

Attachment A

**City North Public Domain Plan
Draft Update 2022**



City North | Public Domain Plan

December 2015 Update October 2022 DRAFT

This page has been intentionally left blank

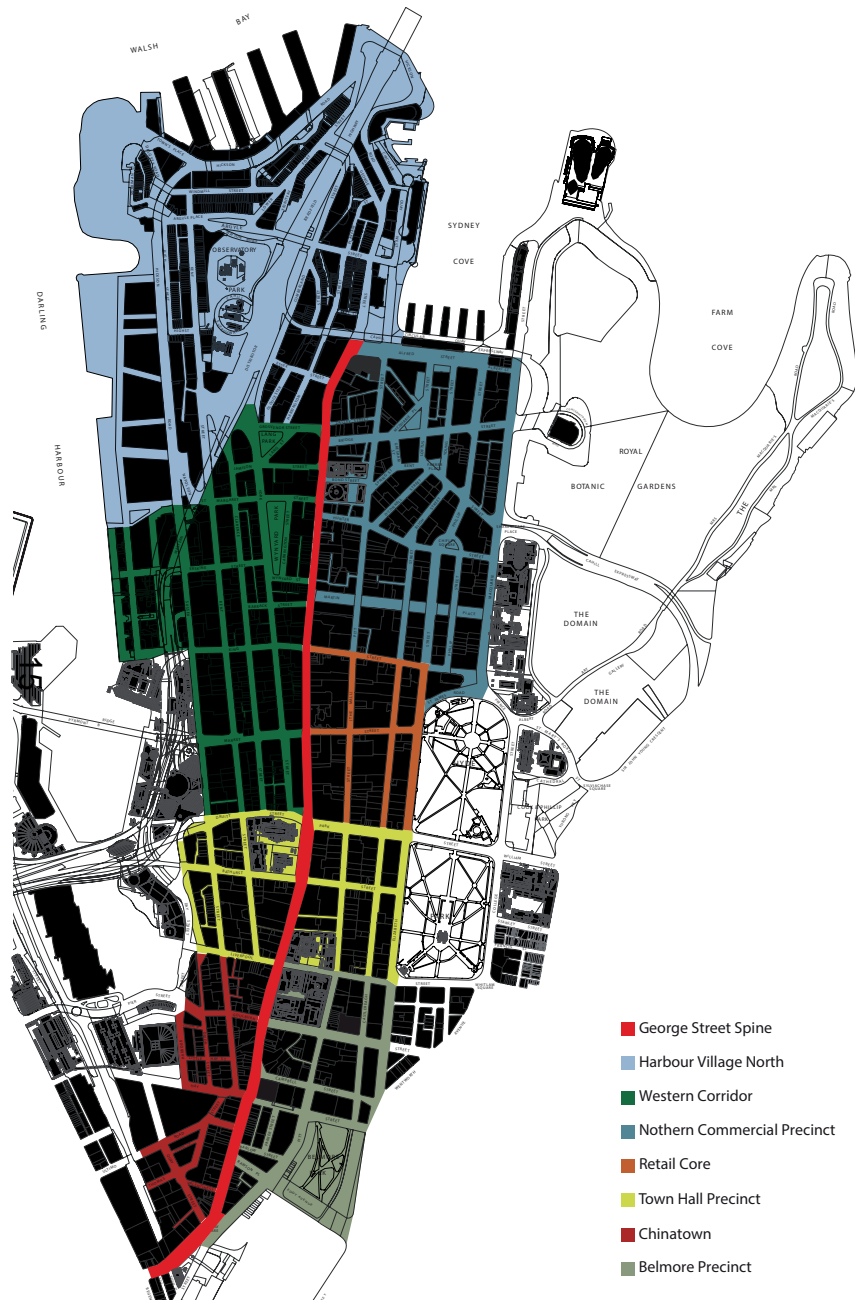
CONTENTS

13

01/	Introduction	4
02/	Background	6
	Sustainable Sydney 2030 - 2050	7
	The study area	8
	Stakeholders	9
	Consultation and engagement	10
03/	Strategy context	11
	Transport strategy & plans	12
	Planning for growth in Central Sydney	14
	Heritage and built form	15
	Development context	16
	Public domain	21
	Economic and cultural policy	23
	City Centre Public Art	24
04/	Guiding directions	26
05/	Conceptual approach	28
06/	Opportunities	32
	Place-specific upgrade projects	34
	Precinct-wide 'overlay' projects	80
	Appendix A (Gehl Architects) 'Martin Place urban design study 2015'	
	Appendix B (HASSELL) 'City North streetscapes and spaces study 2015'	
	Appendix C (Gallagher Studio) 'Hunter Street Precinct Public Domain Study 2022'	

01

Introduction



City Centre Public Domain Plan

This City North Public Domain Plan outlines ideas for improving City streets and open spaces which can be used as guidelines for future development. It forms part of the overall City Centre Public Domain Plan.

The city centre has been divided into key precincts for which detailed feasibility and public domain improvement proposals are being developed. To date, the City has undertaken public domain plans for Chinatown/Belmore Precinct, Harbour Village North and George Street. City North is the next in a series of detailed plans that analyse and recommend the scope, location and extent of public domain improvements over the short, medium and long term, resulting in a Public Domain Plan.

Using a precinct based approach, the Public Domain Plan delivers on Sustainable Sydney 2030 as follows:

Strategic Direction 3 - Integrated transport for a connected city

Strategic Direction 4 - A city for pedestrians and cyclists

Strategic Direction 5 - A lively and engaging city centre

Project idea 2 - Three City Squares

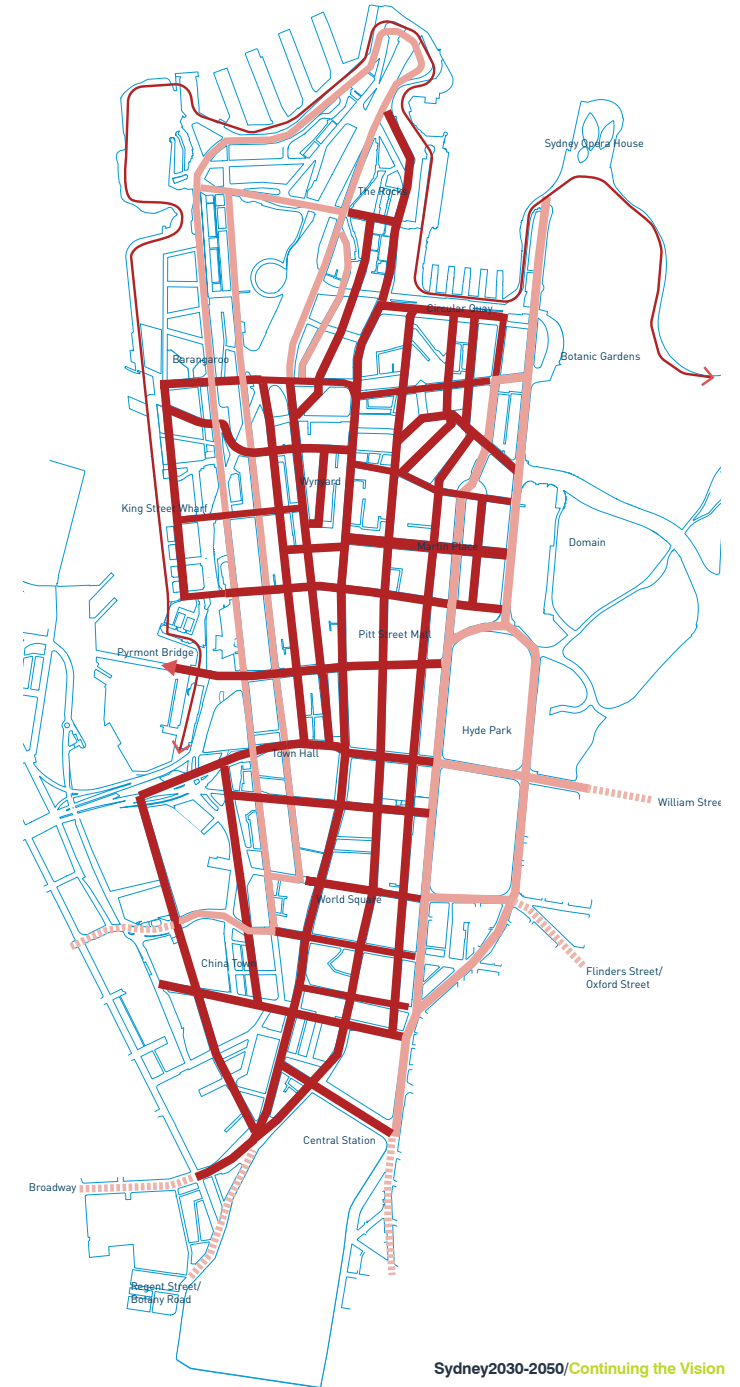
Project idea 3 - Protecting the Centre

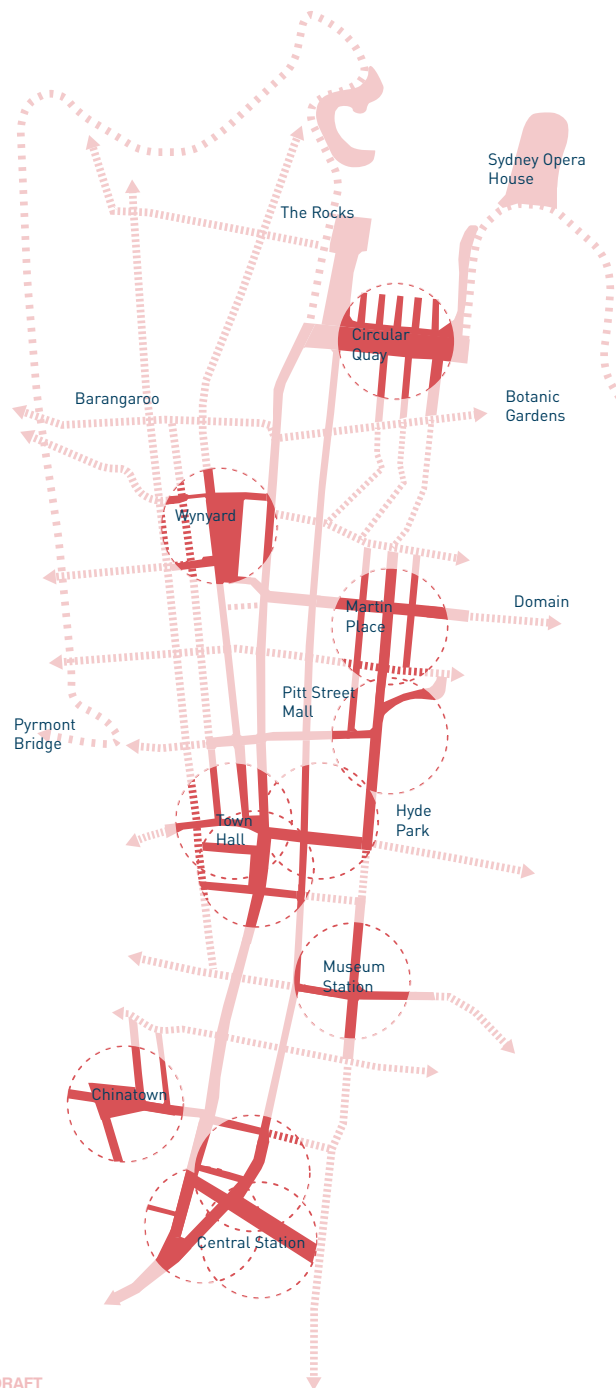
The need for the City North to be the next precinct for detailed study has arisen due to Council's need to:

- inform and respond to the bus plan and transport changes within the precinct resulting from the Sydney Light Rail **and Metro projects**
- provide timely input to Sydney Harbour Foreshore Authority **government** as they undertake a Plan of **plan for the** Renewal of Circular Quay; and
- **support the uptake of Central Sydney Planning Strategy development uplift in the northern tower cluster by** providing public domain direction to the many private development projects occurring within the study area.

The intent is that this strategic work is completed to inform major infrastructure, transport or development projects so that the recommended improvements can be taken into consideration through planning negotiations and project delivery. This work will also guide the City's long term planning and capital works programming.

02 Background





17

Public Space Public Life 2020:
left

Pedestrian priority around transport hubs

As a priority, improve pedestrian amenity and priority around metro stations and public transport hubs.

right

2050 Walking City

By 2050 the city should be a 'Walking City' with pedestrians prioritise and strong pedestrian priority throughout the city.

2.1 Sustainable Sydney 2030-2050 Continuing the Vision

Sustainable Sydney 2030 established a clear vision for the public domain, of three public squares connected by the George Street Spine. The City's vision has now been updated with guiding principles and aspirational targets to measure progress towards 2050. *Sustainable Sydney 2030–2050 - Continuing the Vision* outlines strategic directions and project initiatives for Sydney, in response to issues identified through a comprehensive community engagement and research process.

The 2030-2050 vision was adopted in 2022. It sets out a clear agenda for rebalancing the space of city streets with the "City space improvement program" project idea.

The updated City North Public Domain Plan outlines ideas for improving City streets and open spaces which can be used as guidelines for future development. It forms part of the overall City Centre Public Domain Plan, and delivers on *Sustainable Sydney 2030-2050 - Continuing the Vision*.

Public Spaces / Public Life Study

In 2007 The City commissioned Gehl Architects to create a blueprint to turn Sydney into a people-friendly, public transport oriented and green city. The Public Life and Spaces Study prepared by eminent Danish architect Professor Jan Gehl and his team provided a clear picture of the quality of Sydney's public domain from the perspective of its users.

In 2020 the Public Spaces Public Life Study was updated to report on what has been achieved, as well as outlining contemporary challenges and opportunities for the public life of the city. To improve health and wellbeing, making more space for walking, cycling and greening, the city must continue to increase the quantity and quality of well planned public domain – streets and spaces that are human in scale, sustainable, social, healthy, safe, and lively.

This Public Domain Plan is underpinned by the recommendations of Public Spaces/ Public Life. The Study's recommendations are centred on four themes:

1. **A green and cool city** - continue the City's leadership in environmental sustainability and climate action
2. **Protected heart** - rethinking mobility and access to win back space for people to walk, cycle and stay as well as for green infrastructure.
3. **A city for all** – ensuring a public realm that is welcoming for all people.
4. **A strong city identity** – capitalise on city amenities and strengthen public realm quality and identity.

2.2 The study area

The City North study area is defined by George Street in the west, Alfred Street in the north, Macquarie Street and the Botanic Gardens and Domain parklands in the east, and King Street in the south.

This area comprises the commercial core of the city and is characterised by large office buildings providing premium office space. In recent years the number of Development Applications for residential apartment buildings within the study area has increased, resulting in an increasing residential population.

The study area includes some of Sydney’s oldest streets, including Bridge and Bent Street, as well as the traces of the Tank Stream at Macquarie Place.

City North profile

Area approximately 44 hectares

Residential population (2017) 696 dwellings
 approximately 1,300 residents

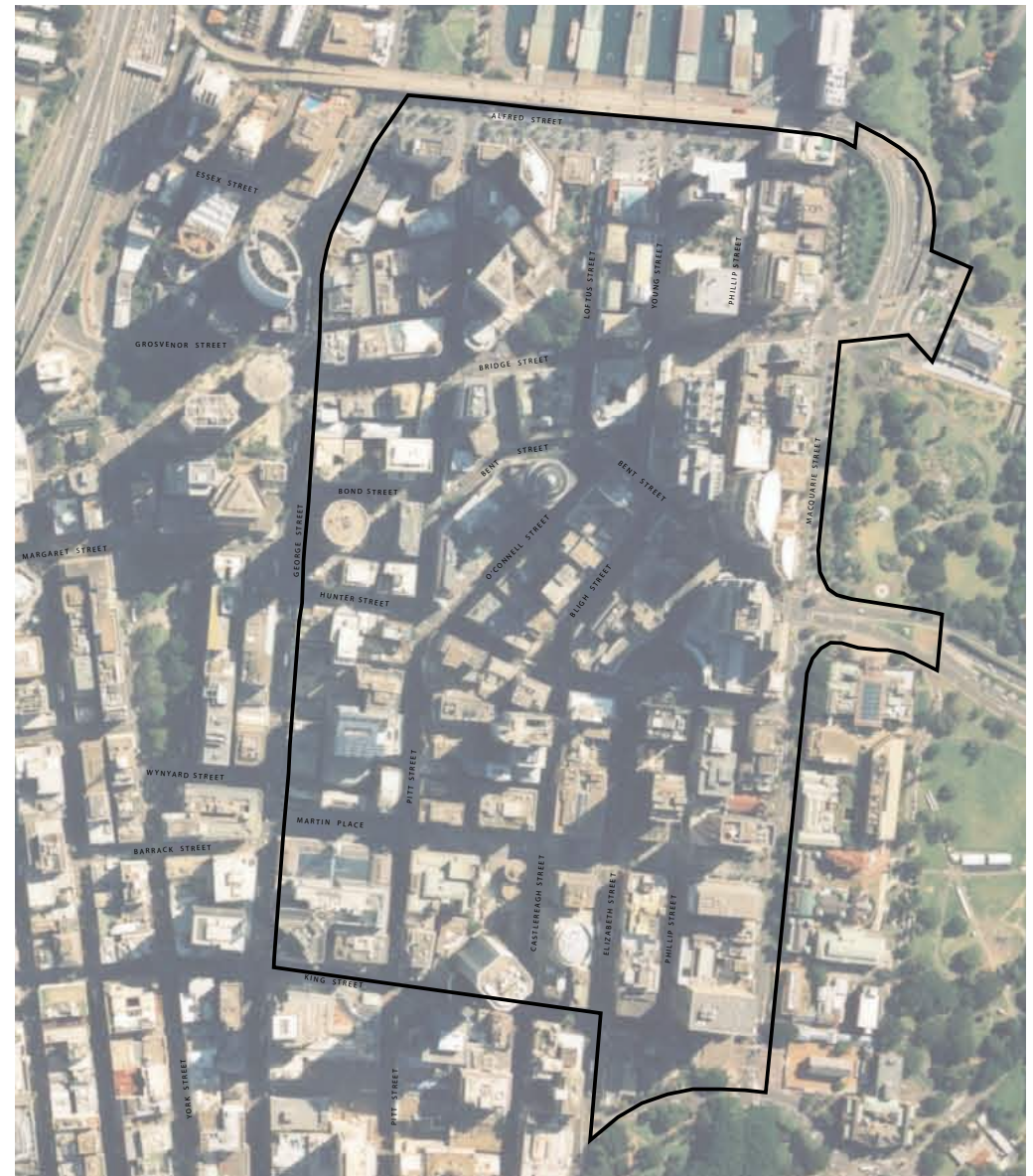
18 Workforce population (2017) 99,327 workers

Future growth

Development activity within the study area is high, with both residential and commercial developments planned and underway.

It is anticipated that by 2025 an additional 400,000sqm of office space will be completed (room for approximately 16,000 workers) and 238 dwellings will be constructed, increasing the residential population to 1,800 people.

This growth results in strongly increasing demand on the areas limited open space resources (streets, parks and squares) for both recreational and movement uses.



City North study area

2.3 Stakeholders

Landowners

The study area is predominantly characterised by large corporate headquarters and commercial office towers in private ownership. In contrast, it also includes many smaller scale and often heritage character civic and commercial buildings. State government land owners are also located adjacent to the study area with major stakeholders including Sydney Harbour Foreshore Authority (SHFA), Roads and Maritime Services (RMS) and the Royal Botanic Gardens and Domain Trust.

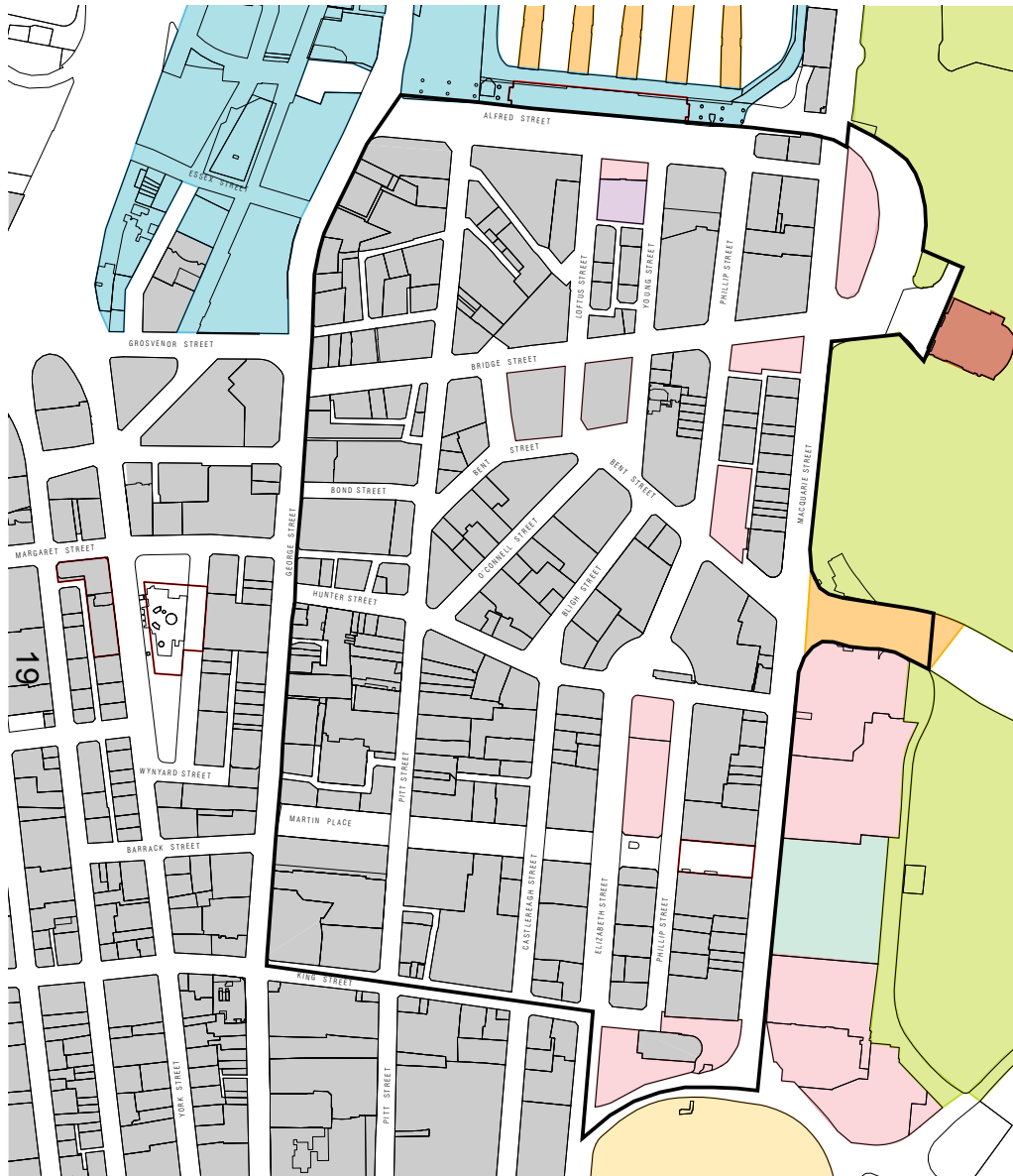
Workers, residents and visitors

City North streets and public spaces are well used in morning and afternoon peaks, and at lunchtime. The majority of workers within the area access their offices from transport hubs at Circular Quay and Wynyard, and use the few small parks and plazas in the area for lunchtime and breaks.

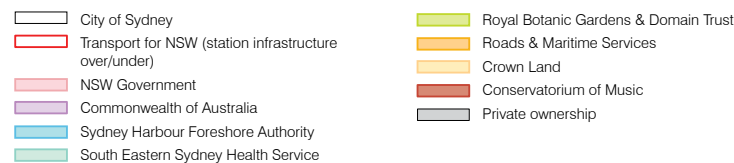
The growing residential population results in increasing usages of the area's streets and spaces outside of traditional workday peak times, and there is a growing demand for outdoor recreational uses such as outdoor dining during the evenings and at weekends. Youth also represent an important part of the City North population, with Martin Place a popular destination for meeting and activities such as skateboarding.

Located adjacent to The Rocks, Circular Quay and the Botanic Gardens, the area is also highly used by visitors to the City and tourists. Circular Quay is one of Sydney's premier tourist destinations, and represents the place of arrival for visits to the City for many.

Many major events occur within the study area, with Circular Quay (including Customs House Square) and Martin Place, two of the City's most sought after event locations. Smaller commercial and cultural events occur year round, with major events such as New Years Eve and Vivid festival attracting large crowds and international attention. Martin Place is also home to many commemorative services associated with its WWI memorial (the Cenotaph).



Land ownership plan



2.4 Consultation and engagement

City North forms the core of the central business district within Sydney. Changes to the public domain will impact business, government and community members who use these areas.

It will be necessary for the City to partner with other organisations, including developers and government, to implement the Public Domain Plan. Engagement provides an opportunity to build these relationships for collaboration and advocacy in the future.

The 2022 City North Public Domain Plan review has drawn on the extensive community engagement process for the preparation of Sustainable Sydney 2030-2050 Continuing the Vision. The main themes identified through that process - a city that is green with quality public space, is easy to walk and cycle in, and responds to climate change - have informed the development of the project proposals and opportunities.

This update to the City North Public Domain Plan will be placed on public exhibition, to allow broad community review and comment prior to its finalisation and adoption. Additional briefings and consultation with the community and stakeholders will be carried out throughout the public exhibition period.

User intercept surveys

To inform the 2015 City North Public Domain Plan, user intercept surveys were conducted at key locations within the precinct. Key messages include:

Introduce more seating and shade

There aren't enough trees

Introduce more flowers and plants

Arts and cultural events in Martin Place are popular

Improve landscaping at Jessie Street Gardens and Macquarie Place

Provide more markets and cultural performances in Martin Place

Celebrate our historic architecture

Outdoor dining and active edges are important

Public art is valued in the City's open spaces



21

03

Strategy context

3.1 Transport strategy and plans

Sydney City Centre Access Strategy

In December 2013 The NSW Government introduced the Sydney City Centre Access Strategy. This is a long term, comprehensive, multi-modal plan that prioritises access to city centre streets for different modes of transport.

It aims to balance competing demands for limited road space and delivers better public transport options while reducing congestion for those who do need to drive.

Sydney City Centre Access 2018 provided an update on the strategy, reporting on actions and ongoing projects to implement the strategy. Work on the a 2022 Access Strategy is currently underway.

Sydney Light Rail

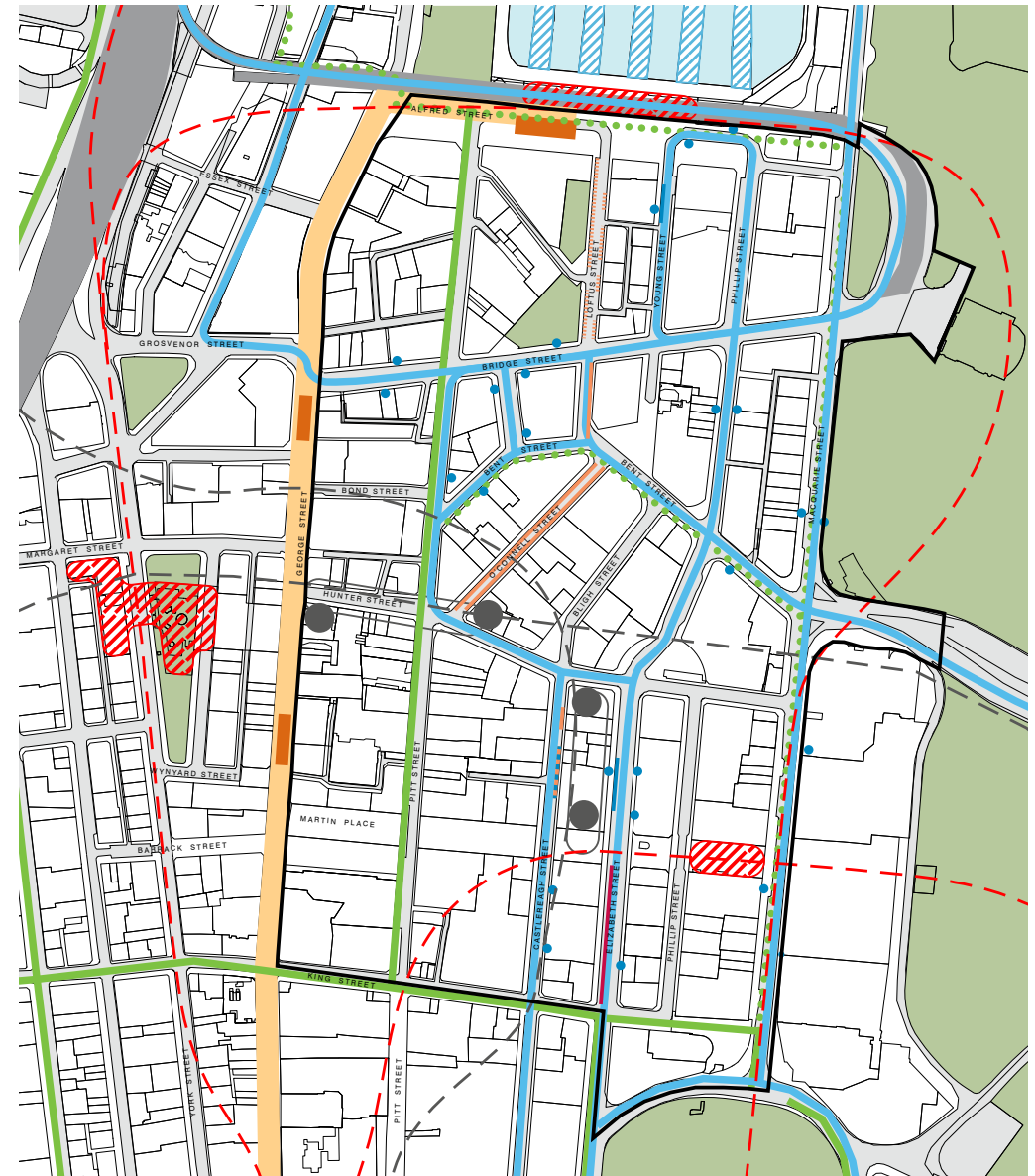
Since the City North Public Domain Plan was first adopted in 2015, the CBD South East Light Rail project has been completed and has transformed George Street into a pedestrian priority, green boulevard. The City continues to work with Transport for NSW to ensure the best possible outcome, with a focus on a high quality public domain for George Street.

Sydney Metro

Transport for NSW's Sydney Metro City & Southwest project is currently under construction in the precinct, with new stations under construction at Martin Place and Pitt Street planned for completion in 2024.

In 2020 construction also began on Sydney Metro West, a new 24km metro line connecting Parramatta and the Sydney CBD. A station is planned for Hunter Street within the City North precinct, predicted to be the busiest station in Central Sydney upon completion.

The Metro projects will facilitate transport to the growing development precinct within City North and will greatly increase the number of pedestrians using the areas streets for interchange, access and daily life. These projects also provide a significant catalyst for new private development and public domain works to improve the amount and quality of public space in the vicinity of Metro stations. This plan has been updated (2022) to reflect these opportunities.



Transport context



Bus network

The current bus network is shown on the adjacent diagram. It is anticipated that the delivery of Metro services to the precinct will result in revisions to the bus plan and a reduced reliance on streets close to Metro stations for bus layover.

Cycleways

The City of Sydney Cycle Strategy and Action Plan 2018-2030 is Council's commitment to making cycling an attractive transport choice equal to walking or public transport. Through the strategy the City aims to provide a comfortable and bicycle friendly environment encouraging more people onto bicycles.

The City's bicycle network plan has recently been reviewed to align with the NSW City Centre Access Strategy. In the City North study area, these changes include providing a dedicated north-south cycleway on Pitt Street (King Street to Circular Quay). A temporary cycleway has been installed on Pitt Street with future permanent works planned.

Loading and parking

Guided by the City's Central Sydney On-street Parking Policy, this plan prioritises street space to give the greatest space to the greatest number of users. Retention of on street loading is important to support the operation of businesses in the city. Consolidated basement loading is encouraged for larger sites, however detailed consideration of access to kerbside loading is important particularly for small sites or heritage buildings with no off-street loading capacity. Detailed analysis has been undertaken to identify these sites, and further design development will be undertaken to ensure adequate local access and loading. Kerb-side uses such as taxi and uber also have a role to play.



Pitt Street - temporary cycleway

3.2 Planning for growth in Central Sydney

City Plan 2036, the City's Local Strategic Planning Statement, sets 13 priorities and a series of actions to achieve the vision and guide future changes to the City's planning controls:

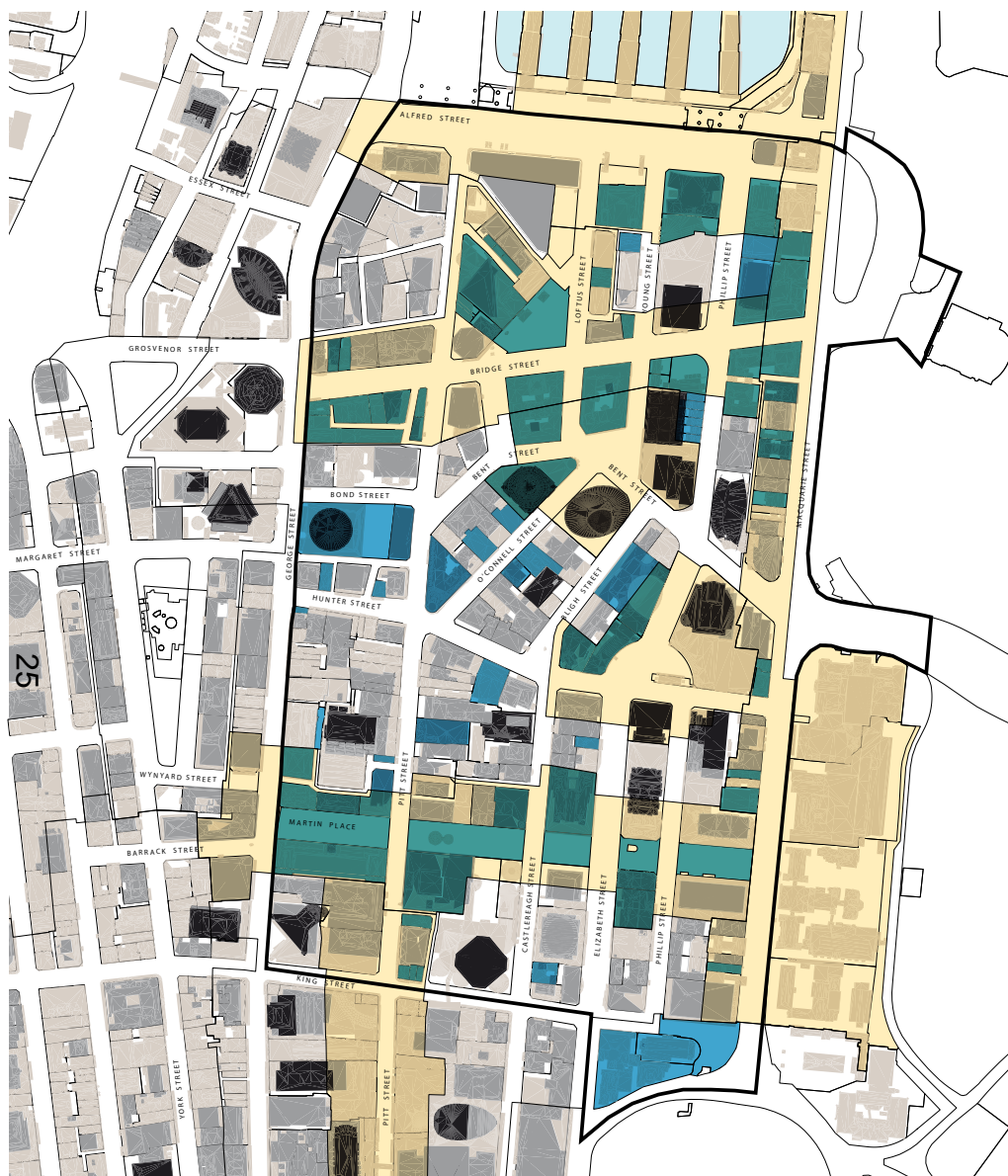
1. Movement for walkable neighbourhoods and a connected city
2. Align development and growth with supporting infrastructure
3. Supporting community wellbeing with social infrastructure
4. A creative and socially connected city
5. Creating great places
6. New homes for a diverse community
7. Growing a stronger, more competitive Central Sydney
8. Developing innovative and diverse business clusters in the city fringe
9. Protecting industrial and urban services in the southern enterprise area and evolving businesses in the Green Square-Mascot strategic centre
10. Protecting and enhancing the natural environment for a resilient city
11. Creating better buildings and places to reduce emissions and waste, and use water efficiently
12. Increasing resilience of people and infrastructure against natural and urban hazards
13. Open, accountable and collaborative planning.

The **Central Sydney Planning Strategy** outlines future development opportunities and associated public domain benefits for the city, allowing growth to occur whilst protecting key public spaces.

The strategy identifies a tower cluster within the City North precinct - an area of significant development growth. The Strategy highlights the need for improvements to the public domain to support this growth and cater for the growing number of residents and workers in these uplift areas.

5: Central Sydney Structure Plan
Draft Central Sydney Planning Strategy





Heritage and built form

3.3 Heritage and built form

Built form in the City North area is controlled by the Sydney Local Environmental Plan (LEP) 2012, and Development Control Plan (DCP) 2012. These planning provisions outline maximum building heights, floor space, as well as defining street wall heights and the setbacks required above podiums.

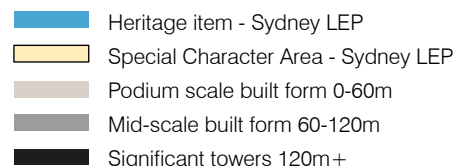
The LEP identifies a series of Special Character Areas, that significantly contribute to the quality of the public domain and the distinctiveness of Central Sydney. Development in Special Character Areas can reinforce and enhance the existing character by responding to the nominated street frontage heights and setbacks. Special Character Areas relating to the City North area are shown on the adjacent plan, and include:

- Bridge Street/Macquarie Place/Bulletin Place
- Chifley Square
- Circular Quay
- Farrer Place
- Macquarie Street
- Martin Place

These areas are generally characterised by lower scale buildings and contain significant heritage items (particularly Bridge Street and Martin Place).

The City North area also includes public spaces which are locally listed heritage items. These include Macquarie Place and Martin Place.

The City is currently reviewing planning controls relating to Central Sydney. This Public Domain Plan will be considered as part of that review process.



3.4 Development context

Major development sites are indicated on the adjacent plan, as well as sites where future redevelopment is likely to occur (based on pre-submission discussions with Council). Many of these developments will deliver upgrades to the public domain around the site. Some sites within the study area have associated Voluntary Planning Agreements (VPAs), where significant public domain improvements can be negotiated as part of a package of public benefits to be delivered by the developer.

Opportunity Sites are nominated in the Central Sydney LEP 2012. On these sites, additional floor space may be achieved for the improvement of streetscape and public domain quality, and pedestrian amenity, as specified in the LEP.

Future development

There are many large and significant sites under assessment or with recent development or planning proposal approval. A future Metro West station is planned under Hunter Street with two station entry sites and over-station development proposed. Significant development activity is likely to be generated surrounding the Metro precinct. The precinct includes the northern tower cluster identified under the Central Sydney Planning Strategy, with many sites identified for potential amalgamation or redevelopment.

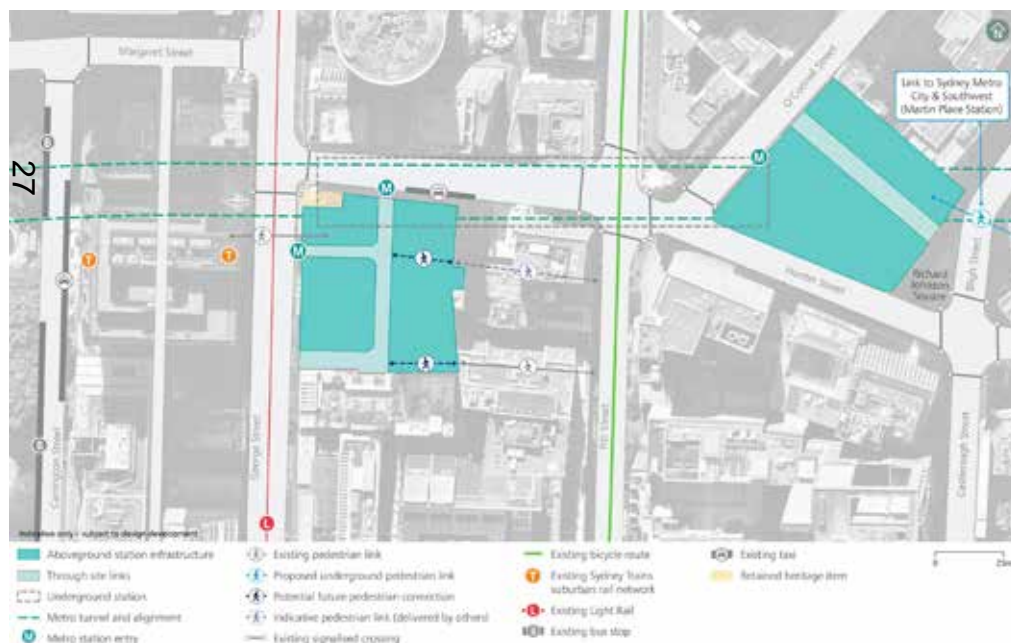
Significant recent planned projects are described below.

-  Recent applications & approvals
-  Recently completed & under construction
-  Future metro station & over station development
-  Central Sydney Planning Strategy - potential development sites
-  State government masterplan/renewal project



1 Metro West - Hunter Street Station and Over Station Development

2 Planning is underway for an underground station with two entrances on Hunter Street. A western entrance will be provided facing George Street, allowing interchange with light rail and proximity to Wynyard Station. An eastern station entrance is proposed facing O'Connell Street. Station entrances will be provided from the public domain at ground level, with over-station development planned for each site. Underground connections to Wynyard Station and Metro City & Southwest Martin Place Station are also planned. Metro West is in the planned to open in 2031.



Indicative layout and key design elements - Hunter Street Station (Sydney Metro West Environmental Impact Statement March 2022)

3 37-49 Pitt Street, 49A-57 Pitt Street

Approved development comprising a new 45-storey commercial tower to RL 240. The project includes a retail podium to fronting Pitt Street, Underwood and Dalley Streets, through site link (Queens Court extension) and public domain upgrades.



Proposal photomontage - Pitt Street & Underwood Street

④ **56 Pitt Street**

A planning proposal is currently under assessment to amend planning controls to permit a new commercial tower envelope with a height to RL320 (approximately 314m) and a maximum GFA of 105,000sqm.



Proposed reference design in city context

⑤ **15-25 Hunter & 105-107 Pitt Streets**

A planning proposal has been lodged to facilitate a new commercial tower envelope up to RL 222.5 (approximately 212m), and approximately 42,276sqm of GFA. The proposal includes a through-site link connecting Pitt and Hunter Streets, with potential connection to the future Metro station on George Street.



Proposed reference design - looking south west towards site

⑥ **50-52/54 Phillip Street**

A State Significant Development Application has been lodged for Concept approval for demolition of the existing buildings/structure on the site (excluding heritage-listed structure) & construction of new 47 storey, 331 bed hotel, including retail uses & new basement.



Reference design showing potential tower building form

⑦ **2 Chifley Square**

In November 2021 a planning proposal and associated LEP and DCP amendments were approved to increase the floor space capacity of the site for an additional commercial tower with improved built form outcomes and active interface with Chifley Square. A design competition is currently underway to develop the design for the site.

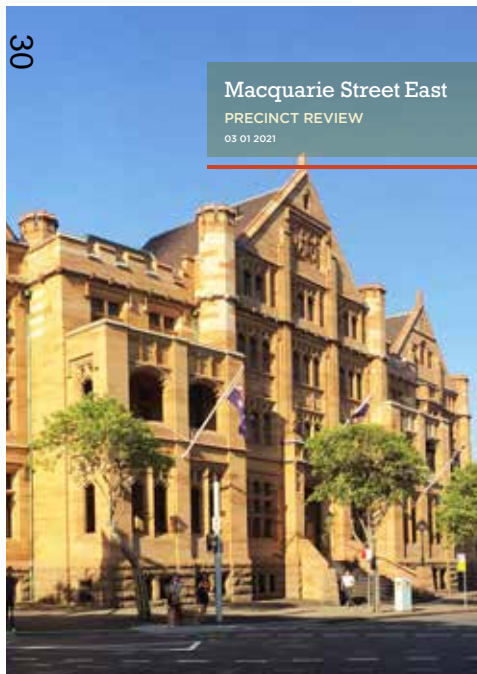


Reference design showing podium upgrades - subject to architectural design competition

8 **Macquarie Street**

In 2018 the NSW Government commissioned a Review into the Macquarie Street East precinct. Released in 2021, the Review highlighted that the precinct lacks public recognition of its historical significance, both before and after 1788, and provides only limited public use of spaces and buildings. The Review recommended improving accessibility and linkages to the rest of the CBD, and adopting a unified vision.

\$119 million has been committed in the NSW Budget to progress options to improve the Precinct and deliver economic benefits to NSW. A masterplan for the precinct is currently under development, coordinated by the NSW Department of Planning and Environment.



9 **Circular Quay**

The NSW Government is exploring options to renew Circular Quay's public spaces and transport interchange. Circular Quay is the symbolic gateway to Sydney's world-famous harbour and city, and a place with deep cultural and historical significance for all Australians. However a combination of ageing assets, poor amenity and disjointed public spaces make it a disappointing experience for the millions of people who visit and travel through there every year.

Transport for NSW (TfNSW) and the Department of Planning and Environment (DPE) are jointly leading the renewal project in consultation with other NSW Government agencies. The State Government's announcement of a project partner and further design development, community consultation and a statutory planning process, is expected to commence in 2022.



3.5 Public Domain

Sydney Streets Design Code

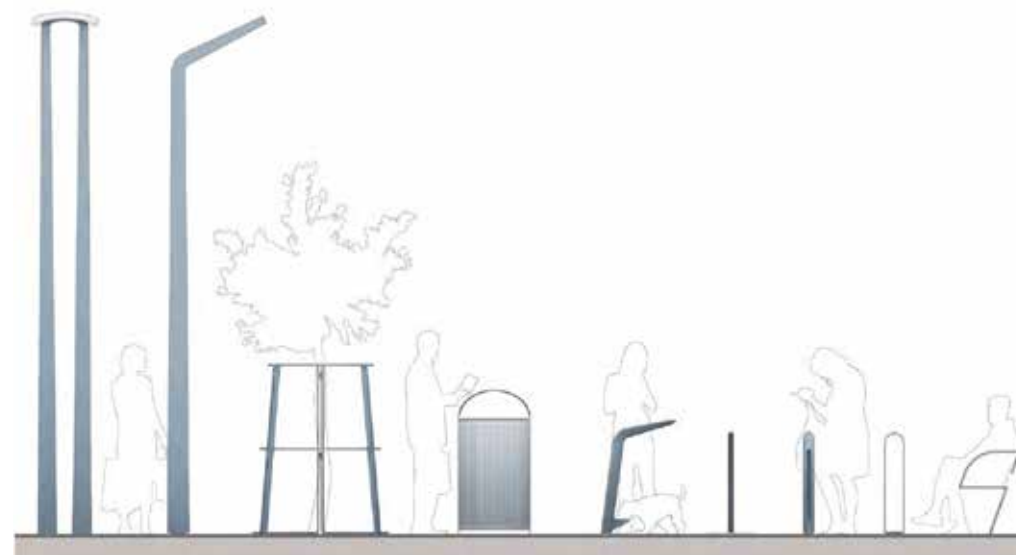
The Sydney Streets Code sets the guidelines, design coordination and material palettes for public domain works in the Local Government Area. The companion document, Sydney Streets Code Technical Specifications provides written specifications and standard drawings for constructing street works in the public domain in accordance with the guidelines set out in the Code.

Furniture and materials palettes have been identified for each street character area and street type. The aim of the material palette is to promote a cohesive character and sense of identity for the City's streets.

The key design principles of the City palette are:

- to provide a simple, durable, manageable and consistent palette that is appropriate to the different street types;
- to consider sustainability objectives in material selections including embodied energy, life cycle costing and provenance; and
- to use this palette to design a streetscape environment that unifies street types, while allowing local variations in some elements to reflect and celebrate the diversity of the city.

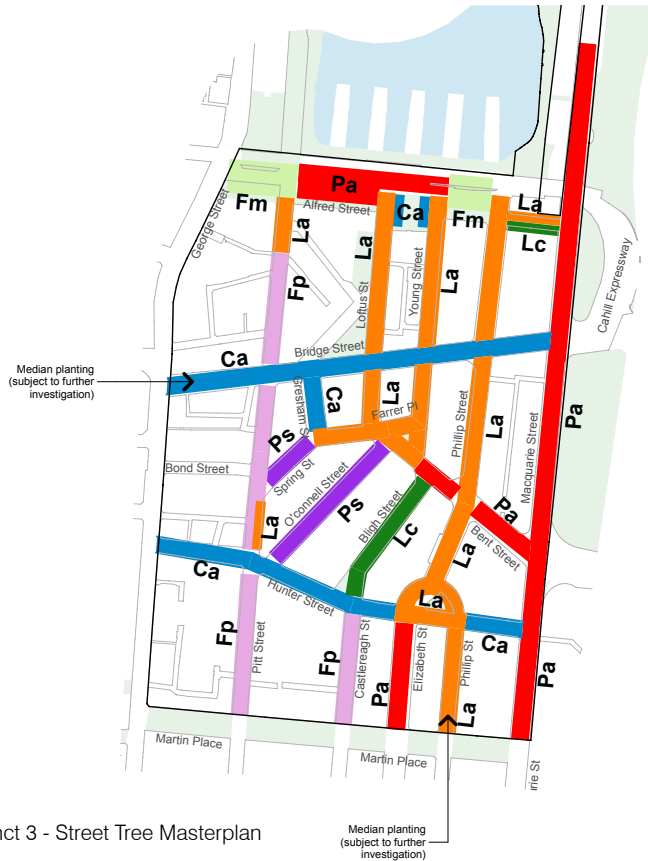
The City North Study area is included within the "City Centre" palette area. The code specifies a high quality and durable palette of streetscape materials to distinguish the City Centre as a hub of cultural, tourism, business and retail industry. The City's intention is to implement the Streets Code throughout the study area.



City Centre furniture palette

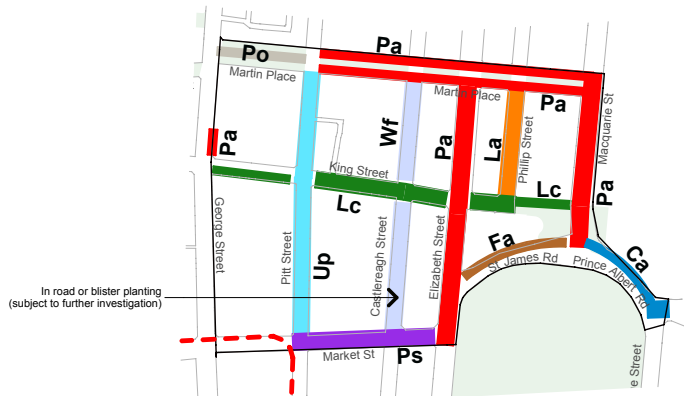


Pilot wayfinding signs



32

Precinct 3 - Street Tree Masterplan



Precinct 5 - Street Tree Masterplan

SPECIES LEGEND

Evergreen	
Fm	<i>Ficus microcarpa</i> var. <i>hillii</i> (Hills Weeping Fig)
Lc	<i>Lophostemon confertus</i> (Brush Box)
Deciduous	
Ca	<i>Celtis australis</i> (Southern Hackberry)
Fp	<i>Fraxinus pennsylvanica</i> (Green Ash)
Pa	<i>Platanus acerifolia</i> (London Plane)
Ps	<i>Populus simonii</i> (Simons Poplar)
Palms	
La	<i>Livistona australis</i> / <i>Washingtonia robusta</i> (Cabbage Tree Palm/ Mexican Fan Palm)

Legible Sydney Wayfinding Strategy

Providing legible pedestrian wayfinding information is critical to ensure our Liveable Green Network routes are clearly defined and easily understood so that people are confident of finding their way around the city.

The City has developed a pedestrian wayfinding strategy and a design manual to provide a clear and coordinated framework. The strategy and manual aim to ensure signage is consistent to help people get to their desired destination.

Council adopted the Legible Sydney Wayfinding Strategy on 10 December 2012 and the Legible Sydney Design Manual on 2 December 2013.

The rollout of wayfinding signage under will be incorporated into projects under this Plan.

Street Tree Masterplan 2011

The Street Tree Master Plan 2011 guides the City's street tree planting program over the coming years and achieves, over time, an increase in the quality and quantity of the City's urban canopy. The Master Plan provides a clear vision for the City's streetscapes and ensures that species selected for planting are rigorously assessed to ensure the establishment of the "right tree or the right location". The Master Plan aims to ensure the high quality of the public domain through the use of appropriate tree species.

The City North area covers two of the Street Tree Master Plan's precincts:

Precinct 3: Northern Financial and Alfred Street; and

3.6 Economic and Cultural Policy

The City has a suite of endorsed economic and cultural policies to guide development of projects and programs.

The City of Sydney Economic Development Strategy was adopted by Council in December 2013. The overarching aim of the City's 10-year strategy is to strengthen the City economy and to support business. It centres on further improving the solid foundations for success through creating opportunities for individuals, businesses, the community and future generations, and addressing the challenges that might otherwise limit Sydney's potential growth as a global city.

The City's Creative City cultural policy and action plan has been developed to guide the arts in central Sydney – the first of its kind for the local area.

Projects identified for further development under this Plan will deliver on the principles of these policies.



City of Sydney Economic and Cultural policies

3.7 City Centre Public Art

In 2011 Council adopted a vision for public art in the City - City Art Public Art Strategy. In June 2013 Council endorsed the Draft City Centre Public Art Plan - a long term vision for how public art can transform the City Centre. The Plan provides a strategic framework and makes a number of recommendations to Council to implement projects in a timely way, to align with the City Centre Transformation and George Street Light Rail projects.

The Plan identifies a range of priority sites for future public art projects, both permanent and temporary, and establishes recommendations to guide the development of future artists briefs.







The first projects being delivered under the Plan are the George Street Spine and East-West Connectors art projects. Within the City North study area the East-West Connectors project will involve installations along Bridge and Grosvenor Streets. Around 70 delicate, hand-made bronze bird sculptures designed by acclaimed British artist Tracey Emin will be placed on buildings, above doorways and on street furniture. The birds will entice people to walk the length of these important historic Sydney streets on a journey of discovery.

A permanent public art program is also proposed for the City's squares and a selection of laneways. A range of potential sites for further investigation have been identified. Within the City North study area these include:

- Abercrombie Lane
- Bridge Lane
- Tank Stream Way
- De Mestre Place
- Curtin Place



City Centre Public Art

- | | | | |
|---|--|---|----------------------------------|
|  | George Street Spine - proposed major artwork |  | Laneways - capital works pending |
|  | East West Connectors - proposed major artwork location | 1 | Tank Stream Way |
|  | East West Connectors - proposed artwork potential elements | 2 | Bridge Lane |
|  | Public Art Plan - Squares and streets artwork locations | 3 | Abercrombie Lane |
|  | Laneways - capital works underway | 4 | Curtin Place |
| | | 5 | De Mestre Place |

3.5 Relevant public domain projects

Gresham Street Study : POD 2007

An urban design study of the Gresham Street area was completed by POD Landscape Architects in 2007, with the intent of exploring Gresham Street as a meaningful public domain space contributing to Sydney's 2030 vision.

A range of concepts were explored culminating in three masterplan options, which were presented to the City's Design Advisory Panel in June 2010. The Panel's comments informed a series of refined principles for Gresham Street:

- Create a unified space achieved through the removal of the bus termini and through traffic;
- Establish a strong 'green' emphasis to the space as an urban park with a simple and refined structure;
- Locate major site interventions such as trees and structures primarily towards the western side of the space. This is to preserve views through the space and to the facade of the Lands Department Building;
- Recognise the importance of the facade of the Lands Department building through night lighting and maintaining views to the building;
- Facilitate access and activation between the western built edge and the public space through design i.e. better integration of levels;
- Enhance movement through the space with new pedestrian connections across Bridge and Bent Streets.

Opportunities for the public domain in Gresham Street now need to be revisited in the light of the City Centre Access Strategy and current bus planning. Due to the role of Gresham Street in the Bus Plan, through access needs to be retained and the long term vision outlined in the 2007 design is not currently achievable. The principles of the Gresham Street Study have informed the recommendations in this Plan.



Gresham Street study (POD, 2007)

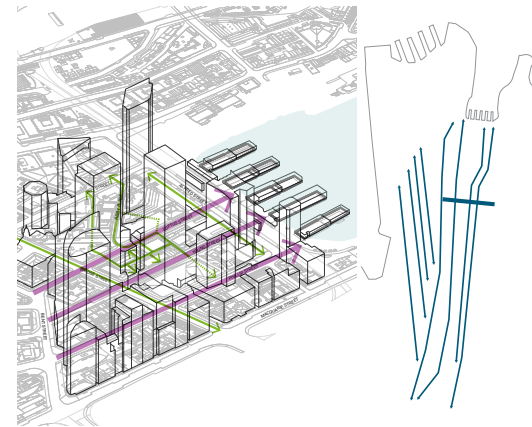
The following five directions have emerged from preliminary consultation, site analysis and existing strategies, and are based on the existing unique and positive characteristics of City North.

36

04 Guiding Directions

01

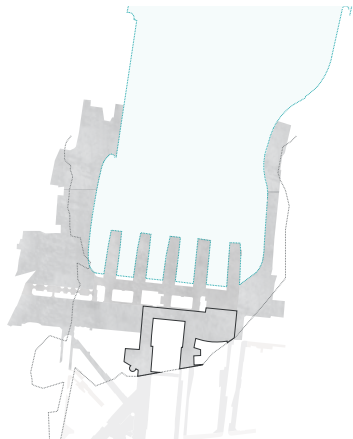
Strengthen north-south streets and encourage east-west pedestrian permeability



Creating clear, legible and clutter-free routes along the City's north-south streets will contribute to the walkability of the city, and allow improved access to public spaces and transport interchange. Enhancing the strong north-south corridors with finer-grain, meandering east-west streets and lanes creates a connected and permeable network.

02

Reinforce a connected public space at Circular Quay and create a unified square from the building edge to the water

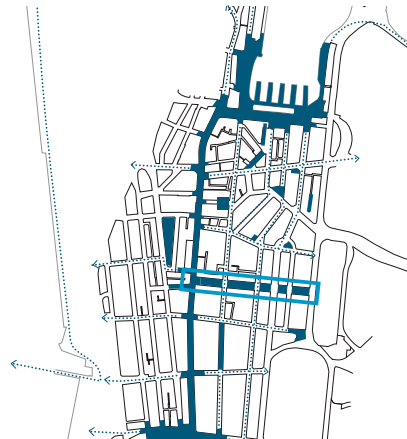


37

One of the key aims of Sydney 2030-2050 *Continuing the Vision* is to establish Circular Quay as one of the City's premier public spaces, linking the city to the water. The long term vision of a unified Circular Quay underpins this plan.

03

Reinforce Martin Place as the City's premier civic and public space



Martin Place is home to some of the Sydney's finest architecture and most significant civic monuments. It is one of the few 'planned' public spaces within Central Sydney. A strategy to better connect the blocks of Martin Place, and increase the useability of the space, will help reinforce Martin Place as a destination rather than a thoroughfare.

04

Create a linked series of park and garden spaces and upgrade existing open spaces



Preserving and upgrading our existing parks will help them cater to the increased useage that will come with the growing city population. City North has the opportunity to link existing pockets of green space with avenues of street tree planting, in accordance with the City's Street tree Masterplan, creating a high quality green network.

05

Support and encourage active building edges and high quality activation of the public domain.



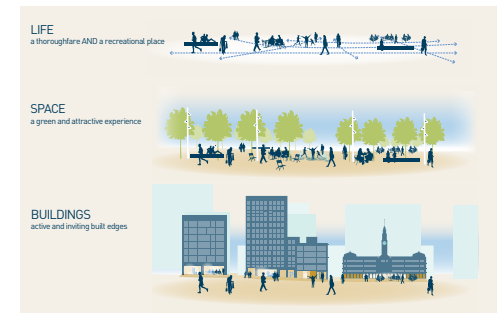
Active building uses that spill out into the public domain can help activate currently underused areas, and can provide places for people to stop and enjoy the city. These uses are important to increase amenity in open spaces, near parks and to provide services near transport hubs. High quality active edges are important to define the character of significant places such as Circular Quay and Martin Place.

38

05 Conceptual approach

Martin Place

Gehl Architect's 'Martin Place Urban Design Study' aims to build on the existing positive qualities of Martin Place. It proposes a range of strategies to improve the experience of the space as a destination in its own right, ensuring that buildings contribute to an active place, and urban elements provide a high quality background to the human experience of the place.



39

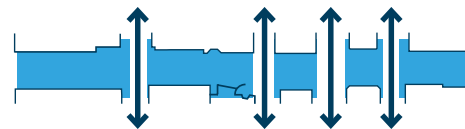
FROM A SEQUENCE OF SPACES ...



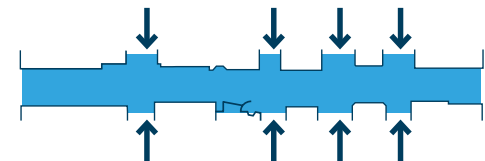
... TO A UNIFIED SPACE



FROM STREETS SEPARATING MARTIN PLACE ...



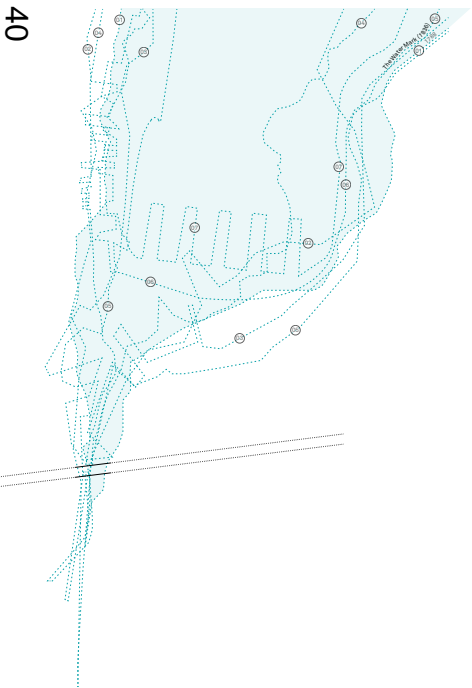
... TO STREETS ARRIVING AT A SQUARE



Streetscapes and Spaces

HASSELL's 'City North Streetscapes and Spaces' Concept Design aims to celebrate the unique location through 'the water mark', a notional line that defines the historic demarcation of the water from the city. Using this as a guiding vision this project refines these key city spaces and streets into an uncluttered, legible and world class civic space.

40



Master Plan

Clear - Legible - Poetic

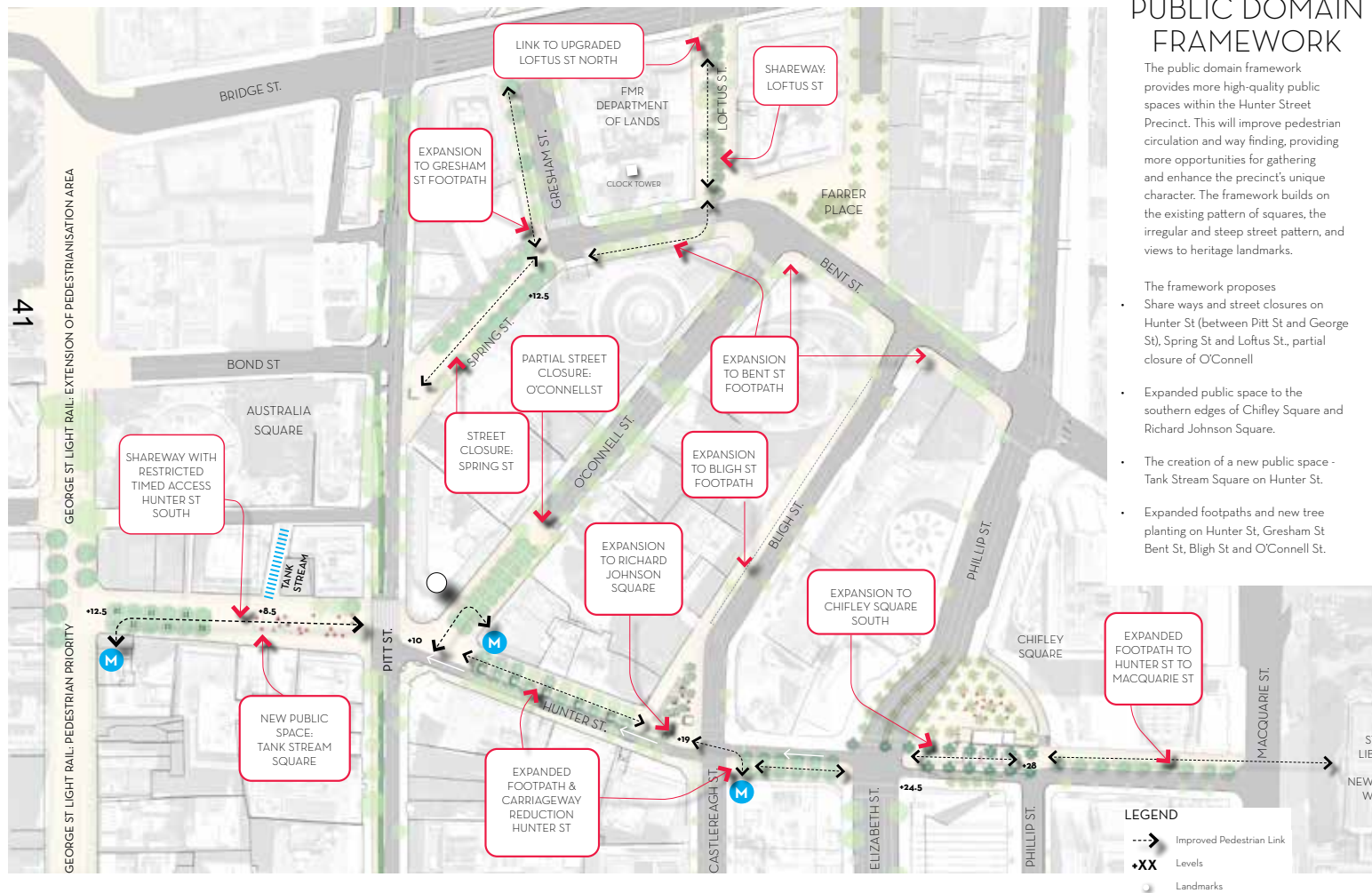
- A. Clearly defined spaces, that encourage ease of movement and activation.
- B. Clear north-south views and pedestrian movement and a more meandering east-west movement through immersive, green and engaging spaces.
- C. Revealing and celebrating the poetics of the place.

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.



Hunter Street Precinct



PUBLIC DOMAIN FRAMEWORK

The public domain framework provides more high-quality public spaces within the Hunter Street Precinct. This will improve pedestrian circulation and way finding, providing more opportunities for gathering and enhance the precinct's unique character. The framework builds on the existing pattern of squares, the irregular and steep street pattern, and views to heritage landmarks.

- The framework proposes
- Share ways and street closures on Hunter St (between Pitt St and George St), Spring St and Loftus St, partial closure of O'Connell
 - Expanded public space to the southern edges of Chifley Square and Richard Johnson Square.
 - The creation of a new public space - Tank Stream Square on Hunter St.
 - Expanded footpaths and new tree planting on Hunter St, Gresham St Bent St, Bligh St and O'Connell St.

Gallagher Studio's 'Hunter Street Public Domain Strategy' illustrates an long term public domain response to the additional demands on the public domain created by the proposed Metro West station in Hunter Street, as well as development sites emerging in the surrounding area through the Central Sydney Planning Strategy northern tower cluster.

The strategy responds to the historic and unique street alignments by celebrating preserving views to heritage features and maximising the amount and quality of pedestrian space, creating opportunities for public life as well as ease of circulation.