

Attachment A3

**City North Public Domain Plan with
Amendments – Part Three**

Jessie Street Gardens

currently

Currently Jessie Street Gardens is a “tired” space, located between the Gateway Building and Loftus Street.

Issues

- Multitude of tree species including some inappropriate species in poor condition
- Degraded lawn areas and large areas of mulch
- Limited activation
- Lack of connectivity to Loftus Street and Macquarie Place

72

Planned changes affecting Jessie Street Gardens:

- Gateway podium redevelopment including an approved design for Jessie Street Gardens completed prior to this whole-of-precinct study
- Closure of Loftus Street at Alfred Street and opportunity for pedestrianisation/shared zone
- Proposed shared zone in Reiby Place
- AMP Quay Quarter redevelopment on opposite side of Loftus Street



Jessie Street Gardens - aerial



Jessie Street Gardens - photos

[2023 update: Jessie Street Gardens reopened following Gateway redevelopment. Loftus Street closed at Customs House, AMP Quay Quarter complete.](#)



Precedent images - Plaza Real, Barcelona
(HASSELL City North Streetscapes & Spaces Study 2015)



Precedent images - Pottersfield Park, London
(HASSELL City North Streetscapes & Spaces Study 2015)

Jessie Street Gardens proposals



Jessie Street Gardens proposed concept design plan (HASSELL City North Streetscapes & Spaces Study 2015)



Jessie Street Gardens proposed concept design section (HASSELL City North Streetscapes & Spaces Study 2015)

The Jessie Street Garden monuments

- A. The Bonds of Friendship, 1980
- B. Entrance Plaque
- C. Women's Pioneer Society, 1988
- D. WWII Commemoration Statue of Women in the Defence Force, 1990

The objective is to create one of a series of City Gardens, spaces that are colourful and full of planting that is specific to this site. The intent is to draw the proposed Water Square into the space and open up the constrained spaces behind The Paragon.

- Extend the Water Square into the space and create outdoor dining and public seating area, well connected to Loftus Street and Customs House Square
- Replace degraded turf areas with gardens of seasonal planting, with intimate seating areas and meandering paths
- Retain all existing monuments within the gardens, in existing or resited locations (subject to further development and consultation)



After

Jessie Street Gardens illustrative montage (HASSELL City North Streetscapes & Spaces Study 2015)



Before

Macquarie Place

currently

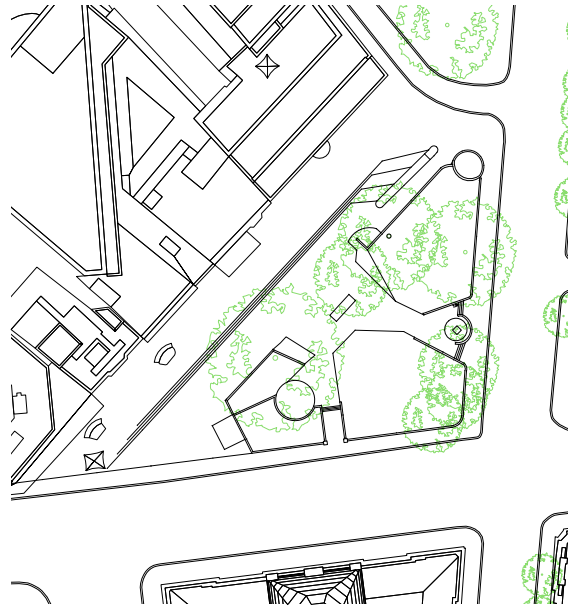
Macquarie Place is rich in history and may be the oldest planned town square in Australia. Macquarie Place Precinct is listed on the NSW Heritage Register and Sydney LEP 2012 as an item of environmental heritage. Both Macquarie Place roadway and Macquarie Place park are identified as a place of National significance in the draft Australian Heritage Commission "Colonial Sydney" listing. In spite of its difficult geometry, shaded environment and predominance of memorials, is well used as a break-out space by surrounding office workers.

Issues

- Very shaded space
- Worn and degraded lawn areas
- Outdoor dining barriers and quality of infrastructure impacts on park
- Multitude of artifacts and memorials but difficult to appreciate and interpret
- Few seating options

Planned changes affecting Macquarie Place:

- AMP Quay Quarter redevelopment on opposite side of Loftus Street will provide increased activation, pedestrian movement and usage
- Siting of new east-west connector artwork by Tracey Emin "The Distance of Your Heart".



Macquarie Place existing plan (HASSELL City North Streetscapes & Spaces Study 2015)



Macquarie Place existing photos



Macquarie Place existing photos

[2023 update: AMP Quay Quarter redevelopment complete, Tracey Emin "The Distance of Your Heart" installed in Macquarie Place Park. Conservation Management Plan for the park is underway.](#)

The Macquarie Place monuments

- A Mens Lavatory, 1807
- B Canopy Fountain, 1870
- C Salvaged Anchor from HMS 'Sirius', 1907
- D Salvaged Cannon from HMS 'Sirius', 1907
- E Macquarie Obelisk, 1818
- F Queen Elizabeth - Tree Planting 1954
- G Duke of Edinburgh - tree planting 1854
- H Remembrance Driveway Plaque 1995
- I Statue of TS Mort (Pierce Francis Connelly), 1883
- J Bronze Memorial Fountain (Gerald Lewers), 1960
- K The Distance of Your Heart (Tracey Emin)

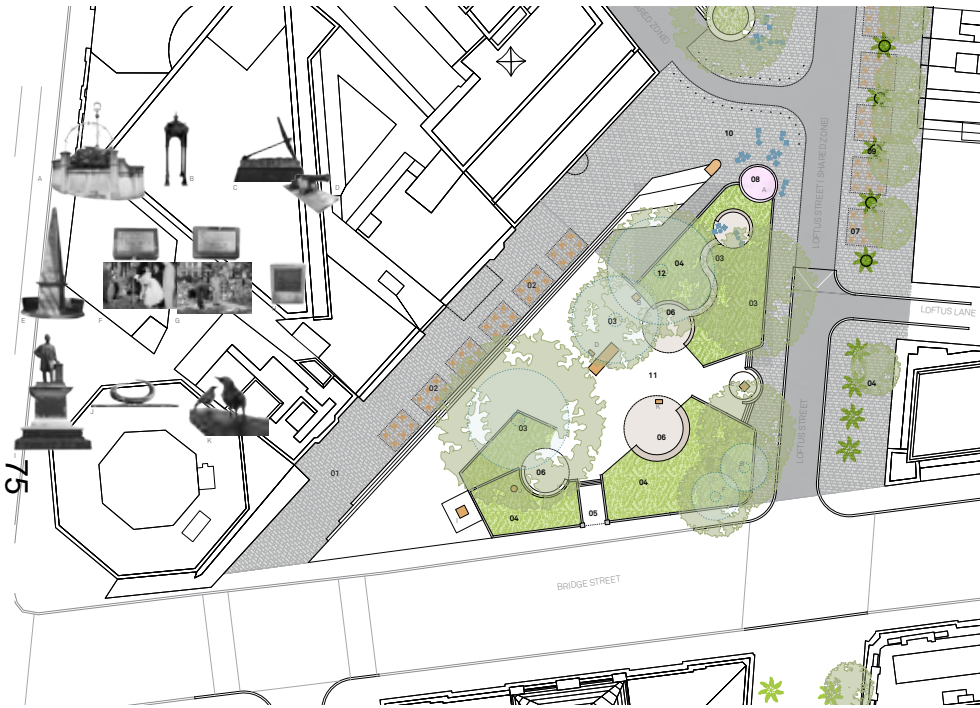


Repurposing and activation of former toilet - illustration (HASSELL 2015)



Proposed Multi-layered shade-tolerant understorey planting (HASSELL City North Streetscapes & Spaces Study 2015)

Macquarie Place proposals



Macquarie Place proposed concept design plan (HASSELL City North Streetscapes & Spaces Study 2015)

Key

1. Declutter a clear passage from Bridge Street to the Harbour.
2. Reconfigure the outdoor dining to allow free movement in and out of the park.
3. Theatrical uplighting to the trees.
4. Replanting of garden areas and removal of turf in shaded areas.
5. Reinstate Macquarie Place gates.
6. Creation of new seating alcoves.
7. Outdoor dining elements to be as per City of Sydney Outdoor Dining Guidelines. Include Macquarie Place as a 'Special Precinct' under the City's Outdoor Dining Guidelines, requiring a uniform palette of outdoor dining furniture.
8. Reactivate the "Mens Lavatory."
9. New street tree planting - *Livistona australis*.
10. New paved areas.
11. Existing paving retained.
12. Remove *Ficus hillii*.

- Extend Macquarie Square to the surrounding buildings with flush, paved shared surfaces.
- Lighten space by selective removal of trees, thinning of tree canopies and possibly uplighting to trees
- Removal of shrub planting to open up views through the park and reveal historic artifacts and memorials.
- Remove areas of worn and shaded turf and replace with low level seasonal planting and seating areas.
- Removal of obstructions to pedestrian movement, and consolidation of outdoor dining. Consider introducing Special Precinct controls for Macquarie Place to the City's revised Outdoor Dining guidelines



Section A-a: Macquarie Place
Macquarie Place proposed concept design section (HASSELL City North Streetscapes & Spaces Study 2015)



Macquarie Place illustrative montage (HASSELL City North Streetscapes & Spaces Study 2015)

It is recommended that a new Conservation Management Plan be prepared for Macquarie Place to guide these and future works. The report should be prepared by a suitably qualified heritage consultancy team, including a Heritage Landscape consultant, a Monument and Artefact conservator and a Built Heritage consultant. In addition a new Archaeological Assessment should be prepared. Both documents should include both the park and the roadway of Macquarie Place.

Loftus Street south

currently

Loftus Street south is framed by the low scale former Lands Department and Education buildings. These warm and detailed sandstone buildings create a human scaled space, connecting to Macquarie Place Park and Circular Quay in the north.

Issues

- Wide roadway with relatively narrow footpaths
 - Lack of formal east-west crossing opportunities
- 76 Inconsistent street tree planting

Planned changes affecting Loftus Street:

- Change of use / redevelopment of the former Education Building & Lands Department
- Development of the Hunter Street metro station creates an interchange precinct between Circular Quay along Loftus Street
- The upgrade of Loftus Street north is progressing, raising the quality of Loftus Street and the priority and space for pedestrians. The existing signalised crossing at of Bridge Street provides an opportunity to extend this connection to the south.



Loftus Street south - view looking north framed by heritage sandstone buildings

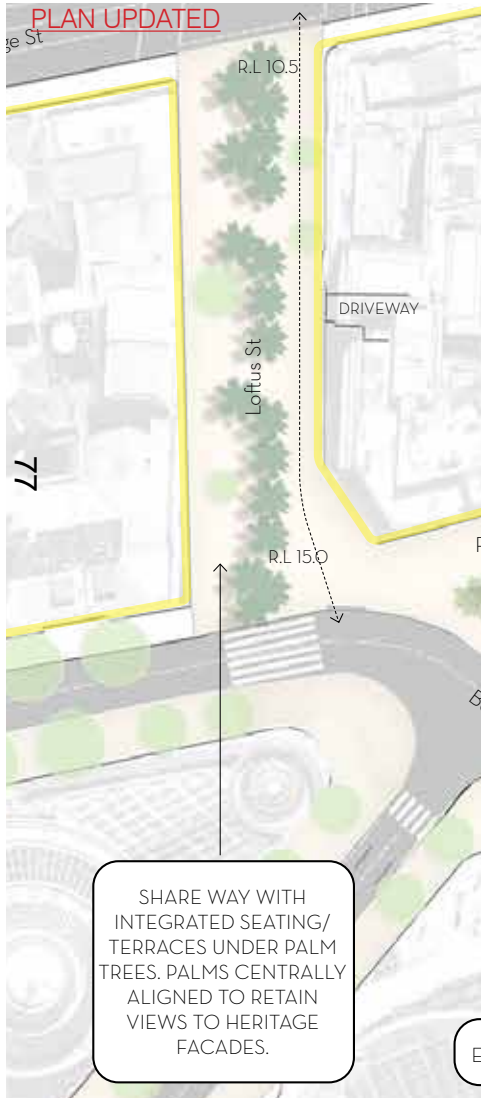


Loftus Street south - existing section
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)



Loftus Street provide a continuous green pedestrian link to Circular Quay

Loftus Street south proposals



Project opportunity - Loftus Street south
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

For Adoption / March 2023 DRAFT



Loftus Street South sketch montage
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)



Loftus Street South sketch section
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

To create a pedestrian priority space extending the green link from Loftus Street north, celebrating the character of the heritage buildings.

- Create a high quality pedestrian priority environment with paving and planting
- Investigate the opportunity for a raised, flush paved treatment to extend the pedestrian space
- Retain vehicular access to the existing driveway and, together with government and stakeholders, investigate management options to restrict through traffic. e.g. shared zone or timed loading access
- Retain views to the heritage facades by investigating centrally located palm planting
- [Improve pedestrian crossing from Loftus Street across Bent Street, to address desire lines into O'Connell Street.](#)

Gresham Street & Bent Street

currently

These streets play an ongoing role in the bus network, particularly Gresham Street where kerbside space is used for bus stops and bus layover. It is anticipated that with the opening of the Metro West station bus layover will move away from the immediate precinct. This opens up opportunities for the improvement and expansion of footpaths and safer crossing opportunities.

Issues

- Dangerous pedestrian crossing conditions at Bent Street due to irregular and wide intersections
- Wide roads dominated by buses
- Bitumen footpaths cluttered by furniture, bus shelters and motorbikes
- Poor relationship to existing ground floor levels due to topography

Planned changes affecting Gresham Street:

- **Potential** removal of bus layover following **completion of** Hunter Street metro opening
- Change of use/redevelopment of the former Lands Department building to a hotel
- Planning proposal under assessment for a new commercial tower development along the western side of Gresham Street

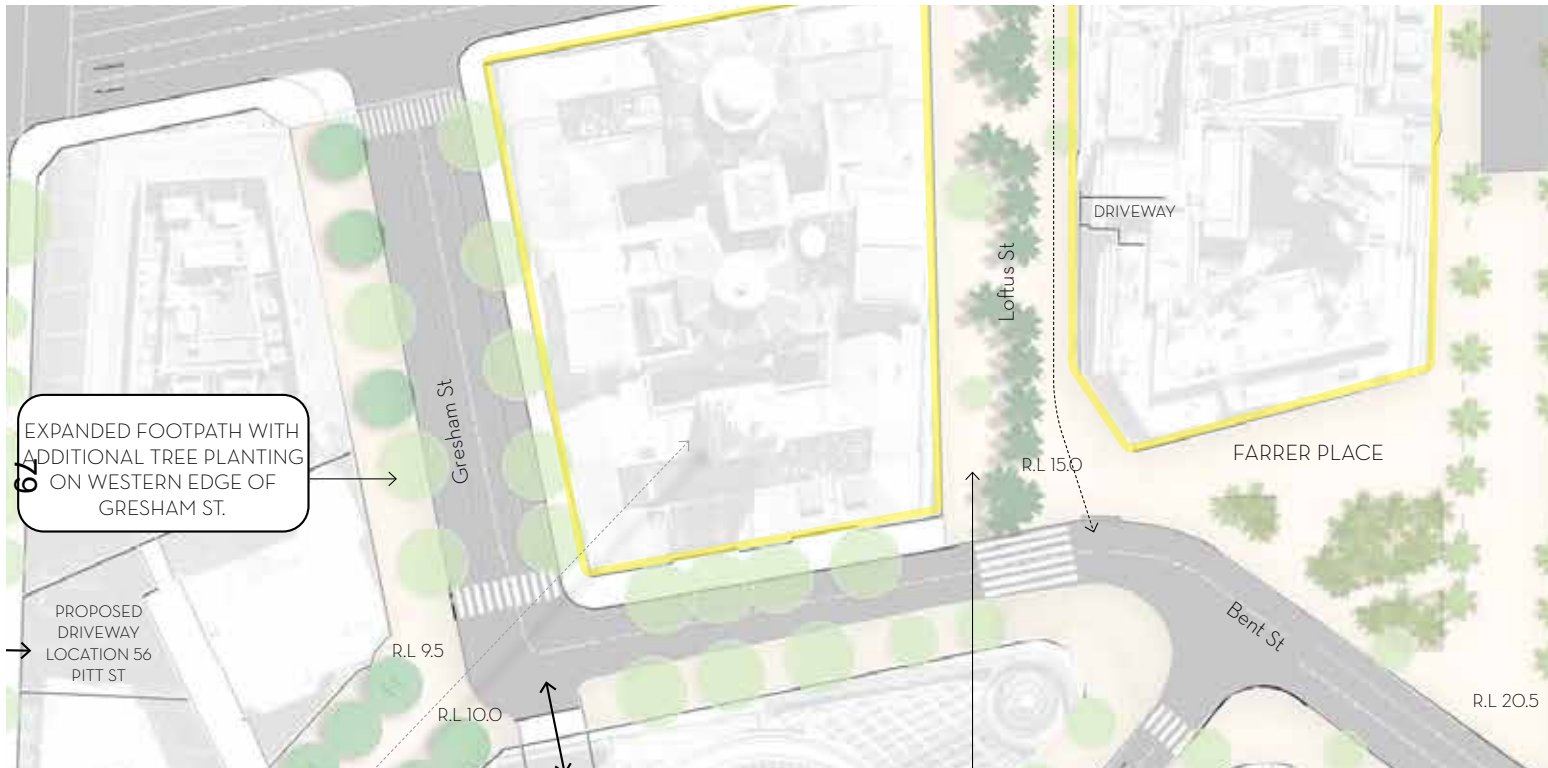


Existing aerial photo showing Bent Street and Gresham Street



Gresham Street looking south at the Lands Department facade

Gresham Street & Bent Street proposals



Project opportunity - Gresham Street and Bent Street
 (Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

To create a high quality pedestrian streets with additional space for movement, safe crossing opportunities and strong precinct connections.

- Revision of bus plan to remove bus layover from the precinct, to create quiet and pedestrian friendly streets
- Declutter and widen footpaths providing additional space for pedestrian movement
- Interplant existing trees along Gresham Street west to improve canopy and reinforce the human scale
- Implement the Streets Code to upgrade the quality of finishes and fixtures
- Retain existing pedestrian crossings across Gresham Street and investigate new crossings as necessary to improve pedestrian safety. Investigate a new, wide crossing across Bent Street at Loftus Street

George Street north

currently

George Street north forms part of the spine connecting Central Sydney's three squares. It is an important pedestrian boulevard and opportunity for greening. George Street has been pedestrianised from Railway Square to Hunter Street, the north end is the last remaining piece in completing the vision for George Street.

Issues

- High pedestrian volumes and strong crossing desire lines, particularly around the Wynyard Station precinct
- Narrow footpaths
- Discontinuous treatment and identity along the length of George Street
- Limited street trees and canopy

Planned changes affecting George Street north:

- The future Metro West station in Hunter Street will generate significant additional pedestrian traffic, and will intensify the transport precinct between Hunter Street, George Street light rail and Wynyard Station



George Street north existing - view south towards Hunter Street showing narrow footpaths and high pedestrian volumes

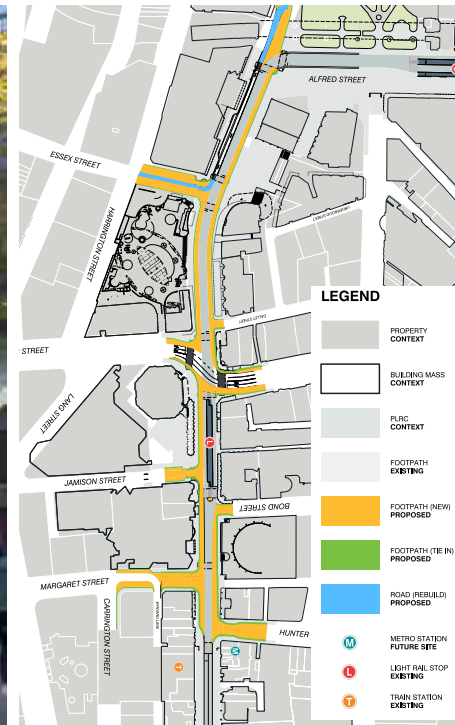


George Street north existing
top - busy pedestrian street with strong crossing desire lines
bottom - varied footpath widths

George Street north proposals



George Street north illustrative montage



George Street north possible layout

To complete the George Street pedestrian boulevard, providing safe crossing opportunities and strong precinct connections.

- Close George Street to vehicular traffic between Hunter Street and Alfred Street. Local traffic access connections to be maintained as necessary, within a pedestrian priority environment
- [Retain east-west vehicular movement across George Street at Bridge Street](#)
- Collaborate with Transport for NSW to manage the traffic network requirements, including maintaining Bridge Street as a cross street connection
- Create new public space at connecting streets closures, particularly Hunter, Bond, Jamison and Essex Streets
- Create a high quality streetscape by implementing the established George Street materials palette
- Investigate opportunities for new street trees, particularly on connecting streets

Spring Street currently

Spring Street is on an irregular alignment, resulting in short and contained views to the Lands Department clock tower and the Dobell Memorial sculpture (Herbert Flugelman). The building edges create a sheltered space which receives moderate winter sun.

Issues

- Spring Street eastbound has been closed at Pitt Street using temporary rubber kerbs and bollards
- Westbound an existing bus route stops in Spring Street
- Existing footpaths are narrow and not consistent with Streets Code
- Limited active ground level uses. In spite of great views and pleasant climate, there is nothing to make people want to linger here

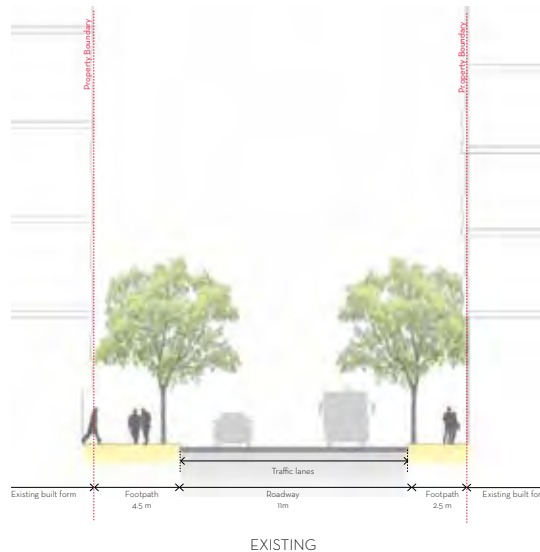
Planned changes affecting Spring Street

- Potential redevelopment opportunity sites in the northern tower cluster fronting Spring Street
- Potential changes to bus routes and stops following completion of Metro West

Top Spring Street view corridor - north east towards the Lands Department clocktower

Bottom Spring Street view southwest showing partial closure at Pitt Street

Spring Street - existing section
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)



Spring Street proposals



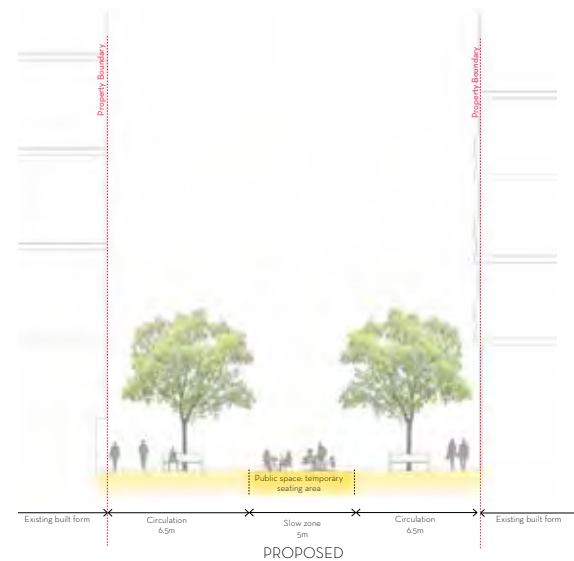
Project opportunity - Spring Street upgrade
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)



Spring Street sketch montage
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

To provide a sheltered new public space for seating and respite, preserving the important views to local heritage landmarks.

- Work with stakeholders and government to close Spring Street to vehicles, creating a shared space for people and bikes
- Introduce new public seating to Spring Street, including fixed seating under the trees and temporary moveable furniture in the centre of the space
- Consider outdoor dining opportunities to activate the street in the evening
- Interplant existing trees to create a consistent human scale green avenue retaining views to the heritage clock tower and Flugelman sculpture
- Support amalgamation of sites to reduce driveway requirements. Preserve driveway access to 1 O'Connell Street at Spring/Bent Street corner



Spring Street sketch section
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

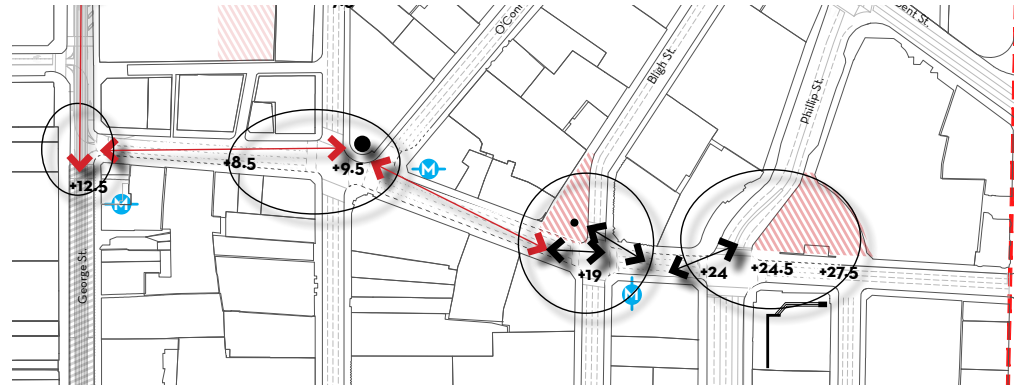
Hunter Street

currently

Hunter Street is a busy 2 way street with 4 traffic lanes. The street's irregular alignment and steep grades create an intricate and highly varied public domain. Existing spaces along Hunter Street are located on street corners creating a unique spatial structure. Views are contained and intimate, opening out at intersections.

Issues

- Most of Hunter Street benefits from good wind comfort conditions, only the George to Pitt Street block receives direct winter sun.
- Heritage buildings and monument create visual landmarks
- Heritage Tank Stream runs under Hunter Street (aligning with Hamilton Street) between George and Pitt Streets, creating an interpretation opportunity
- Few street trees west of Pitt Street and inconsistent planting in other blocks (predominantly celtis australis). Many existing trees are compromised by limited solar access and limited space for canopy growth
- An existing bus route runs along Hunter Street between Pitt and Elizabeth Streets



LEGEND

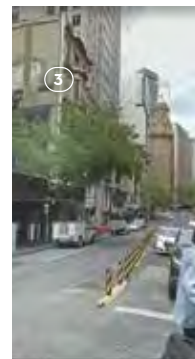
- Long View
- Short View
- Existing Public Square/ Space
- Existing Shareway
- Existing Park
- XX Levels
- Landmarks

Hunter Street public domain structure
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

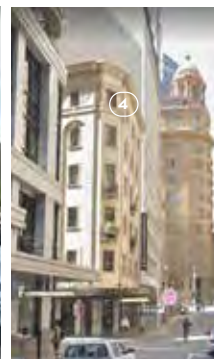


KEY PLAN

Hunter Street - views to heritage items



18 Hunter St



34 Hunter St



18 Hunter St

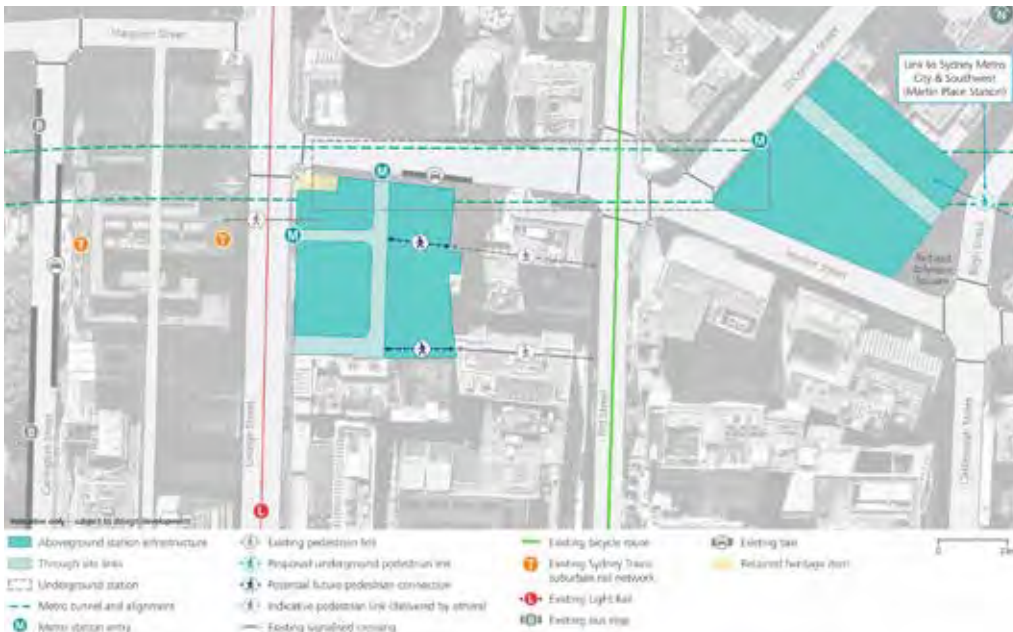


66 Hunter St.



114 Hunter St.

Hunter Street currently



For Adoption / March 2023 DRAFT

Planned changes affecting Hunter Street

- Metro West - a new metro station will be constructed under Hunter Street, with entries and over station development planned at the corner of George and Hunter Streets, and the north east corner of Hunter and O'Connell Streets as shown. An entry to the Martin Place metro station is also being constructed on the south side of Hunter Street between Castlereagh and Elizabeth Streets.
- The Metro station will generate significant additional pedestrian movements along both sides of Hunter Street and throughout the connecting street network.
- Modelling indicates that the existing footpaths will provide an inadequate level of service following the completion of the Metro, particularly between George and Pitt Streets.

Opportunities

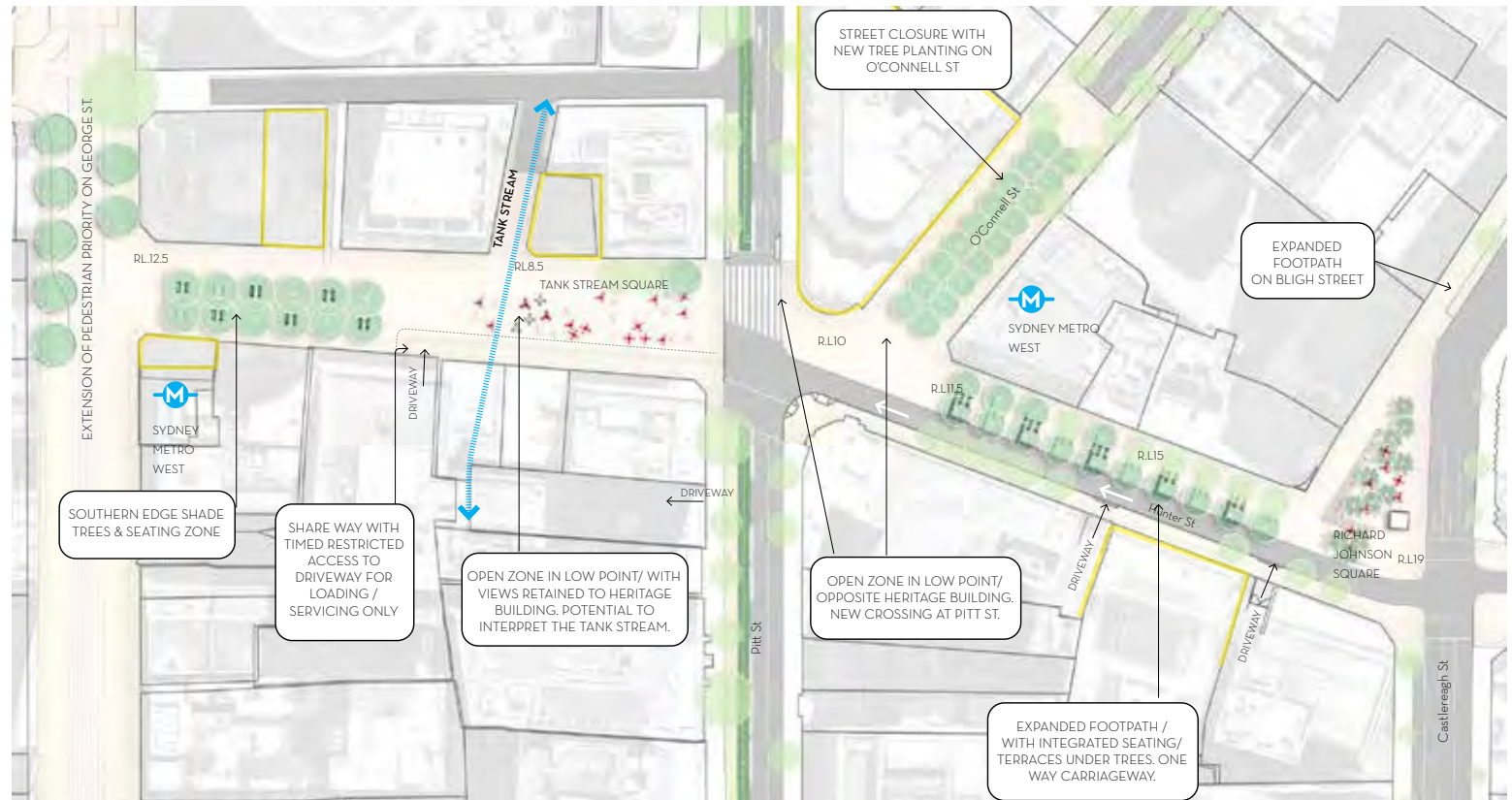
- A generous and unique pedestrian precinct
- Additional street trees and canopy
- Views to heritage architecture preserved and enhanced
- New pedestrian links through development

Hunter Street metro - Station transport integration and access plan (Sydney Metro West EIS Technical Paper 1: Operational Transport 2022)

Hunter Street proposals - George Street to Castlereagh Street

Work with government and stakeholders to create a generous, high quality space of arrival at the Hunter Street Metro with comfortable space for prioritised pedestrian movement. Recognise and celebrate the Tank Stream historic watercourse and its significance to the Aboriginal community.

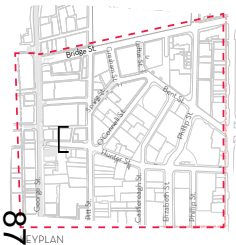
- Create a wide pedestrian priority space by closing Hunter Street to through traffic between Pitt Street and George Street
- Work with landowners and operators to develop designs to resolve drop-off, servicing and loading requirements
- Prioritise Country in the public domain design and recognise/interpret the heritage tank stream watercourse alignment
- Widen footpaths between Pitt Street Castlereagh Street, creating generous space for movement outside the eastern Metro site. Maintain vehicular access to existing driveways with a one way vehicular traffic lane
- Close O'Connell Street at Hunter Street, maximising the amount of new public space whilst maintaining vehicular access to the Sydney Metro West driveway
- Retain key views to heritage landmarks



Project opportunity - Hunter Street west of Castlereagh Street
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

Hunter Street proposals - George Street to Castlereagh Street

Hunter Street between George Street and Pitt Street - existing & proposed concept sections
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)



EXISTING



PROPOSED

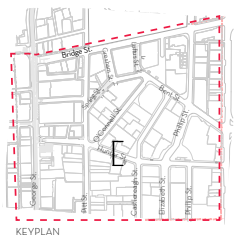
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Together with government and stakeholders, investigate transport network impacts and requirements, together with road and kerb space allocation to meet the needs of people using the area.

Further development of this project opportunity requires consideration of:

- current and future bus circulation and stops
- taxi and vehicle drop-off areas
- disabled parking allocation
- kerbside loading (where off-street loading is not available)

Hunter Street between Pitt Street and Castlereagh Street - existing and proposed concept sections
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)



EXISTING



PROPOSED

Hunter Street



Illustrative montage - Hunter Street view east from the corner of George Street
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

Hunter Street



68

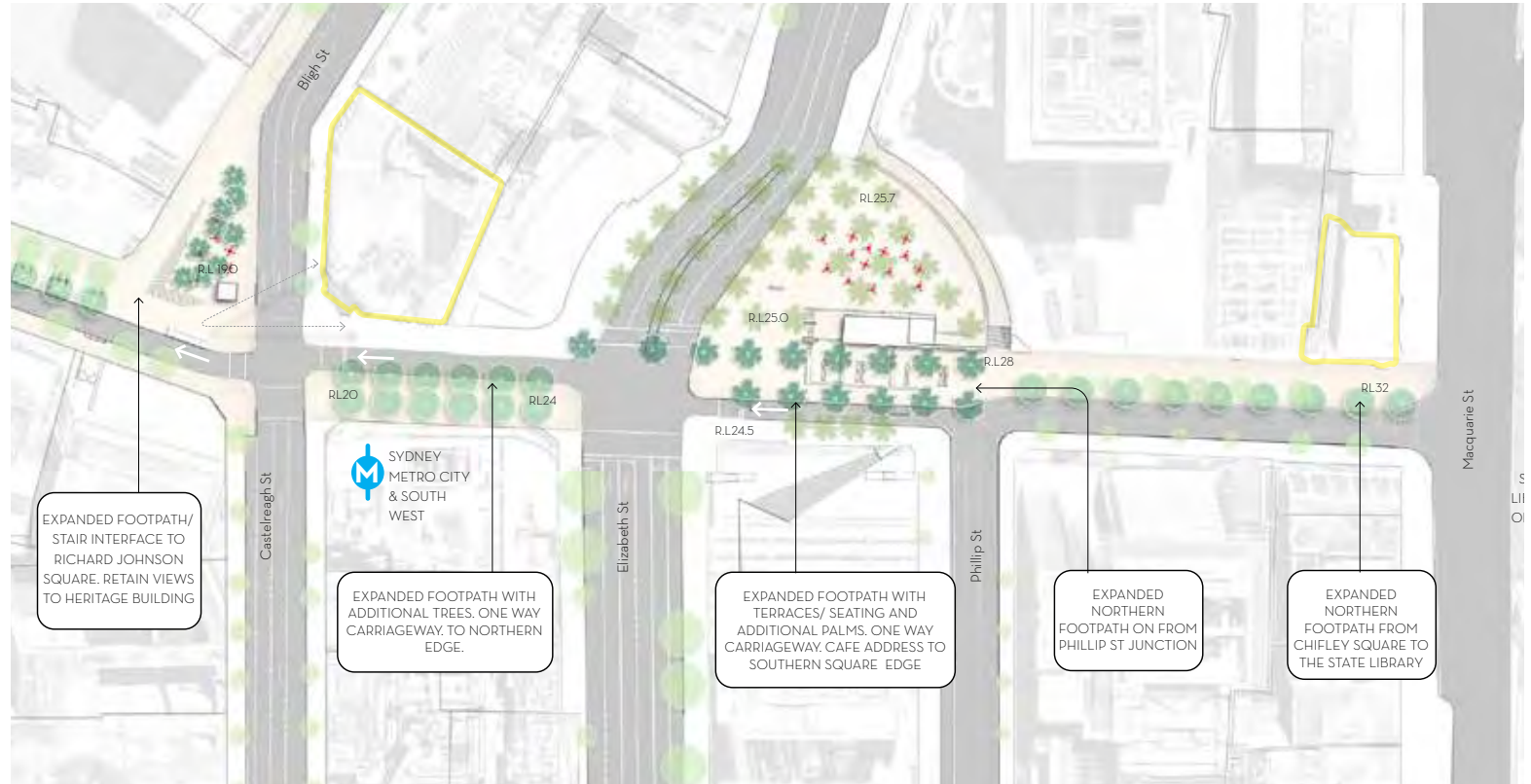


Illustrative montage - Hunter Street view east from the corner of Castlereagh Street
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

Hunter Street proposals - Castlereagh to Macquarie Streets

Improve walkability along Hunter Street, calming traffic and providing additional space around Metro Station entries. Build on existing open spaces to create additional space for flexible use.

- Widen the southern footpath between Castlereagh Street and Elizabeth Street to accommodate increased pedestrian movement around the Metro City & South West station entry
- Maximise shade canopy tree planting and provide seating along Hunter Street
- Reduce carriageway widths and investigate a single lane westbound in these blocks, maintaining access to existing driveways
- Investigate expanding the footpath adjacent to Chifley Square, incorporating terraces for flexible active use (for example, cafe seating)



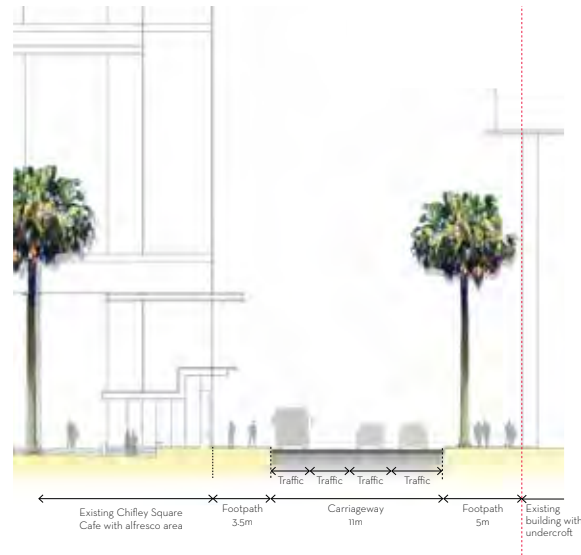
Project opportunity - Hunter Street east of Castlereagh Street
 (Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

Hunter Street proposals - Castlereagh to Macquarie Streets



91

Precedent image - terraced footway enabling activation and outdoor dining (Martin Place Sydney)



Hunter Street at Chifley Square - existing section
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)



Hunter Street at Chifley Square - sketch concept section
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

Richard Johnson Square

currently

Richard Johnson Square remains rundown, and is yet to be formalised as a quality public pedestrian space that recognises it's meaning within the city.

Issues

- Multiple paving types in poor condition
- Existing monument in poor condition
- Steep level change across the site
- Lack of greenery or landscaping

92

Planned changes affecting the area:

- Redevelopment of the adjacent building frontage for the Sydney Metro West Hunter Street station entry and over station development.



Richard Johnson Square existing photos
(Aspect Studios 'Richard Johnson Square Principles' 2009)

Richard Johnson Square proposals



Hunter Street metro - Built form urban design strategies diagram showing proposed setback to Richard Johnson Square
 Sydney Metro West Environmental Impact Statement



Concept plan showing enlarged Richard Johnson Square (Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

The new Sydney Metro West station development provides an opportunity to upgrade the built edge to Richard Johnson Square, with a building entry proposed from the Square into the over station development.

The Metro proposes to realign the building edge with a set-back to Richard Johnson Square, which expands the space to the west and enhances the setting of the obelisk.

The proposed widening of the Hunter Street northern footpath will further enhance the space of the square.

The upgrade of Richard Johnson Square should achieve the following design principles:

- Clear Connected Paths
- Consistent and high quality ground plane treatment
- Resolve levels to create a hierarchy of spaces and clear movement paths
- Introduce tree planting to create a comfortable urban space
- Conserve and upgrade the Obelisk monument

Bond Street

currently

Bond Street is a relatively narrow two-way street, with narrow footpaths on the north and south sides. It provides important access to residential and commercial buildings, as well as loading and drop-off functions.

Issues

Pedestrian safety concerns, due to:

- Vehicles turning into Bond Street from Pitt Street at high speeds.
- Poor visibility for drivers and pedestrians
- Narrow footpaths

94

proposals

To create more space for pedestrians at the eastern end of Bond Street, and improve pedestrian safety at the intersection of Bond Street and Pitt Street.

- Investigate widened footpaths in Bond Street west of Pitt Street, to provide additional space for pedestrians around the crossing and encourage slower vehicle turning speeds.
- Investigate a Continuous Footpath Treatment across Bent Street at Pitt Street, to slow vehicles and increase pedestrian priority.



View into Bond Street from Pitt Street - existing photo



Project opportunity - Bond Street upgrade
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

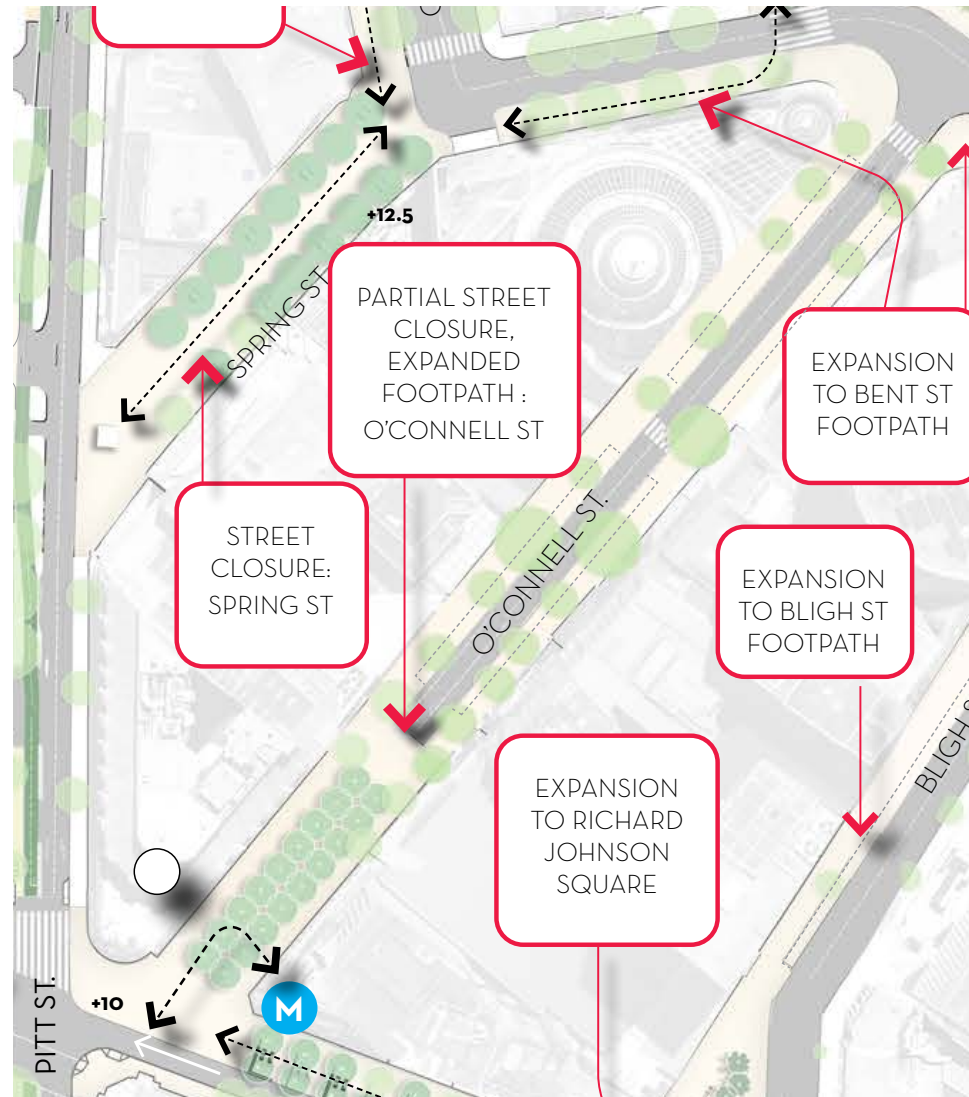
O'Connell Street currently



View northeast along the northwest footpath of O'Connell Street



Existing view - O'Connell Street looking northeast from Hunter Street



Project opportunity - O'Connell Street upgrade
(Gallagher Studio Hunter Street Precinct Public Domain Strategy 2023)

O'Connell Street has a generous carriageway with two lanes of one-way southbound traffic, and two lanes for parking and loading. The pedestrian environment is inconsistent, with mixed paving of varying quality.

The future Hunter Street Metro West station will open onto O'Connell Street, and the western side of the street is subject to potential future redevelopment.

These changes will see O'Connell Street become an important pedestrian desireline to the Metro station from the north.

proposals

Upgrade the pedestrian environment along O'Connell Street, and create a new pedestrian space at its southern end adjacent to the Metro Station.

- *Reduce the carriageway to one lane each way, and widen pedestrian footpaths.*
- *Where needed, provide loading and drop-off bays within the footpath.*
- *Close O'Connell Street at Hunter Street and create a new landscaped pedestrian space (refer to Hunter Street project opportunity for detail).*

Pitt Street Mall extension

To extend the network of pedestrian-priority space in Central Sydney, the opportunity to extend Pitt Street Mall to the north has been raised. This is the subject of ongoing discussions between the City, landowners and developers to explore potential access arrangements, with a view to eliminating the need for cars to use the block of Pitt Street between King Street and Martin Place.

Opportunities

- to connect Martin Place to the retail core of the city
- to expand the city's existing pedestrian network
- to establish new public space for active uses such as outdoor dining

This opportunity is flagged for ongoing development and additional stakeholder consultation. Impacts on traffic, transport and cycling within the surrounding area need further study prior to the development of a concept design.



6.2 Precinct-wide overlay projects

In addition to the place-specific projects, this plan includes recommendations for wider overlays to the area to improve the quality of the public domain, signage, wayfinding, events and experiences. Many of these overlays are already under way within the City. It is intended that the outcomes of these urban design overlays be integrated into the individual place-specific projects as they progress.

- New outdoor dining guidelines, specific precinct guidelines as required (e.g. Circular Quay and Martin Place);
- City-wide events strategy and guidelines;
- City granite paving and Smart pole rollout;
- CBD laneway upgrades;
- New public domain furniture rollout;
- Temporary seating program;
- Wayfinding signage; and
- Creative lighting masterplan (Martin Place).

86



Appendix A Martin Place Urban Design Study

Appendix B City North streetscapes and spaces study

Appendix C

Hunter Street Precinct Public Domain