

# **Attachment A5**

**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**



---

## 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, 185-?*

Image source: <http://acms.sl.nsw.gov.au/item/itemLarge.aspx?itemID=982594>

#### Contact

Jon Hazelwood Principal  
jhazelwood@hassellstudio.com  
Sharon Wright Senior Associate  
swright@hassellstudio.com

HASELL  
Level 2  
Pier 8/9, 23 Hickson Road  
Sydney NSW  
Australia 2000  
T +61 2 9101 2000  
E sydney@hassellstudio.com  
hassellstudio.com  
@HASELL\_Studio  
HASELL Limited



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

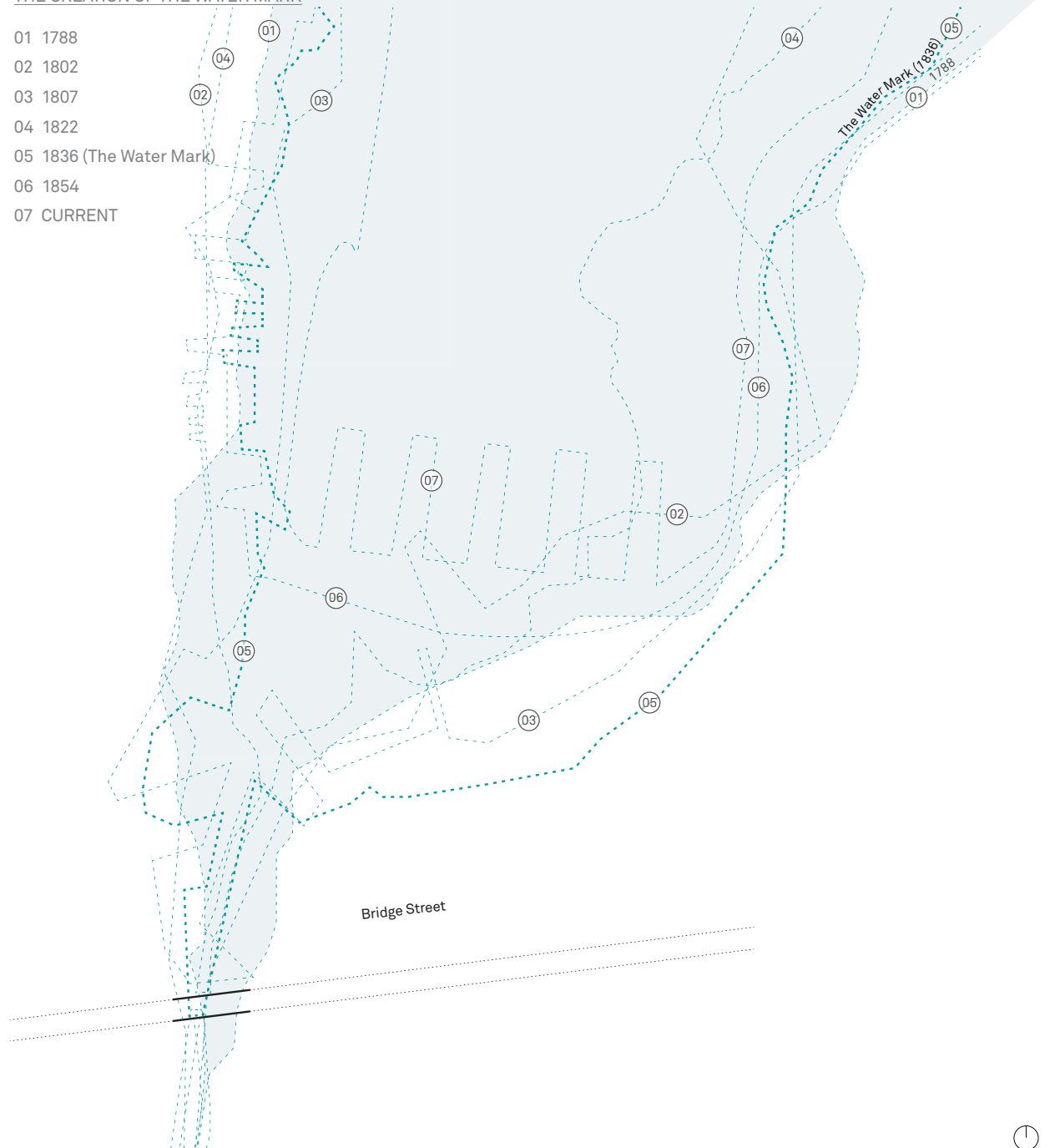
Sydney is a city full of stories, most of which have their origin in this part of the city. It is the historic birthplace of the city and the city structure. It is a place rich in poetic references. From the shifting line of the shoreline, to the city's first town square created by Mr and Mrs Macquarie, 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



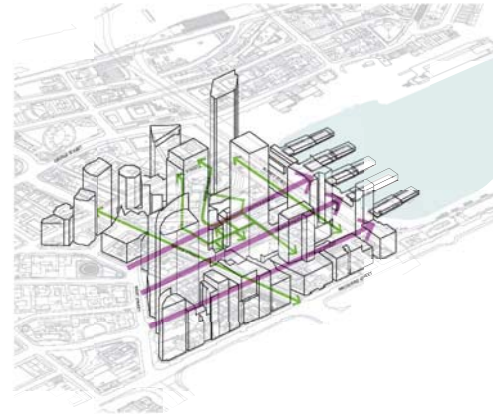
**'CLEAR THE WAY' FOR GEHL'S SQUARE**

"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

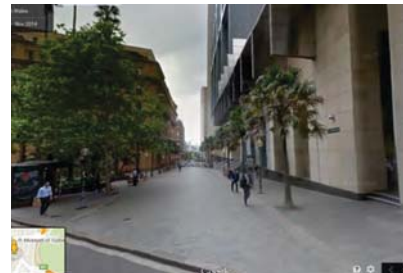
- \_Connects Farrer Place to Circular Quay.
- \_The northern end will be fronted by the AMP redevelopment on both sides, with connections to Customs House Lane and Loftus Lane.
- \_The southern end is defined by the heritage-listed Education Building and Governor Phillip Tower
- \_Clear view line to 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.
- \_Phillip 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. Reiby 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).



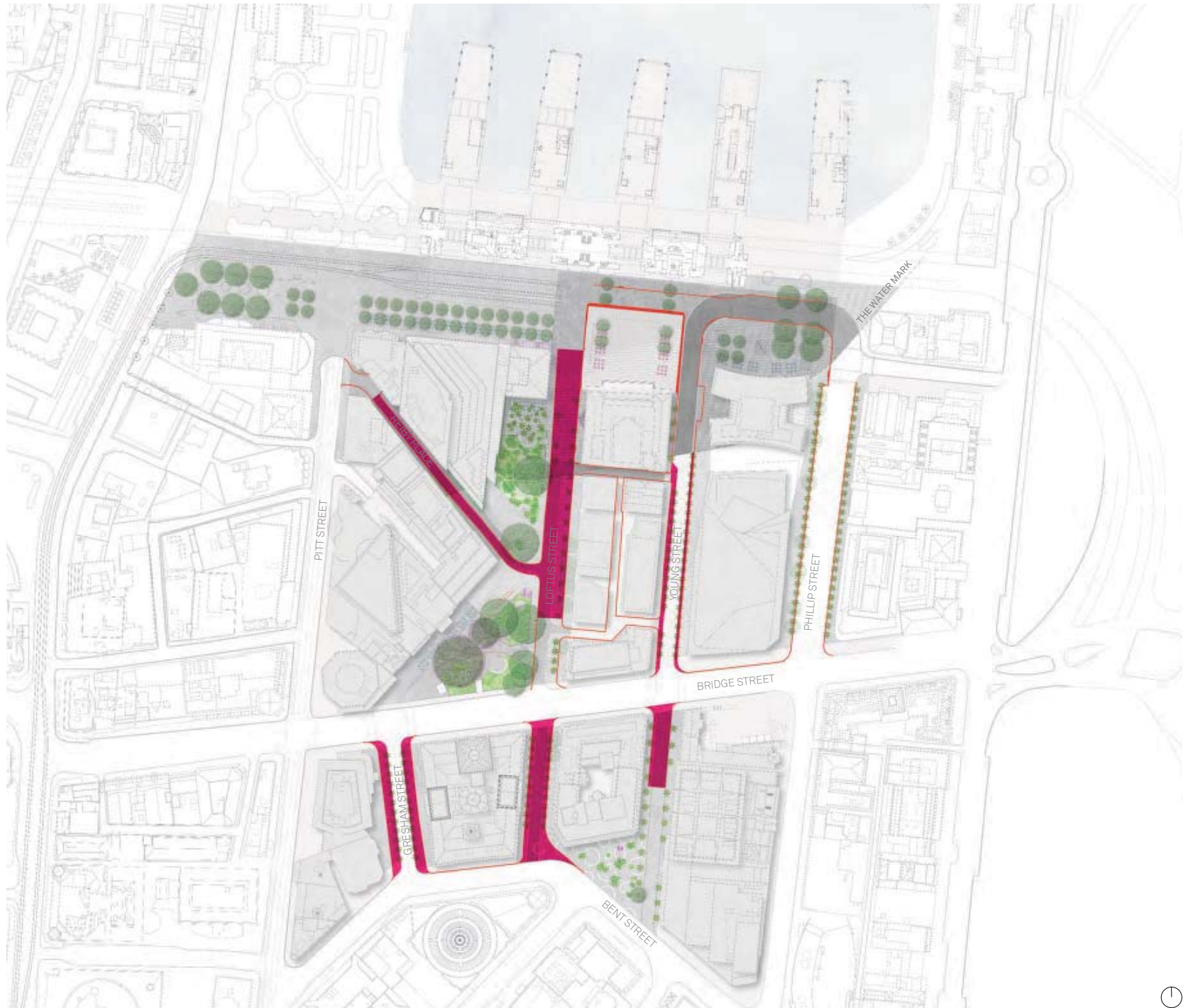
## 04 Master Plan Strategies

### 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



This page intentionally blank



## 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 hillii* 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 of 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 (*Livistona 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.

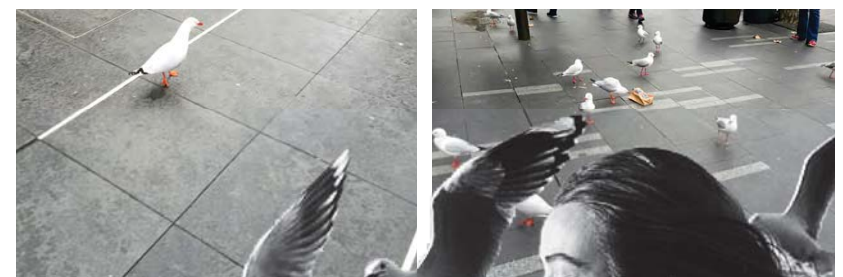
There are a myriad of outdoor dining zones and locations and an inconsistent palette of furniture and fixed elements. In a number of areas the furniture is a barrier to pedestrian movement.

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.”***

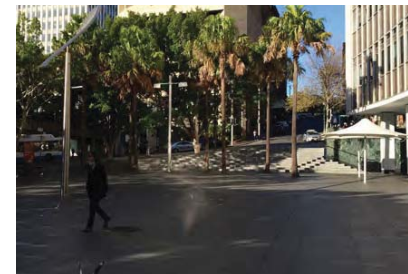
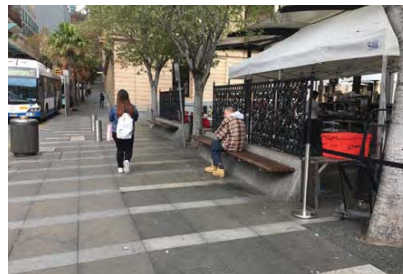
Source\_ <http://www.dailytelegraph.com.au/news/nsw/seagulls-harrasing-diners-at-circular-quay-reminiscent-of-alfred-hitchcocks-the-birds/story-fni0cx12-1226986554798>



## 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

-  Existing active edges
-  Proposed / potential activated edges
-  Dining zones



## 04 Master Plan Strategies

### Outdoor Dining & Activation

International precedents of outdoor dining -

- \_Consistent furniture
- \_No permanent infrastructure
- \_Consistent with importance and profile of location



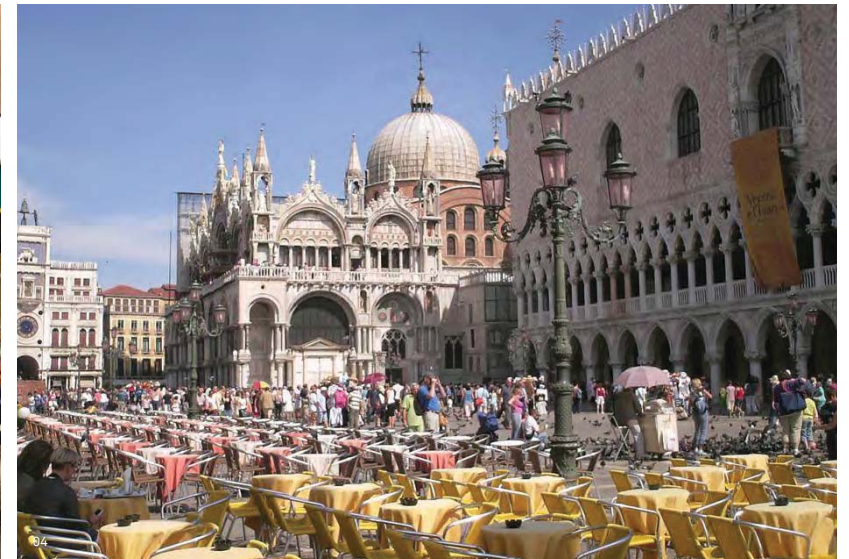
01



02



03



04

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

### 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.

## Option 1 - Preferred Option A new avenue

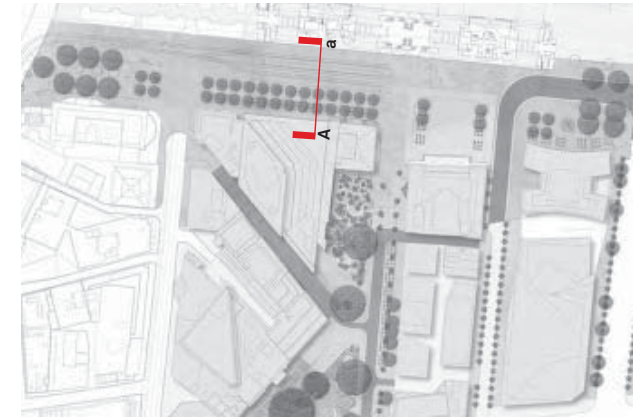


**05 Master Plan**

Alfred Street inc. Custom House  
Square and Scout Place

**Option 1 - Preferred Option**

**A new avenue**



Section A-a:  
A new avenue

## 05 Master Plan

Alfred Street inc. Custom House Square and Scout Place

### 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. 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.
7. Some existing trees in Customs House Square are retained.

## Option 2 Existing Plane trees retained



This page intentionally blank



## 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

Master Plan - Customs House Square  
Scale 1:400@A3





- 01 Outdoor dining - Piazza San Marco
- 02 Consistent and consolidated zones of outdoor dining - Piazza San Marco
- 03 Pedestrian priority - shared zones - New Road, Brighton (Gehl Architects)
- 04 Pedestrian priority - shared

- zone - Exhibition Road, London
- 05 Moveable public furniture Bryant Park
- 06 Moveable public furniture Centenary Square, Parramatta

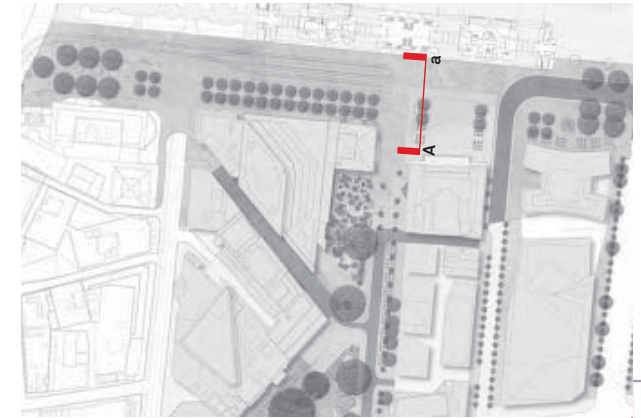


# Project Opportunities

## Customs House Square

### 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.



New outdoor dining configuration and furniture as per CoS Outdoor Dining Guidelines. 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.

Section A-a  
Customs House Square - Alfred Street



Existing condition - Customs House Square - Alfred Street



Proposed - Illustrative Montage - Customs House Square - Alfred Street

## Project Opportunities

### Jessie Street Gardens

#### Project Objectives

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

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.

#### Design Principles

- A. Extend the Water Square into the space and create outdoor dining and seating area.
- B. Remove turf areas and create garden area of seasonal planting with intimate seating areas and meandering paths.

#### Key Project Elements

1. Circular Quay continued along Loftus Street with interpretive overlay.
2. Removal of lower turf area and Circular Quay paving extending into the space creating clear access to the Gateway Entrance and larger outdoor dining and seating areas.
3. Extensive palm planting within the paving to create tree canopy.
4. Large garden area created with intricate and seasonal planting palette.
5. Meandering paths set through the garden areas with seating areas.
6. Outdoor dining elements to be as per City of Sydney Outdoor Dining Guidelines. Include Jessie Street Gardens as a ‘Special Precinct’ under the City’s Outdoor Dining Guidelines, requiring a uniform palette of outdoor dining furniture.
7. Existing monuments retained and repositioned.

#### Key

1. Circular Quay paving in Loftus Street, with removal of kerbs creating a flush surface.
2. Palm tree planting.
3. Scattered fixed seats under canopy of Palm trees.
4. Seating areas set within Garden.
5. Seasonal, perennial and colourful planting palette.
6. Meandering footpaths.
7. Green wall installation.
8. Outdoor dining zone.

#### 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



Existing condition: Jessie Street Gardens and surrounds

**Project Opportunities**  
Jessie Street Gardens

Master Plan - Jessie Street Gardens  
Scale 1:400@A3







01



02

- 01 Scattered seating (fixed)  
Ruskin Parade - Croydon  
High Street, London  
(HASSELL)
- 02 Loose, moveable furniture  
- Granary Square, London
- 03 Pedestrian priority - shared  
zone - New Road, Brighton  
(Gehl Architects)
- 04 Pedestrian priority - shared  
zone - Exhibition Road,  
London
- 05 Plaza Real, Barcelona
- 06 High quality pavement -  
City of Sydney palette



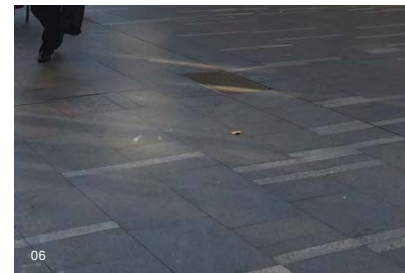
03



04



05



06

**Project Opportunities**  
Jessie Street Gardens



Proposed - Illustrative montage - Jessie Street Gardens



Existing condition - Jessie Street Gardens



01 Pottersfield Park, London  
02 Pottersfield Park, London  
03 Pottersfield Park, London



# Project Opportunities

## Jessie Street Gardens

### Key

1. Circular Quay paving in Loftus Street, with removal of kerbs creating a flush surface.
2. Palm tree planting.
3. Scattered fixed seats under canopy of Palm trees.
4. Seating areas set within Garden.
5. Seasonal, perennial and colourful planting palette.
6. Meandering footpaths.
7. Green wall installation.



Gateway Building

City garden spaces -  
seasonal, perennial and  
colourful planting

Loftus Street - Closed

Customs House

### Section A-a: Jessie Street Gardens



Gateway Building

City garden spaces - seasonal, perennial  
and colourful planting

Loftus Street - Shared Zone

Loftus Street -  
Outdoor Dining  
Zone

### Section B-b: Jessie Street Gardens

# Project Opportunities

## Macquarie Place

### Project Objectives

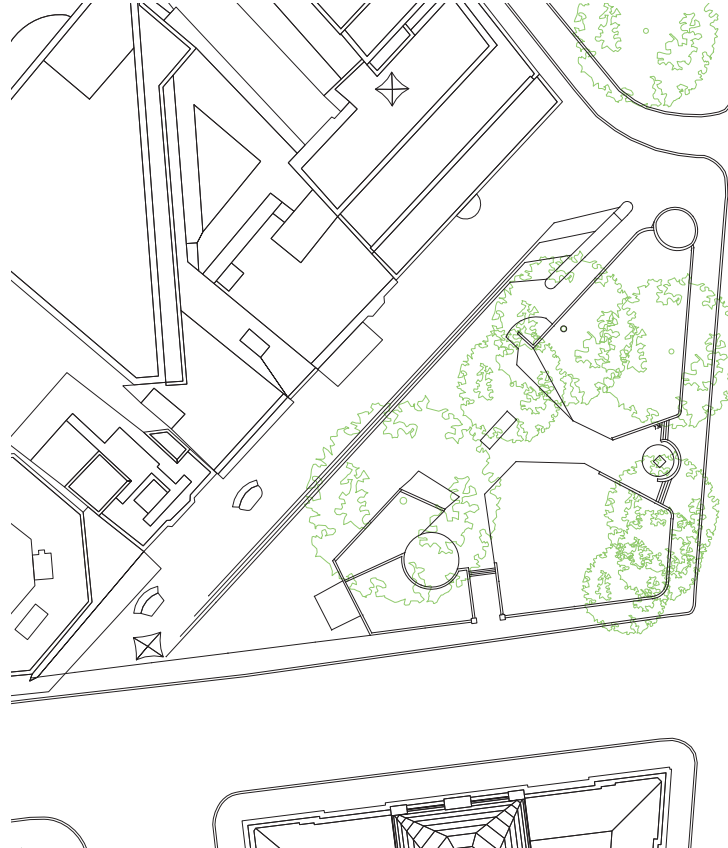
To celebrate Sydney's first Town Square through revealing its historical significance and extending the square to the surrounding building edges.

### Design Principles

- Extend Macquarie Square to the surrounding buildings through the creation of flush, paved shared surfaces.
- Lighten space by selective removal of trees, thinning of tree canopies and uplighting to trees.
- Removal of shrub planting to open up views through the park and reveal historic artefacts and memorials.
- Remove areas of worn and shaded turf and replace with low level seasonal planting.
- Removal of obstructions to pedestrian movement, and consolidation of outdoor dining.
- Creation of seating areas for conversation and gathering.

### Key Project Elements

- Create pedestrian priority space from Bent Street to The Water Square.
- Reinstate Macquarie Place Gates.
- Creation of new seating alcoves.
- New / re-life planting areas through replanting of seasonal and colourful planting.
- 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.
- Theatrical uplighting to the fig trees.
- Reactivation of the "Mens Lavatory" as F&B offering.



Existing condition: Macquarie Place and surrounds

### Key

- Declutter a clear passage from Bridge Street to the Harbour.
- Reconfigure the outdoor dining to allow free movement in and out of the park.
- Theatrical uplighting to the trees.
- Replanting of garden areas and removal of turf in shaded areas.
- Reinstate Macquarie Place gates.
- Creation of new seating alcoves.
- 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.
- Reactivate the "Mens Lavatory."
- New street tree planting - *Livistona australis*.
- New paved areas.
- Existing paving retained.
- Remove *Ficus hillii*.

### 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)

# Project Opportunities Macquarie Place

Master Plan - Macquarie Place  
Scale 1:400@A3

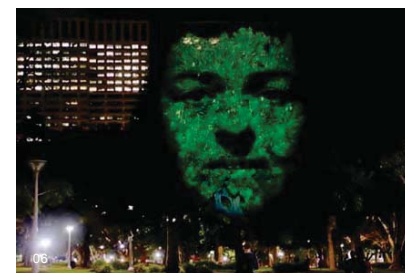


OPPORTUNITIES FOR THE CREATION OF IMMERSIVE GARDEN SPACES - ENGAGING AND BEAUTIFUL CITY GARDEN SPACES THAT ENLIVEN THE EAST WEST JOURNEYS THROUGH THE CITY - SPACES TO SIT, SPACES TO EAT, SPACES TO RELAX.



- 01 Multi-layered, lush understorey planting to thrive in the shaded conditions of Macquarie Place.
- 02 A detailed planting palette. Reference Project: Gardens by the Bay, Singapore
- 03 A shade tolerant palette.
- 04 Multi-layered, lush understorey planting to thrive in the shaded conditions of Macquarie

- Place.
- 05 Creation of beautiful garden spaces to sit within. Reference Project: Pottersfield Park, London
- 06 Possible theatrical and experiential lighting / projections opportunities within the existing tree canopy. Reference Project: Craig Walsh - "Emergence" - a series of ghostly, colorful projections of faces onto

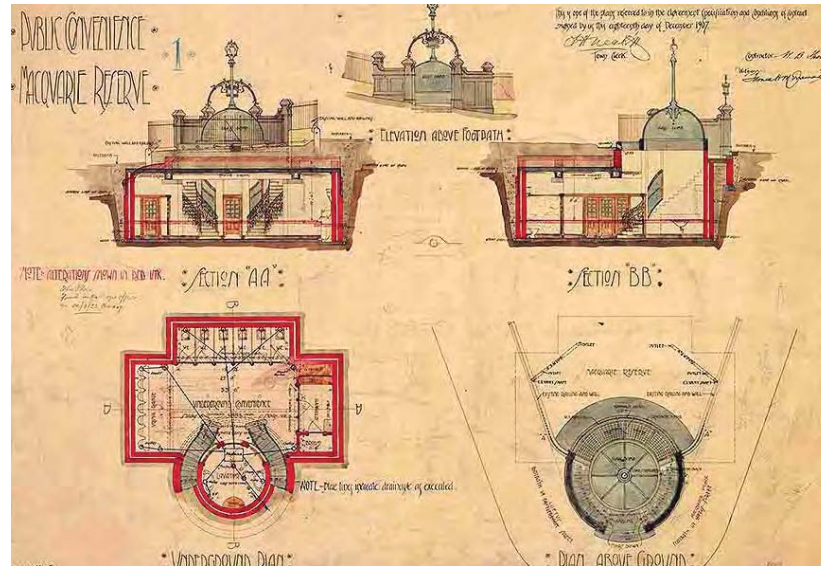


## Project Opportunities

### Macquarie Place

#### Dining and activation - Activating the Men's Lavatory

- 01 The existing 'Mens Lavatory'
- 02 The Temple of Convenience, Manchester, UK  
A former public toilet, this subterranean bar is now one of the coolest places to hang out in Manchester.



01



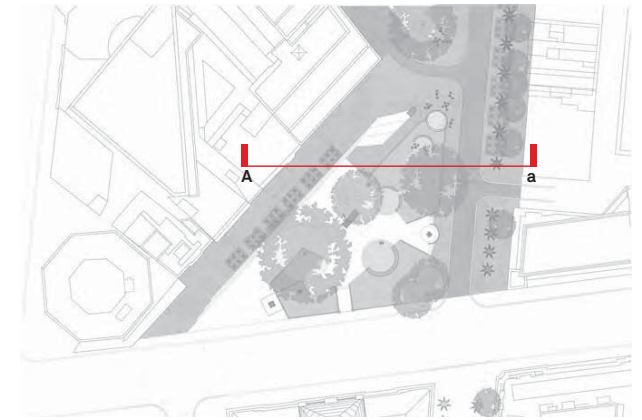
02



## Project Opportunities Macquarie Place

### 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. Reinstating Macquarie Place gates.
6. Creation of new seating alcoves.
7. Outdoor dining elements to be as per City of Sydney Outdoor Dining Guidelines.
8. Reactivate the "Mens Lavatory."
9. New street tree planting.



Section A-a:  
Macquarie Place



01 Existing condition - Macquarie Place.

02 Macquarie Place Concept Illustration - Reimagining the heritage underground toilets into an attraction - F&B and activating the area with moveable seating.

03 Proposed - Illustrative Montage - Macquarie Place. Creating a pedestrian priority area - facilitating east-west permeability and creating beautiful places for people to stop and relax.

## Project Opportunities

### Reiby Place

Vertical greening of Reiby Place and interpretation of the water mark through artworks and projection.



Existing condition - Reiby Place

Concept illustration - Reiby Place green walls and theatrical lighting installations.  
Lush, green, immersive planting palette - inspired by poetic descriptions of the pre-settlement landscape character.



01



02

- 01 Traces - Blue (Craig Walsh & Hiromi Tango - in collaboration with the people of Teshima Island) Setouchi triennale, Teshima Island, Japan, 2013
- 02 Blurring the Boundaries (Craig Walsh) Vietnam Institute of Architects, Hanoi, Vietnam, 2001
- 03 Greenwall planters - Gardens by the Bay, Singapore
- 04 Planting projection - Gertrude Street Projection Festival, Melbourne
- 05 Living Technologies Garden - Google campus, London
- 06 Medibank Building, Bourke Street, Melbourne



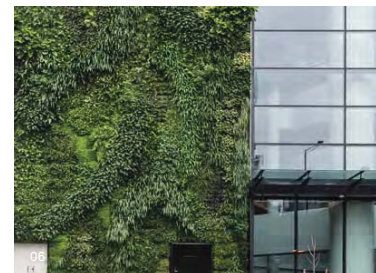
03



04



05



06

## Project Opportunities

### Farrer Place

#### Project Objectives

To enliven and activate Farrer Place to make it more comfortable and inviting and allow free pedestrian movement.

#### Design Principles

- A. Relocation and redesign of the kiosks to allow for better pedestrian circulation.
- B. Create better opportunities for seating and gathering.
- C. New planting palette to enliven the space and inspired by the poetic descriptions of the pre-settlement landscape character.
- D. Reinterpret 1970's paving pattern to enliven space.
- E. Shared surface in Loftus Street.
- F. Retain significant urban vista from Governor Macquarie Tower lobby/entrance to clocktower.

#### Key Project Elements

1. Relocate existing kiosks from Bent Street footpath into Farrer Place, redesigned "in the round."
2. Re-purpose existing planters, adding seating edges.
3. Application of pavement graphic - painting or subtle surface treatment.
4. New, lush, green and immersive planting palette.



Existing condition: Farrer Place and surrounds

#### Key

1. Relocated and redesigned kiosks.
2. Seating applied to existing planters.
3. Application of pavement graphic.
4. New planting palette.
5. Flush paving in Loftus Street.
6. New planters incorporating edge seating element.

**Project Opportunities**  
Farrer Place

Master Plan - Farrer Place  
Scale 1:400 @ A3

INSERT FARRER DETAIL PLAN



---

## Project Opportunities

### Farrer Place

---

Project reference:  
Farrer Place - 1974

*"The triangular traffic island in Farrer Place has been temporarily linked to the northern footpath to create a mini plaza with seating and landscaping. The City Council hopes to be able to transform this area permanently and to make Farrer Place into a proper place for people to enjoy."*

Source\_ <http://trove.nla.gov.au/work/>



Farrer Place (1974)

**Project Opportunities**  
Farrer Place



Concept illustration - Reinvigoration of Farrer Place, celebrating its position in the heart of the financial CBD.  
Lush, green, immersive planting palette - inspired by poetic descriptions of the pre-settlement landscape character.



**Project Opportunities**  
Farrer Place



Proposed - Illustrative Montage - Farrer Place Upgrade



Existing condition - Farrer Place

---

## Project Opportunities

Farrer Place

This page intentionally blank





## Traffic and Transport

### Traffic and Transport

#### Buses

A Young Street - Proposed west side bus layover zone capacity = 3

B Phillip Street- Proposed west side bus layover zone capacity = 4

C Phillip Street- Existing central bus layover zone capacity = 4

#### Taxi's

D Pitt Street Taxi Rank - Preferred location  
The proposed Pitt Street east side taxi zone has a capacity of 10 taxis.

E Loftus Street 'Shared Zone' - taxi's would enter via Loftus and Reiby Place to arrive at the rank in Pitt Street.

#### Lane Widths

Lane widths are 3.3m.



## Traffic and Transport

### Traffic and Transport

#### Shared Zones

Shared zones must meet the following

- \_ Current traffic flows of less than 100 vehicles per hour and 1000 vehicles per day
- \_ Total length of less than 400m
- \_ Not located along bus routes or heavy vehicle routes, except for delivery or garbage trucks

While we have the proposed traffic for the Quay Quarter site and for Customs House, we do not have details for other existing properties which are serviced from Reiby Place and Loftus Lane. We have been able to identify at least three, not including the Gateway building, whose entrance is at the corner of Pitt St and Reiby Place. However, based on the traffic volumes determined for Quay Quarter, we have assessed that the traffic volumes due to the driveways are likely to be in the order of 80 vehicles per hour max and 500 vehicles per day. Vehicle counts in Reiby Place could well be required to confirm this.

Based on this initial assessment, traffic volumes will be suitable for a shared zone in the majority of Loftus St and Reiby Place, once Loftus St is closed to through traffic.

In Reiby Place, the shared zone will need to end before the driveway into the Gateway building. This driveway serves Wilson Parking, and will result in traffic volumes that exceed the limits for a shared zone.

While we believe that traffic volumes should be suitable in a closed off Loftus St, it is possible that they will be too high in the northern section, between Bridge St and Loftus Lane. It may be that the shared zone will need to start just after the laneway.

#### Key

##### Shared Zone

1. Loftus Street and Customs House Lane.
2. Reiby Place - creation of a shared space with taxis accessing Pitt Street.

##### Street Closure

3. Loftus Street north of Customs House Lane.



## Heritage

The heritage provisions of the City of Sydney Local Environment Plan (LEP) 2012 and the City of Sydney Development Control Plan (DCP) 2012 will apply to any work undertaken in this precinct, as a result, City Plan Services provided heritage design advice during this stage of the project. A Heritage Impact Statement will be required with future phases of work in the precinct.

This area holds a great amount of historical context for the City of Sydney and the level of significance is therefore very high. The subject site is populated with numerous local and state heritage items as listed in Schedule 5 of the City of Sydney Local Environment Plan (LEP) 2012 and NSW Heritage Act 1977, and will need to be considered during any detailed design phase.

Some examples include:

- \_Macquarie Place, including road reserves, park reserve, "Macquarie Obelisk", "Sirius" anchor and canon, "TS Mort" statue, public conveniences, "Christie Wright" memorial fountain, memorial gate pillars, sandstone fence and archaeology, I1856 (State)
- \_Former Customs House, 31 Alfred Street, I1661 (State)
- \_AMP Building" including interior, 33 Alfred Street, I1662 (Local)
- \_Former "Department of Lands" building including interior, 23-33 Bridge Street, I1683 (State)
- \_Department of Education building including interior, 35-39 Bridge Street, I1684 (State)
- \_Paragon Hotel facades and interior, 1 Macquarie Place, I1857, (Local)
- \_Former Ship Inn façade, 1 Macquarie Place, I1858, (Local)
- \_Former "Barker's Wool and Produce Stores" including interiors, 12-14 Loftus Street, I1855 (Local).

The Bridge Street sandstone buildings together with those in Macquarie Street were also recently nominated for the national list.

### Heritage Issues

#### General

- \_The works are generally acceptable though further detailed analysis is required.
- \_Any sandstone kerbs should remain in situ and inlaid as an interpretative element.
- \_Much of the study area is listed on the State Heritage Register (SHR). Sites listed on the SHR will be subject to an Integrated Development Application and subsequent s60 Application to Heritage Division.
- \_The proposed 'de cluttering' or various precincts is a highly desirable heritage outcome.
- \_The proposed interpretative strategies are generally a positive heritage outcome. Consideration will need to be given to location of services (ie. Electricity cables) and the impact of any excavation of potential archaeological remains.
- \_Maintenance of existing views and vistas should be a key consideration for the proposal, though these have generally been well maintained under the current scheme.

#### Macquarie Place

- \_Significant plantings and path alignments must be retained in Macquarie Place and path alignments must be retained. Further historical investigation and review of documentation is required in this regard.
- \_The proposed adaptive reuse of the WC block at Macquarie Place is acceptable in principle, subject to design detailing and site inspection.
- \_The proposed reinstatement of gates to Macquarie Place may be acceptable, subject to detailed design and historical analysis.

This page intentionally blank



**Australia****Adelaide**

HASSELL  
Level 1  
82 Waymouth Street  
Adelaide SA  
Australia 5000  
T +61 8 8220 5000  
E adelaide@hassellstudio.com

**Brisbane**

HASSELL  
36 Warry Street  
Fortitude Valley QLD  
Australia 4006  
T +61 7 3914 4000  
E brisbane@hassellstudio.com

**Melbourne**

HASSELL  
61 Little Collins Street  
Melbourne VIC  
Australia 3000  
T +61 3 8102 3000  
E melbourne@hassellstudio.com

**Perth**

HASSELL  
Podium Level, Central Park  
152 – 158 St Georges Terrace  
Perth WA  
Australia 6000  
T +61 8 6477 6000  
E perth@hassellstudio.com

**Sydney**

HASSELL  
Level 2  
Pier 8/9, 23 Hickson Road  
Sydney NSW  
Australia 2000  
T +61 2 9101 2000  
E sydney@hassellstudio.com

**China****Beijing**

HASSELL  
501, Tower B  
Raycom WangJing Centre  
ChaoYang District  
Beijing 100102 China  
T +8610 5126 6908  
E beijing@hassellstudio.com

**Hong Kong SAR**

HASSELL  
22F, 169 Electric Road  
North Point Hong Kong SAR  
T +852 2552 9098  
E hongkong@hassellstudio.com

**Shanghai**

HASSELL  
Building 8 Xing Fu Ma Tou  
1029 South Zhongshan Road  
Huangpu District  
Shanghai 200011 China  
T +8621 6887 8777  
E shanghai@hassellstudio.com

**Shenzhen**

HASSELL  
Room 202 Block B3 OCT loft  
East Industry Zone  
Nanshan District  
Shenzhen 518053 China  
T +86755 2381 1838  
E shenzhen@hassellstudio.com

**South East Asia****Bangkok**

HASSELL  
Level 26 Sathorn City Tower  
175 South Sathorn Road  
Thungmahamek  
Sathorn Bangkok 10120 Thailand  
T +66 818 758 300  
E bangkok@hassellstudio.com

**Singapore**

HASSELL  
33 Tras Street #02-01  
078973 Singapore  
T +65 6224 4688  
E singapore@hassellstudio.com

**United Kingdom****Cardiff**

HASSELL  
4th Floor, James William House  
9 Museum Place  
Cardiff CF10 3BD United Kingdom  
T +44 29 2072 9071  
E cardiff@hassellstudio.com

**London**

HASSELL  
Level 2, Morelands  
17 – 21 Old Street  
Clerkenwell  
London EC1V 9HL United Kingdom  
T +44 20 7490 7669  
E london@hassellstudio.com