

BARANGAROO SOUTH

Stage 1B Public Domain Modification S4.55 Development Application Report

1.1

Mod Application Overview

PURPOSE

This report explains the principles, strategies and proposals for the modification of the landscape and public realm proposal that is included within this application. It has been prepared in conjunction with a specialist design team that includes Civil Engineers, Structural Engineers, Lighting and Signage Consultants. It should be read in conjunction with the various other specialist consultant modification application reports and associated drawings provided by the project design team.

DESIGN STATEMENT

There is no change to the overall vision, design principles and aspiration for the design of the public domain at Barangaroo Stage 1B. It will become the number one address in Sydney, if not Australia, due to the significance of the setting and the overall quality of the project including the recently completed Barangaroo Reserve and the buildings in Barangaroo South.

The landscape and public realm for all of its parts must deliver and re-enforce this sense of pre-eminence whilst still offering an inclusive, attractive and welcoming environment for every citizen of Sydney, tourists, visitors and guests.

The public domain for Stage 1B will adopt parts of the principles and details that have been used in the Reserve and Stage 1A – in order to ensure a co-ordinated and connected development - but will also include a number of key spaces that will become defining places in their own right and fundamental to the identity of Barangaroo.

The design for the Stage 1B public realm will therefore offer something unique to the hierarchy and character of spaces that are already in place. These spaces will also engage with a number of major building developments that collectively offer the most important contemporary development project in Australia.

This modification application captures a number of

design refinements that have been developed over the course of resolving a variety of complicated co-ordination items between various existing waterfront structures and proposed developing building designs/briefs. They do not however fundamental alter the outcomes of the design of the public realm.

HICKSON PARK LEVEL CHANGE

One key alteration to the design of the public realm are the proposed level changes to Hickson Park. These are proposed as a direct result of the proposed raised Hickson Road levels by the Authority. This has resulted in a general raising of the park level by approximately the same amount as the road.

This does not alter any of the original design principles or the outcome of the park. In fact it has assisted by making the ramp into the park (adjacent to the proposed amenity block) shallower and has therefore reduced the need for tactile indicators and handrails. A view of the park's turf area is also now possible from Hickson Road when arriving at the park entrance from the south.

INTERIM LANDSCAPE SOLUTIONS

Due to the difference in completion date for the proposed raising of Hickson Road there will be a need for a temporary solution to the eastern edge of Hickson Park and Hickson Road. This solution will need to ensure that it facilitates access into the park until the road is raised to its final levels.

The temporary solution will ensure that the park will be built to comply to the required deep soil volumes shown in this report and these will be maintained until the final road levels are constructed.

1.2

Mod Application Overview

SCHEDULE OF PROPOSED AMENDMENTS

The following schedule includes all of the proposed amendments that are included within this application.

The following page shows an image comparing the previous overall plan with the proposed amended plan.

Conent No.	Area	Description
1.	Hickson Park	A general increase of shrub planting areas (and a representative reduction of porphyry paving) within the tree belt area in front of the proposed residential towers.
2.		Realignment of the main ramp entry into Hickson Park from Watermans Quay to align with the proposed buildings and make the park entry more visible.
3.		Increase in Hickson Park levels, according to the proposed raised levels of Hickson Road. This includes shallower entry ramps into the park and the removal of associated handrails and tactile warning indicators.
4.		Paving material change from flush sandstone at the edges of the turf to the Hickson Road and Barangaroo Avenue pavement to City of Sydney granite with adequate drainage.
5.		Deletion of the minor steps into the park along the interfaces with the proposed residential buildings.
6.		Sandstone bollards changed to precast concrete setout amended & delete bollards to East park edge.
7.		Removed City of Sydney to Porphyry paver transitions, as per Condition B23 of the Development Consent
8.		Minor bollards re-arrangement.
9.		Minor furniture position adjustment to suit new planting areas (per item 1 above).
10.		Relocation of temporary trees along western edge of Hickson Park as per condition.
11.		Minor changes to the upstand geometry of Barangaroo Bench.
12.		Brass handrails changed to Bronze to match Barangaroo South Stage 1A Public Domain.
13.		Power point and Water point locations are updated.
14.	Watermans Cove	Refinement to the pier to include a distinctive upper hard paved area for programming of a range of events and activities.
15.		Change of geometry of Watermans Cove raised Planters including removal of the timber backrest and seat and replacement with concrete.
16.		Relocation of the large proposed fig tree in Watermans Cove into the northern raised planter.
17.		Addition of up lights into the circular tree grates proposed in Watermans Cove
18.		Addition of new light poles to Watermans Cove.
19.		Addition of ramps from the upper to the lower boardwalk in Watermans Cove.
20.		Stone steps changed to precast concrete.
21.		Minor bollards re-arrangement.
22.		Brass handrails changed to Bronze to match stage 1A
23.		Power point and Water point locations are updated.
24.		Precast concrete paving change to granite paving as per consent requirement B22
25.		Remove 2no.Celtis australis at Southern of Watermans Cove adjacent to Stage 1A to respond to the amendment to the pier
26.	Watermans Quay	Deletion of one, pedestrian crossings at the western end of Watermans Quay and Barangaroo Avenue.
27.		Reduction in the width of the Watermans Quay main pedestrian crossing to better integrate with the entry to Tower 1.
28.		Minor bollards re-arrangement.
29.	Wulugul Walk	Porphyry paving (at the far North of Wulugul Walk) to interface with Barangaroo Central removed and amended to the same main proposed Wulugul Walk granite paver.
30.		Porphyry paving (at the far south of Wulugul Walk) to interface with Barangaroo Stage 1A removed and amended to the same main proposed Wulugul Walk granite paver
31.		Removed drainage grates along the Porphyry band in Wulugul Walk. Drainage of paving and tree pits to match Barangaroo South Stage 1A Public Domain.
32.		Amendments to the sandstone fascia design to the western side of the Spirit of Tasmania Landing.
33.		Brass handrails changed to bronze to match Barangaroo South Stage 1A public domain.
34.		Power point and Water point locations are updated.
35.	Barangaroo Avenue	Additional smart poles along Barangaroo Avenue.
36.		Power point and Water point locations are updated.



PROPOSED PUBLIC DOMAIN DESIGN

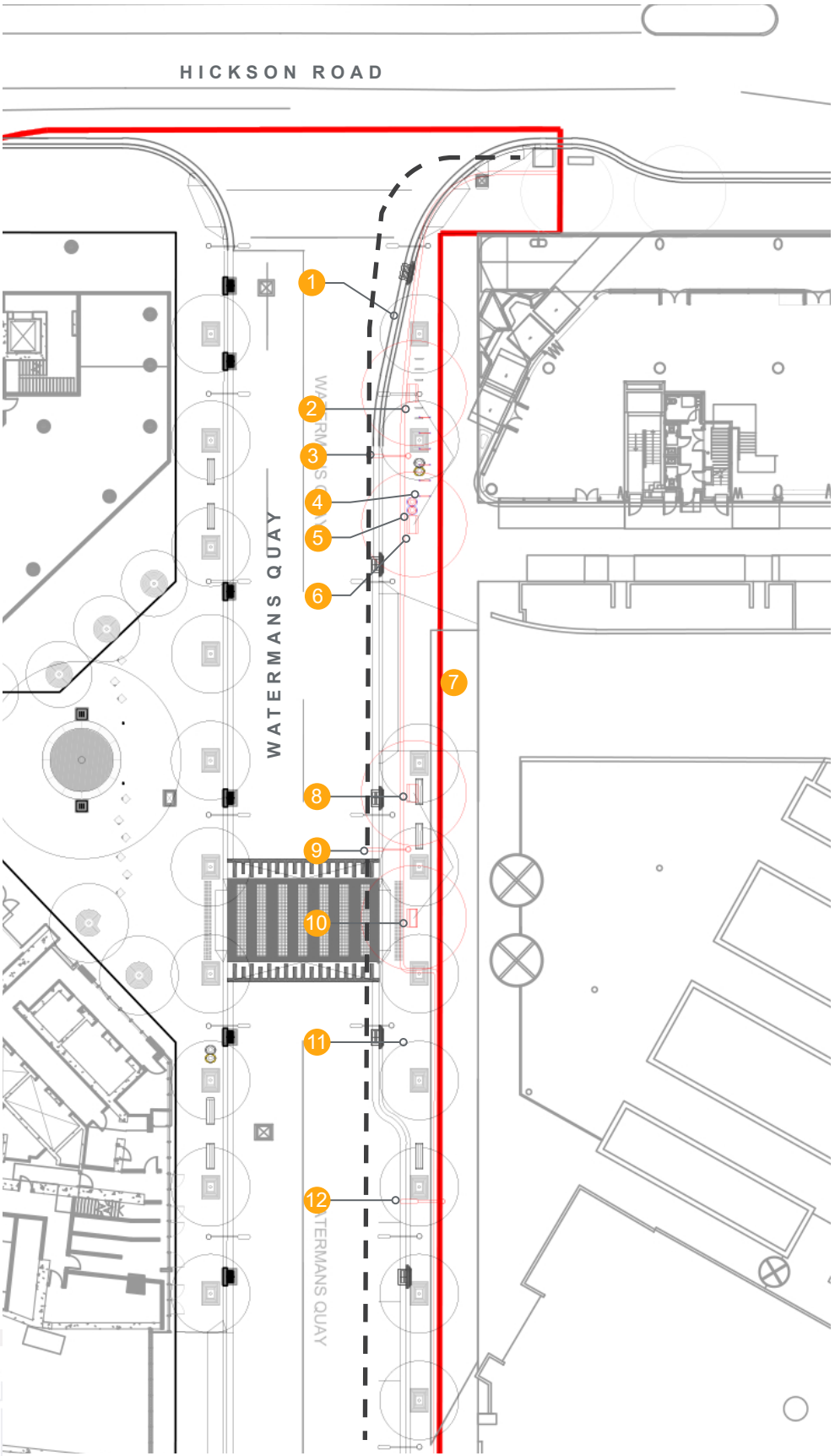
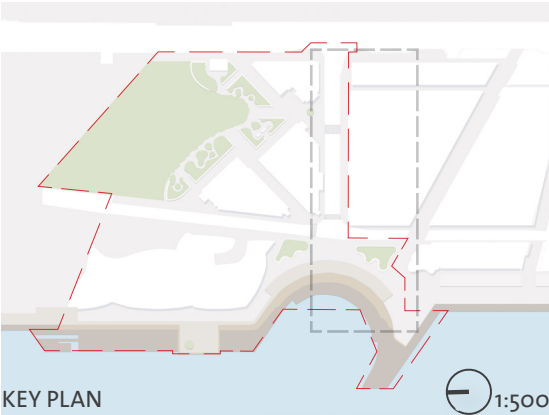


Stage 1A design modification to suit Stage 1B proposal.
Subject to separate approval.

WATERMANS QUAY STAGE 1A
AND 1B INTERFACE PLAN

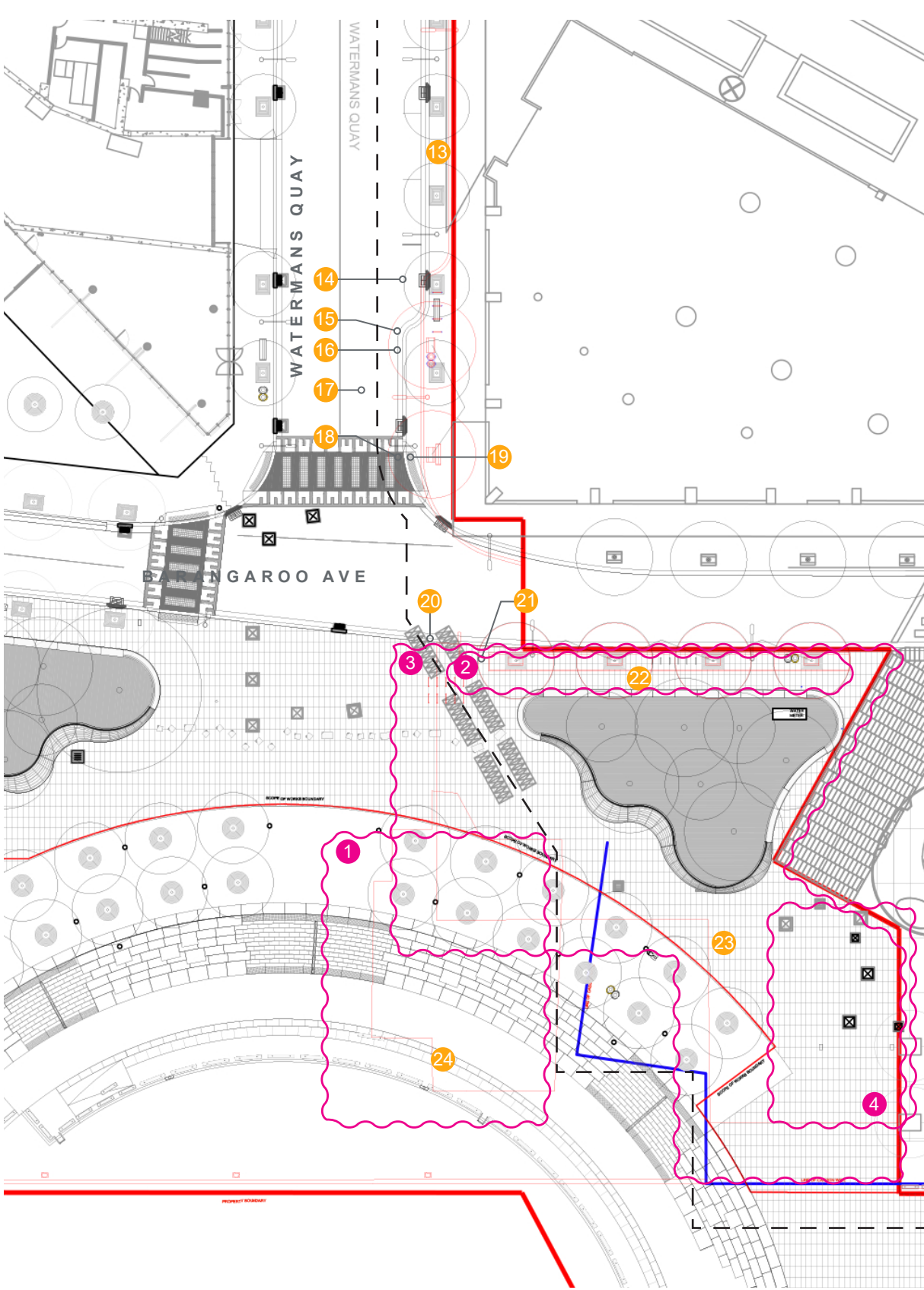
- Development application boundary
- Extent of stage 1A works
- Stage 1A works already constructed
- Proposed Stage 1B works

- 1 Existing kerb and gutter to be removed
- 2 Existing tree and pit to be removed
- 3 Existing smart pole to be relocated
- 4 Existing bike rack to be relocated
- 5 Existing bin to be relocated
- 6 Existing tree and pit to be removed
- 7 Existing paving to be salvaged and re-laid
- 8 Existing tree and pit to be removed
- 9 Existing smart pole to be relocated
- 10 Existing tree and pit to be removed
- 11 Existing taxi zone to be relocated
- 12 Existing smart pole to be relocated
- 13 Existing paving to be salvaged and re-laid
- 14 Existing bike rack to be relocated
- 15 Existing tree and pit to be removed
- 16 Existing bin to be relocated
- 17 Existing smart pole to be relocated
- 18 Existing tree and pit to be removed
- 19 Existing seat to be relocated
- 20 Existing smart pole to be relocated
- 21 Existing tree and pit to be retained
- 22 Existing paving to be removed
- 23 Existing raised concrete slab to be removed



Proposed Modifications

- Amendment cloud
- 1 Raised concrete slab to be removed
- 2 Existing trees and pits to be retained
- 3 Existing paving to be removed
- 4 Remove 2no. trees adjacent to Stage 1A

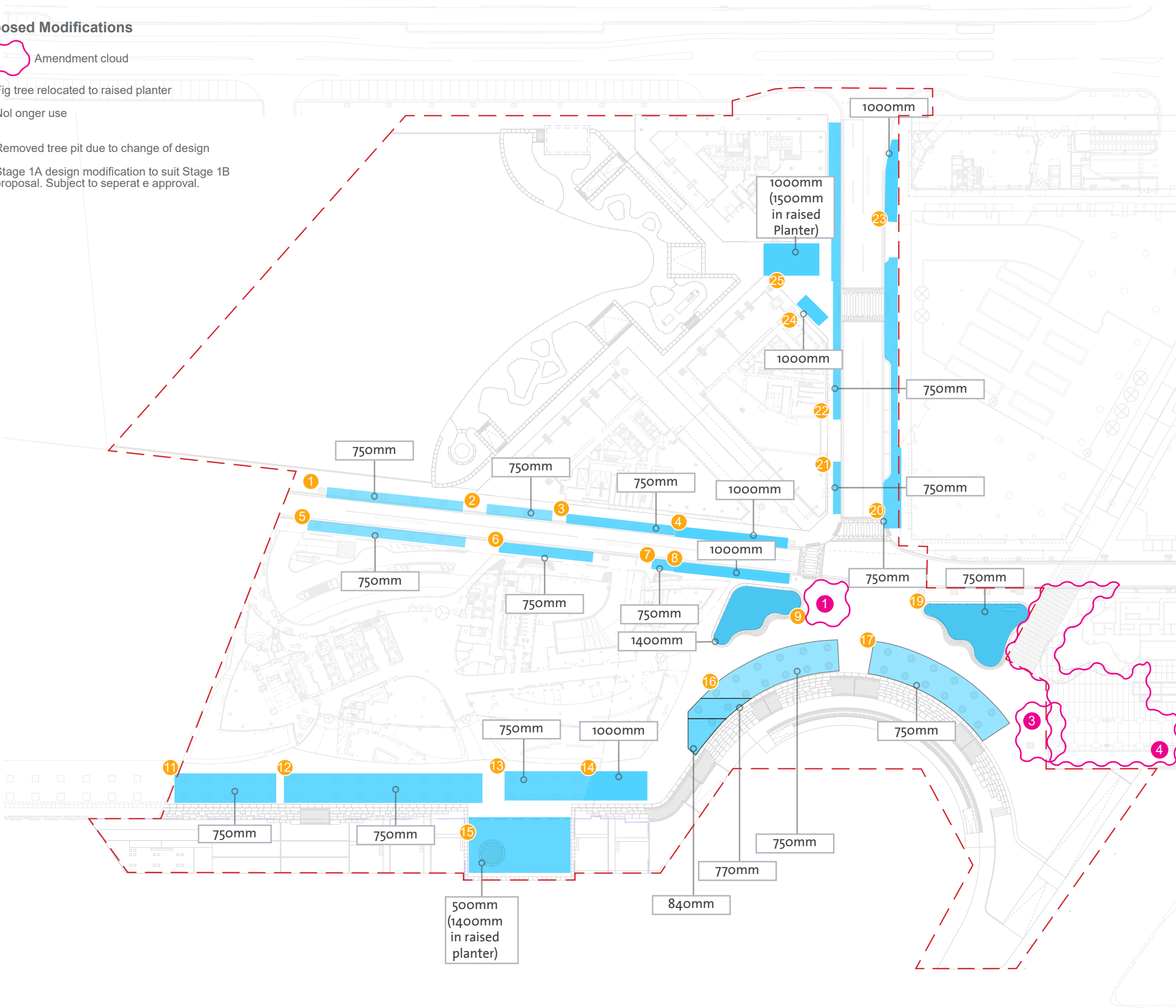


AVAILABLE SOIL VOLUME

Proposed Modifications

- Amendment cloud
- Fig tree relocated to raised planter
- Nol onger use
- Removed tree pit due to change of design
- Stage 1A design modification to suit Stage 1B proposal. Subject to seperat e approval.

- 30000mm x 5000mm x 750mm = 90 m3
- 12000mm x 4000mm x 750mm = 36 m3
- 24000mm x 4000mm x 750mm = 72 m3
- 18000mm x 4000mm x 1000mm =72 m3
- 40000mm x 3000mm x 750mm = 90 m3
- 24000mm x 3000mm x 750mm = 54 m3
- 8000mm 3000mm x 750mm = 18 m3
- 18000mm x 4000mm x 1000mm = 72 m3
- Varies x Varies x 1400mm = 266 m3
- 100000mm x 10000mm x 1000mm =100m3
- 27000mm x 9000mm x 750mm = 182 m3
- 48000mm x 9000mm x 750mm = 324 m3
- 22000mm x 9000mm x 750mm = 148.5 m3
- 12000mm x 9000mm x 1000mm = 108 m3
- 31000mm x 14500mm x 500mm = 225 m3
- Varies x Varies x Varies mm = 252 m3
- Varies x Varies x 5700mm = 216 m3
- 12500mm x 4900mm x 590mm =36 m3
- Varies x Varies x 750mm = 182 m3
- Varies x Varies x 750mm = 162 m3
- 3000mm x 16000mm x 750mm = 36 m3
- Varies x Varies x 570mm = 180 m3
- 15960 x Varies x 690mm = 36 m3
- 12850mm x 3500mm x 910mm = 40 m3
- 16000mm x 900mm x 960mm = 138 m3
- 10000 x 5000 x 2000mm = 100 m3



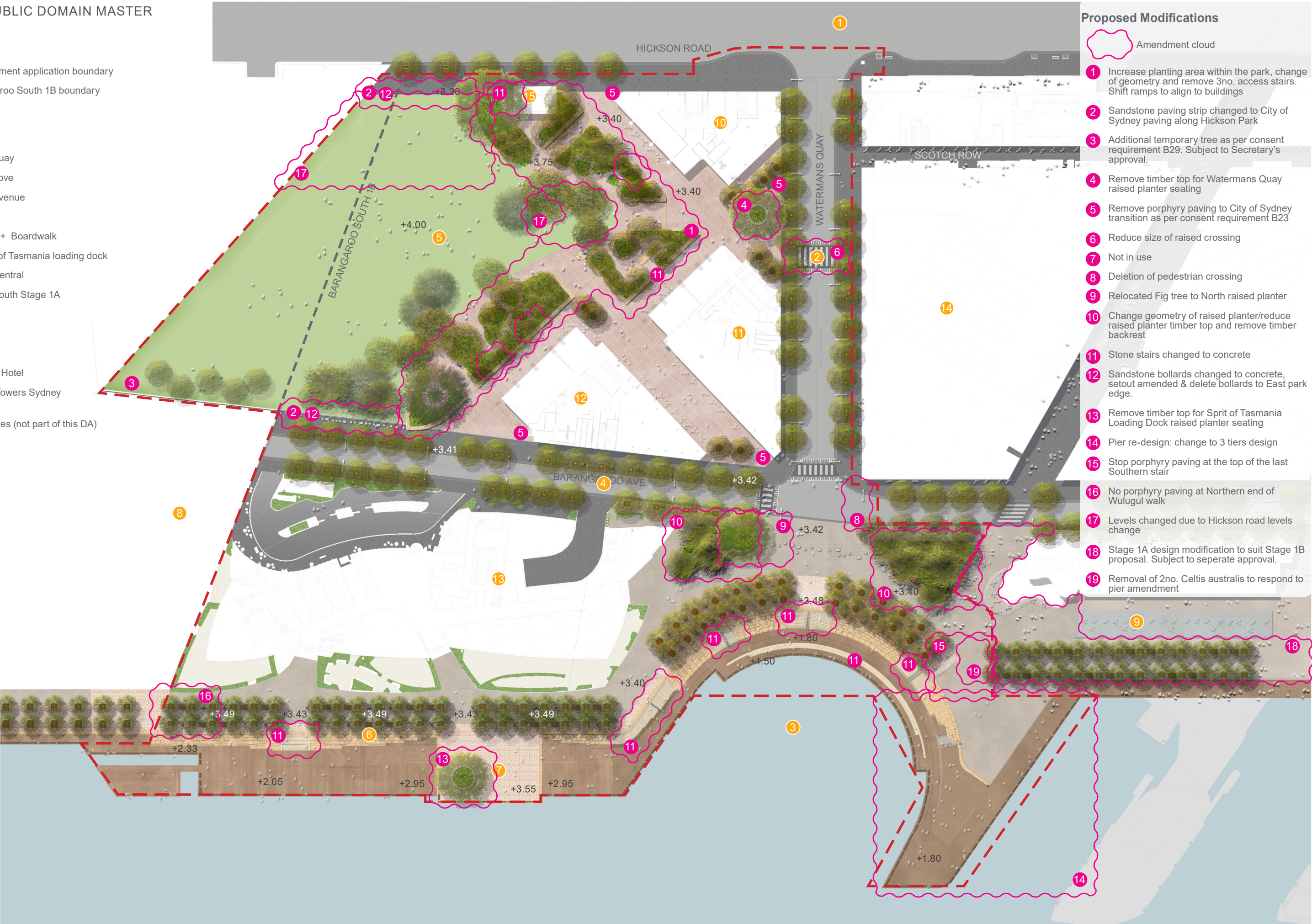
STAGE 1B PUBLIC DOMAIN MASTER PLAN

- Development application boundary
- Barangaroo South 1B boundary

- 1 Hickson Road
- 2 Watermans Quay
- 3 Watermans Cove
- 4 Barangaroo Avenue
- 5 Hickson Park
- 6 Wulugul Walk + Boardwalk
- 7 Former Spirit of Tasmania loading dock
- 8 Barangaroo Central
- 9 Barangaroo South Stage 1A
- 10 R5
- 11 R4B
- 12 R4A
- 13 Crown Resort Hotel
- 14 International Towers Sydney Tower one
- 15 Public Amenities (not part of this DA)

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry and remove 3no. access stairs. Shift ramps to align to buildings
- 2 Sandstone paving strip changed to City of Sydney paving along Hickson Park
- 3 Additional temporary tree as per consent requirement B29. Subject to Secretary's approval.
- 4 Remove timber top for Watermans Quay raised planter seating
- 5 Remove porphyry paving to City of Sydney transition as per consent requirement B23
- 6 Reduce size of raised crossing
- 7 Not in use
- 8 Deletion of pedestrian crossing
- 9 Relocated Fig tree to North raised planter
- 10 Change geometry of raised planter/reduce raised planter timber top and remove timber backrest
- 11 Stone stairs changed to concrete
- 12 Sandstone bollards changed to concrete, setout amended & delete bollards to East park edge.
- 13 Remove timber top for Sprit of Tasmania Loading Dock raised planter seating
- 14 Pier re-design: change to 3 tiers design
- 15 Stop porphyry paving at the top of the last Southern stair
- 16 No porphyry paving at Northern end of Wulugul walk
- 17 Levels changed due to Hickson road levels change
- 18 Stage 1A design modification to suit Stage 1B proposal. Subject to seperate approval.
- 19 Removal of 2no. Celtis australis to respond to pier amendment



WATERMANS QUAY

Watermans Quay defines a clear connection from the city to the water, and offers excellent opportunities for clear views out across Darling Harbour. The street will fulfil a range of important urban, access and service functions for people living and working within the Barangaroo South precinct. It will cater for vehicles, pedestrians and cyclists, naturally bringing the life, activity and variety of typical inner Sydney streets during most times of the day and evening.

Watermans Quay will also provide the north-south connection between Hickson Park and International Tower 1. A raised pedestrian crossing is to align with the entrance of Tower 1 and the opening to Hickson Park. This will define a key component of the street, will help mitigate traffic speed and will also allow for the significant pedestrian movements that are expected at peak times during the day.

This raised crossing has been reduced in width from 14.30 metres to 9.30 metres. This minimal change brings the crossing into alignment with the tree grates on either side of Watermans Quay, thereby ensuring pedestrian movement is clear of the trees, and provides direct connection from northern entry lobby of International Tower 1.

At the intersection of Barangaroo Ave and Watermans Quay, the current approval provides three pedestrian crossings at street level. In considering this intersection further, and its proximity to the existing pedestrian crossings on Barangaroo Ave in the Barangaroo South Stage 1A area, it is proposed to consolidate the design by providing two raised pedestrian crossings at this intersection. This will contribute to the slow speed environment proposed for this area, and will improve the pedestrian connection across these streets.

This modification also proposes change to the surface detail of the raised planter, which will have a concrete finished surface, in keeping with the materiality and paved surfaces in the area. In accordance with Condition of Consent B23, the city and park transition paving has been deleted, and replaced with the porphyry paving only.

- The design of Watermans Quay maintains the following general principles as approved.
- Frame the street with a regularly spaced boulevard of trees and light poles to re-enforce the east-west orientation of the street and its connection to the Harbour
 - It is the main east-west movement corridor within Barangaroo South
 - It will fulfil a range of important urban, access and service functions for people living and working within the precinct. In particular, Watermans Quay will clearly define the connection with International Tower 1 and the entry to Hickson Park.
 - It is a slow speed street, equitably shared by vehicles, cyclists and pedestrians.
 - It will promote a continuity of paving materials and furniture palette defined by Stage 1A public domain.
 - Generous footpath widths that accommodate expected pedestrian traffic volumes and outdoor seating.
 - Successful integration of driveways into the streetscape to ensure pedestrian priority.

WATERMANS QUAY PROPOSED MODIFICATION ITEMS

1.	Remove timber top for Watermans Quay raised planter seating
2.	Reduce size of raised crossing
3.	Deletion of pedestrian crossing
4.	Remove porphyry paving to City of Sydney transition as per consent requirement B23 at Wiatermans Quay Entry
5.	Reduction in the width of the Watermans Quay main pedestrian crossing to better integrate with the entry to Tower 1.
6.	Minor bollards re-arrangement.

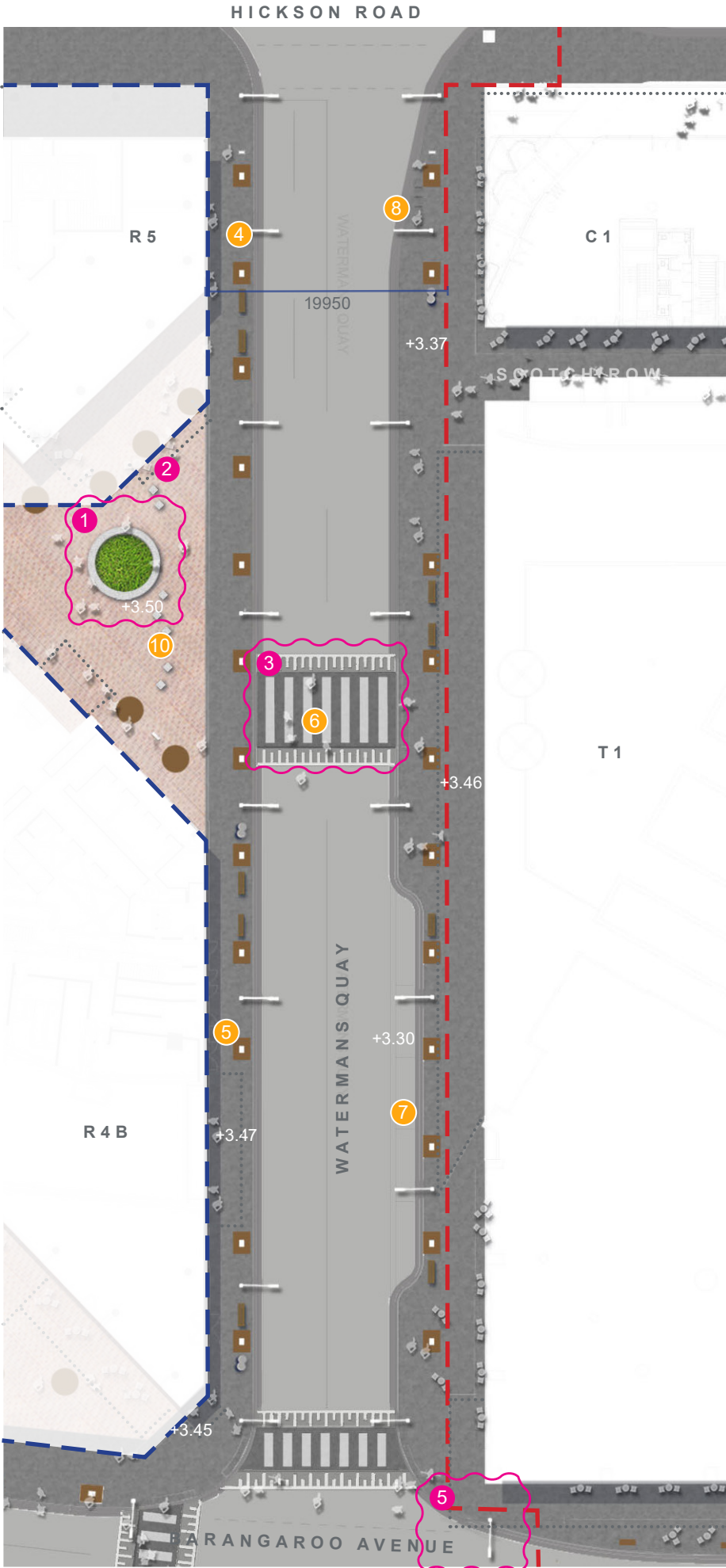
WATERMANS QUAY MASTERPLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over

- 1 *Elaeocarpus emundi* street tree planting
- 2 R4B Basement entry
- 3 City of Sydney granite paving
- 4 Smart pole
- 5 Cast iron tree grate
- 6 Raised pedestrian crossing
- 7 Taxi rank
- 8 City of Sydney cycle parking hoops
- 9 Driveway crossover approved under One Sydney development application
- 10 Concrete Seat / Vehicle deterrents

Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Watermans Quay raised planter seating
- 2 Remove porphyry paving to City of Sydney transition as per consent requirement B23
- 3 Reduce size of raised crossing
- 4 Not in use
- 5 Deletion of pedestrian crossing



Tree canopies removed for illustrative purposes

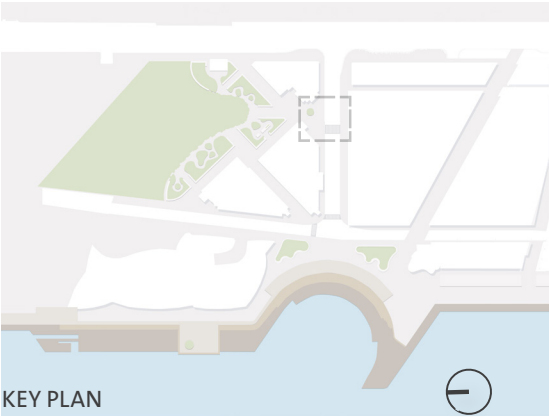
WATERMANS QUAY DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over

- 1 *Ficus sp.* signature tree planting
- 2 T1 basement entry
- 3 Raised granite paved pedestrian crossing
- 4 *Eleaocarpus emundi* street tree planting
- 5 Watermans Quay

Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Watermans Quay raised planter seating
- 2 Remove porphyry paving to City of Sydney transition as per consent requirement B23
- 3 Reduce size of raised crossing



T 1

WATERMANS QUAY DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning ove

- 1 Watermans Quay
- 2 Tower One, International Towers Sydney
- 3 City of Sydney granite paving
- 4 Fig raised planter garden
- 5 Porphyry paving
- 6 Smart pole
- 7 City of Sydney standard bench
- 8 Raised granite paved pedestrian crossing
- 9 Cast iron tree grate
- 10 City of Sydney standard bin
- 11 Raised precast concrete planter seat
- 12 Concrete seating/vehicle deterrent

Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Watermans Quay raised planter seating
- 2 Remove porphyry paving to City of Sydney transition as per consent requirement B23
- 3 Reduce size of raised crossing



Tree canopies removed for illustrative purposes

WATERMANS QUAY SECTION

- 1 *Ficus sp.* signiture tree planting
- 2 R5
- 3 *Elaeocarpus eumundi* street tree
- 4 Smart Pole
- 5 Tower One, International Towers Sydney
- 6 City of Sydney standard bench
- 7 Stage 1A basment slab
- 8 Stratacell
- 9 Stage 1B basement slab
- 10 Fig Raised Planter Garden
- 11 Concrete seating / Vehicle deterrents

Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Watermans Quay raised planter seating



STAGE 1B WATERMANS QUAY SECTION

- 1 Watermans Quay
- 2 Ficus sp. signature tree planting
- 3 Elaeocarpus eumundi street tree
- 4 Hickson park entry porphyry paving
- 5 City of Sydney Austral Black paving
- 6 Stage 1B basement slab
- 7 Raised concrete seat
- 8 Stratacell
- 9 Soil
- 10 Drainage layer
- 11 Stage 1B basement slab
- 12 Sandstone seating / Vehicle deterrents



Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Watermans Quay raised planter seating
- 2 Remove porphyry paving to City of Sydney transition as per consent requirement B23



BARANGAROO AVENUE

Barangaroo Avenue will be Barangaroo South’s local “high street”, fulfilling a range of important urban, access and service functions for people living and working within the precinct. It will ensure a robust and legible framework of connectivity and functionality with the immediately adjacent precincts.

Barangaroo Avenue is to provide the primary internal north-south circulation for people and vehicles within Barangaroo South’s urban core. It intersects with the east-west cross streets, thereby creating a fine-grained network of pedestrian connectivity.

It is envisaged as a slow speed street that respects the high level of pedestrian traffic that is expected through all parts of the day.

At the intersection of Barangaroo Ave and Watermans Quay, the current approval provides three pedestrian crossings at street level. In considering this intersection further, and its proximity to the existing pedestrian crossings on Barangaroo Ave in the Barangaroo South Stage 1A area, it is proposed to consolidate the design by providing two raised pedestrian crossings at this intersection. This will contribute to the slow speed environment proposed for this area, and will improve the pedestrian connection across these streets.

This modification proposes additional smart poles to provide further amenity to Barangaroo Ave.

At the transition from Hickson Park grassland to the City of Sydney footpath paving, the sandstone surface strip and associated sandstone seating blocks have been replaced with concrete seating which also functions as vehicle deterrent bollards, in keeping with the approved design at Watermans Cove.

Adjacent to the intersection of Barangaroo Ave and Watermans Quay, the approved fig tree has been relocated to the raised planter.

The design of Barangaroo Ave maintains the following general principles as approved.

- Barangaroo Avenue will be Barangaroo South’s local “high street”.
- It is the main north-south movement corridor within Barangaroo South and connects to Barangaroo Central.
- It will fulfil a range of important urban, access and service functions for people living and working within the precinct.
- It will have a strongly differentiated purpose and character from Wulugul Walk and Hickson Road.
- It is a slow speed street, equitably shared by vehicles, cyclists and pedestrians.
- It is a generously tree lined street with a continuity of furniture palette and locations from Stage 1A.
- Generous footpath widths that accommodate expected pedestrian traffic volumes and outdoor seating.
- Successful integration of driveway and Porte Cochere crossings to ensure pedestrian priority.

BARANGAROO AVENUE PROPOSED MODIFICATION ITEMS

1.	Sandstone paving strip changed to City of Sydney paving along Hickson Park
2.	Relocated Fig tree to North raised planter
3.	Deletion of pedestrian crossing
4.	Sandstone bollards changed to concrete and setout amended
5.	Additional smart pole along Barangaroo Avenue
6.	Power point and Water point locations are updated.

BARANGAROO AVENUE MASTERPLAN

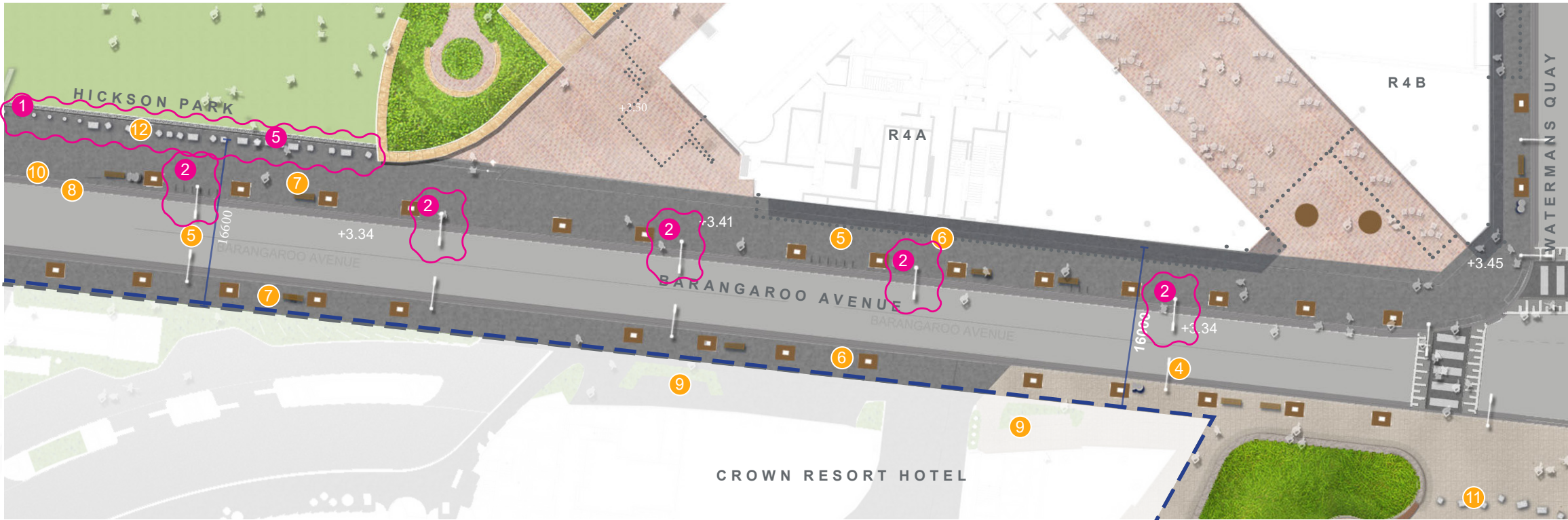
- Development application boundary
- Development application by others
(Works not in public domain scope)
Awning over

- 1 *Harpullia pendula* street tree planting
- 2 Crown Resort Hotel basement entry
- 3 Crown Resort Hotel porte cochere exit
- 4 Smart pole
- 5 City of Sydney bicycle parking hoops
- 6 City of Sydney granite paving
- 7 City of Sydney standard bench
- 8 Barangaroo Avenue tree grate
- 9 Crown Resort Hotel public bicycle parking
- 10 Temporary vehicle turnaround
- 11 Concrete seating blocks / vehicle deterrents
- 12 Concrete seating blocks / vehicle deterrents



Proposed Modifications

- Amendment cloud
- 1 Sandstone paving strip changed to City of Sydney paving along Hickson Park
- 2 Additional smart pole
- 3 Relocated Fig tree to North raised planter
- 4 Not in use
- 5 Sandstone bollards changed to concrete & setout amended.



Tree canopies removed for illustrative purposes



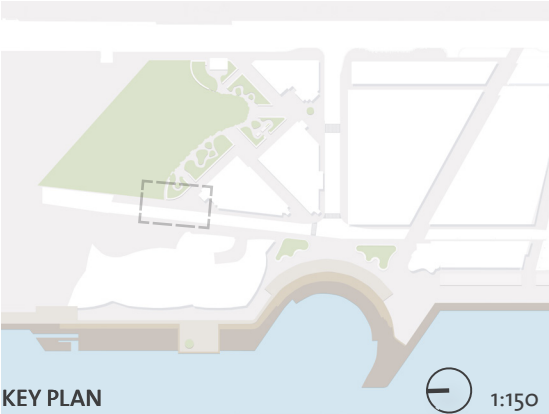
BARANGAROO AVENUE NORTH
DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over

- 1 *Harpullia pendula* street tree planting
- 2 *Ficus* sp. signature tree planting
- 3 R4A porte cochere
- 4 Smart pole
- 5 Raised sandstone planter and seating wall
- 6 City of Sydney granite paving
- 7 Hickson park
- 8 Crown Resort Hotel drop off entry
- 9 City of Sydney standard bench
- 10 Driveway crossover approved under Crown
Resort Hotel development application
- 11 Concrete seating / Vehicle deterrents

Proposed Modifications

- Amendment cloud
- 1 Sandstone paving strip changed to City of Sydney paving along Hickson Park
- 2 Sandstone bollards changed to concrete & setout amended.
- 3 Remove porphyry paving to City of Sydney transition as per consent requirement B23
- 4 Additional smart pole



19 City of Sydney vehicle deterrents



Tree canopies removed for illustrative purposes

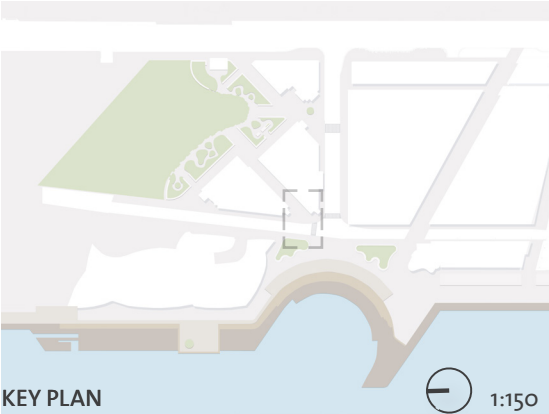
BARANGAROO AVENUE SOUTH
DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over

- 1 *Harpullia pendula* street tree planting
- 2 *Harpullia pendula* wind tree planting
- 3 Smart pole
- 4 Pedestrian crossing
- 5 City of Sydney granite paving
- 6 *Ficus microcarpa* var. *hillii*
- 7 Barangaroo Avenue
- 8 Watermans Cove - granite pavers

Proposed Modifications

- Amendment cloud
- 1 Additional smart pole
- 2 Not in use
- 3 Relocated Fig tree to North raised planter



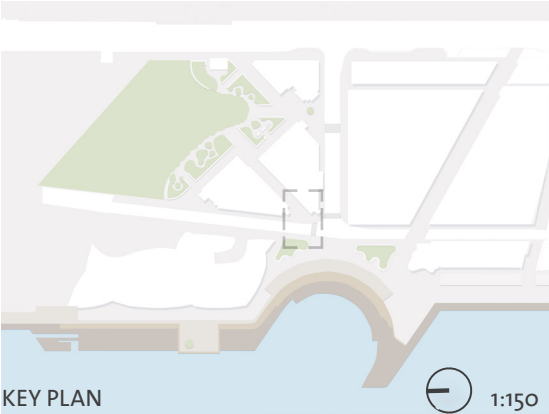
BARANGAROO AVENUE SOUTH
DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over

- 1 Cast iron circular tree grate
- 2 City to park transitional paving
- 3 City of Sydney granite paving
- 4 On grade granite paved crossing
- 5 Smart pole
- 6 Cast iron tree grate (match Stage 1A)
- 7 Cove raised planter garden
- 8 Watermans Cove - pre-cast paver

Proposed Modifications

- Amendment cloud
- 1 Additional smart pole
- 2 Not in use
- 3 Relocated Fig tree to North raised planter



BARANGAROO AVENUE SOUTH
SECTION B-B

- 1 *Ficus sp.* signature tree planting
- 2 Fern garden
- 3 R4A
- 4 Hickson park tree planting
- 5 Stage 1B basement slab
- 6 Stratacell
- 7 City of Sydney standard bench
- 8 *Harpullia pendula* street tree
- 9 Smart Pole
- 10 Crown Resort Hotel shrub planting
- 11 Crown Resort Hotel cycle parking
- 12 Crown Resort Hotel
- 13 Concrete seating / Vehicle deterrent

Proposed Modifications

- Amendment cloud
- 1 Sandstone bollards changed to concrete & setout amended.



HICKSON PARK

Hickson Park will be a destination in its own right, offering a genuine new public place to support the needs of a new community of residents, workers and tourists.

The park will reflect the desire for landscape respite in an urban context and the desire to reinforce the changing urban-to-natural character of this edge of the city. Generous, large scale tree planting will define this space as primarily a passive green space for nearby residents and workers in the precinct. It has therefore been developed – quite deliberately – as an integrated collection of three distinctive spaces that aim to provide a quieter, calmer space than the more active Watermans Cove and Wulugul Walk. The composition of the park generally includes the following three main areas:

- Active Edges - A generous footpath surrounds the Residential Towers. The edges of the park allow for flexible pedestrian access and connections to the other key spaces within Barangaroo. The surrounding edges of the park become harder spaces that also capture the space between the buildings and the Strada so that they facilitate the various adjacent lobby entries and cafes.
- Tree Belt - An informal belt of trees arranged to mitigate the down draft of wind produced by the towers but also to provide a variety of areas to sit in the shade and planting. This belt of trees is the environmental filter. It is a climate moderator. It visually filters views of surrounding buildings and provides shelter and amenity.
- Suncatcher Lawn - The park opens out to the north facing into an expansive lawn. This is the sitting in the sun/semi shade lounging space. The open lawn captures the large scale of the park and provides the canvas for a wide range of active activities. A key overarching objective is to ensure that the park is demonstrably public and welcoming in its nature, offering appropriate amenity for all users.

On the eastern side of Hickson Park, the finished levels have been amended to suit the proposed Hickson Road upgrade. The road upgrade proposes an increase in the level of Hickson Road, up to about 500 mm in this location. As a result, the finished level of the footpath adjacent to Hickson Park will increase by about 500mm, and accordingly the levels in Hickson Park have been amended to suit. Overall, this will not change the design or have any adverse impacts. The entry ramp into the park in the south-east corner has been modified to a walkway by reduce the gradient only, thus negating the need for tactiles, landings and handrails. The ramp between the proposed residential building R5 and Hickson Park is no longer needed, and has been removed.

Further modifications to Hickson Park include a general increase of shrub planting areas within the tree belt adjacent to the proposed residential towers. The main ramp entry into Hickson Park from Watermans Quay has been amended to align with the proposed buildings to make the park entry more visible. Two sets of stairs from the paved areas adjacent to the residential towers into the tree belt have been deleted to consolidate the park entry points which are clearly defined and provide equitable access.

At the transition from Hickson Park grassland to the City of Sydney footpath paving, the sandstone surface strip and associated sandstone seating blocks have been replaced with concrete seating which also functions as vehicle deterrent bollards, in keeping with the approved design at Watermans Cove.

In accordance with Condition of Consent B23, the city and park transition paving has been deleted, and replaced with the porphyry paving only. Temporary trees planting in the north-west corner of the park has been included in response to Condition of Consent 29.

The design of Hickson Park maintains the following key principles as approved.

- To provide excellent visual and legible connections with all of the surrounding streetscapes
- To define the main park entries with magnificent tree planting and clear, accessible pathways to facilitate key movement corridors
- To prioritise a pedestrian route along building edges and downplay the significance of paths within the Park
- To provide informally planted large trees around the periphery of the lawn that mitigate scale and respond to the varying degrees of sun and shade
- To define a clear sequence of spatial character from the building edges and outwards to the open lawn, generally to support the following.
- Definition of various seating options to define a clear strategy for furniture that forms a kit of parts so that is distinctly related to the overall materials and furniture strategy
- To provide a large green expanse to calm the adjacent urban context
- To define a character that provides clear definition to, but that integrates with city, street and park
- To facilitate clear cross views, below tree canopies and above low shrub planting, from the adjacent ground floor levels of the adjacent Residential buildings to encourage a continuous urban park setting and character.
- To provide large, open, flexible lawn space that is visible from all parts of the adjacent public realm.
- To create special places to gather at key entries
- To be adaptive, versatile and welcoming
- To play host to magnificent large-scale tree planting with beautiful hardscape details complemented by rich planting and delicate foliage

HICKSON PARK PROPOSED MODIFICATION ITEMS

1.	A general increase of shrub planting areas (and a representative reduction of porphyry paving) within the tree belt area in front of the proposed residential towers.
2.	Realignment of the main ramp entry into Hickson Park from Watermans Quay to align with the proposed buildings and make the park entry more visible.
3.	Paving material change from flush sandstone at the edges of the turf to the Hickson Road and Barangaroo Avenue pavement to City of Sydney granite with adequate drainage.
4.	Stone stairs changed to concrete
5.	Sandstone bollards changed to precast concrete & delete bollards to East park edge.
6.	Remove porphyry paving to City of Sydney transition as per consent requirement B23
7.	Additional temporary trees as per consent requirement B29. Subject to Secretary's approval.
8.	Increase in Hickson Park levels, according to the proposed raised levels of Hickson Road. This includes shallower entry ramps into the park and the removal of associated handrails and tactile warning indicators.
9.	Remove ramp and sandstone wall along R5 due to proposed Hickson Road levels
10	Deletion of the minor steps into the park along the interfaces with the proposed residential buildings.
11.	Minor bollards re-arrangement.
12.	Minor changes to the upstand geometry of Barangaroo Bench.
13.	Relocation of temporary trees along western edge of Hickson Park.
14.	Minor furniture position adjustment to suit new planting areas (per item 1 above).
15.	Brass handrails changed to Bronze to match Barangaroo South Stage 1A Public Domain.
16.	Power point and Water point locations are updated.

HICKSON PARK MASTERPLAN

- Development application boundary
- Barangaroo South 1B boundary
- Development application by others
(Works not in public domain scope)
- Awning over
- 1 Hickson Road
- 2 Existing Hickson Road street trees
- 3 *Ficus sp.* signature tree planting
- 4 City of Sydney granite paving
- 5 Porphyry paving
- 6 R4A Porte cochere
- 7 Barangaroo Avenue
- 8 Temporary vehicle turnaround
- 9 Amenities and park storage building
(not part of this DA)
- 10 Hickson park lawn

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry and remove 3no. access stairs.
- 2 Shift ramps to align to buildings
- 3 Sandstone paving strip changed to City of Sydney paving along Hickson Park
- 4 Stone stairs changed to concrete
- 5 Sandstone bollards changed to concrete, setout amended & delete bollards to East park edge.
- 6 Remove porphyry paving to City of Sydney transition as per consent requirement B23
- 7 Additional temporary trees as per consent requirement B29. Subject to Secretary's approval.
- 8 Not in use
- 9 Additional smart pole
- 10 Relocated Fig tree to North raised planter
- 11 Remove timber top for Watermans Quay raised planter seating
- 12 Levels changed due to Hickson road levels change



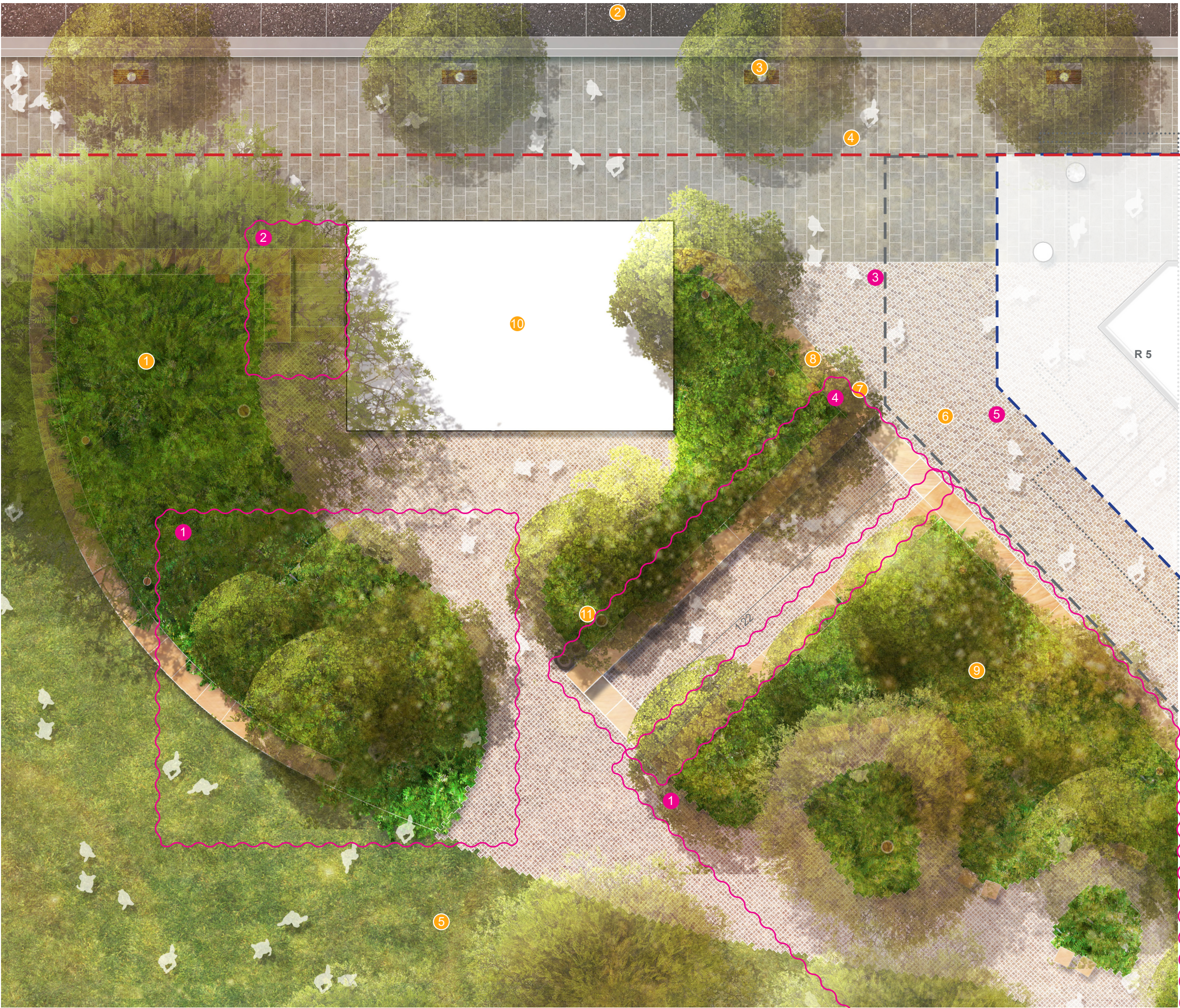
HICKSON PARK EAST ENTRY
DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over

- 1 *Ficus sp.* signature tree planting
- 2 Hickson Road
- 3 Hickson Road existing tree planting
- 4 City of Sydney granite paving
- 5 Hickson park lawn
- 6 Porphyry paving
- 7 Precinct signage - refer signage pack
- 8 Sandstone park entry wall
- 9 Wind mitigation tree planting
- 10 Amenities and park storage building
(not part of this DA)
- 11 Hickson Park pole top light

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry
- 2 Stone stairs changed to concrete
- 3 Remove porphyry paving to City of Sydney transition as per consent requirement B23
- 4 Shallower ramp, remove handrail, landing, and tactile tiles due to proposed Hickson Road levels
- 5 Remove ramp and sandstone wall due to proposed Hickson Road levels



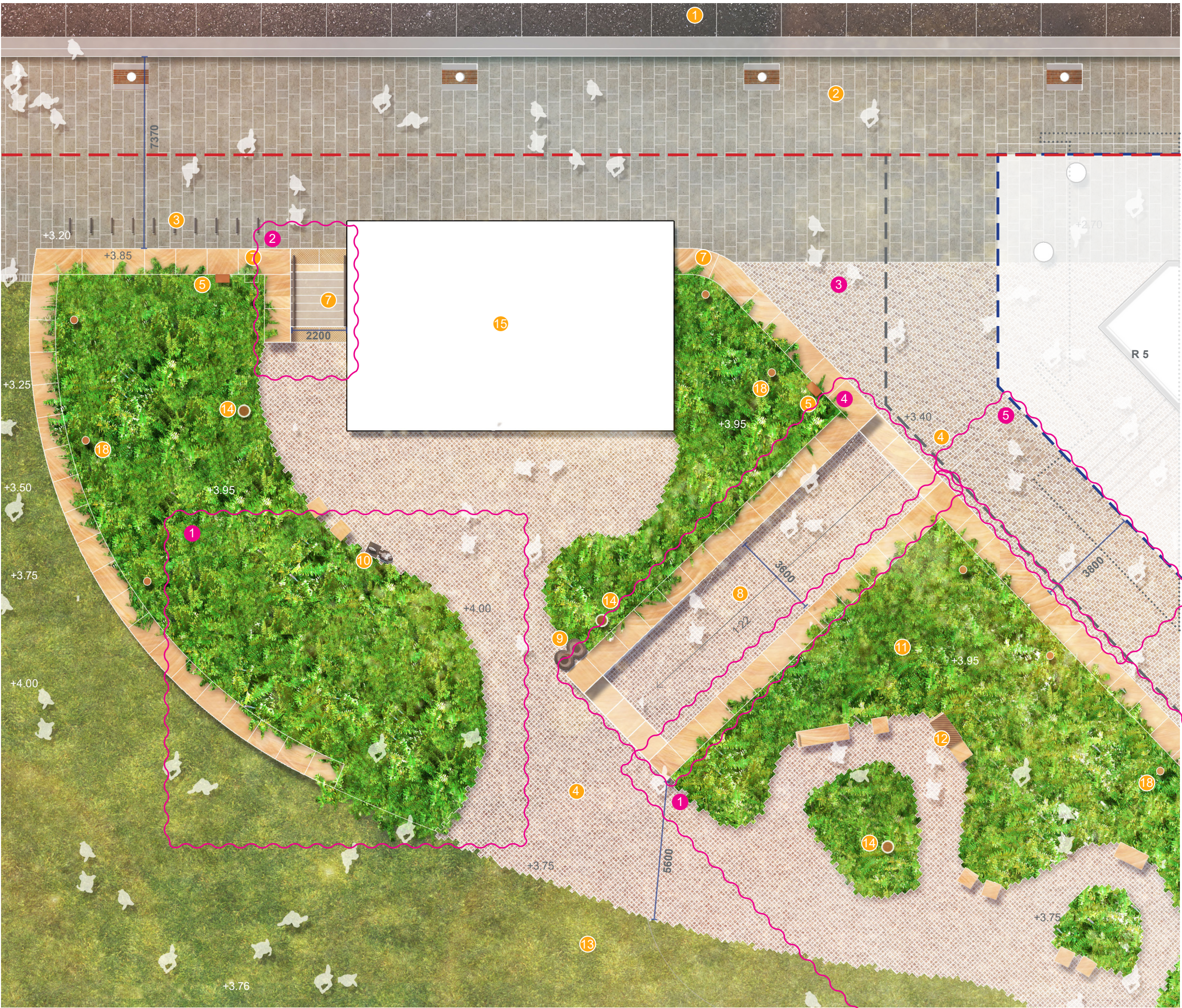
HICKSON PARK EAST ENTRY
DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over

- 1 Hickson Road
- 2 City of Sydney granite paving
- 3 City of Sydney standard bike rack
- 4 Porphyry paving
- 5 Precinct signage - refer signage pack
- 6 Hickson park bollard light
- 7 Hickson park entry steps
- 8 Hickson park entry ramp
- 9 Hickson park bins
- 10 Hickson park water bubbler
- 11 Fern garden
- 12 Sandstone block furniture
- 13 Hickson park
- 14 Hickson park pole top light
- 15 Amenities and park storage building
(not part of this DA)

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry
- 2 Stone stairs changed to concrete
- 3 Remove porphyry paving to City of Sydney transition as per consent requirement B23
- 4 Shallower ramp, remove handrail, landing, and tactiles due to proposed Hickson Road levels
- 5 Remove ramp and sandstone wall due to proposed Hickson Road levels



Tree canopies removed for illustrative purposes

HICKSON PARK SOUTH ENTRY
DETAIL PLAN

- Development application by others
(Works not in public domain scope)
- Awning over

- 1 *Ficus sp.* signature tree planting
- 2 Wind mitigation tree planting
- 3 Porphyry paving
- 4 Hickson Park entry ramp
- 5 Low sandstone boundary edge
- 6 Tree belt planting
- 7 Hickson Park

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry and remove 1no. access stairs.
- 2 Remove ramp and sandstone wall due to proposed Hickson Road levels
- 3 Remove timber top for Watermans Quay raised planter seating
- 4 Levels changed due to proposed Hickson Road levels

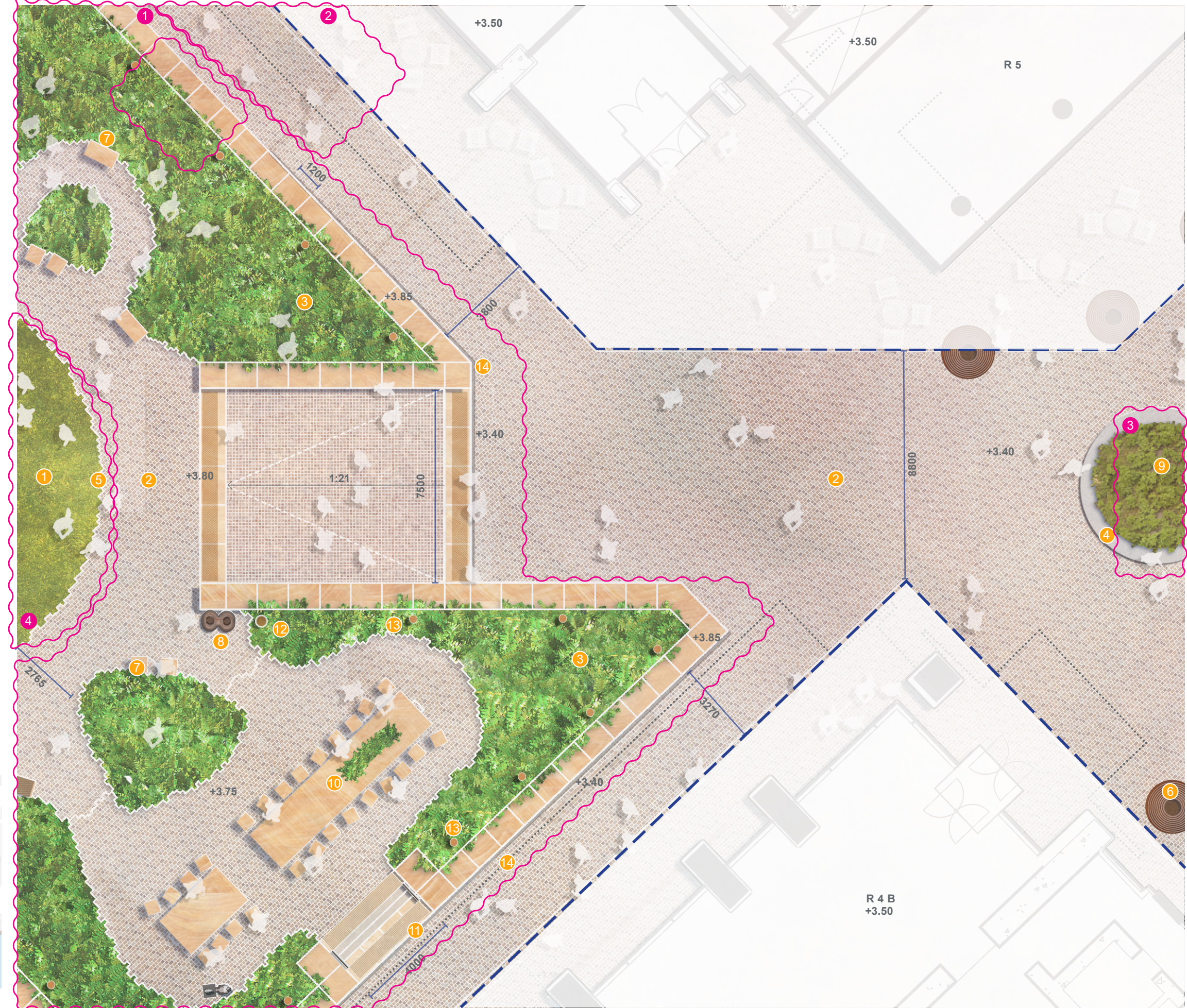
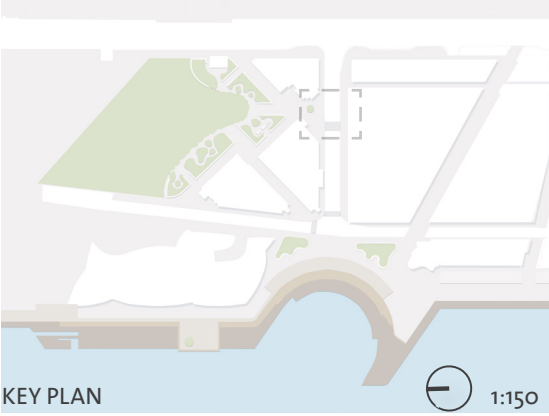


HICKSON PARK SOUTH ENTRY
DETAIL PLAN

- Development application by others
(Works not in public domain scope)
- Awning over
- 1 Hickson park lawn
 - 2 Porphyry paving
 - 3 Fern garden
 - 4 Raised concrete "Fig" seat
 - 5 Lawn and porphyry edge transition
 - 6 Circular cast iron tree grate
 - 7 Hickson park sandstone seats
 - 8 Hickson park bins
 - 9 Understorey planting
 - 10 Barangaroo Bench
 - 11 Stairs to park
 - 12 Hickson Park pole top light
 - 13 Hickson Park bollard light
 - 14 Brick slot drain

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry and remove 1no. access stairs.
 - 2 Remove ramp and sandstone wall due to proposed Hickson Road levels
 - 3 Remove timber top for Watermans Quay raised planter seating
 - 4 Levels changed due to proposed Hickson Road levels



HICKSON PARK WEST ENTRY
DETAIL PLAN

Development application by others
(Works not in public domain scope)

Awning over

- 1 Hickson Park lawn
- 2 Low sandstone raised planter/seating wall
- 3 Low sandstone park edge
- 4 Park entry ramp
- 5 Porphyry paving
- 6 R4A Porte cochere
- 7 Hickson Park sandstone seats
- 8 City of Sydney granite paving
- 9 Concrete seat / vehicle deterrent
- 10 *Ficus sp.* signature tree
- 11 Wind mitigation tree plating
- 12 Tree belt park planting
- 13 Porte cochere crossover approved under One Sydney development application

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry and remove 1no. access stairs.
- 2 Remove porphyry paving to City of Sydney transition as per consent requirement B23
- 3 Sandstone paving strip changed to City of Sydney paving along Hickson Park
- 4 Sandstone bollards changed to concrete & setout amended.
- 5 B23Additional smart pole

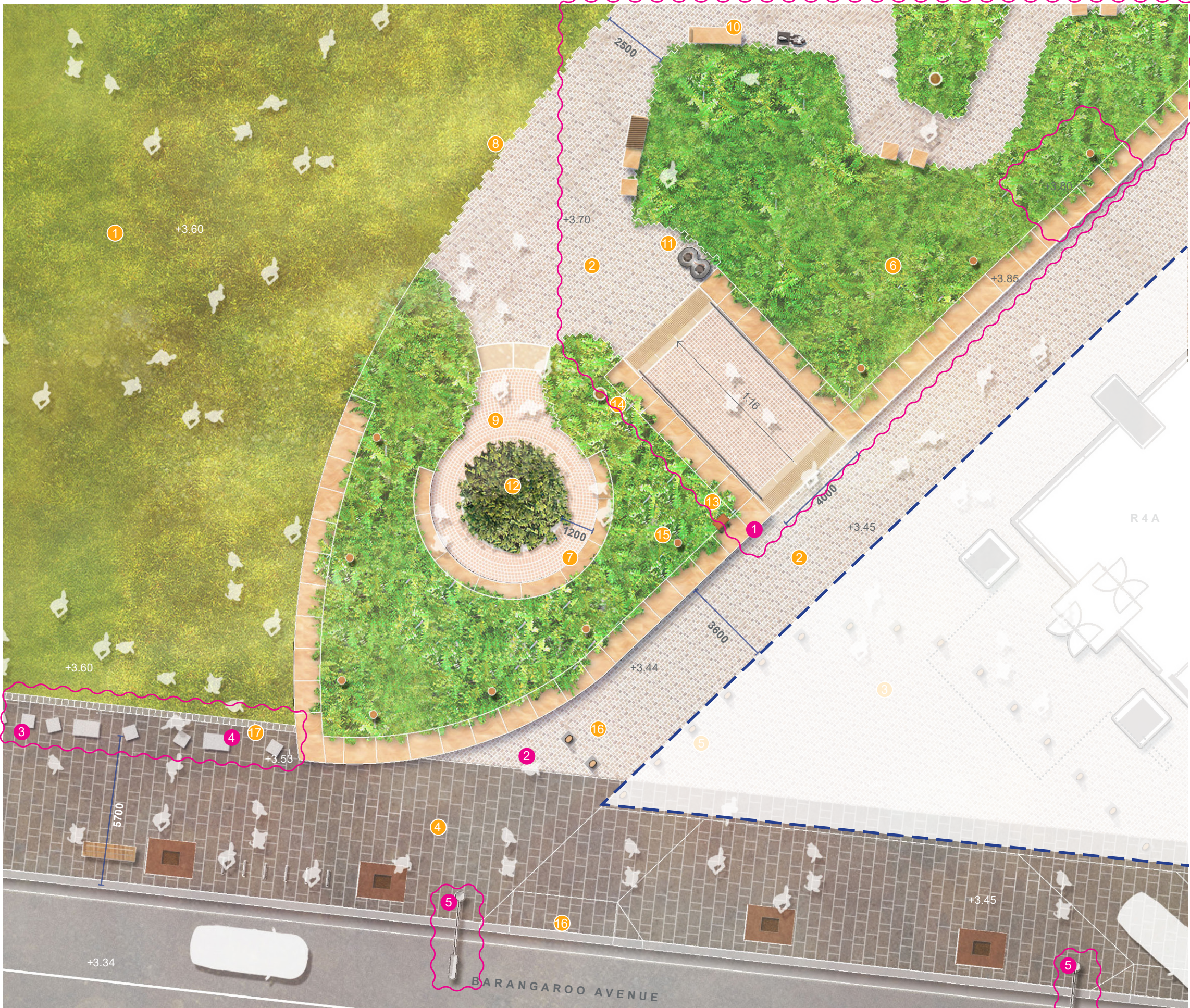


HICKSON PARK WEST ENTRY
DETAIL PLAN

- Development application by others
(Works not in public domain scope)
- Awning over
- 1 Hickson Park lawn
 - 2 Porphyry paving
 - 3 R4A Porte cochere
 - 4 City of Sydney granite paving
 - 5 Drinking fountain
 - 6 Fern garden
 - 7 Sandstone "Fig" seat
 - 8 Lawn and porphyry edge transition
 - 9 Porphyry circular paving
 - 10 Hickson park sandstone seats
 - 11 Hickson park bins
 - 12 Fig tree understorey planting
 - 13 Precinct signage - refer signage pack
 - 14 Hickson park pole top light
 - 15 Hickson park bollard light
 - 16 Porte cochere crossover approved under One Sydney development application
 - 17 Concrete seat / Vehicle deterrent

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry and remove 1no. access stairs.
 - 2 Remove porphyry paving to City of Sydney transition as per consent requirement B23
 - 3 Sandstone paving strip changed to City of Sydney paving along Hickson Park
 - 4 Sandstone bollards changed to concrete & setout amended.
 - 5 B23Additional smart pole



Tree canopies removed for illustrative purposes

HICKSON PARK SECTION A-A

- 1 Existing Hickson road trees
- 2 Low sandstone raised planter wall
- 3 *Ficus sp.* signature fig tree planting
- 4 Fern garden
- 5 Soil (for tree planting) above basement slab
- 6 Stage 1B basement slab
- 7 Amenities and park storage building
- 8 City of Sydney standard cycle racks
- 9 Concrete seating / Vehicle deterrents

Proposed Modifications

- Amendment cloud
- 1 Sandstone paving strip changed to City of Sydney paving along Hickson Park
- 2 Sandstone bollards changed to concrete & delete bollards to East park edge
- 3 Levels changed due to proposed Hickson Road levels

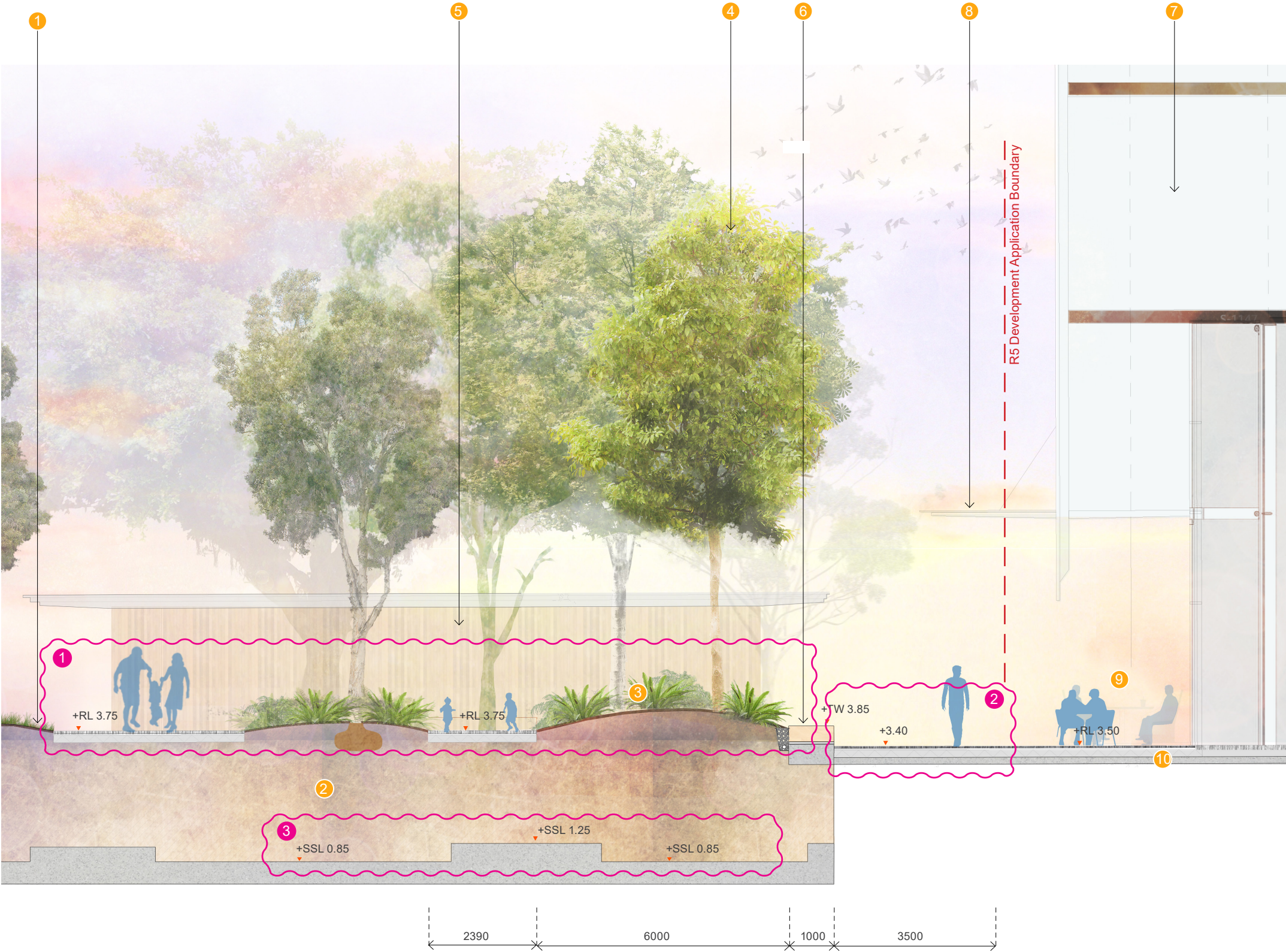


HICKSON PARK SECTION B-B

- 1 Hickson park lawn
- 2 Soil (for tree planting) above basement slab
- 3 Tree belt understorey planting
- 4 Wind mitigation tree planting
- 5 Amenities and park storage building (not part of this DA)
- 6 Low sandstone wall edge
- 7 R5
- 8 R5 glass awning
- 9 R5 dining terrace
- 10 R5 basement slab

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park and change of geometry.
- 2 Ramp deleted due to Level amendments to suit proposed Hickson Road raised levels
- 3 Basement slab levels amended. Subject to Secretary Approval under the Basement application



HICKSON PARK SECTION C-C

- 1 Hickson park tree planting
- 2 Stage 1B basement slab
- 3 Barangaroo bench
- 4 Wind mitigation tree planting
- 5 Fern garden
- 6 R4B
- 7 Sandstone park edge
- 8 Porphyry paving
- 9 R4B licensed seating area
- 10 R4B glass awning

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park and change of geometry.
- 2 Basement slab levels amended. Subject to Secretary Approval under the Basement application



HICKSON PARK SECTION D-D

- 1 Hickson park tree planting
- 2 Porphyry paving
- 3 Soil (for tree planting) over basement slab
- 4 Barangaroo bench
- 5 Tree belt planting
- 6 Fern garden
- 7 Wind mitigation tree planting
- 8 Pre-cast concrete steps to park
- 9 R4A
- 10 Stage 1 B basement slab
- 11 R4A glass awning

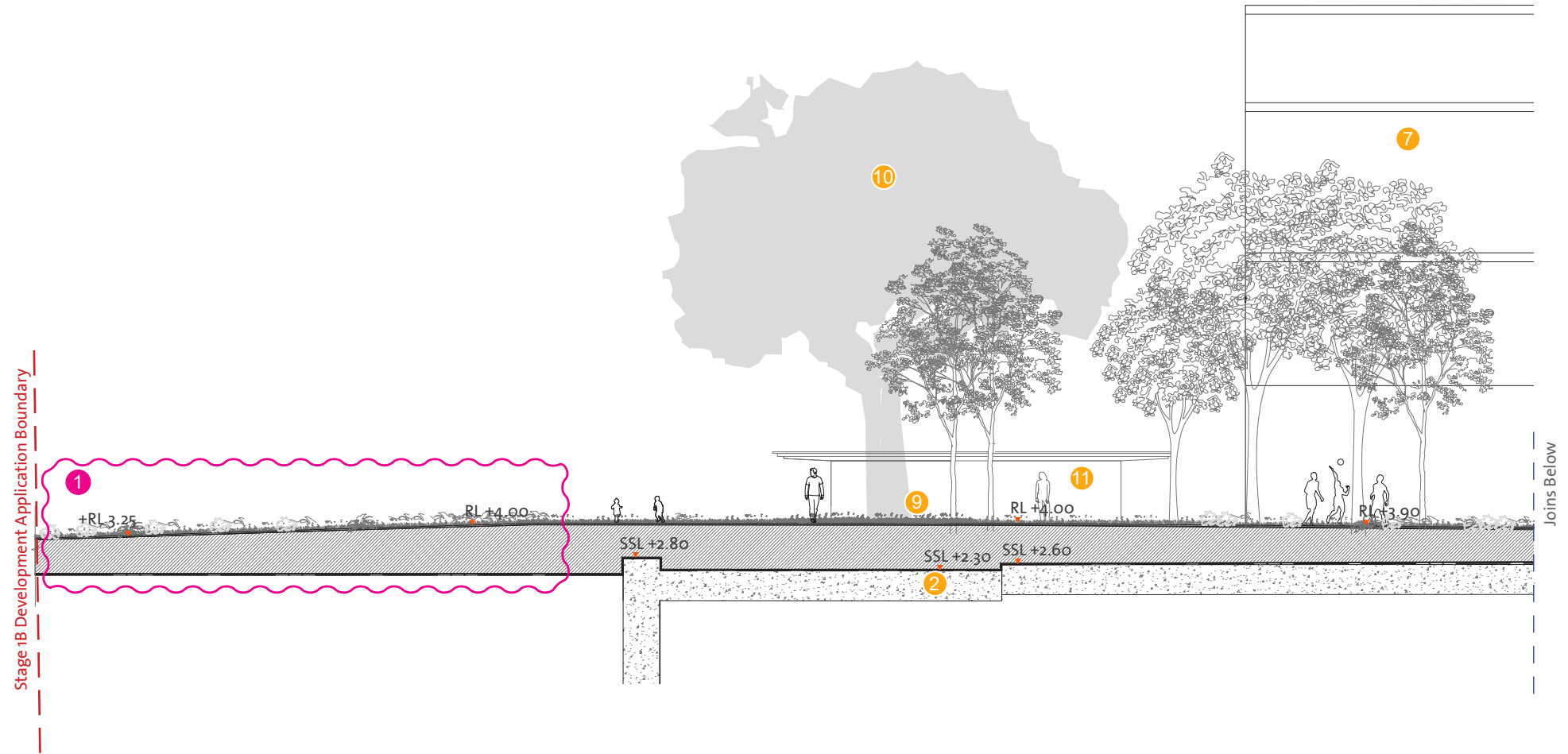
Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park and change of geometry.
- 2 Stone stairs changed to concrete
- 3 Basement slab levels amended. Subject to Secretary Approval under the Basement application



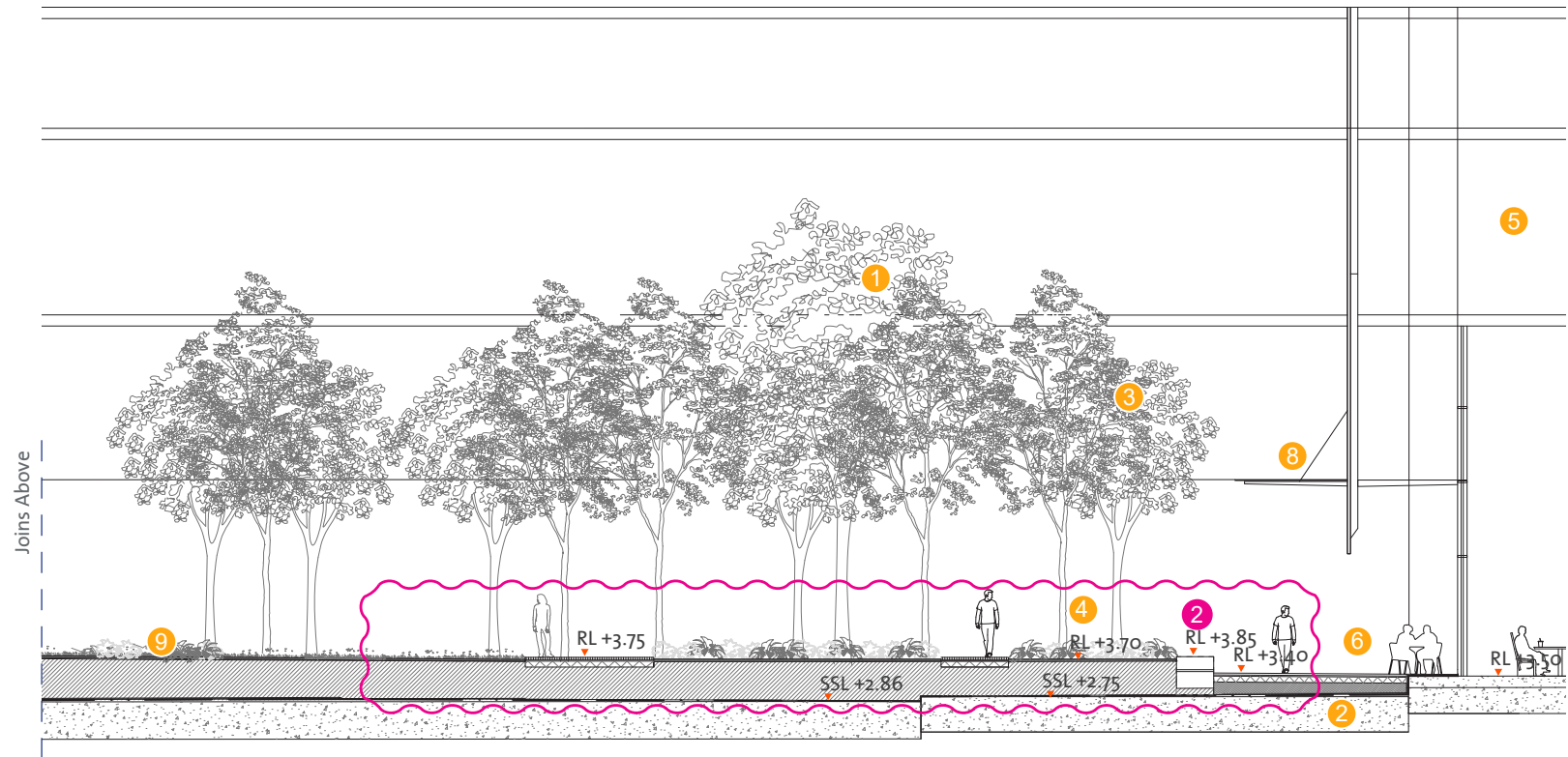
HICKSON PARK LONG SECTIONS

- 1 Tree belt planting
- 2 Stage 1B basement slab
- 3 Wind mitigation tree planting
- 4 Fern garden
- 5 R4A
- 6 Porphyry paving
- 7 R5 behind
- 8 R4A glass awning
- 9 Hickson Park lawn
- 10 Signature Fig tree
- 11 Amenities block (not part of this DA)



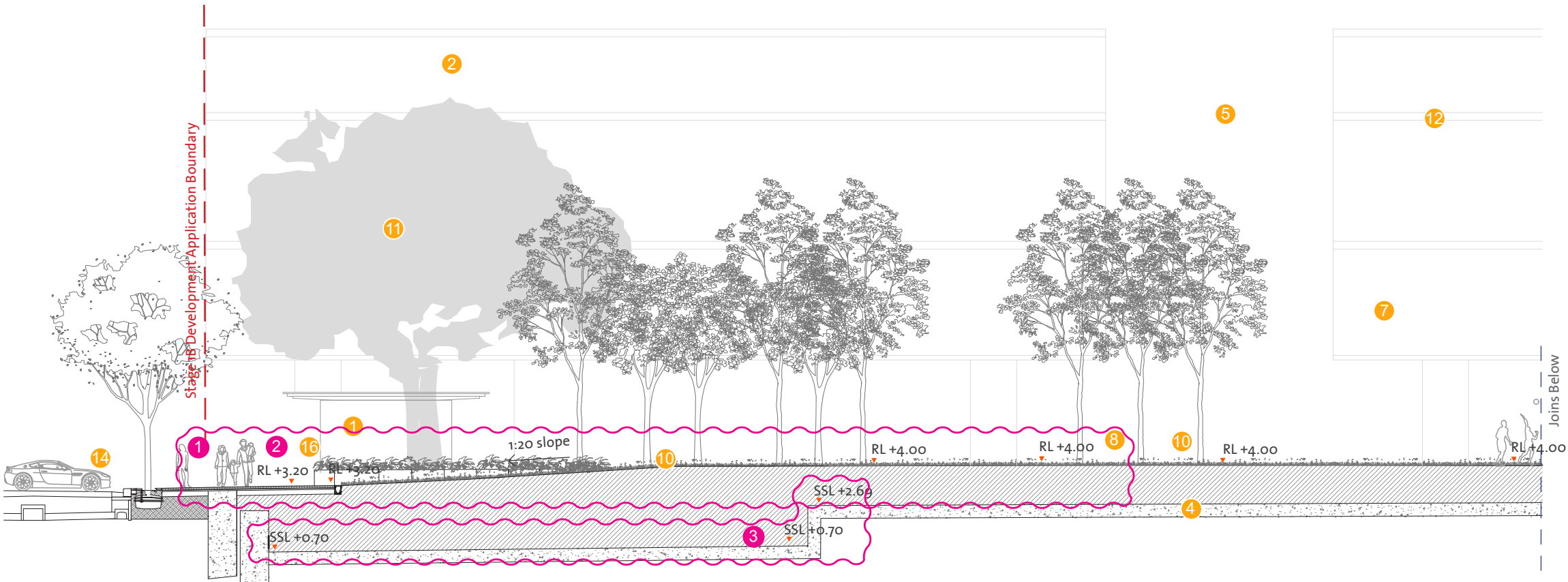
Proposed Modifications

- Amendment cloud
- 1 Levels changed due to proposed Hickson Road levels
- 2 Increase planting area within the park, change of geometry and remove 1no. access stairs.



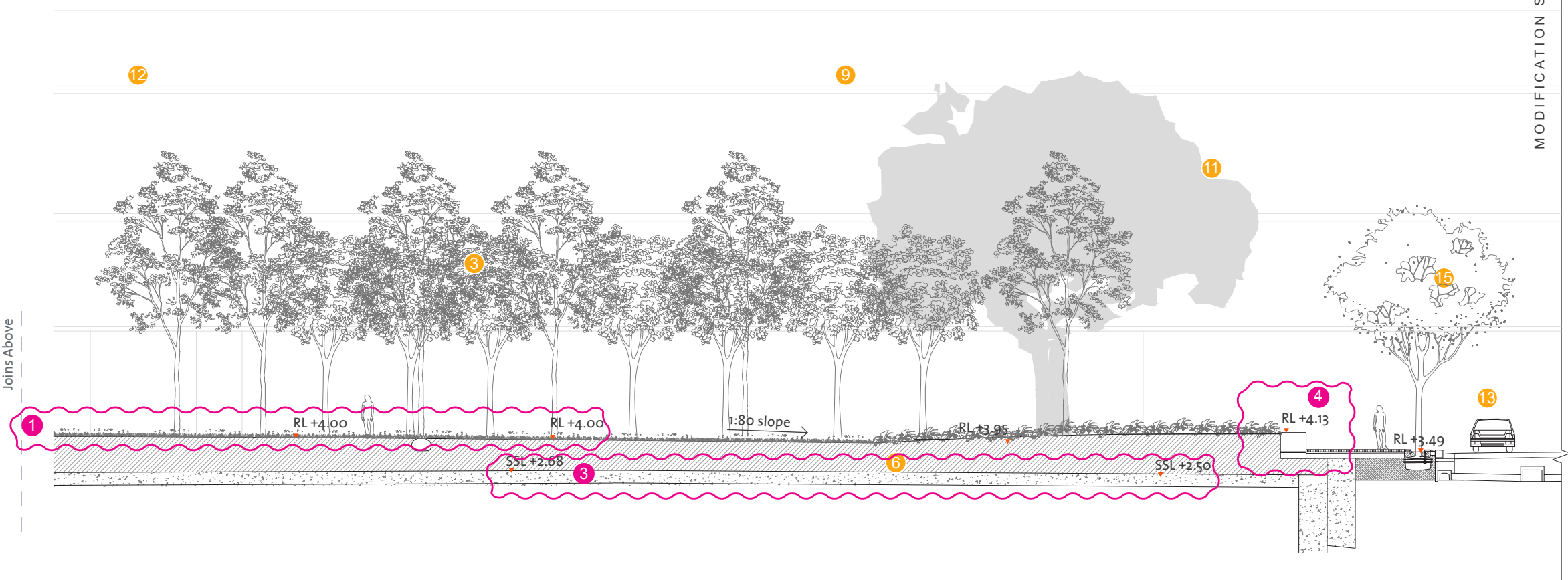
HICKSON PARK LONG SECTIONS

- 1 Amenities building (not part of this DA)
- 2 R5
- 3 Tree belt planting
- 4 Stage 1B basement slab
- 5 Connection to Watermans Quay
- 6 min 1200mm soil
- 7 Wind mitigation tree planting
- 8 Fern garden
- 9 R4A
- 10 Hickson Park lawn
- 11 Signature Fig tree
- 12 R4B
- 13 Barangaroo Avenue
- 14 Hickson Road
- 15 *Harpullia pendula*
- 16 Concrete seating / Vehicle deterrent



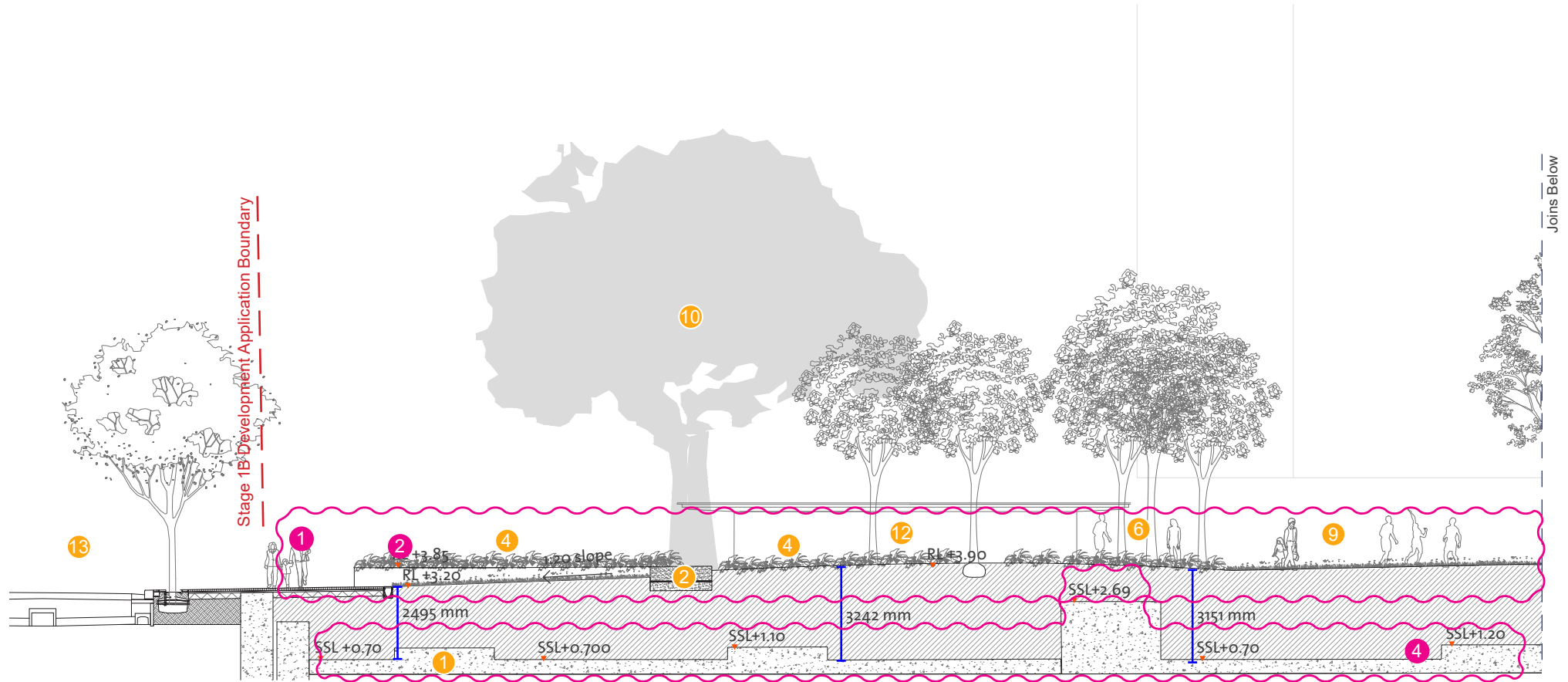
Proposed Modifications

- Amendment cloud
- 1 Levels changed due to proposed Hickson Road levels
- 2 Sandstone bollards changed to concrete & delete bollards to East park edge.
- 3 Basement slab levels amended. Subject to Secretary Approval under the Basement application
- 4 Lower sandstone wall to 600mm height



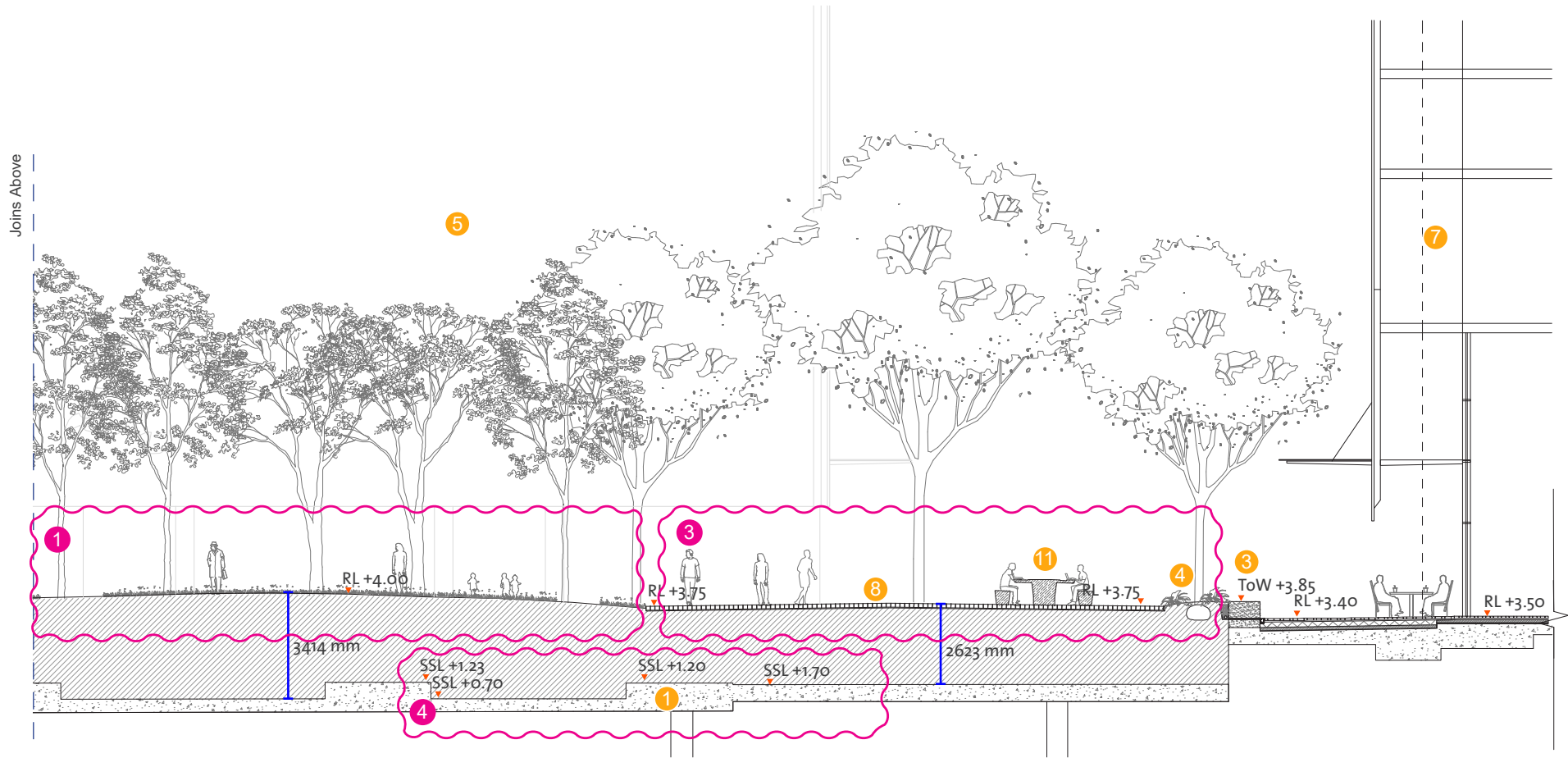
HICKSON PARK LONG SECTIONS

- 1 Stage 1B basement slab
- 2 Low sandstone edge
- 3 Wind mitigation tree planting
- 4 Fern garden
- 5 R4B
- 6 Porphyry paving
- 7 R5
- 8 R4B glass awning
- 9 Hickson park lawn
- 10 Signature Fig tree
- 11 Barangaroo bench
- 12 Amenities block (not part of this DA)
- 13 Hickson Road



Proposed Modifications

- Amendment cloud
- 1 Levels changed due to proposed Hickson Road levels
- 2 Sandstone bollards changed to concrete & delete bollards to East park edge.
- 3 Increase planting area within the park and change of geometry.
- 4 Basement slab levels amended. Subject to Secretary Approval under the Basement application



WULUGUL WALK

Wulugul Walk, and the avenue tree planting and lighting, defines a distinctly linear space that exposes clear views north and south and the beauty of the Harbour and its many changing characters.

The boardwalk has been composed to offer a distinctly different character, offering a series of more open spaces that begin to register with the larger scale natural elements of water and sky. At all parts of the boardwalk the intention is to ensure that it offers an opportunity to capture uninterrupted views out across the Harbour in every direction, and this alone will be a significant contribution to its overall character.

Minor amendments to the Wulugul Walk area include removal of 2 areas of porphyry paving, and a materiality change to the stairs in Wulugul Walk and Watermans Cove from sandstone to concrete.

This modification proposes change to the surface detail of the raised planter on the Spirit of Tasmania Loading Dock, which will have a concrete finished surface. There are minor changes proposed to the sandstone fascia design to the western side of the Spirit of Tasmania Landing.

The design of Wulugul Walk and the Boardwalk maintains the following general principles as approved.

- Facilitate significant numbers of pedestrian movement.
- Have special places to gather, to pause and linger.
- Provide seamless connectivity to the adjacent Crown Sydney public terraces
- Be adaptive, versatile and welcoming.
- Play host to magnificent large-scale signature tree planting and avenue planting.
- Have beautiful hardscape details.
- Allow key views beneath the tree canopies to expose the water and distant views across the Harbour.
- Designed to accommodate the general public, workers, residents and visitors alike who will use it as a major route to access all parts of Barangaroo.

WULUGUL WALK PROPOSED MODIFICATION ITEMS

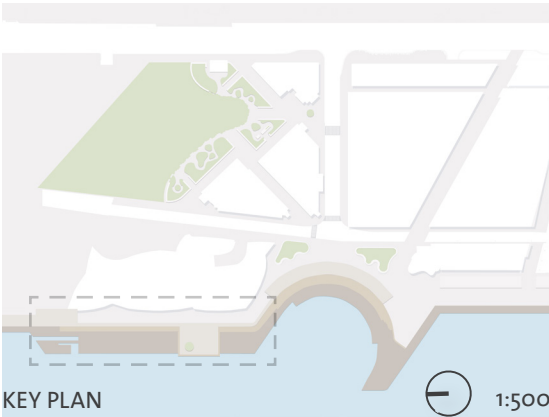
1.	Porphyry paving (at the far North of Wulugul Walk) to interface with Barangaroo Central removed and amended to the same main proposed Wulugul Walk granite paver.
2.	Porphyry paving (at the far south of Wulugul Walk) to interface with Barangaroo Stage 1A removed and amended to the same main proposed Wulugul Walk granite paver
3.	Stone stairs changed to concrete
4.	Additonal smart pole
5.	Removed drainage grates along the Porphyry band in Wulugul Walk. Drainage of paving and tree pits to match Barangaroo South Stage 1A Public Domain.
6.	Brass handrails changed to bronze to match Barangaroo South Stage 1A public domain.
7.	Power point and Water point locations are updated.
8.	Remove timber top for Sprit of Tasmania Loading Dock raised planter seating
9.	Amendments to the sandstone fascia design to the western side of the Spirit of Tasmania Landing.

WULUGUL WALK MASTER PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- 1 Wulugul Walk
- 2 *Celtis australis* tree avenue
- 3 Spirit of Tasmania loading dock
- 4 Water transport pontoon
- 5 Crown Resort Hotel public dining terraces
- 6 Crown Resort Hotel entry
- 7 *Ficus microcarpa* var. *hillii*

Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Sprit of Tasmania loading dock raised planter seating
- 2 No porphyry paving at Northern end of Wulugul walk
- 3 Stone stairs changed to concrete
- 4 Additional smart pole



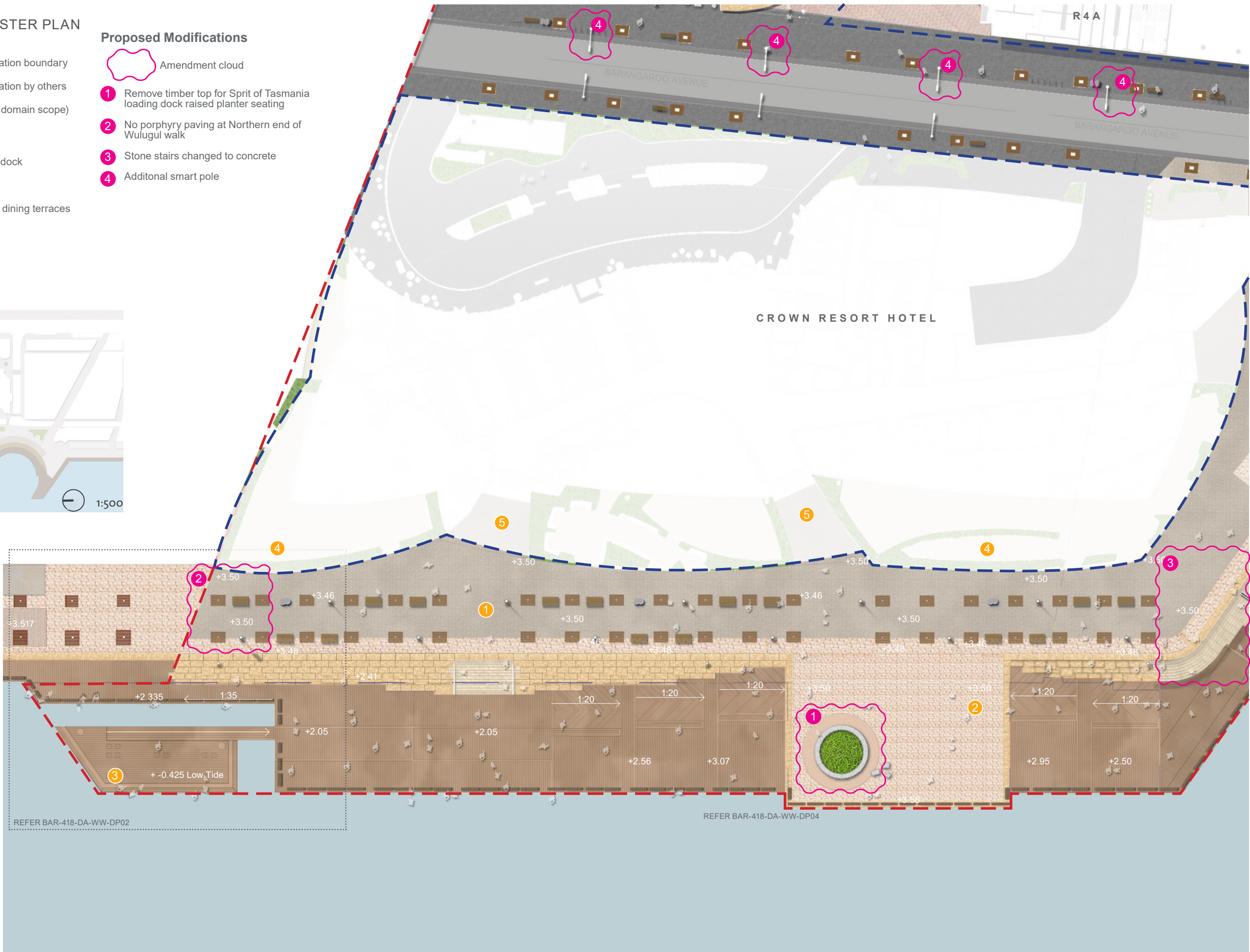
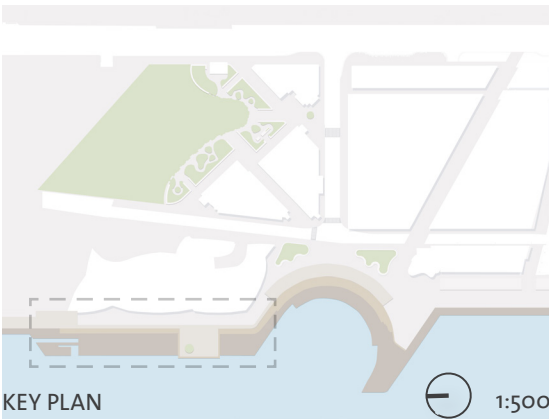
WULUGUL WALK MASTER PLAN

- - - Development application boundary
- - - Development application by others
(Works not in public domain scope)

- 1 Wulugul Walk
- 2 Spirit of Tasmania loading dock
- 3 Water transport pontoon
- 4 Crown Resort Hotel public dining terraces
- 5 Crown Resort Hotel entry

Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Sprit of Tasmania loading dock raised planter seating
- 2 No porphyry paving at Northern end of Wulugul walk
- 3 Stone stairs changed to concrete
- 4 Additional smart pole



Tree canopies removed for illustrative purposes

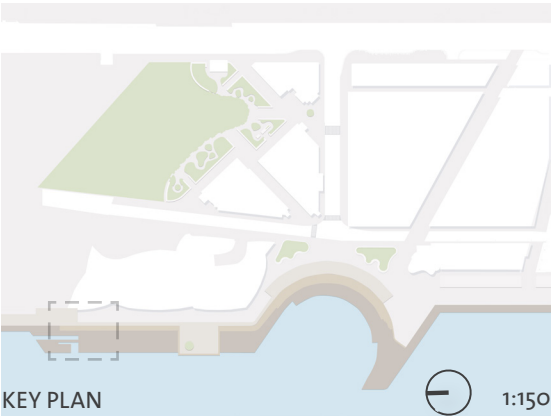
BOARDWALK DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)

- 1 Wulugul Walk - granite paver
- 2 Porphyry paving connection to Central
- 3 Sandstone seating terraces
- 4 Crown Resort Hotel public dining terrace
- 5 Water transport pontoon
- 6 Timber ramp
- 7 Metal pontoon gangway ramp and handrail
- 8 Marine bollard

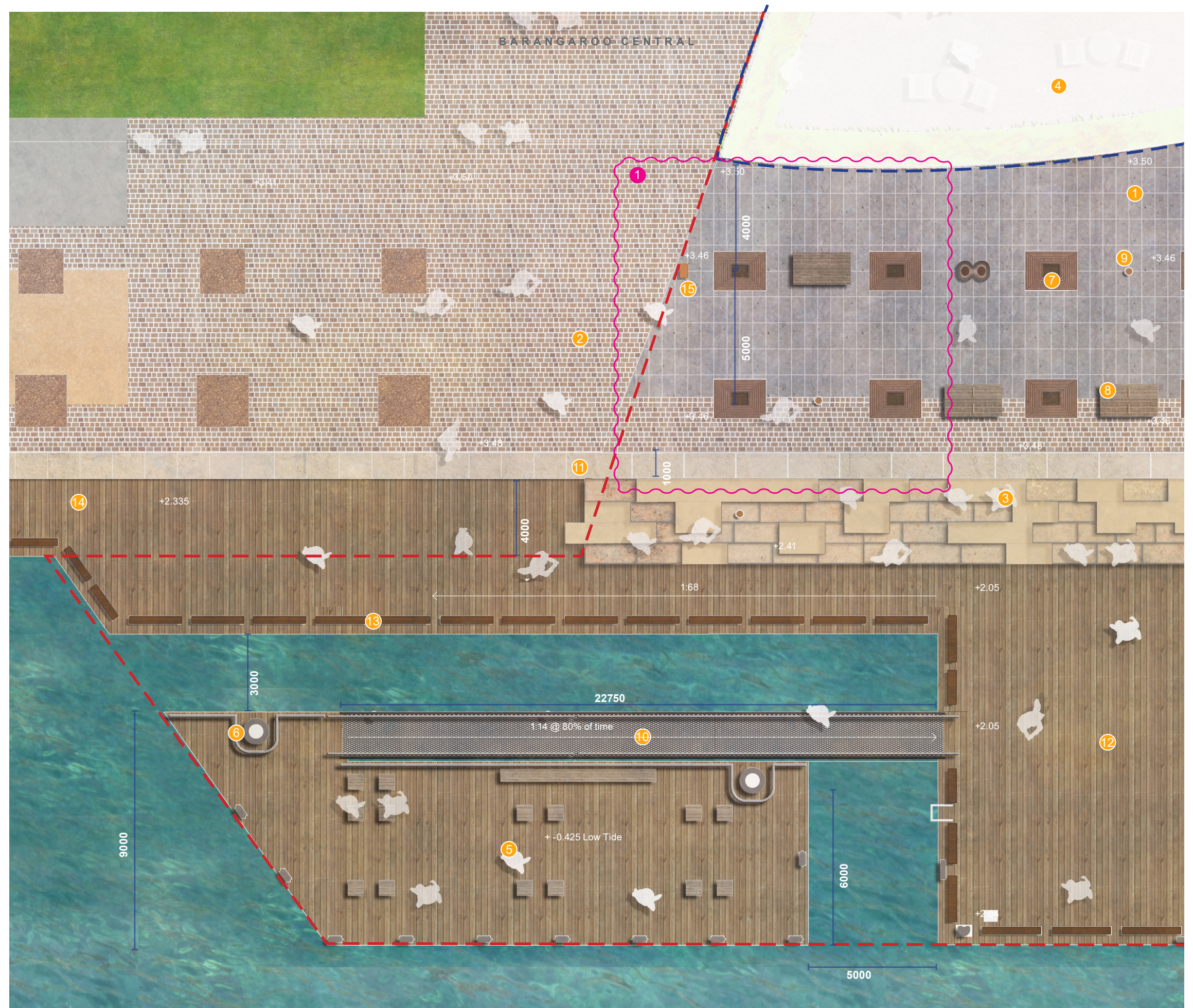
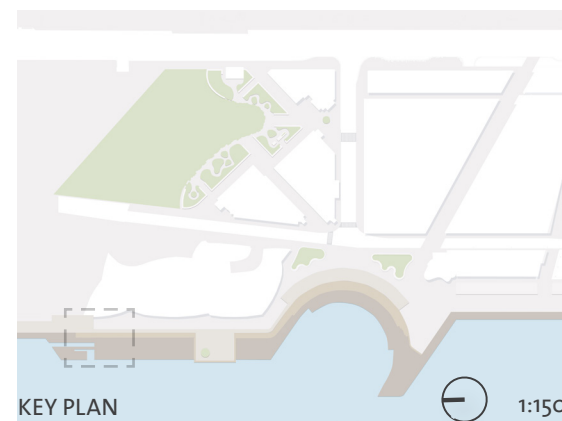
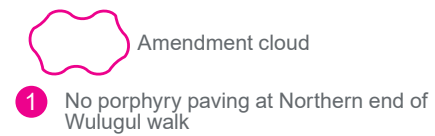
Proposed Modifications

- Amendment cloud
- 1 No porphyry paving at Northern end of Wulugul walk



- Development application boundary
- Development application by others
(Works not in public domain scope)

- ## Proposed Modifications



Tree canopies removed for illustrative purposes

FORMER SPIRIT OF TASMANIA
LOADING DOCK DETAIL PLAN

--- Development application boundary
--- Development application by others
(Works not in public domain scope)

- 1 Ficus sp. signature fig tree planting
- 2 Celtis australis tree avenue
- 3 Spirit of Tasmania loading dock- porphyry paving
- 4 Crown Resort Hotel terrace shrub planting
- 5 Timber deck
- 6 Sandstone edging
- 7 Sandstone terrace

Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Sprit of Tasmania loading dock raised planter seating

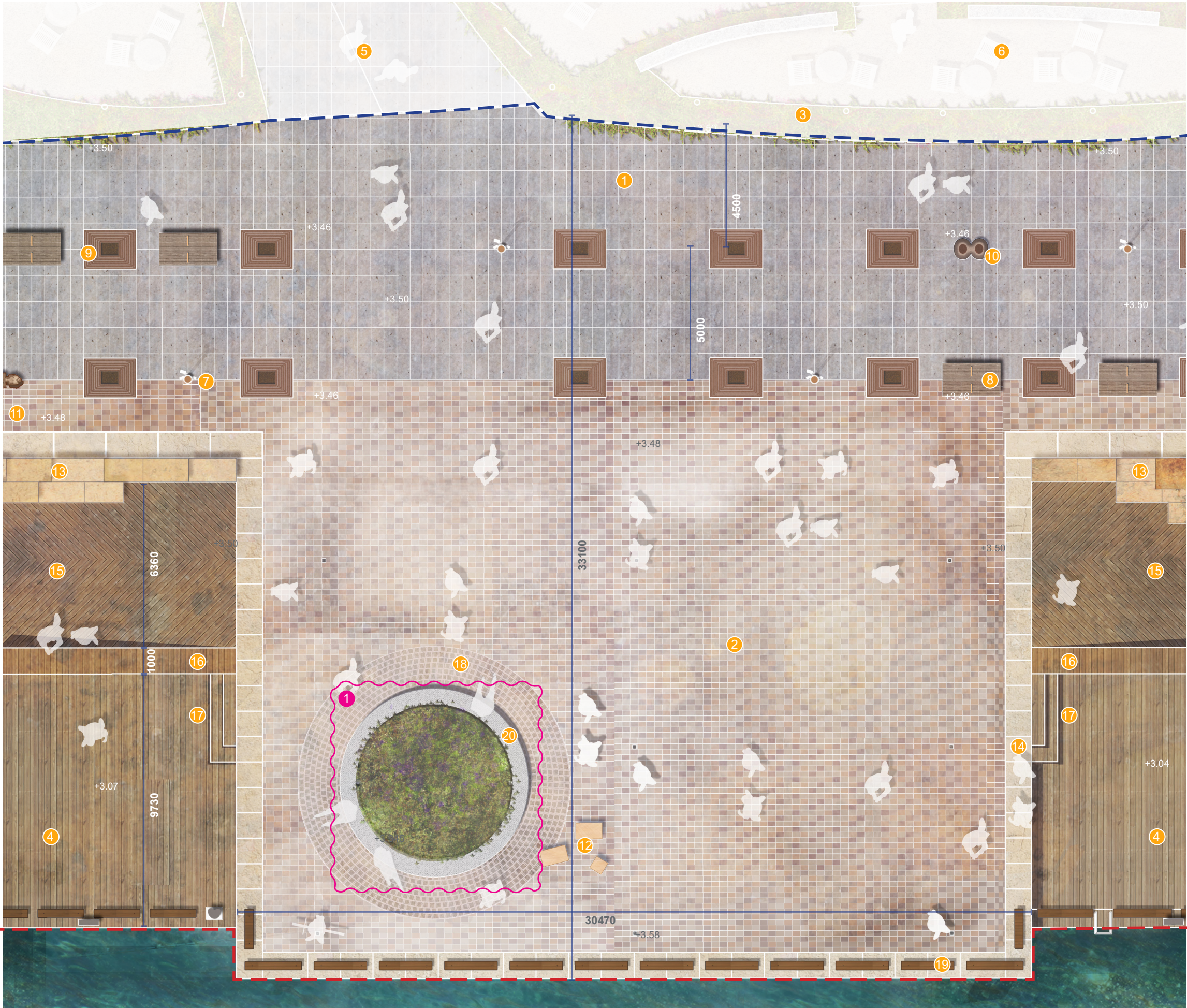


FORMER SPIRIT OF TASMANIA
LOADING DOCK DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- 1 Wulugul Walk - granite paver
- 2 Spirit of Tasmania loading dock -
porphyry paving
- 3 Crown Resort Hotel terrace shrub planting
- 4 Timber deck
- 5 Entry to Crown Resort Hotel
- 6 Crown Resort Hotel licensed seating area
- 7 Waterfront light pole - refer lighting package
- 8 City of Sydney standard bench
- 9 Cast iron tree grate
- 10 City of Sydney standard bins
- 11 Porphyry paving - connect to Central
- 12 Sandstone seating blocks
- 13 Sandstone seating terraces
- 14 Sandstone edging
- 15 Timber ramp
- 16 Timber seating wall
- 17 Timber steps
- 18 Porphyry circular paving
- 19 Timber baulks
- 20 Raised "Fig tree" seat

Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Sprit of Tasmania
loading dock raised planter seating



Tree canopies removed for illustrative purposes

FORMER SPIRIT OF TASMANIA
LOADING DOCK

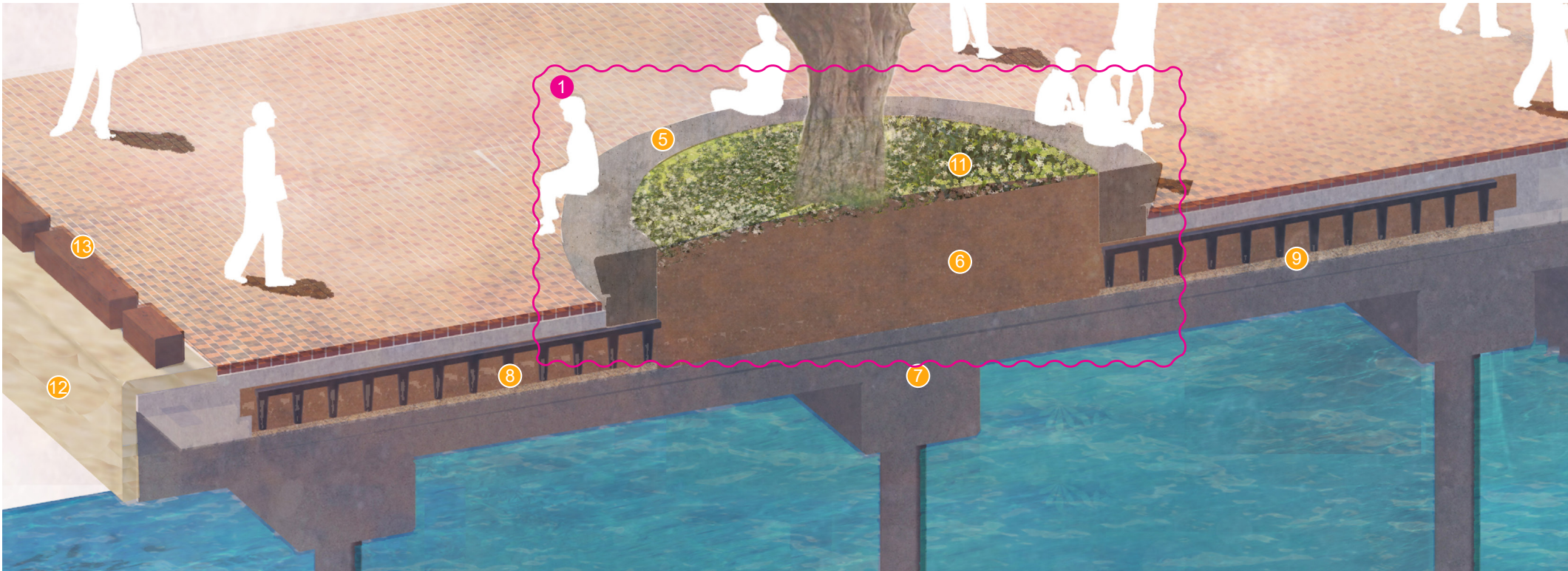
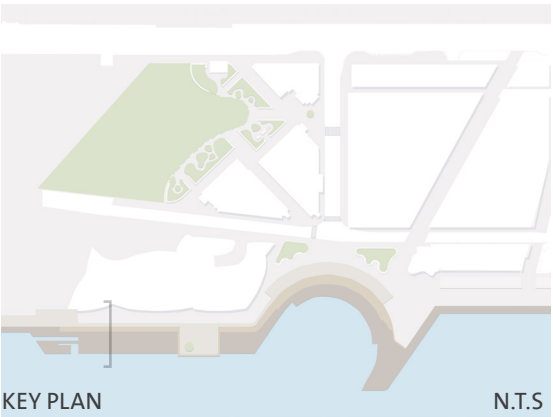
- 1 Signature fig tree planting
- 2 *Celtis australis* avenue
- 3 Porphyry paving
- 4 Sandstone edging
- 5 Raised concrete planter seat
- 6 Soil
- 7 Existing former Spirit of Tasmania loading dock structure
- 8 Stratacell Gen 6 (1 layer)
- 9 Drainage layer
- 10 Existing caisson and cope beam
- 11 Low shrub planting
- 12 Precast concrete edge
- 13 Timber baulk

Note: Proposed structural elements are indicative only and are subject to future design by a qualified structural engineer to account for a full assessment of potential future loads, geotechnical conditions, zone of influence etc.



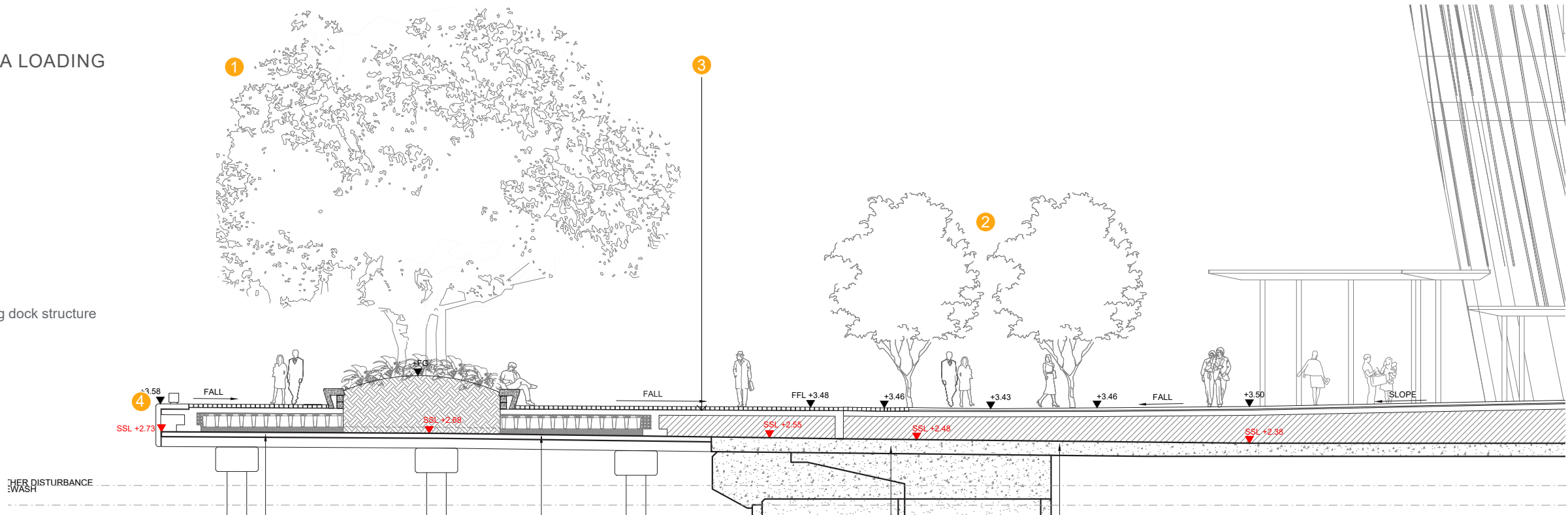
Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Sprit of Tasmania loading dock raised planter seating



FORMER SPIRIT OF TASMANIA LOADING DOCK DETAIL SECTION

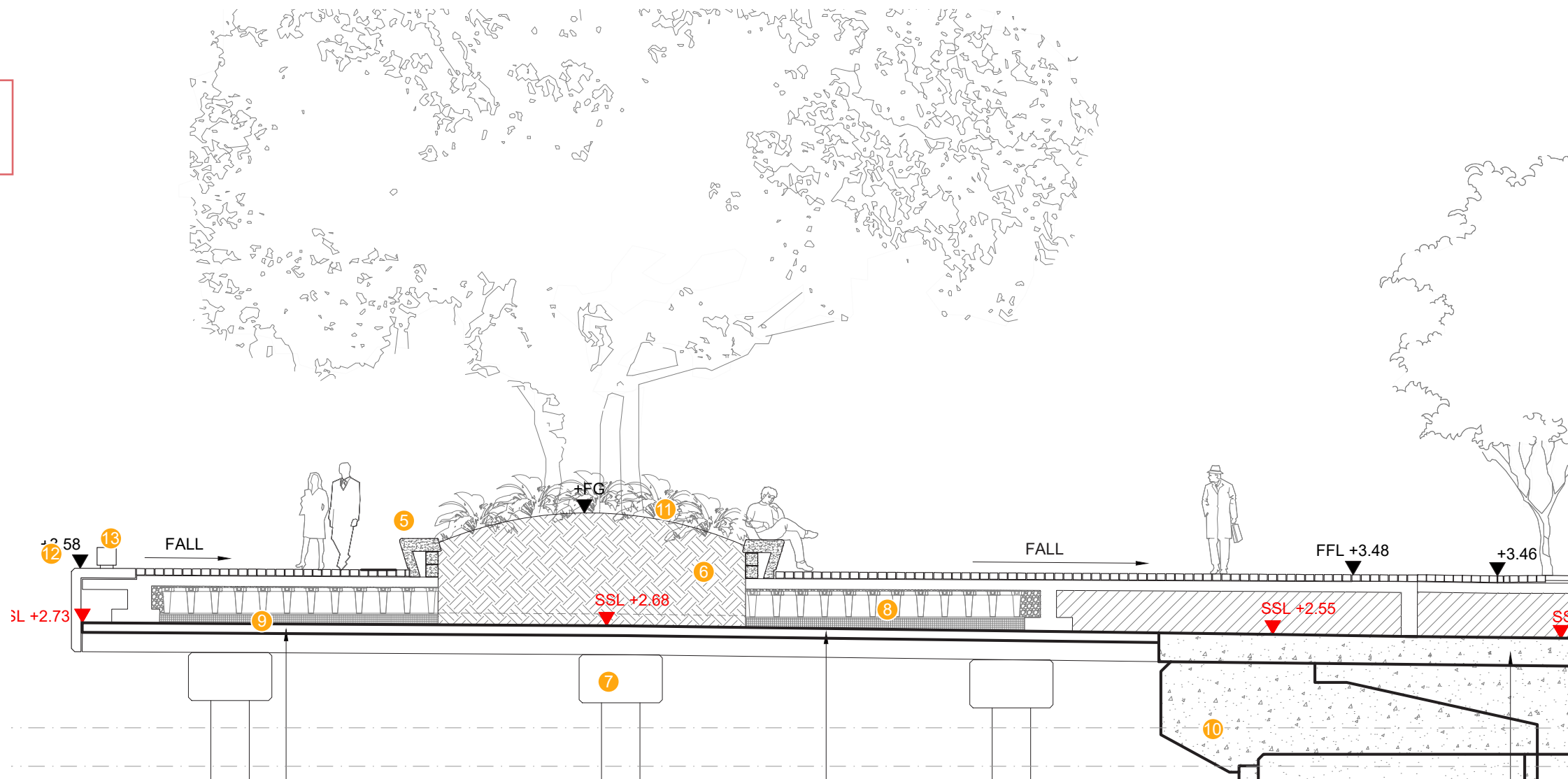
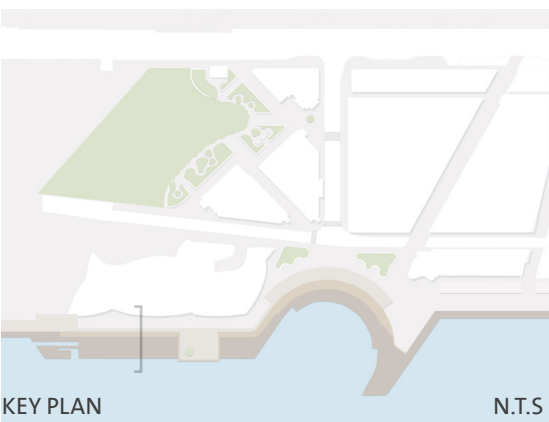
- 1 Signature fig tree planting
- 2 Celtis australis avenue
- 3 Porphyry paving
- 4 Sandstone edging
- 5 Raised concrete planter/seat
- 6 Soil
- 7 Existing former Spirit of Tasmania loading dock structure
- 8 Stratacell
- 9 Drainage layer
- 10 Existing caisson and cope beam
- 11 Low shrub planting
- 12 Sandstone edging
- 13 Timber baulk



Note: Proposed structural elements are indicative only and are subject to future design by a qualified structural engineer to account for a full assessment of potential future loads, geotechnical conditions, zone of influence etc.

Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Sprit of Tasmania loading dock raised planter seating



WATERMANS COVE

The aspiration for Watermans Cove and its relationship to the Harbour is that it will offer one of Sydney’s greatest and most distinctive urban waterfront experiences. It is the heart of Barangaroo South and will create one of the most important destinations for this part of Sydney. It will offer a genuine new public place supported by a range of appropriate services, facilities and uses. The circular form aims to create a unified whole so that there is a clear appreciation of arriving at a space that is truly the place where the city embraces the water.

Watermans Cove celebrates a particularly unique character in the CBD where office workers and residents can celebrate inner city life right on the edge of the Harbour. The character of the Cove will draw from the borrowed views westward to the vegetated edges of the Harbour that will reinforce feelings of scale and openness.

The boardwalk, steps and sandstone terraces will play an important role in activation of Watermans Cove. They will provide a variety of smaller and larger distinct zones that can be programmed for specific uses. The timber boardwalk around the lower edge of the Cove continues the use and composition of timber as the material to define the edge of the promenade and the relationship to water. The boardwalk includes a pier on the southern edge of the Cove which strengthens its circular geometry and helps define it as its own unique place.

This application proposes amending the articulation of the levels on the pier to provide 3 tiers. The top tier, at ground level will be paved in keeping with the ground surface of the Wulugul Walk area and Cove areas. The intermediate tier maintains a timber finish and provides a secondary platform. Ramps have been added adjacent to the tiers to facilitate equitable access to this space.

Minor amendments are shown to the Barangaroo South Stage 1A waterfront paving at the interface with the pier and boundary line to respond to the Barangaroo South Stage 1B public domain design. This will be subject to a separate approval process. The two Celtis Australis trees approved to be additional to the Barangaroo South Stage 1A allee are proposed to be removed in response to the new pier design.

Adjacent to the intersection of Barangaroo Ave and Watermans Quay, the approved fig tree has been relocated to the raised planter. The geometry of the raised planters has been slightly reshaped, and the design refined to delete the timber backrest against the planter. Further amendments to the Watermans Cove area include additional lighting and a materiality change to the stairs in Wulugul Walk and Watermans Cove from sandstone to concrete.

- The design of Watermans Cove maintains the following key principles as approved.
- To distinguish it as a key place within the development where the city embraces the harbour
 - To ensure that the double allee of trees is continued as a key aspect of defining the foreshore promenade.
 - To re-use selected materials, porphyry and sandstone, as key unifying and special elements in the paving.
 - To promote continuation of a linear foreshore promenade but also provide a variety of opportunities to sit and appreciate exceptional views across the Harbour.
 - To facilitate clear views out over the Harbour below tree canopies.
 - To provide a variety of flexible spaces that can be used to showcase temporary events and major celebration throughout all times of the year.

WATERMANS COVE PROPOSED MODIFICATION ITEMS

1.	Refinement to the pier to include a distinctive upper hard paved area for programming of a range of events and activities.
2.	Relocation of the large proposed fig tree in Watermans Cove into the northern raised planter.
3.	Change of geometry of Watermans Cove raised Planters including removal of the timber backrest and seat and replacement with concrete.
4.	Addition of up lights into the circular tree grates proposed in Watermans Cove
5.	Addition of new light poles to Watermans Cove.
6.	Addition of ramps from the upper to the lower boardwalk in Watermans Cove.
7.	Stone steps changed to precast concrete.
8.	Precast concrete paving change to granite paving as per consent requirement B22
9.	Brass handrails changed to Bronze to match stage 1A
10.	Stop porphyry paving at the top of the last Southern stair
11.	Minor bollards re-arrangement.
12.	Power point and Water point locations are updated.
13.	Remove 2no.Celtis australis at Southern of Watermans Cove adjacent to Stage 1A to respond to the amendment to the pier.

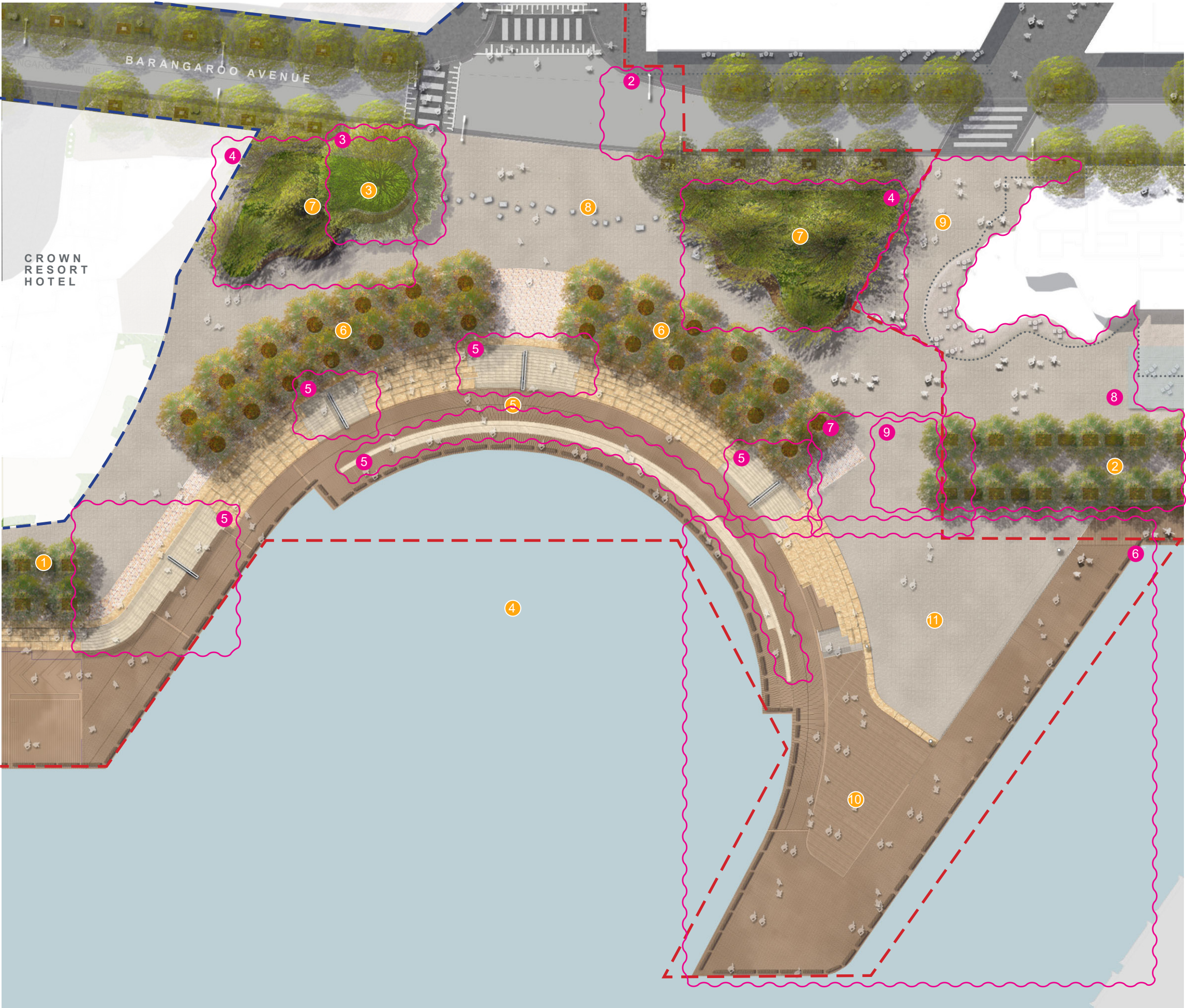
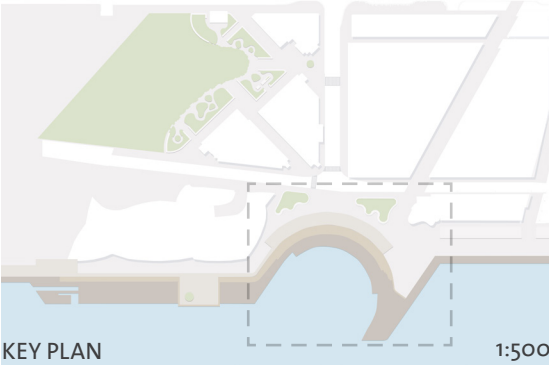
WATERMANS COVE MASTER PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over

- 1 Wulugul Walk
- 2 Wulugul Walk Stage 1A
- 3 Signature fig tree
- 4 Watermans Cove
- 5 Timber boardwalk
- 6 Avenue planting
- 7 Raised planter
- 8 Concrete seating / Vehicle deterrents
- 9 City of Sydney vehicle deterrents
- 10 Public Pier
- 11 Upper tier

Proposed Modifications

- Amendment cloud
- 1 Not in use
- 2 Deletion of pedestrian crossing
- 3 Relocated Fig tree to North raised planter
- 4 Change geometry of raised planter/reduce raised planter timber top and remove timber backrest
- 5 Stone stairs changed to concrete
- 6 Pier re-design: change to 3 tiers design
- 7 Stop porphyry paving at the top of the last Southern stair
- 8 Stage 1A design modification to suit Stage 1B proposal. Subject to seperate approval.
- 9 Remove 2no. trees adjacent to Stage 1A



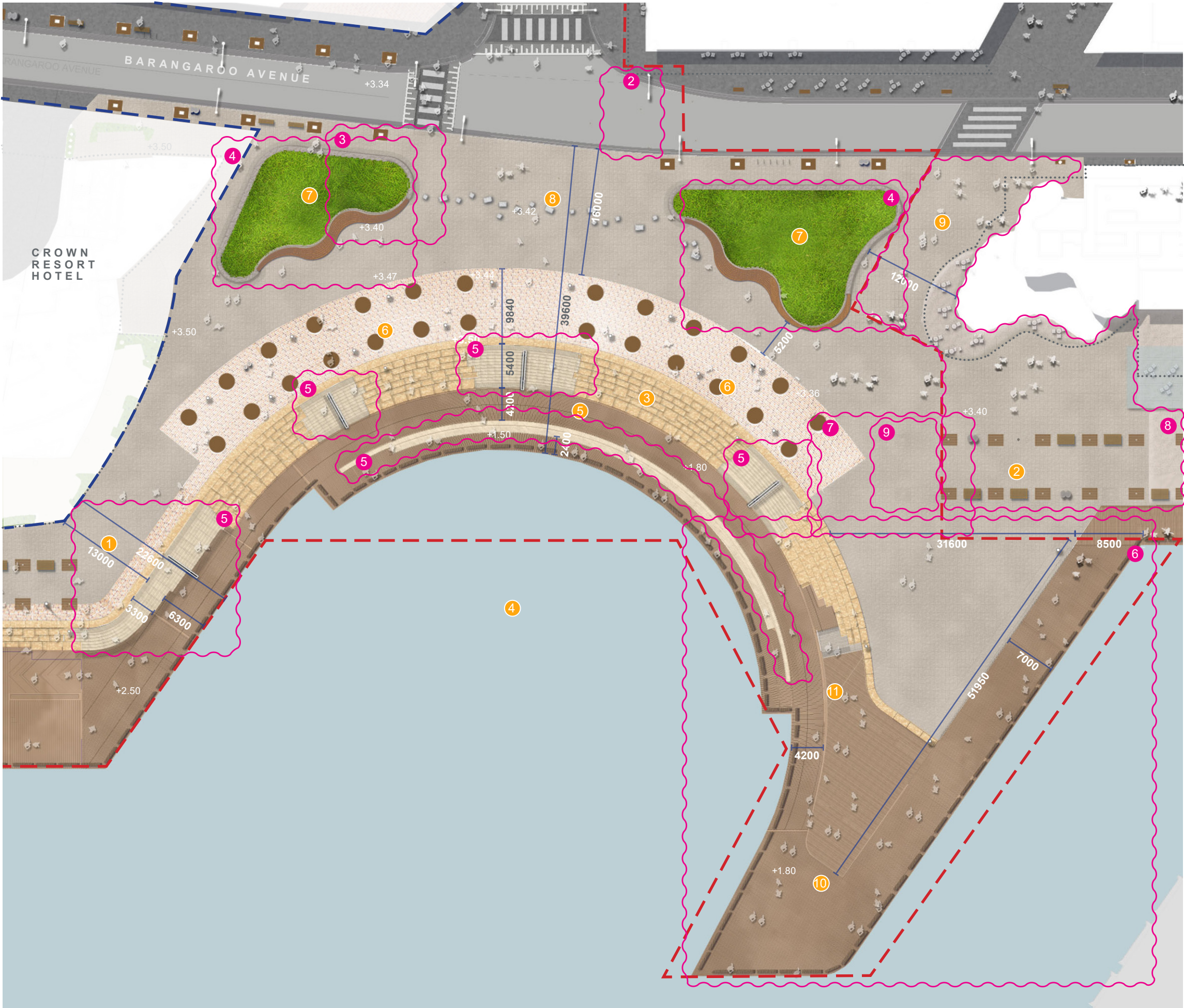
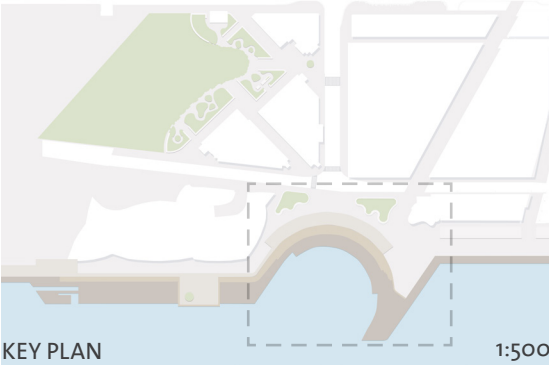
WATERMANS COVE MASTER PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over

- 1 Wulugul Walk
- 2 Wulugul Walk Stage 1A
- 3 Sandstone seating terraces
- 4 Watermans Cove
- 5 Timber boardwalk
- 6 Avenue planting cast iron tree grate with uplight
- 7 Raised planter
- 8 Concrete seating / Vehicle deterrents
- 9 City of Sydney vehicle deterrents
- 10 Public Pier

Proposed Modifications

- Amendment cloud
- 1 Not in use
- 2 Deletion of pedestrian crossing
- 3 Relocated Fig tree to North raised planter
- 4 Change geometry of raised planter/reduce raised planter timber top and remove timber backrest
- 5 Stone stairs changed to concrete
- 6 Pier re-design: change to 3 tiers design
- 7 Stop porphyry paving at the top of the last Southern stair
- 8 Stage 1A design modification to suit Stage 1B proposal. Subject to seperate approval.
- 9 Remove 2no. trees adjacent to Stage 1A



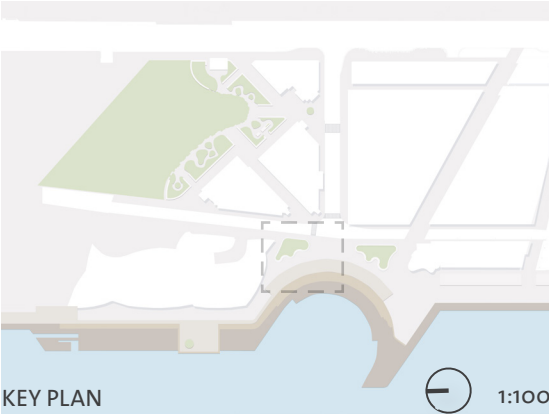
Tree canopies removed for illustrative purposes

RAISED PLANTER DETAIL PLAN

- Development application by others
(Works not in public domain scope)
- Awning over
- 1 *Harpullia pendula* street tree planting
- 2 *Ficus* sp. signature fig tree planting
- 3 *Corymbia maculata* / *Angophra costata* tree planting
- 4 *Waterhousea floribunda* "Green Avenue"
- 5 Concrete seating / Vehicle deterrents

Proposed Modifications

- Amendment cloud
- 1 Relocated Fig tree to North raised planter
- 2 Change geometry of raised planter/reduce raised planter timber top and remove timber backrest

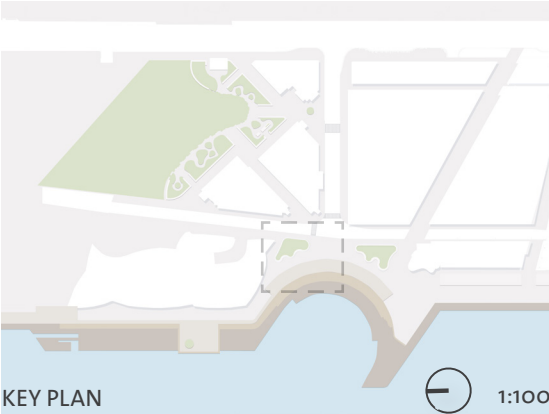


RAISED PLANTER DETAIL PLAN

- Development application by others
(Works not in public domain scope)
- Awning over
- 1 City of Sydney granite paving
- 2 Raised precast concrete planter
- 3 Timber lounge and seat
- 4 Concrete seating / Vehicle deterrents
- 5 Cast iron tree grate with uplights
- 6 Porphyry paving
- 7 Watermans Cove granite paver
- 8 Cove raised planter garden
- 9 Signage - refer to signage pack
- 10 Waterfront light pole - refer lighting package

Proposed Modifications

- Amendment cloud
- 1 Relocated Fig tree to North raised planter
- 2 Change geometry of raised planter/reduce raised planter timber top and remove timber backrest



Tree canopies removed for illustrative purposes

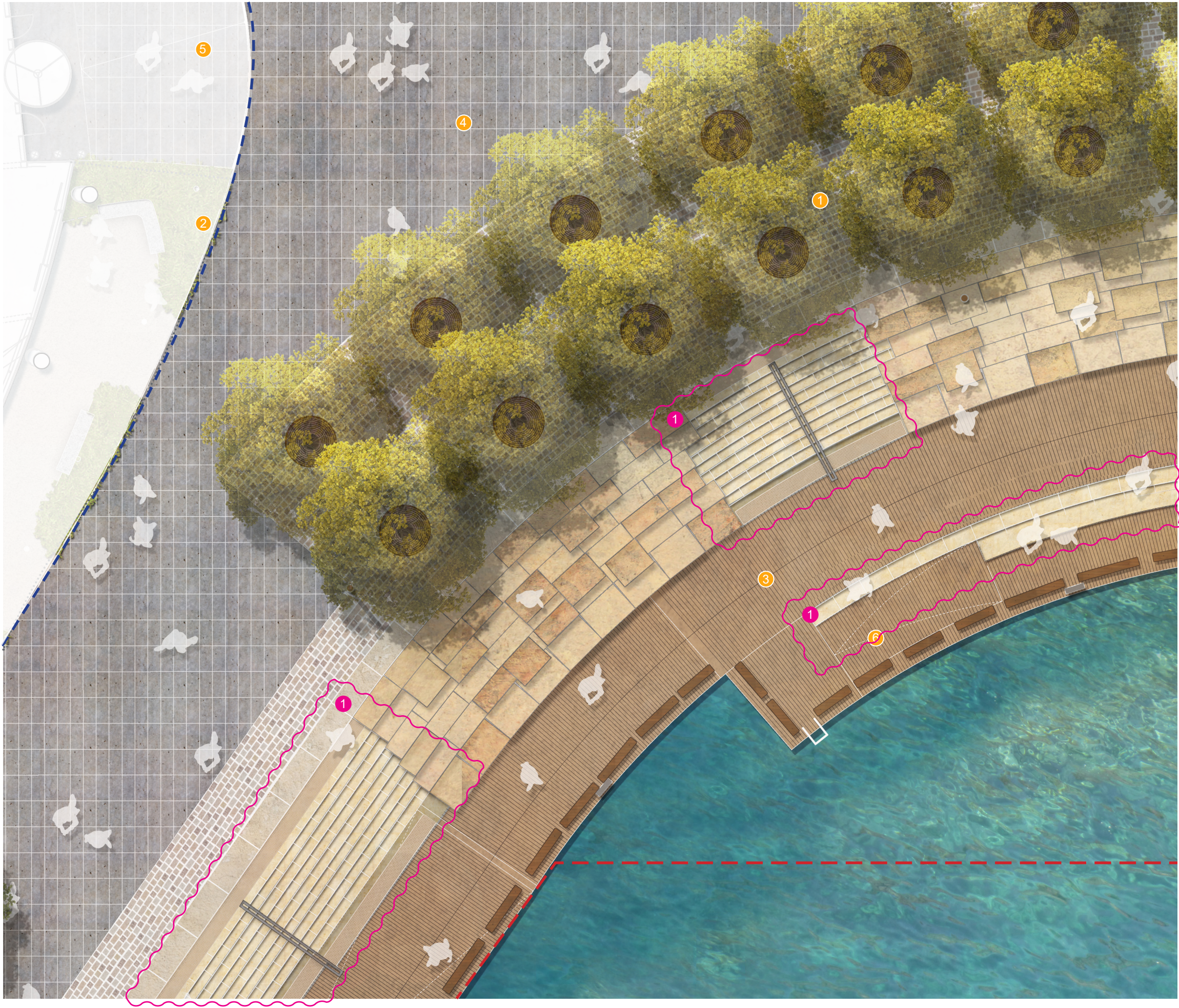
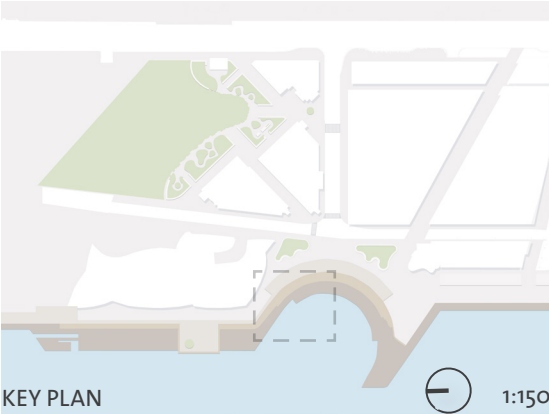
WATERMANS COVE DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)

- 1 Waterhousea floribunda "Green Avenue"
- 2 Crown Resort Hotel terrace shrub planting
- 3 Timber deck
- 4 Watermans Cove granite paver
- 5 Crown Resort Hotel entry
- 6 Access ramp to lower level

Proposed Modifications

- Amendment cloud
- 1 Stone stairs changed to concrete



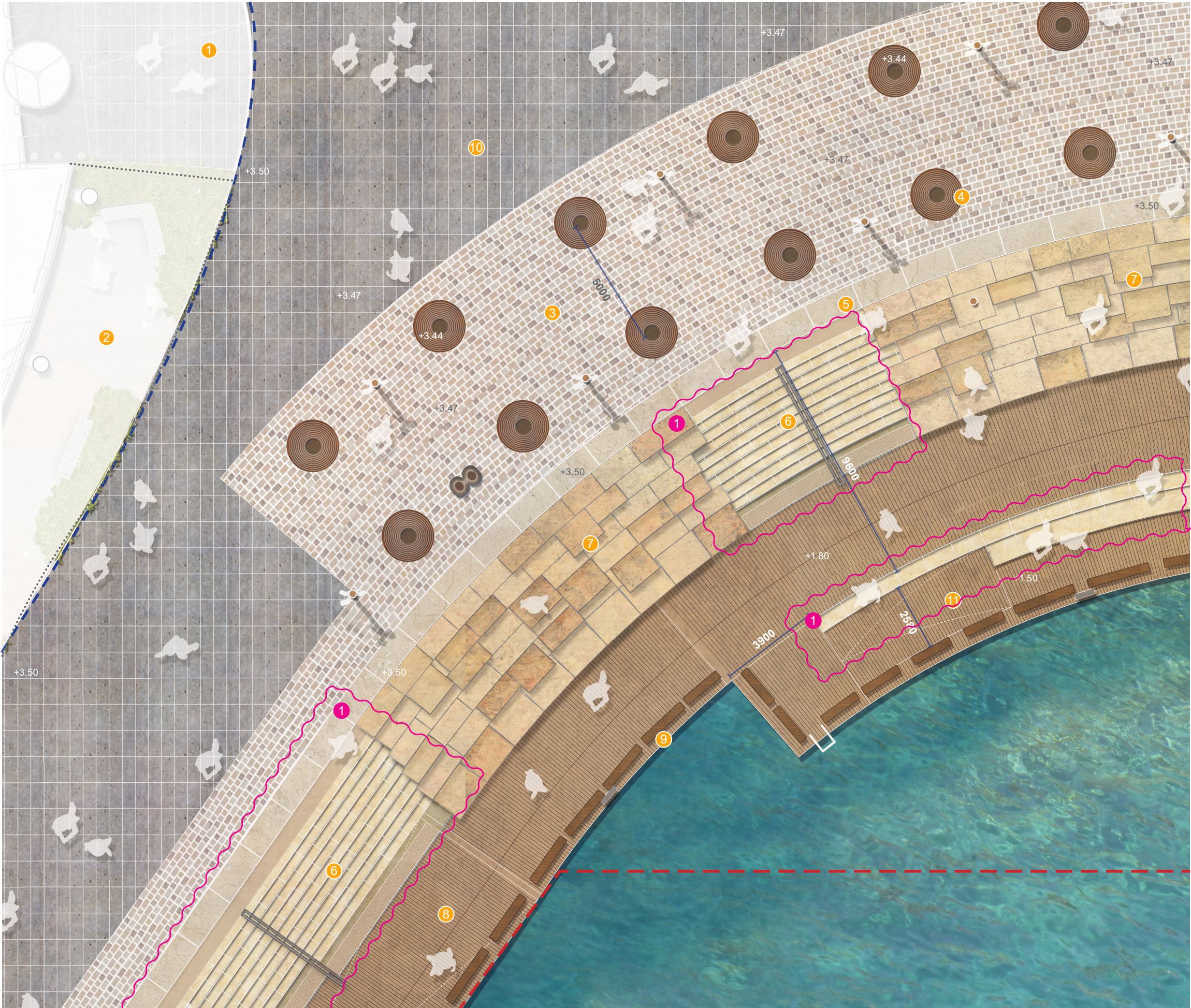
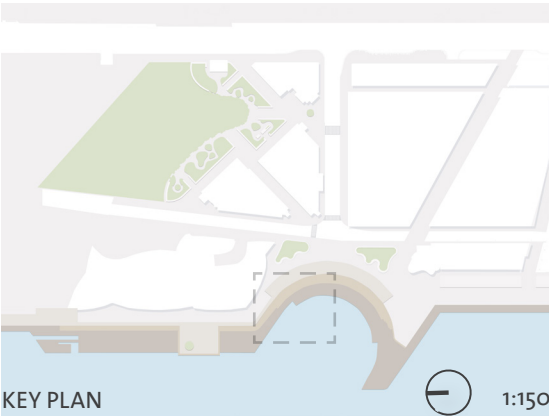
RAISED PLANTER DETAIL PLAN

- Development application boundary
- Development application by others
(Works not in public domain scope)

- 1 Entry to Crown Resort Hotel
- 2 Crown Resort Hotel licensed seating area
- 3 Porphyry paving
- 4 Cast iron tree grate with uplights
- 5 Sandstone flush edge
- 6 Concrete steps and bronze hand rail
- 7 Sandstone seating terraces
- 8 Timber ramp to Wulugul Walk
- 9 Timber baulk
- 10 Watermans Cove granite paver
- 11 Access ramp to lower level

Proposed Modifications

- Amendment cloud
- 1 Stone stairs changed to concrete



Tree canopies removed for illustrative purposes

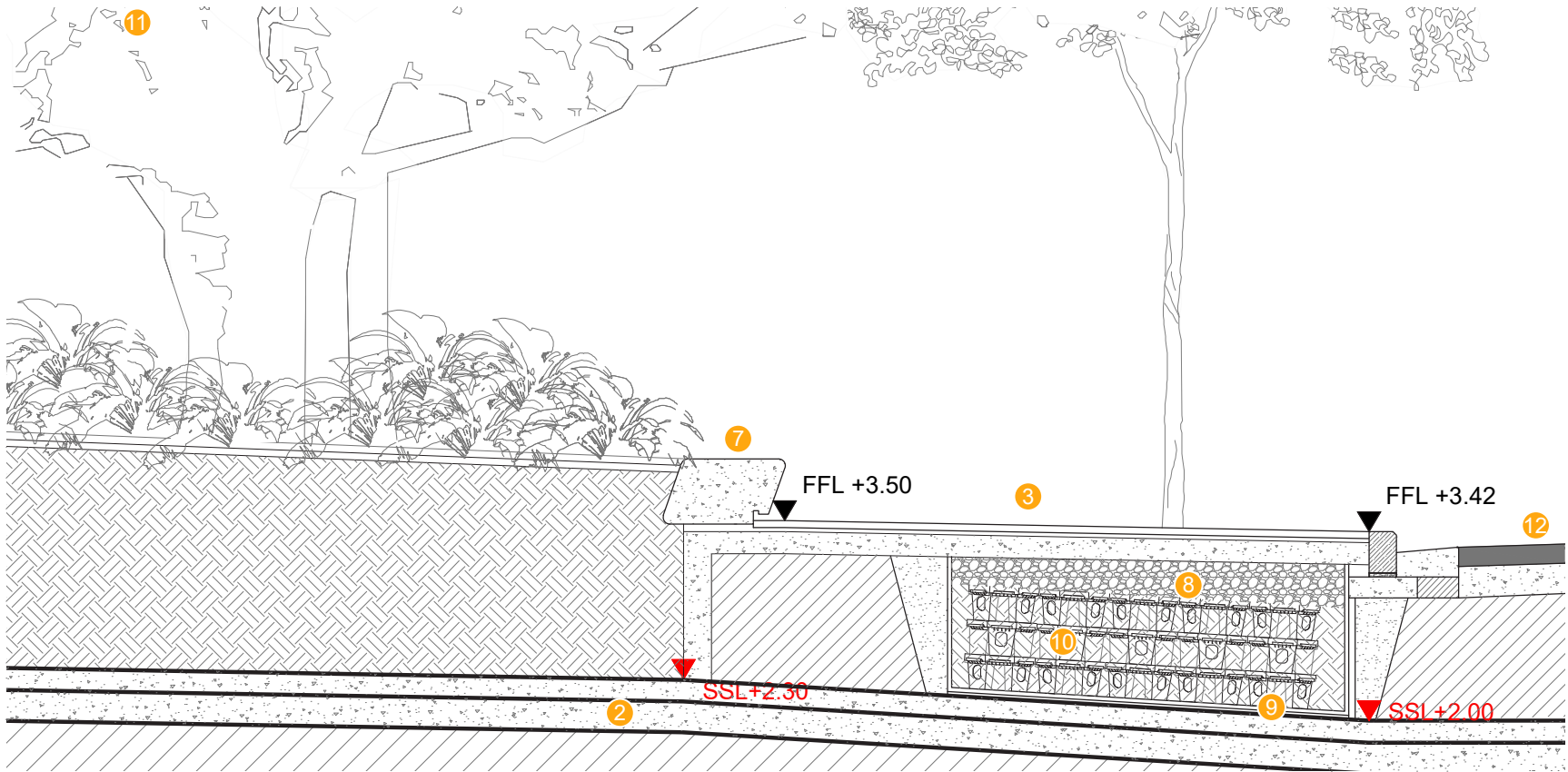
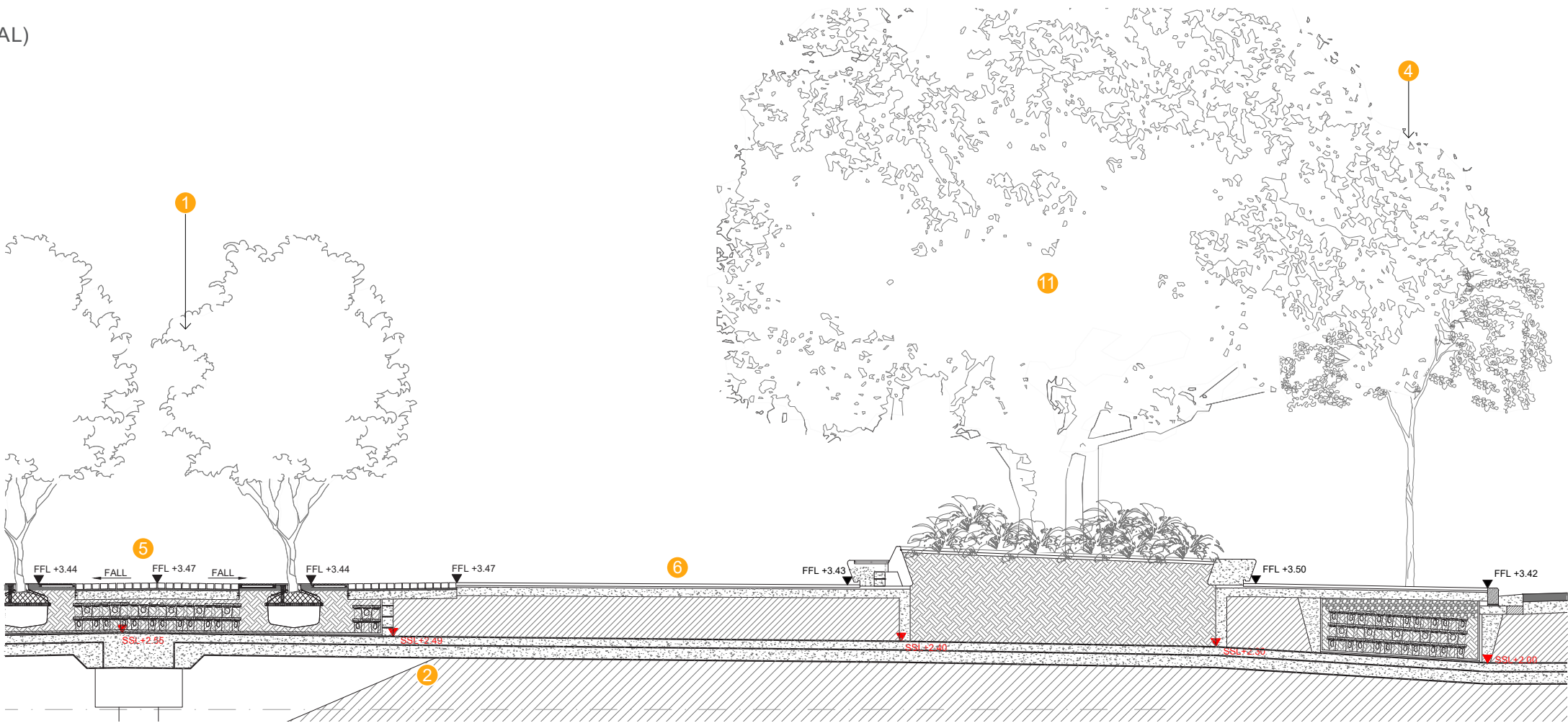
WATERMANS COVE RAISED PLANTER

- 1 Corymbia maculata
- 2 Corymbia gummifera
- 3 Shrub planting
- 4 Existing apron
- 5 Raised precast concrete and timber seat/planter
- 6 Soil
- 7 Granite paver



WATERMANS COVE DETAIL SECTION (TYPICAL)

- 1 Watermans cove tree avenue
- 2 Existing apron
- 3 City of Sydney granite paving
- 4 Harpullia pendula
- 5 Porphyry paving
- 6 Granite paver
- 7 Raised precast concrete and timber seat/planter
- 8 Barangaroo Avenue tree pit
- 9 Drainage layer
- 10 Stratacell
- 11 Raised planter tree planting
- 12 Barangaroo Avenue



HARDSCAPE MATERIAL PALETTE

The adjacent diagrams identifies the hardscape materials palette.

LEGEND

- Timber Deck + Terraces
- Precast Concrete Stairs
- Porphyry Paving
- Waterfront Granite paving
- Precast Concrete Edge
- Precast Concrete Raised Seat + Planters
- Sandstone Wall
- Sandstone Paving + Terraces
- City of Sydney Granite Paving
- Roadway
- Planting area / Lawn
- Site Boundary
- Boundary of Adjacent Separate DAs

Note : All pavement in separate DAs are shown for consistency

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry and remove 2no. access stairs. Shift ramps to align to buildings
- 2 Remove timber top for Watermans Quay raised planter seating
- 3 Remove porphyry paving to City of Sydney transition as per consent requirement B23
- 4 Change geometry of raised planter/reduce raised planter timber top and remove timber backrest
- 5 Stone stairs changed to concrete
- 6 Remove timber top for SOTLD raised planter seating
- 7 Pier re-design: change to 3 tiers design
- 8 Stop porphyry paving at the top of the last Southern stair
- 9 No porphyry paving at Northern end of Wulugul walk



HICKSON PARK - FURNITURE KIT OF PARTS

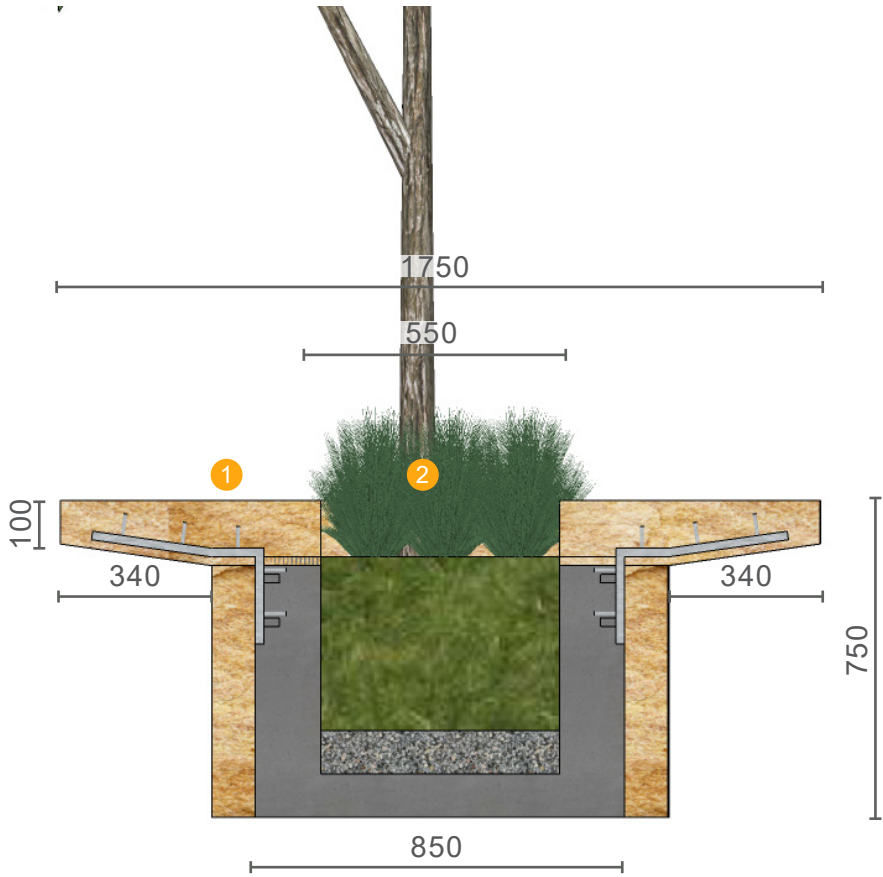
Sandstone and concrete finishes will be used to define a clean edge between the main pedestrian route around the base of the buildings and the Park tree belt. A variety of seating types will be provided that respond to the different Park user groups. The seats will include timber and bronze as part of the materiality so as to develop the overall existing materials narrative as part of stage 1B.



- 1 Barangaroo Bench
- 2 In-built Table Planter
- 3 Movable Furniture



KEY PLAN



FURNITURE DIAGRAM

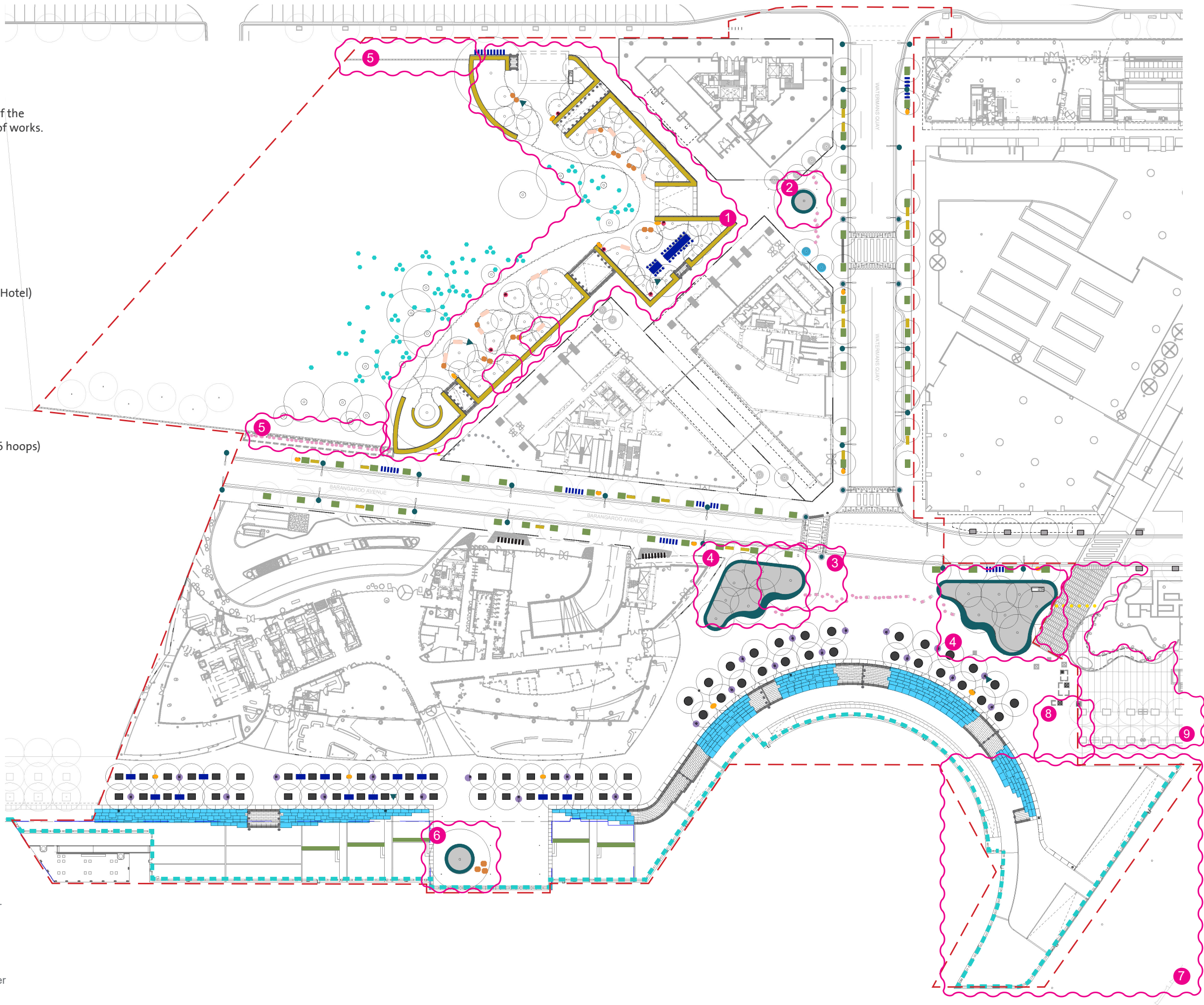
The following panel outlines the locations of the furniture elements for the Stage 1B portion of works.

LEGEND

- Smart pole w/ cycle loop
- Smart pole w/o cycle loop
- Cast iron tree grate
- City of Sydney street bench
- City of Sydney bin
- Existing Barangaroo Ave. Tree grate
- Bike rack (supplied by Crown Resort Hotel)
- Raised planter seat
- Sandstone blocks
- Sandstone seats 1 & 2 seater
- Barangaroo bench
- Low sandstone seatwall
- Movable furniture
- New Hickson Park bin
- City of Sydney bike racks (set of 5 + 6 hoops)
- City of Sydney bubbler w/dog bowl
- Handrail
- New Hickson Park tree grate
- Waterfront pole top light
- Hickson Park pole top light
- Stage 1A bench
- Seating terraces
- Timber seat
- New waterfront tree grate (square)
- New waterfront tree grate (circular)
- Timber baulk
- Waterfront bin
- Concrete Seating (vehicle deterrent)
- City of Sydney vehical deterrent

Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry and reduce access stairs. Shift ramps to align to buildings
- 2 Remove timber top for Watermans Quay raised planter seating
- 3 Relocated Fig tree to North raised planter
- 4 Change geometry of raised planter/reduce raised planter timber top and remove timber backrest
- 5 Sandstone bollards changed to concrete, setout amended & delete bollards to East park edge.
- 6 Remove timber top for SOTLD raised planter seating
- 7 Pier re-design: change to 3 tiers design
- 8 Remove 2no. tree grate adjacent to Stage 1A
- 9 Stage 1A design modification to suit Stage 1B proposal. Subject to separat e approval.



WATERMANS QUAY FURNITURE PLAN

The adjacent diagram, and accompanying images, demonstrate the location and character of the furniture for Watermans Quay.

LEGEND

- Smart pole w/ cycle loop
- Smart pole w/o cycle loop
- Cast iron tree grate
- City of Sydney street bench
- City of Sydney bin
- Raised planter seat
- City of Sydney bike racks (set of 5 hoops)
- New Hickson Park tree grate
- Concrete seat (vehicle deterrent)

1:500

Proposed Modifications

- Amendment cloud
- 1 Remove timber top for Watermans Quay raised planter seating



KEY PLAN



Sandstone seating



New Hickson Park tree grate



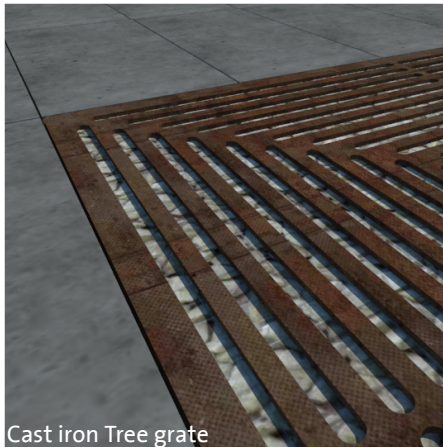
Raised planter seat



City of Sydney bike racks



Smart Pole w/ cycle loop



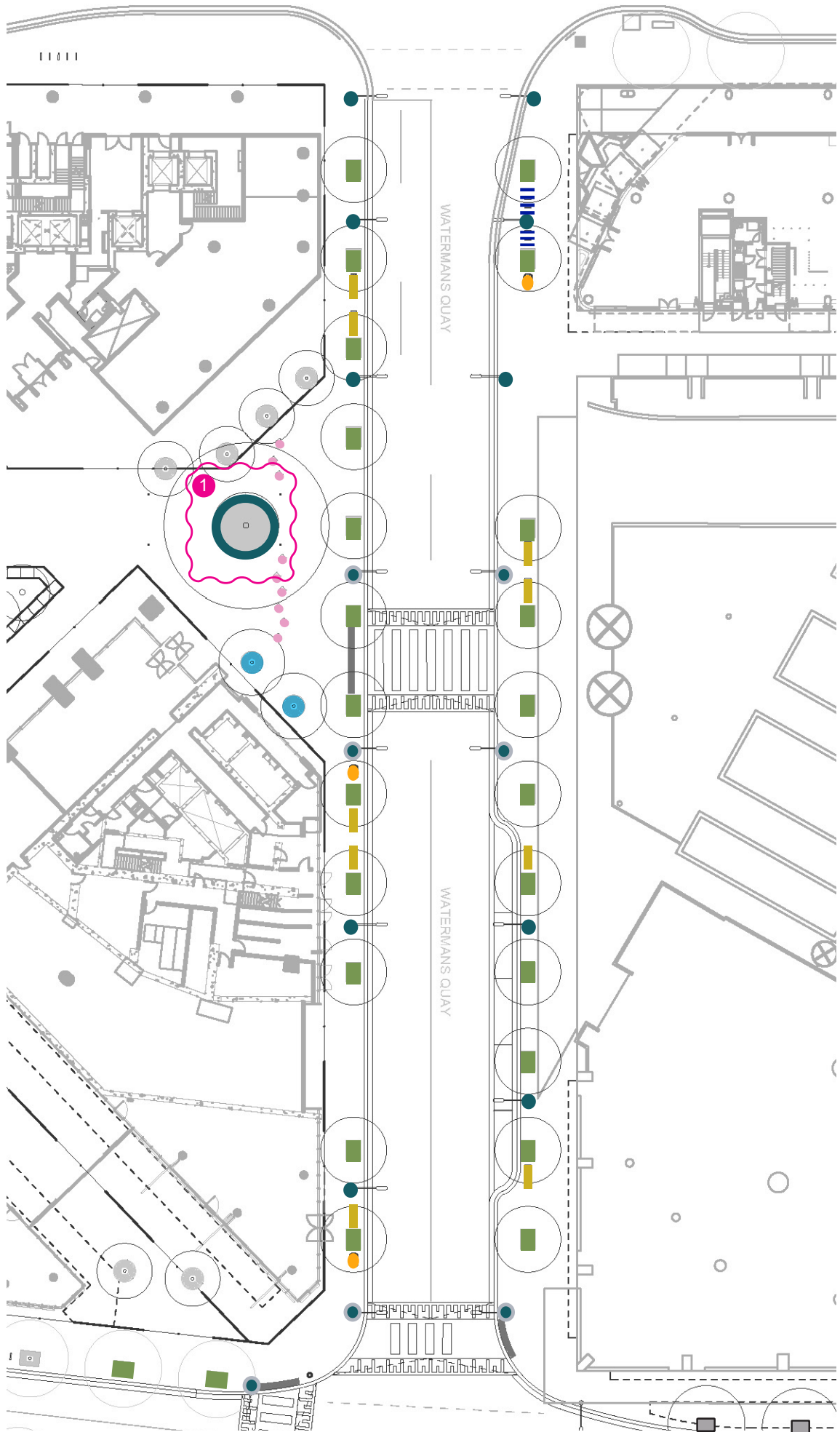
Cast iron Tree grate



City of Sydney bin



City of Sydney street bench



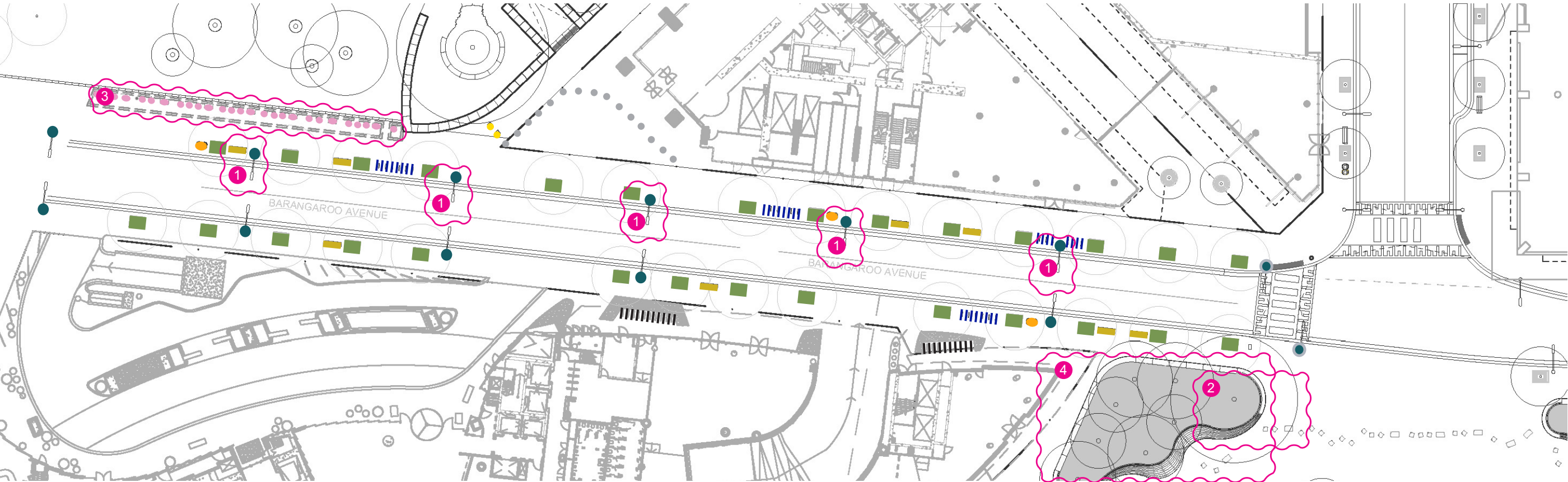
BARANGAROO AVENUE FURNITURE PLAN

The adjacent diagram, and accompanying images, demonstrate the location and character of the furniture for Barangaroo Avenue.

LEGEND

- Smart pole w/ cycle loop
- Smart pole w/o cycle loop
- City of Sydney street bench
- City of Sydney bin
- City of Sydney bike racks (set of 5 hoops)
- Bike rack (supplied by Crown Resort Hotel)
- Concrete seating (vehicle deterrent)
- City of Sydney vehicle deterrent

1:500

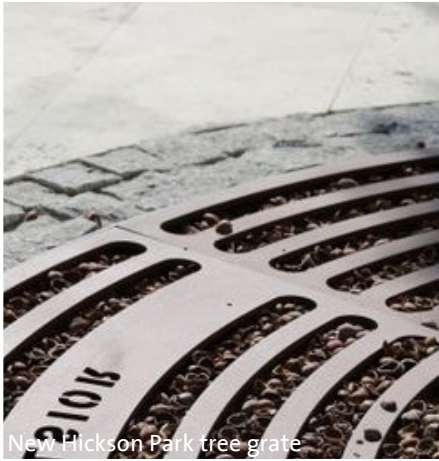


Proposed Modifications

- Amendment cloud
- 1 Additional smart pole
- 2 Relocated Fig tree to North raised planter
- 3 Sandstone bollards changed to concrete & setout amended.
- 4 Change geometry of raised planter/reduce raised planter timber top and remove timber backrest



KEY PLAN



HICKSON PARK FURNITURE PLAN

The adjacent diagram, and accompanying images, demonstrate the character of the furniture for Hickson Park.

LEGEND

- Sandstone blocks
- Sandstone seats 1 & 2 seater
- Sandstone & timber seats
- Barangaroo bench
- Low sandstone seatwall
- Movable furniture
- New Hickson Park bin
- City of Sydney bike racks (set of 6 hoops)
- City of Sydney bubbler w/dog bowl
- Handrail
- Hickson Park pole top light
- Sandstone seating (vehicle deterrent)
- City of Sydney vehicle deterrent

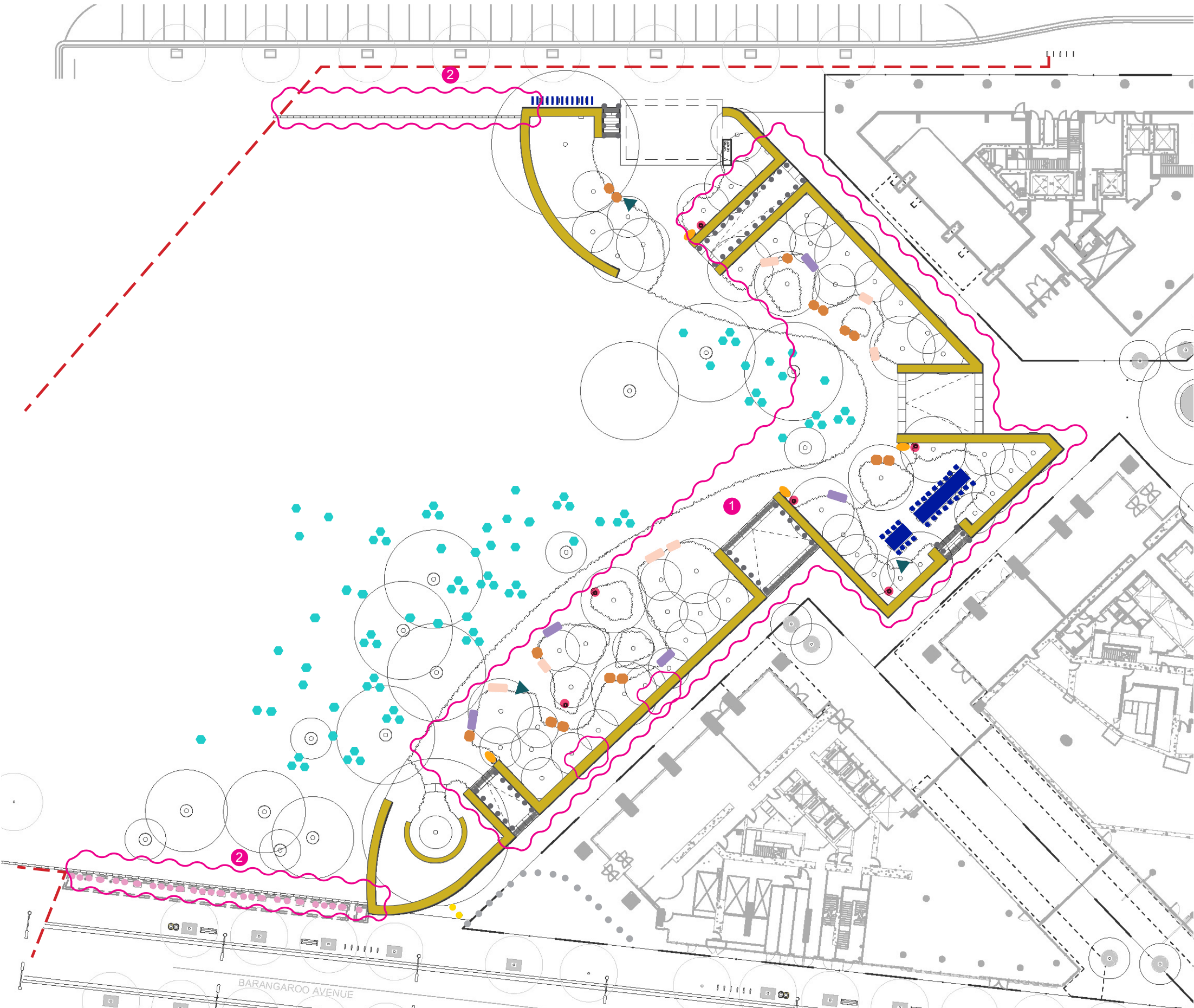
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Proposed Modifications

- Amendment cloud
- 1 Increase planting area within the park, change of geometry and remove 2no. access stairs.
- 2 Sandstone bollards changed to concrete, setout amended & delete bollards to East park edge.



KEY PLAN



WULUGUL WALK + BOARDWALK FURNITURE PLAN

The adjacent diagram, and accompanying images, demonstrate the character of the furniture for Wulugul Walk + Boardwalk.

LEGEND

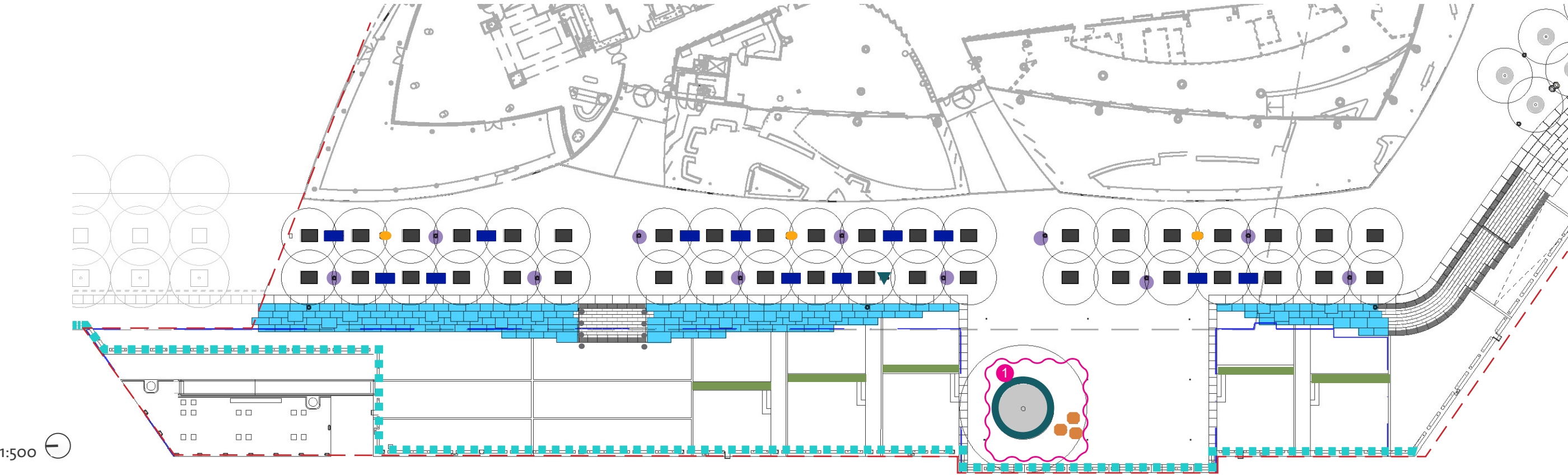
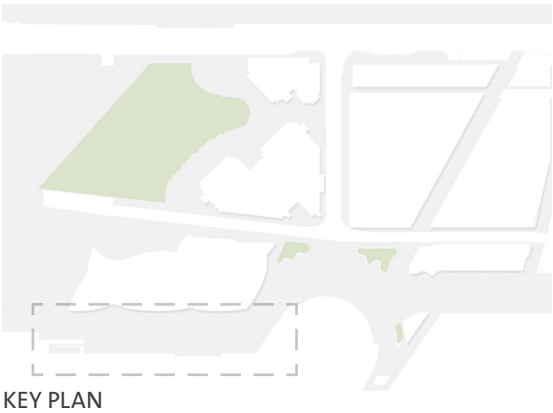
- City Of Sydney Bin
- Raised planter seat
- ▼

 City Of Sydney bubbler w/dog bowl
- Handrail
- Waterfront pole top light
- Stage 1A bench
- Seating terraces
- Timber seat
- New waterfront tree grate (Square)
- Timber baulk
- Sandstone block

Proposed Modifications

- Amendment cloud
- 1

 Remove timber top for SOTLD raised planter seating



WATERMANS COVE FURNITURE PLAN

The adjacent plan demonstrates the locations of the furniture for Watermans Cove.

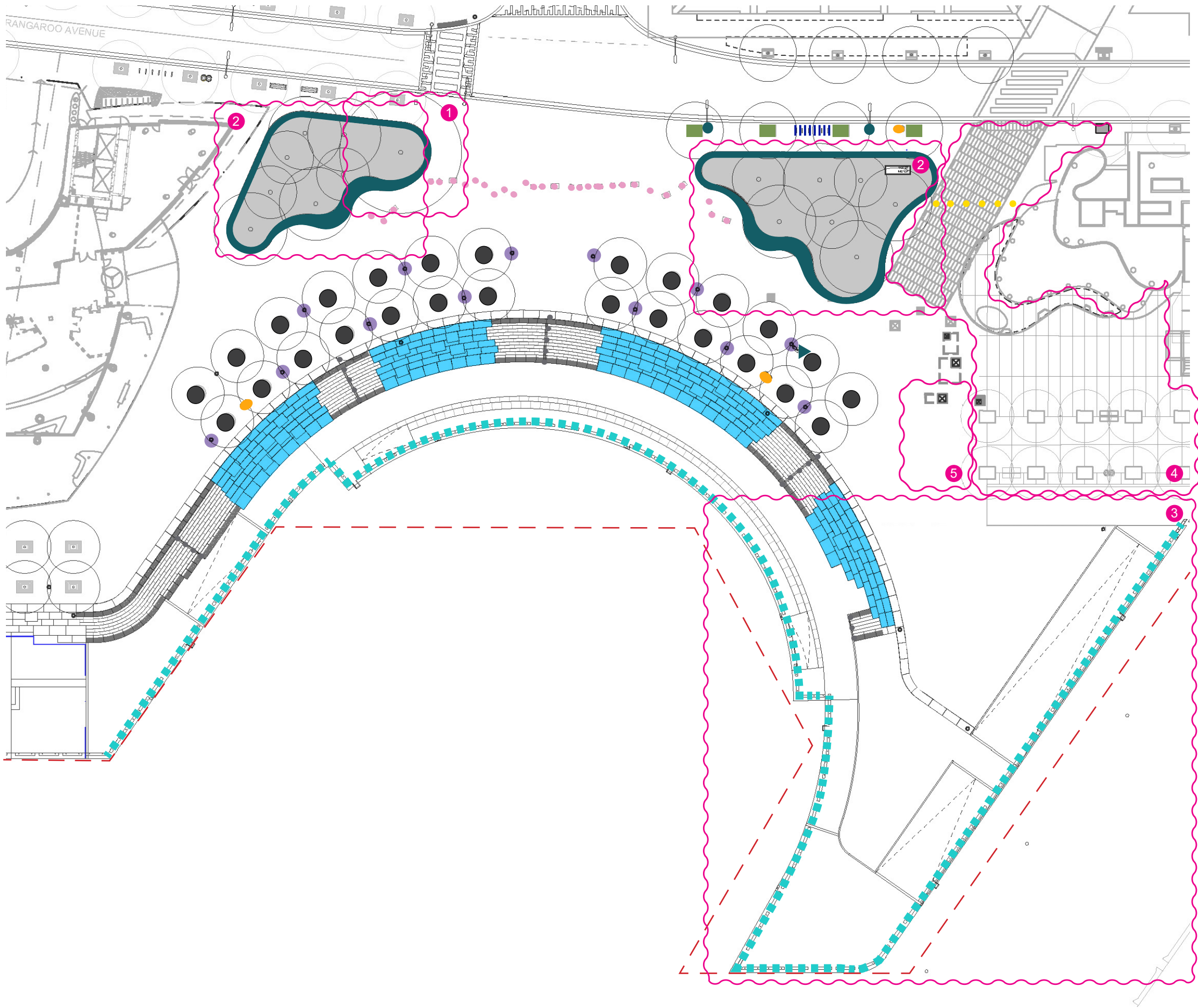
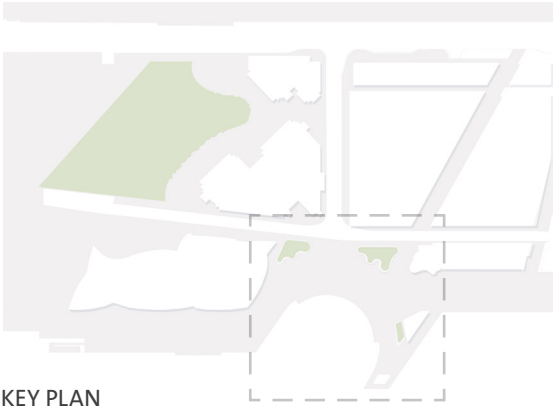
LEGEND

- Waterfront bin
- Smart pole W/ cycle loop
- Raised planter seat
- City Of Sydney bubbler
- New waterfront tree grate (circular)
- Handrail
- City of Sydney standard Watermans Cove bin
- City Of Sydney bike racks (Set of 6 hoops)
- Seating terraces
- Concrete seating (vehicle deterrent)
- City of Sydney vehicle deterrent

1:500

Proposed Modifications

- Amendment cloud
- 1 Relocated Fig tree to North raised planter
- 2 Change geometry of raised planter/reduce raised planter timber top and remove timber backrest
- 3 Pier re-design: change to 3 tiers design
- 4 Stage 1A design modification to suit Stage 1B proposal. Subject to separate approval.
- 5 Removal of 2no. Celtis australis to respond to pier amendment



HICKSON PARK INFRASTRUCTURE PLAN

The adjacent diagram shows the current indicative locations of required infrastructure for Hickson Park.

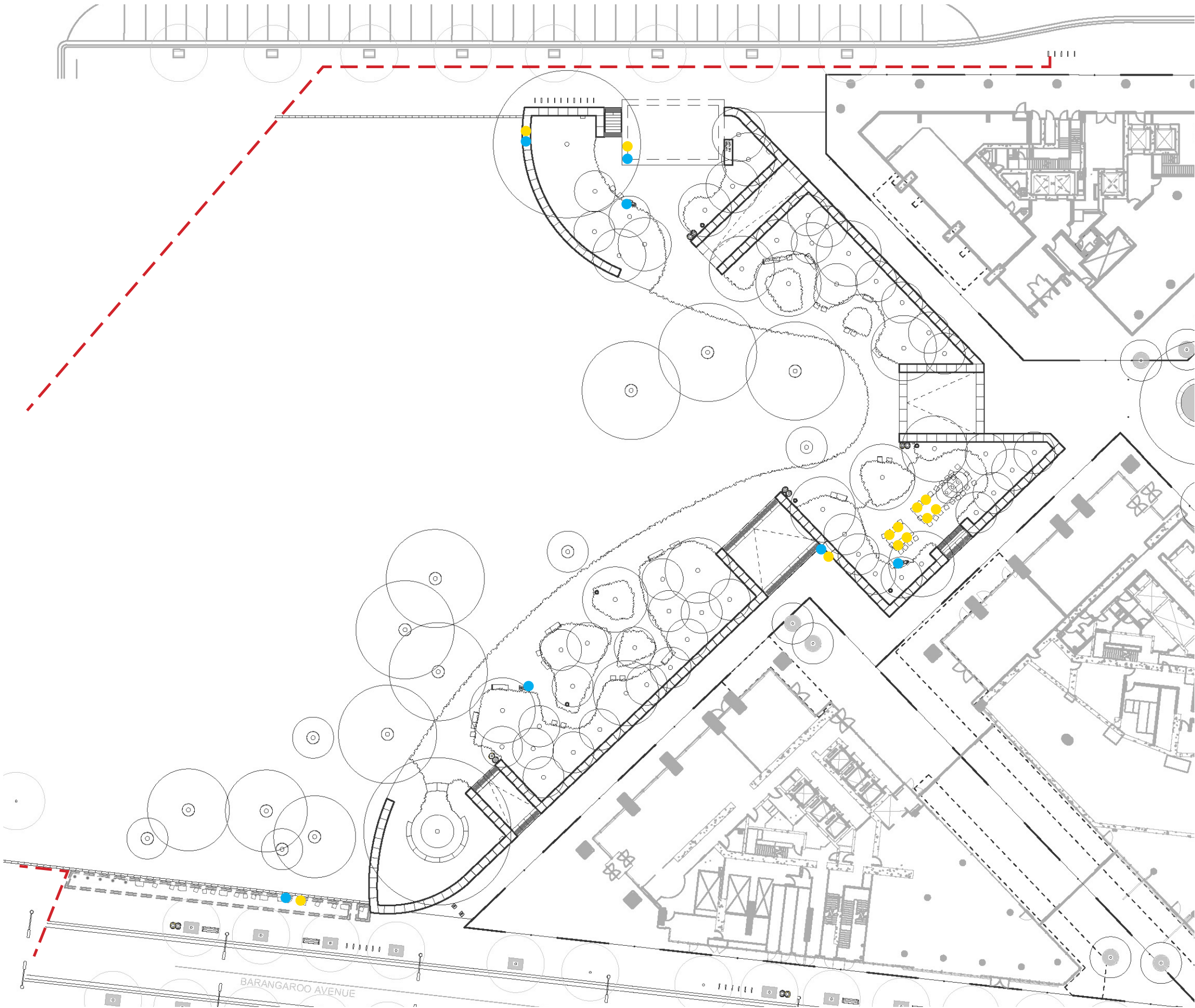
LEGEND

- Power outlet
- Water outlet

1:500

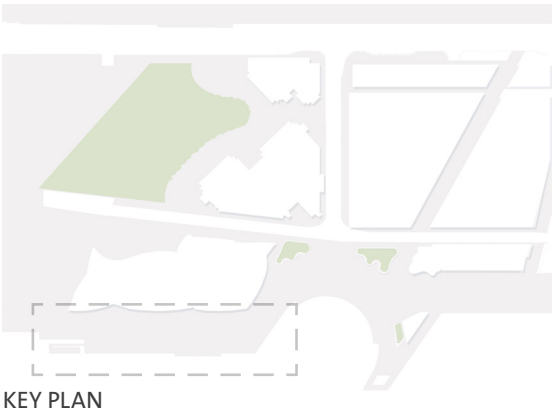


KEY PLAN



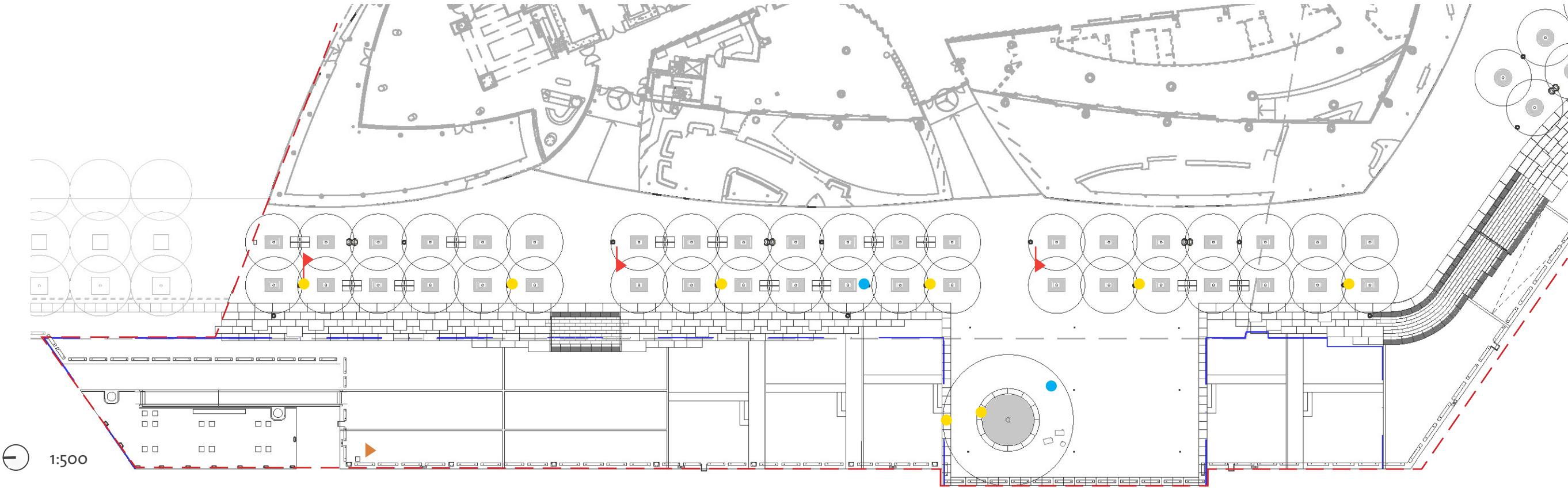
WULUGUL WALK + BOARDWALK
INFRASTRUCTURE PLAN

The adjacent diagram shows the current indicative
locations of required infrastructure for Wulugul Walk
+ Boardwalk.



LEGEND

- Power outlet
- Water outlet
- ▶ Security camera on outreach arm
- ▶ Upright security camera



WATERMANS COVE INFRASTRUCTURE PLAN

The adjacent diagram shows the current indicative locations of required infrastructure for Watermans Cove.

LEGEND

- Power outlet
- Water outlet
- ▶ Upright security camera

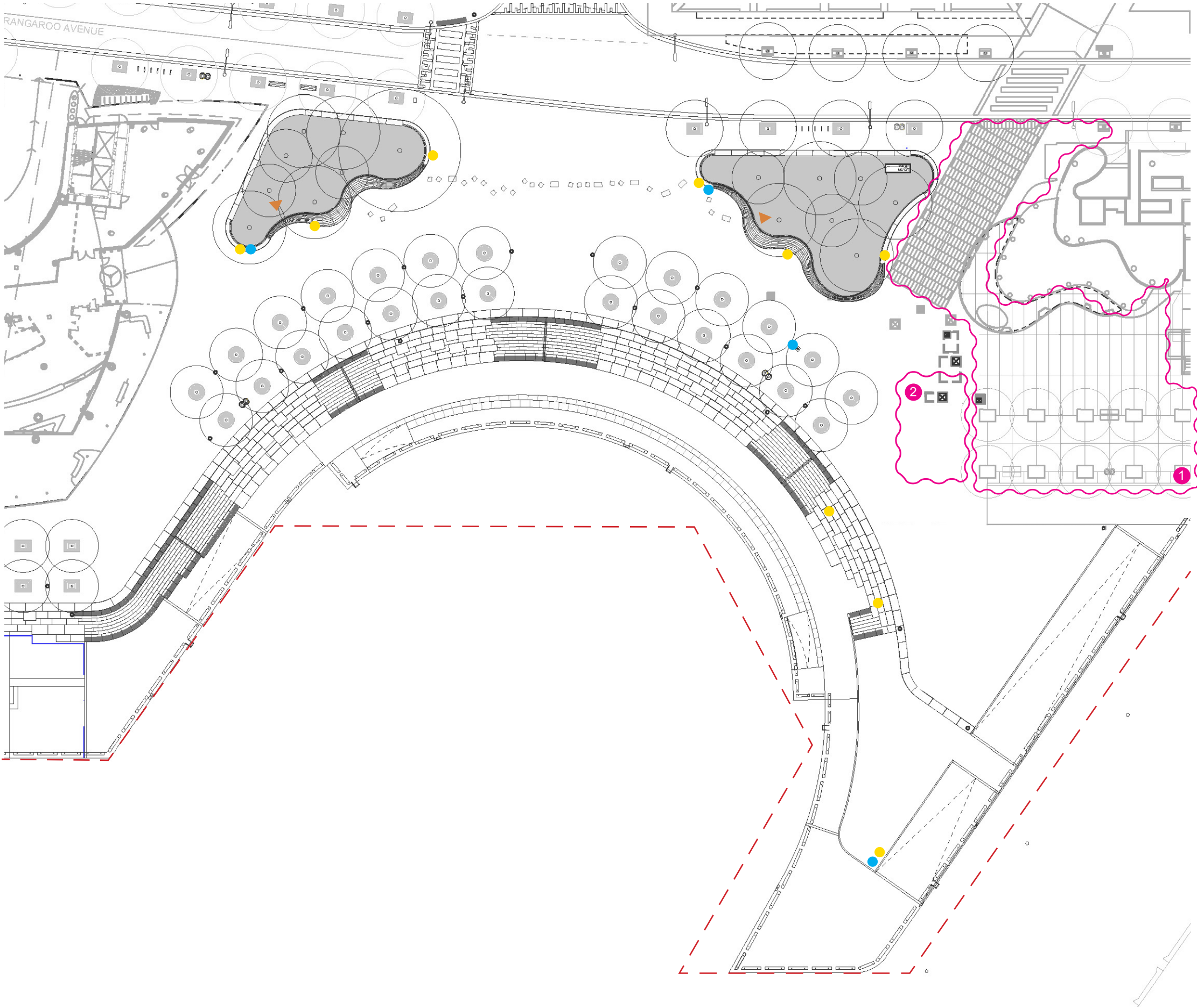
Proposed Modifications

- Amendment cloud
- 1 Stage 1A design modification to suit Stage 1B proposal. Subject to separate approval.
- 2 Removal of 2no. Celtis australis to respond to pier amendment

1:500



KEY PLAN

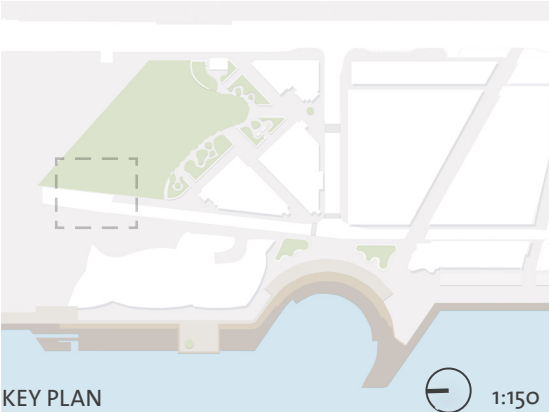


BARANGAROO AVENUE BOLLARD STRATEGY

- 1 Barangaroo Avenue
- 2 Temporary vehicle turn around ramp
- 3 City of Sydney standard bench
- 4 Hickson park
- 5 Small concrete seat / vehicle deterrents
- 6 Large concrete seat / vehicle deterrent
- 7 City of Sydney granite paving
- 8 City of Sydney standard bins
- 9 Drainage
- 10 Sandstone low wall

Proposed Modifications

- Amendment cloud
- 1 Sandstone paving strip changed to City of Sydney paving along Hickson Park
- 2 Sandstone bollards changed to concrete & setout amended.
- 3 Additional smart pole

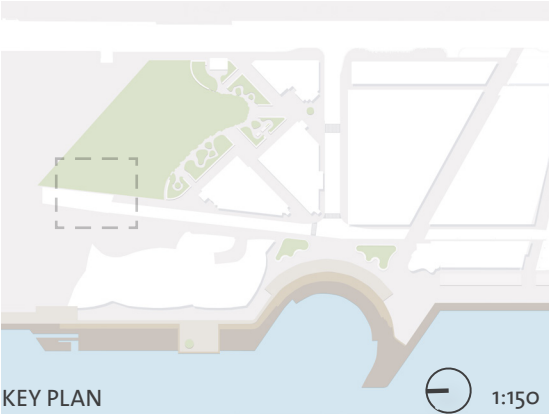


BARANGAROO AVENUE BOLLARD STRATEGY

- 1 Barangaroo Avenue
- 2 Temporary vehicle turn around ramp
- 3 City of Sydney standard bench
- 4 Hickson park
- 5 Small concrete seat / vehicle deterrents
- 6 Large concrete seat / vehicle deterrent
- 7 City of Sydney granite paving
- 8 City of Sydney standard bins
- 9 Drainage
- 10 Sandstone low wall

Proposed Modifications

- Amendment cloud
- 1 Sandstone paving strip changed to City of Sydney paving along Hickson Park
- 2 Sandstone bollards changed to concrete & setout amended.
- 3 Additional smart pole



Tree canopies removed for illustrative purposes

HICKSON ROAD BOLLARD STRATEGY

--- Development application boundary

- 1 Hickson Road
- 2 City of Sydney granite paving
- 3 Raised sandstone wall
- 4 Hickson park
- 5 Small concrete seat / vehicle deterrents
- 6 Large concrete seat / vehicle deterrent
- 7 Drainage
- 8 Drinking fountain
- 9 City of Sydney dstandard bike rack
- 10 Hickson park entry steps
- 11 Fern garden
- 12 Precinct signage refer sinage pack
- 13 Sandstone block furniture

Proposed Modifications

- Amendment cloud
- 1 Stone stairs changed to concrete
- 2 Levels changed due to proposed Hickson Road levels
- 3 Sandstone paving strip change to City of Sydney paving along Hickson Park
- 4 Sandstone bollards changed to concrete & delete bollards to East park edge.



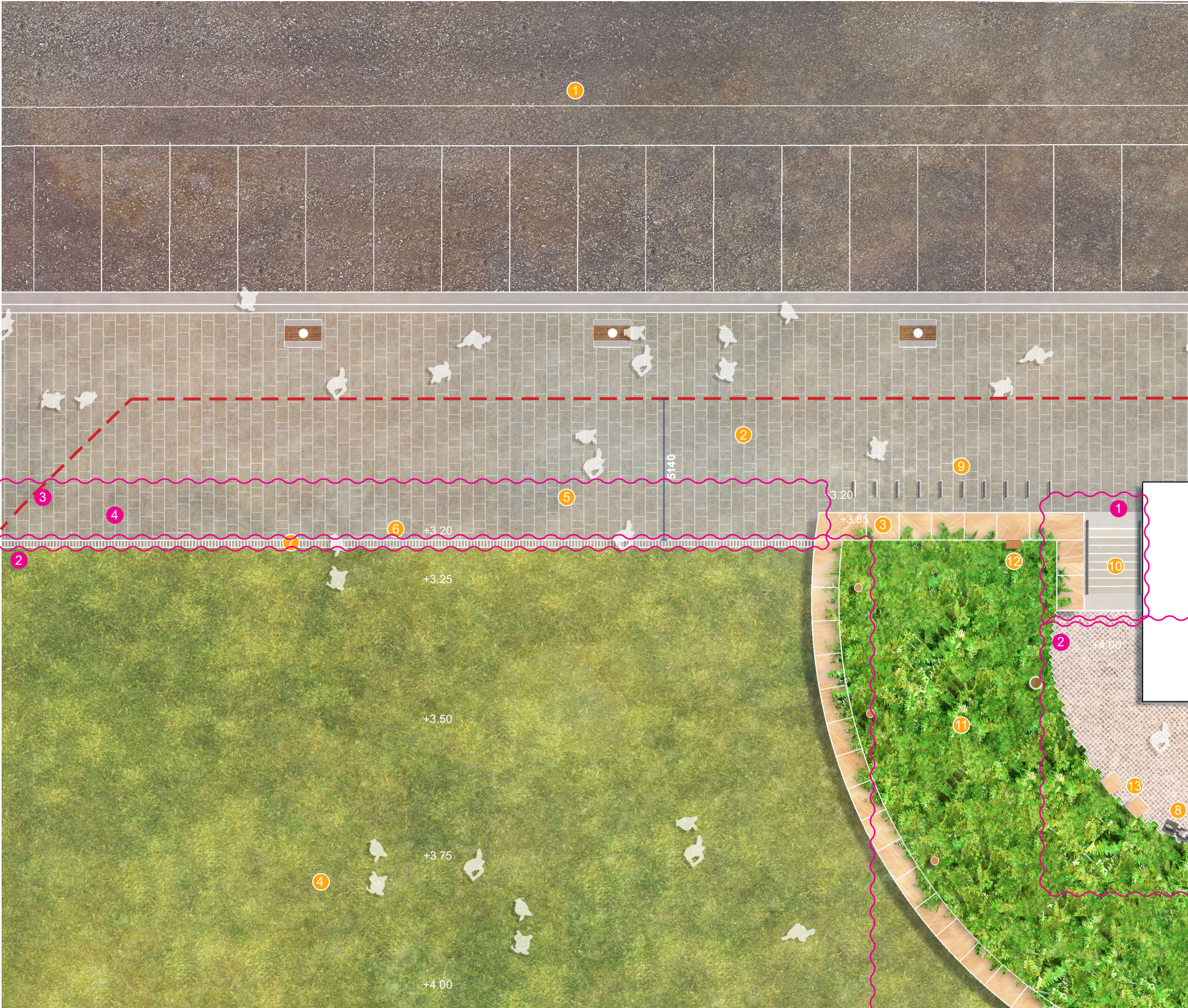
HICKSON ROAD BOLLARD STRATEGY

--- Development application boundary

- 1 Hickson Road
- 2 City of Sydney granite paving
- 3 Raised sandstone wall
- 4 Hickson park
- 5 Small concrete seat / vehicle deterrents
- 6 Large concrete seat / vehicle deterrent
- 7 Drainage
- 8 Drinking fountain
- 9 City of Sydney dttandard bike rack
- 10 Hickson park entry steps
- 11 Fern garden
- 12 Precinct signage refer sinage pack
- 13 Sandstone block furniture

Proposed Modifications

- Amendment cloud
- 1 Stone stairs changed to concrete
- 2 Levels changed due to proposed Hickson Road levels
- 3 Sandstone paving strip change to City of Sydney paving along Hickson Park
- 4 Sandstone bollards changed to concrete & delete bollards to East park edge.



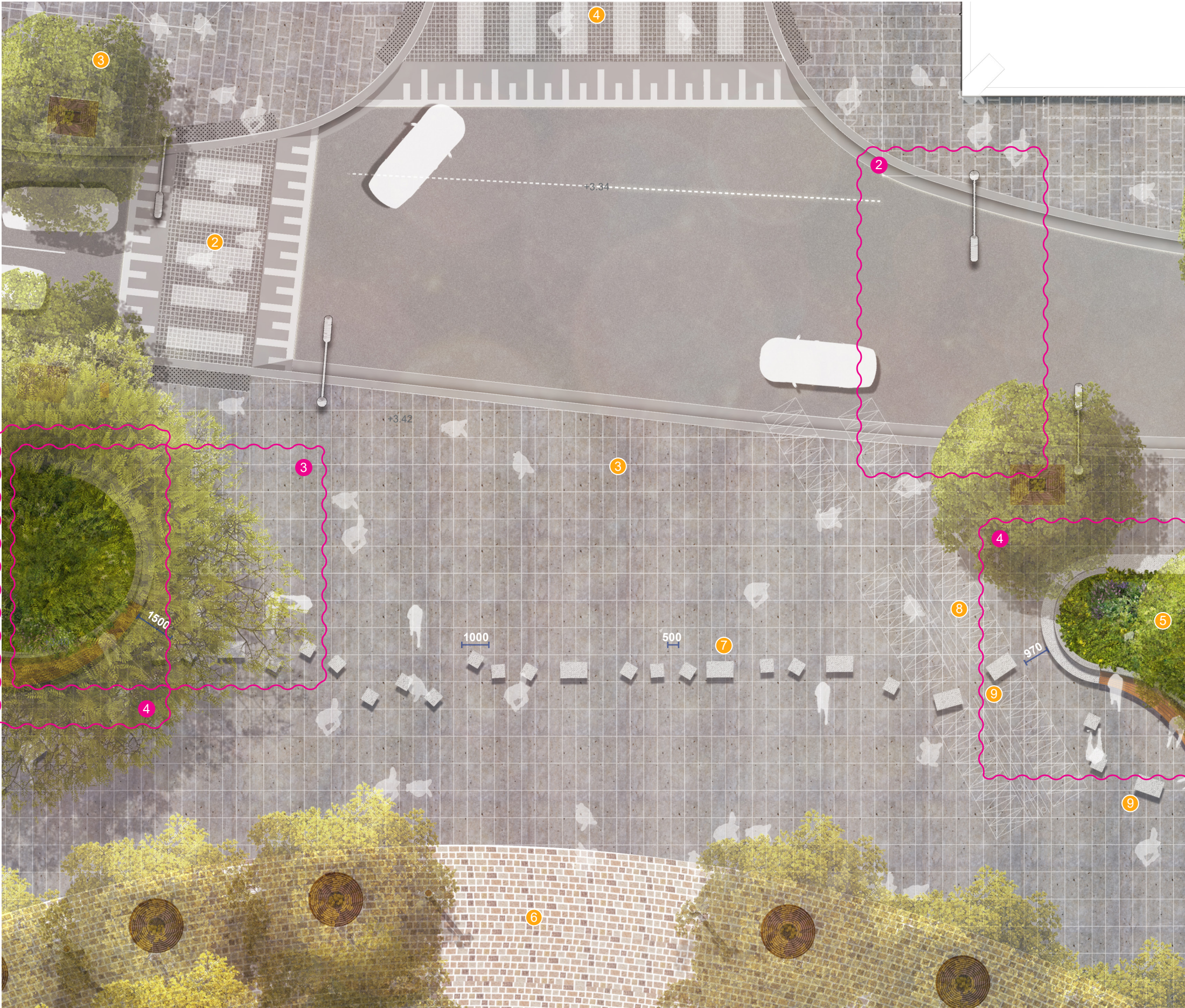
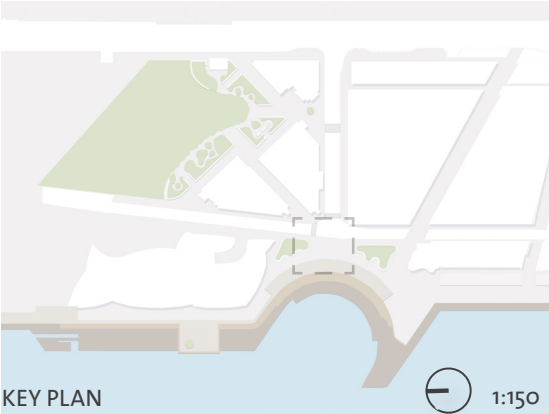
Tree canopies removed for illustrative purposes

WATERMANS COVE BOLLARD STRATEGY

- 1 Barangaroo Avenue
- 2 Barangaroo Avenue pedestrian crossing
- 3 Cove paving granite paver
- 4 Watermans Quay pedestrian crossing
- 5 Raised planter/seat
- 6 Porphyry paving
- 7 Concrete blocks / vehicle deterrents
- 8 Underground heat exchange infrastructure pits
- 9 "Removeable" concrete blocks

Proposed Modifications

- Amendment cloud
- 1 Not in use
- 2 Deletion of pedestrian crossing
- 3 Relocated Fig tree to North raised planter
- 4 Change geometry of raised planter/reduce raised planter timber top and remove timber backrest

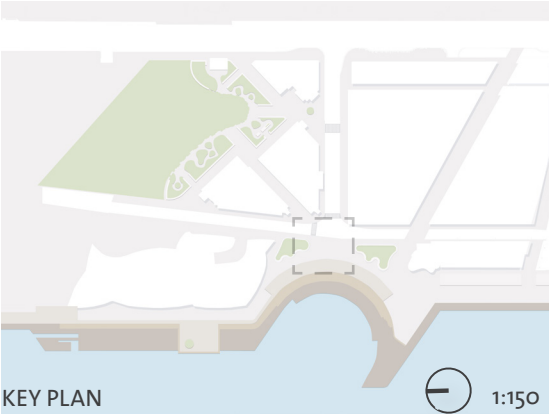


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TREE PLANTING AREAS

The following diagram details the locations and tree species for each respective area.

WATERMANS QUAY

- Elaeocarpus eumundi

BARANGAROO AVENUE

- Harpullia pendula

HICKSON PARK

- Magnolia grandiflora 'Exmouth'
- Glochidion fernandi
- Syzigium paniculatum
- Angophora costata
- Tristaniopsis laurina
- Ficus macrophylla
- Ficus microcarpa var. hillii
- Magnolia x soulangeana
- Angophora hispida

WULUGUL WALK

- Celtis australis
- Ficus microcarpa var. hillii

WATERMANS COVE

- Corimbia maculata
- Angophora costata
- Waterhousea floribunda var. 'Green Avenue'
- Ficus microcarpa var. hillii

OTHER

- Existing Hickson Road trees

Proposed Modifications

- Amendment cloud
- 1 Additional temporary tree as per consent requirement B29. Subject to Secretary's approval.
- 2 Additional species
- 3 Removal of 2no. Celtis australis to respond to pier amendment



FERN GARDEN

CHARACTERISTICS + SUITABILITY

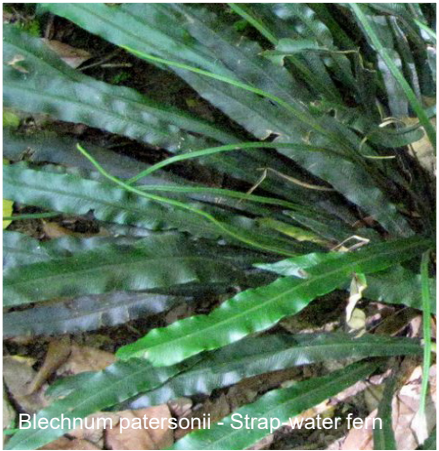
Evergreen	✓
Native	✓
Common to Sydney	✓
Harbourside Tolerance	✓
Seasonal Litter	Low

DESIGN CONSIDERATIONS

The fern garden will include a mix of ferns that have already been planted at Barangaroo Reserve. The delicate foliage will contrast well with the surrounding porphyry paving and the varied rich greens will contrast well with the natural sandstone “veins”.

Proposed Modifications

- Amendment cloud
- 1 Additional species for Fern Garden



FERN GARDEN SHRUB PALETTE

FIG RAISED PLANTER

CHARACTERISTICS + SUITABILITY

Evergreen	✓
Native	✗
Common to Sydney	✓
Harbourside Tolerance	✓
Seasonal Litter	LOW

DESIGN CONSIDERATIONS

Star Jasmine will be planted at the base of the signature fig trees at each of the raised planter locations. Star jasmine is tolerant of shade and will ensure that clear views are permitted under the fig tree canopies. Frgrant white flowers will be produced in summer.

Proposed Modifications

Amendment cloud

1 Additional species for raised planter garden



FIG RAISED PLANTER SHRUB PALETTE