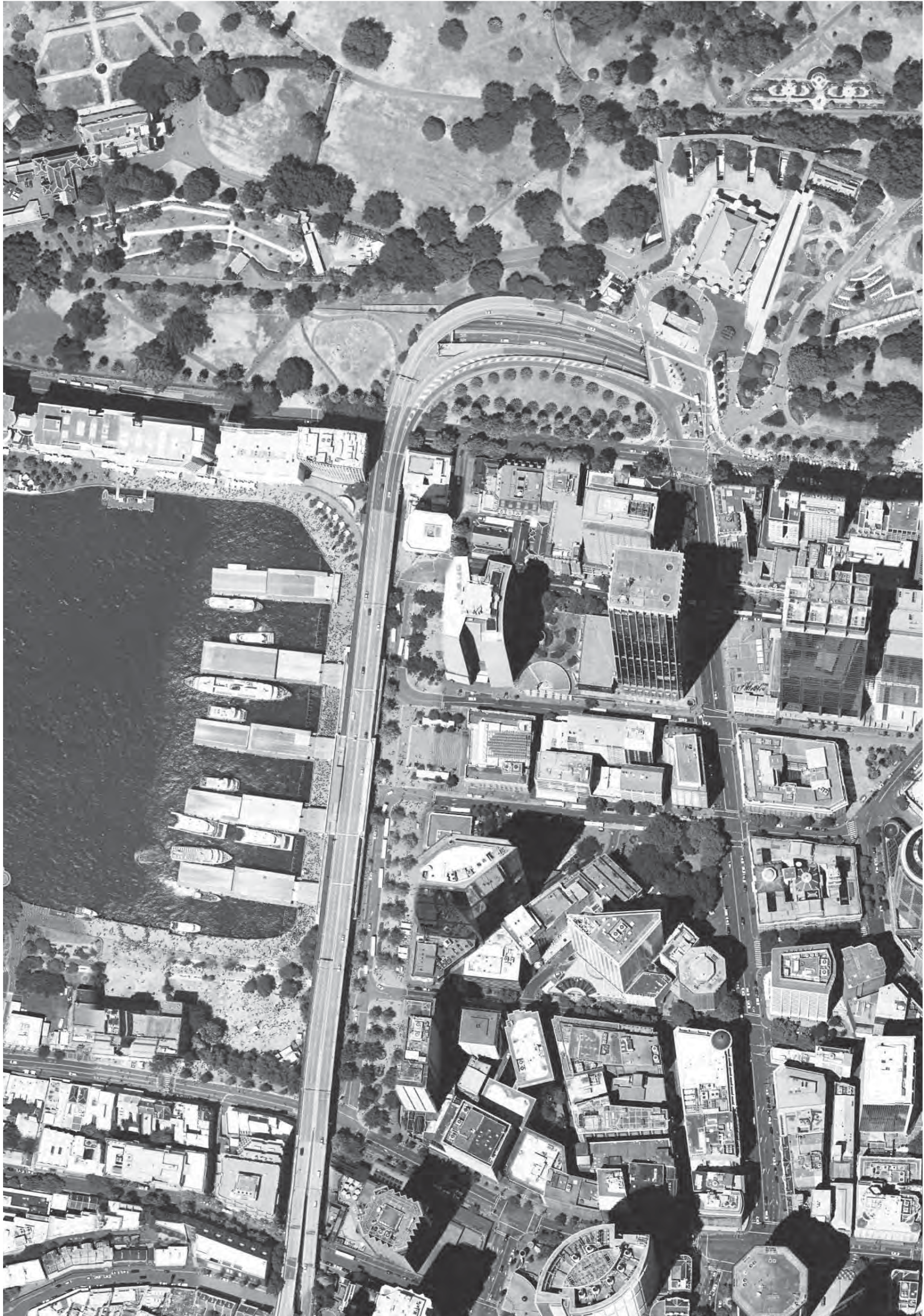
Concept Design Report

Prepared for City of Sydney
August 2015

HASSELL



(SYDNEY)



Contents

Section

01 Project Scope and Objectives	01
02 Project Vision	02
03 Four Project Drivers	04
04 Master Plan Strategies	07
05 Master Plan	23
06 Project Opportunities	30

Appendices

Traffic and Transport	56
Heritage	58

Cover Image

View of Macquarie Place, Sydney, 1855?
Image source: <http://acrms.l.nsw.gov.au/item/itemLarge.aspx?itemID=982594>

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01 Project Scope and Objectives

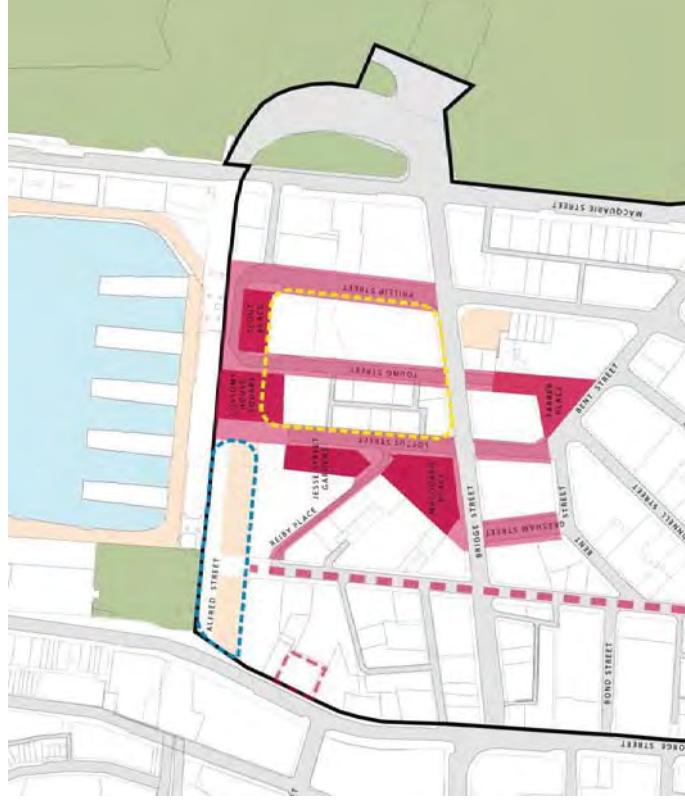
The northern part of the City Centre is undergoing significant changes, with many public infrastructure and private development projects underway.

These include:

- The construction of light rail and associated changes to the bus network and infrastructure;
- The planning and future construction of the Pitt Street cycleway;
- Private development projects, including the AMP Quay Quarter, Gateway building, the APDG site, and several major projects within Martin Place; and
- Sydney Harbour Foreshore Authority's draft program for renewal of Circular Quay.

This project aims to identify improvement opportunities possible within the existing/currently planned street alignments for the short term, as well as establishing a long term vision for these streets and spaces based on the assumption of fewer bus stops and movements in the long term, post-light rail constructions.

Source_Project Brief



02 Project Vision

"Where the City meets the water"

"It is almost impossible to imagine the quiet wooded valley of the Tank Stream as it flowed into Sydney Cove in January 1788. The scale of the Central Business District's massive office towers has almost completely obliterated the original landform."

Source: Benson, D and Howell, J. Taken for Granted: The bushland of Sydney and its suburbs (1990)



Concept illustration - "It is almost impossible to imagine the quiet wooded valley of the Tank Stream..."

02 Project Vision

Where The City meets The Water

Sydney is a city full of stories, most of which have their origin in this part of the city. It is the historic birthplace of the city and the city structure. It is a place rich in poetic references. From the shifting line of the shoreline, to the city's first town square created by Mr and Mrs Macquarie, there are a myriad of opportunities to celebrate this heritage and at the same time clear the space to be a truly international place for the people and activation.

The vision for this project is to celebrate the unique location through the water mark, a notional line that defines the watery space from the city. This is born out of investigations of the shifting Circular Quay shoreline and its gentle back and forth evolution.

Using this as a guiding vision this project refines these key city spaces and streets into an uncluttered, legible, and world class civic space.

TRACING THE SHIFTING SHORELINE AND THE CREATION OF THE WATER MARK

- 01 1788
- 02 1802
- 03 1807
- 04 1822
- 05 1836 (The Water Mark)
- 06 1854
- 07 CURRENT



Concept illustration - The Water Mark - Shifting Shorelines

03 Four Project Drivers

Four Project Drivers

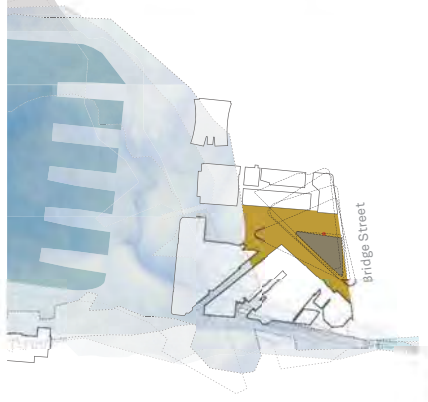
There are four clear and concise drivers that have guided the development of this study. Each driver builds upon the next to deliver a holistic and cohesive approach to the area that looks beyond the project boundaries and ensures the spaces sit comfortably in the city as it is now, how it is proposed to be, and catalyses future projects such as The Water Square.

03 Four Project Drivers



'CLEAR THE WAY' FOR GEHL'S SQUARE

"Where the city meets the water."
Create a unified square from the buildings edge to the harbour.



RE-MAKING SYDNEY'S FIRST TOWN SQUARE

Extend the square to the surrounding building frontages.
Reveal and celebrate the myriad of heritage monuments and artefacts.



CREATE AN OPEN, PERMEABLE PEDESTRIAN EXPERIENCE

Strengthening the north - south streets, clearing streets of clutter and reinforcing palm tree planting.
Encouraging east - west permeability through green laneways, streets and spaces.



MAKING CITY GARDENS

The creation of a series of beautiful, city garden spaces.
Immersive, green spaces in contrast to the cities civic spaces.



04 Master Plan Strategies

FOUR OVER-ARCHING MASTER PLAN STRATEGIES

Streetscapes and Paving

Simplification of the streetscapes through rationalisation of kerb alignments, consolidation of carriageway widths and intersection geometries to win back valuable footpath space for pedestrians and create key pedestrian priority areas.

Tree Planting

A bold and deliberate tree planting rationale for this part of the City. Rationalisation of tree planting in line with City of Sydney Tree Master Plan. Removal of poor quality species, relocation of some species and planting of new trees.

Dining and Activation

A suggested consolidation of outdoor dining throughout the precinct in line with the City of Sydney Outdoor Dining Guidelines. Consistent dining furniture and reduction in the amount of fixed and permanent infrastructure.

Making City Gardens

Creating a series of engaging and beautiful city gardens that are green interventions into the city as a counter to the civic fabric of the city.

04 Master Plan Strategies

Streetscapes and Paving

This strategy proposes the simplification of streetscapes through rationalisation of kerb alignments, consolidation of carriageway widths and intersection geometries to win back valuable footpath space for pedestrians and create key pedestrian priority areas.

Specifically this study proposes the creation of two key pedestrian priority areas.

- A. The Water Square - a singular flush surface without kerbs along Alfred Street.
- B. The transformation of Loftus Street into a singular shared zone from Bent Street to the Quay.

Loftus Street

- _ An important connection between the sandstone heritage buildings of Bridge Street to Customs House and Circular Quay.
- _ Northern end dominated by bus layover and movements.
- _ Narrow footpaths along length.
- _ Mix of tree planting, some struggling (Plane Trees).

Young Street

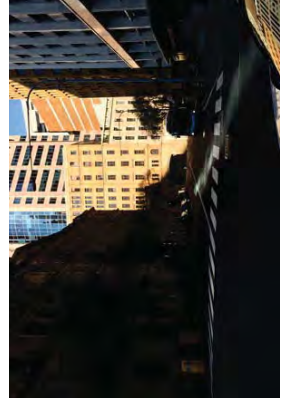
- _ Connects Farrer Place to Circular Quay.
- _ The northern end will be fronted by the AMP redevelopment on both sides, with connections to Customs House Lane and Loftus Lane.
- _ The southern end is defined by the heritage-listed Education Building and Governor Phillip Tower
- _ Clear view line to Circular Quay.
- _ Mix of tree planting, some struggling (Plane Trees).

Philip Street

- _ A glimpsed view of the Harbour beyond.
- _ An asymmetrical street - currently has limited pedestrian amenity with a narrow split-level footpath on the eastern side and a generous footpath on the western side.
- _ Limited active frontages.
- _ Philip Street forms the eastern edge of the AMP precinct development site.

Gresham Street

- _ Limited active frontages.
- _ Currently dominated by bus movements.



04 Master Plan Strategies

Streetscapes and Paving

A unified, high quality pavement, with two defining types:

- A. The water square paving.
- B. The city paving.
- C. Existing Customs House paving retained.

Key

Loftus Street

1. Creation of a singular pedestrian priority space from Bent Street to the Quay and an enlarged pedestrian crossing on Bridge Street.
2. Reily Place - creation of a shared space with taxis accessing Pitt Street.

Alfred Street

3. Proposed raised area, allowing for bus movement with pedestrian priority.

Young Street (South)

4. Extension of existing shared space (subject to future traffic modelling and analysis).



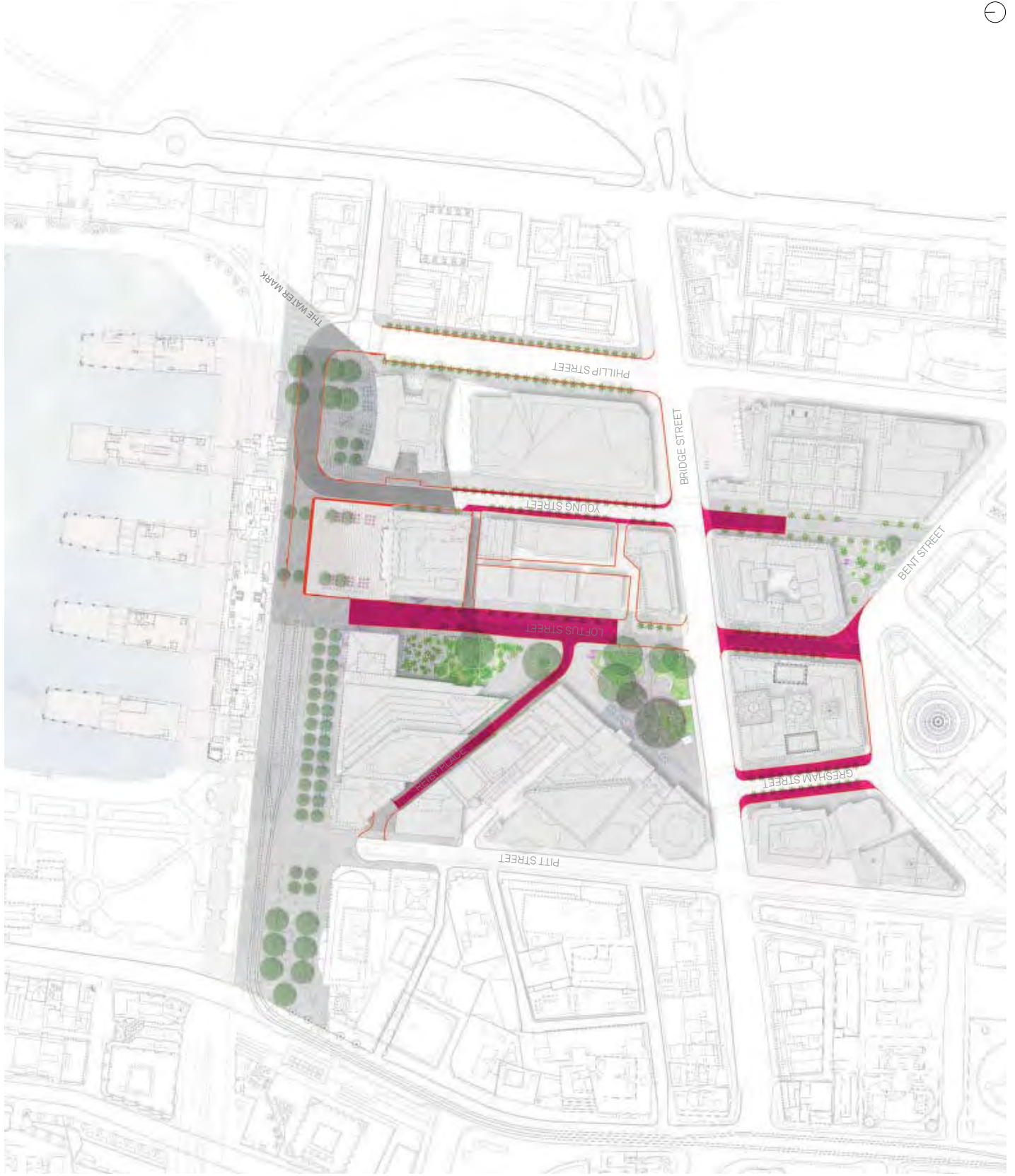
04 Master Plan Strategies

Streetscapes and Paving

Additional Public Domain

- A. Gresham Street_661sqm
- B. Loftus Street (north)_2384sqm
- C. Loftus Street (south)_872sqm
- D. Young Street (north)_446sqm
- E. Young Street (south)_400sqm

TOTAL ADDITIONAL PUBLIC DOMAIN =4,763sqm



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04 Master Plan Strategies

Tree Planting

A bold and deliberate tree planting rationale for this part of the City.

Rationalisation of tree planting in line with City of Sydney Tree Master Plan. Removal of poor quality species, relocation of some species and planting of new trees.

This study suggests the establishment of a strong avenue of trees on Alfred Street following the insertion of Light Rail. A double row of trees is proposed running the length of Alfred Street, book ended by the existing *Ficus hillei* in Herald Square and Scout Place.

In line with the City of Sydney Street Tree Master Plan, the palm tree planting in the north - south streets will be reinforced with gradual replacement of differing species and planting of new palm trees.

Successful tree planting

There are numerous examples of successful and important tree plantings within the study area. These range from the historic palms in Farrer Place to the majestic fig trees that dominate and over shadow Macquarie Place.



Not so successful tree planting

Conversely there are many trees that are not thriving and can be perceived as detrimental to the streetscape environment. These include the wrong species in the wrong place, such as the *Casuarina* located in Jessie Street Gardens, and other species struggling in their environment such as the Plane trees located to the north of Alfred Street.



04 Master Plan Strategies

Tree Planting

Key



Existing trees - retained



Existing trees - removed



Existing trees - removed by light rail
(Transport for NSW)



Existing trees - re-located (further
specialist investigation required)



Existing kerb lines to be removed



04 Master Plan Strategies

Tree Planting

A simple and legible tree structure informed by City of Sydney Street Tree Master Plan

Key

1. Consolidation of trees on Alfred Street across the proposed Water Square with a double row of trees linking all four spaces.
2. Palm Tree (*Wistonia australis*) within the north-south streets. Note - existing Plane trees will be retained and Palm trees will be inter-planted in the short term.

Existing number of trees in the study area = 186

Proposed number of trees in study area = 341

TOTAL ADDITIONAL TREES = 155



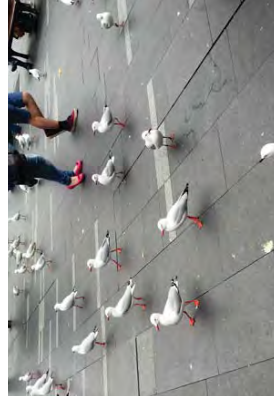
04 Master Plan Strategies

Outdoor Dining & Activation

Outdoor dining is an important element of the activation of the public domain in this part of the city, however there are a number of management issues that affect the creation of a pleasant urban environment, such as the seagulls at Circular Quay.

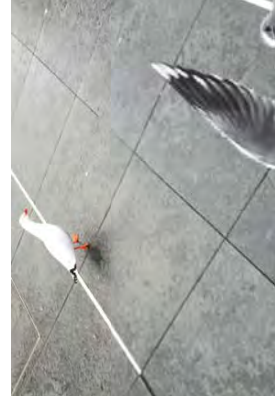
There are a myriad of outdoor dining zones and locations and an inconsistent palette of furniture and fixed elements. In a number of areas the furniture is a barrier to pedestrian movement.

This study is proposing a consolidation of outdoor dining throughout the precinct in line with the City of Sydney Outdoor Dining Guidelines. This will include consistent dining furniture and the reduction in the amount of fixed and permanent infrastructure.



“A FLOCK of thieves is sweeping Sydney’s popular Circular Quay, stealing the food right out of visitors’ hands.”

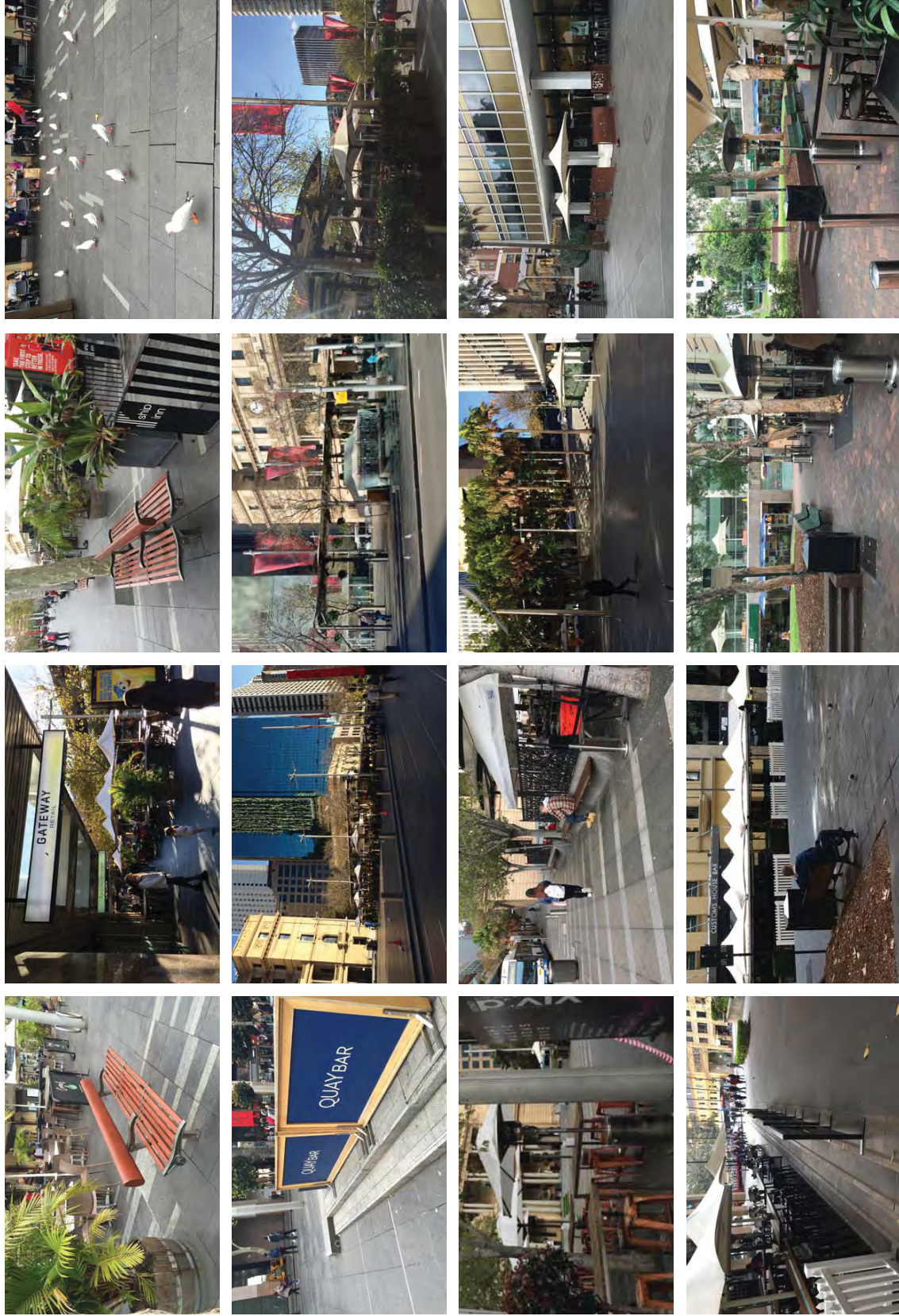
Source_ <http://www.dailytelegraph.com.au/news/nsw/seagulls-harrasing-diners-at-circular-quay-reminiscent-of-alfred-hitchcocks-the-birds/story-fni0cx12-12269866554798>



04 Master Plan Strategies

Outdoor Dining & Activation

A myriad of furniture types, styles and fixings.

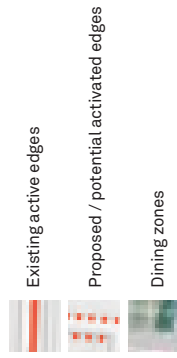


04 Master Plan Strategies

Outdoor Dining & Activation

- A. Consolidation of the outdoor dining opportunities into a single zone that creates a consistent line through the space and ties the Square together.
- B. Consistent furniture through the space will create a stunning spectacle.
- C. Simple, consistent, legible arrangement of furniture.

Key



04 Master Plan Strategies

Outdoor Dining & Activation

International precedents of outdoor dining -

- Consistent furniture
- No permanent infrastructure
- Consistent with importance and profile of location



- 01 Outdoor dining - Piazza San Marco
- 02 Outdoor dining - Piazza San Marco
- 03 Outdoor dining - Paris
- 04 Outdoor dining - Piazza San Marco

04 Master Plan Strategies

Making City Gardens

There are a number of green spaces through the study area of varying degrees of state of maintenance and condition.

This strategy suggests the creation of a series of engaging and beautiful city gardens that are green interventions into the city as a counter to the civic fabric of the city.

Places to sit, eat and relax are proposed. Most of these proposals involve an upgrade of the existing layout, with only Jessie Street Gardens requiring a major redesign.

At the heart of these proposals is the opportunity to investigate new planting typologies and palettes for the city centre and create special moments within the city.

The gardens help reinforce the meandering east-west permeability of the master plan, creating destinations and places to stop and relax.



04 Master Plan Strategies

Making City Gardens

- A. Creating a series of engaging and beautiful City Garden spaces.
- B. Green interventions into the City fabric as a counter to the civic spaces.
- C. Garden spaces to sit, to eat, to relax.

Key

1. Reinvigorate Jessie Street Garden with increased opportunity for outdoor dining and creation of new garden areas.
2. Vertical greening to Reiby Place.
3. Macquarie Place garden spaces.
4. Reinvigoration of Farrer Place.



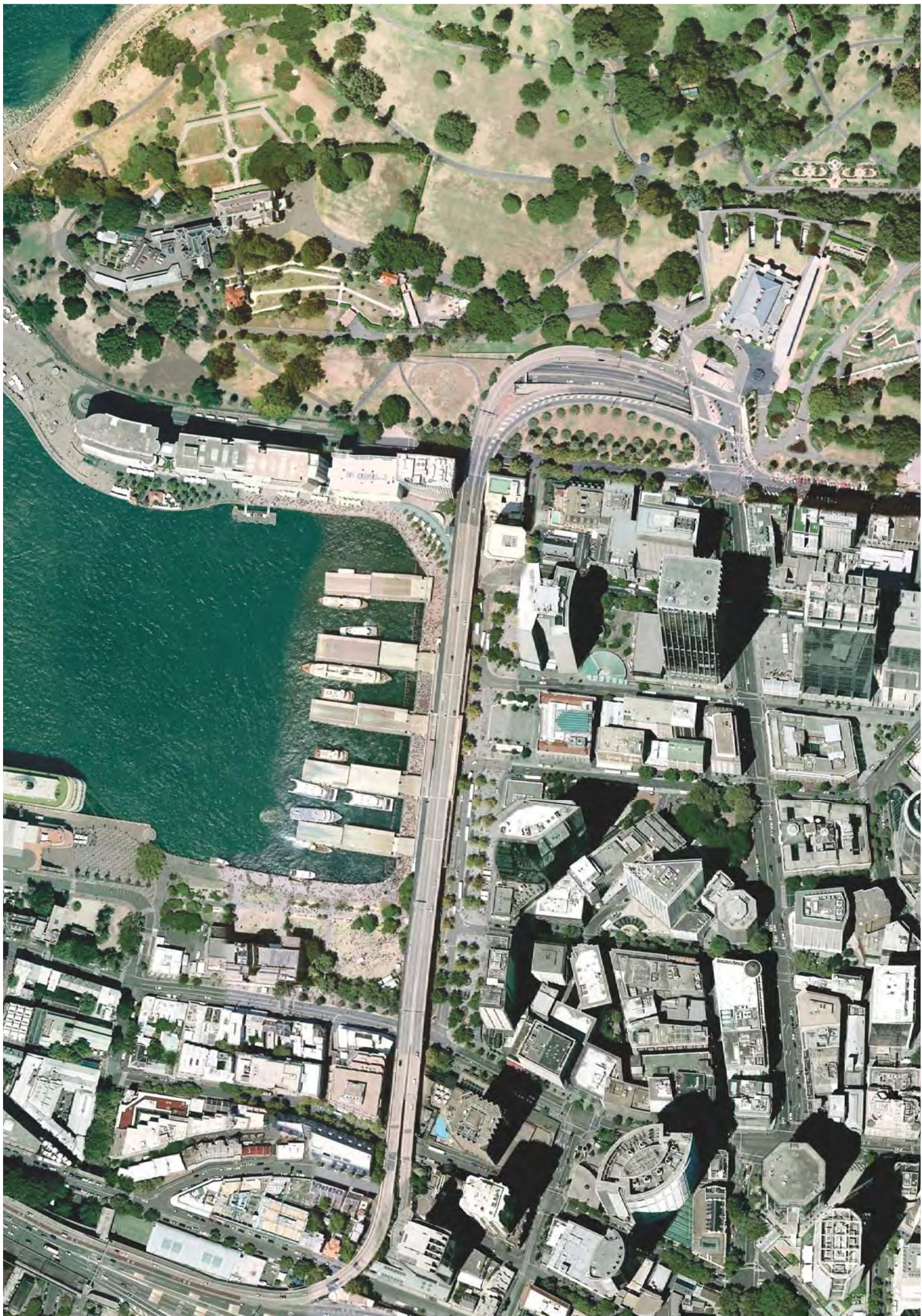
04 Master Plan Strategies

OPPORTUNITIES FOR POETIC PLANTING INTERPRETATIONS - LUSH, GREEN, IMMERSIVE

"The native Hawkesbury Sandstone flora had evolved a very rich and distinctive assemblage of species that could thrive on the poor soils...covered, however, with a profusion of beautiful shrubs and bushes, producing the most elegant flowers, and affording a constant succession throughout the whole year, but most abundant in winter and spring."

Source: Benson, D and Howell, J. Taken for Granted: The bushland of Sydney and its suburbs (1990)





05 Master Plan

Master Plan

Clear - Legible - Poetic

- A. Clearly defined spaces, that encourage ease of movement and activation.
- B. Clear north-south views and pedestrian movement and a more meandering east-west movement through immersive, green and engaging spaces.
- C. Revealing and celebrating the poetics of the place.

Key

1. Creation of "Water Square" through consistent paving, de-cluttering and consolidation of tree planting.
2. Jessie Street Gardens redesigned as a City Garden consisting of extended outdoor dining, seasonal planting and smaller areas for gathering and seating.
3. Upgrade of Macquarie Place, celebrating and revealing Sydney's first public space.
4. Increased pedestrian priority and greening of Reiby Place through vertical greening and activation through public art / projections.
5. Beautification of Farrer Place through replanting, bespoke kiosks and paving treatments.
6. Clear and legible north-south axis along a newly paved Loftus Street that will be a combination of pedestrianised and shared spaces.
7. Existing street tree planting of plane trees will slowly be replaced with the project vision of palm trees (*Livistona australis*). This condition is particularly relevant in Phillip Street.



05 Master Plan

Alfred Street inc. Custom House Square and Scout Place

Option 1 – Preferred Option

A new avenue

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. Granite setts in carriageway (requires further consultation with RMS & TfNSW).
6. Customs House Square, paving retained and outdoor dining reconfigured to CoS Outdoor Dining Guidelines.



05 Master Plan

Alfred Street inc. Custom House Square and Scout Place

Option 2 Existing Plane trees retained



Key

1. Light Rail Station proposal (Transport for NSW).
2. The existing line of Plane trees is retained.
3. Outdoor dining is consistent along Alfred Street.
4. Flush and paved pedestrian area.
5. Water Mark applied to paving.
6. Granite setts in carriageway (requires further consultation with RMS & TfNSW).
7. Customs House Square, paving retained and outdoor dining reconfigured to CoS Outdoor Dining Guidelines.
8. Some existing trees in Customs House Square are retained.

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05 Master Plan

Loftus Street and Reiby Place
inc Jessie Street Gardens and
Macquarie Place

Key

1. Jessie Street Gardens.
2. Macquarie Place.
3. Creation of shared zone in Loftus Street. Flushed paved pedestrian priority zone. Granite setts in carriageway (requires further consultation with RMS & Transport for NSW).
4. Creation of shared zone in Reiby Place. Flushed paved pedestrian priority zone. Granite setts in carriageway (requires further consultation with RMS & Transport for NSW).
5. Water Mark applied to paving.
6. The existing Plane trees are retained.
7. Outdoor dining is consistent along Alfred Street.
8. Greenwall planting to blank facades in Reiby Place (future consultation with building owners required).
9. Theatrical projections to blank facades in Reiby Place (future consultation with building owners required).



05 Master Plan Young Street and Phillip Street inc Farrer Place

Key

1. New tree planting in Gresham Street.
2. Creation of Loftus Street shared zone.
3. Farrer Place upgrade.
4. Extension of existing shared zone (subject to further traffic modelling and testing).



Project Opportunities

Customs House Square

Project Objectives

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. The objective is therefore 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. Several options for tree planting have been explored. The preferred option is developed here.

Design Principles

- A. 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).
- B. Removal of obstructions to pedestrian movement, and consolidation of outdoor dining.
- C. Removal, where possible, of kerb lines and creating flush walking surfaces across the space.
- D. Consolidation of the tree planting linking Customs House Square with the remainder of Alfred Street.
- E. Removal of permanent outdoor dining structures.

Key Project Elements

1. Existing Tree planting removed and replaced with a new avenue of trees to link with tree planting proposals for Alfred Street.
2. Road surface in Loftus Street and Alfred Street to be raised and paved to create a singular flush surface.
3. Permanent outdoor dining structures either side of the square removed following completion of existing leases.
Include Circular Quay and Customs House as a 'Special Precinct' under the City's Outdoor Dining Guidelines, requiring a uniform palette of outdoor dining furniture.

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.



Existing condition: Customs House Square and surrounds

Project Opportunities Customs House Square

