

APPENDIX 12

Barangaroo Headland Park Public Domain Sub-Plan

Barangaroo

Headland Park Public Domain Sub-Plan

Response to Statement of Commitments



Johnson Pilton Walker

Level 10 Plaza Building Australia Square
95 Pitt Street Sydney NSW 2000 Australia

ARCHITECTURE
URBAN DESIGN
LANDSCAPE
EXHIBITIONS
INTERIORS

PWP Landscape Architecture

739 Allston Way
Berkeley CA 94710 United States



Panoramic Views of Port Jackson. Major James Taylor. ca. 1821.



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Response to Statement of Commitments

Author Johnson Pilton Walker Pty Ltd ACN. 095 788 886
Level 10, Plaza Building Australia Square 95 Pitt Street Sydney NSW 2000 Australia

Date August 2010.

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Information in this report is confidential.

For information only.

This summary report is not a stand alone document: it refers to a number of other relevant documents, drawings and specifications prepared by the project team, and these documents must be referred to for a full description of the design proposals.

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Barangaroo Site Context

Introduction

Background

Johnson Pilton Walker Pty Ltd in association with PWP Landscape Architecture were appointed by the Barangaroo Development Authority in February 2010 for the design development and documentation of the Headland Park and Northern Cove. Construction is scheduled to commence in 2010 with completion in 2014. The consultant team also included Webb Australia (lighting design, electrical, communications, mechanical engineering and security), Hyder Consulting Pty Ltd (maritime structural engineering), Warren Smith and Partners Pty Ltd (stormwater engineering, WSUD, Hydraulics and Irrigation), Dr Peter Emmett (Public Art Strategy and Interpretation), Morris Goding Access Consulting (Access Consultants), Emery Studio (Wayfinding and Signage) and Philip Chun and Associates Pty Ltd (BCA Certification and Fire Engineering).

BDA appointed other consultants directly including Robert Bird and Partners (Civil and Structural Engineering), Douglas Partners (Geotechnical), WSP Lincolne Scott, Sydney Soils and Environmental Laboratories (Soil Scientists) and Halcrow (Traffic and Transport).

The Consultants are also required to prepare an outline design for the entire Barangaroo Site.

Purpose of Report

The purpose of this report is to respond to the Proponent's Statement of Commitments, known as the **Barangaroo Concept Plan Statement of Commitments** included in Appendix 1. It provides the overall framework under which the sub-plans for the 3 precincts within Barangaroo sit - refer diagram below.

This document is not a comprehensive Public Domain Plan at this early stage of the project. Part of the team's brief is to develop Public Domain Guidelines and these will be developed as the project progresses with a deadline later in the design program - see the whole of site Public Domain Plan for more on the *Public Domain Guidelines*.

Note: All Images shown for Barangaroo South are subject to planning determination.

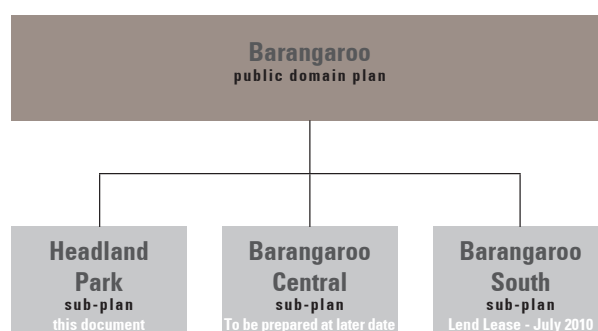


Diagram showing structure of Public Domain Plans and Sub-plans



View west along Sydney Harbour towards the City Centre from North Head

Vision

The vision for the Barangaroo Public Domain has been described in the whole of site Public Domain Plan. The vision for the Headland Park is described below.

The overriding vision for the Headland Park is to create a grand harbour park as an iconic, passive open space with a naturalistic form and character.



Looking west across the existing Barangaroo site showing the proximity to the City Centre.

Governing Principles For Design

A number of 'Governing Principles' for design have been developed by the DERP (Design Excellence Review Panel), BDA (Barangaroo Delivery Authority) and the design team.

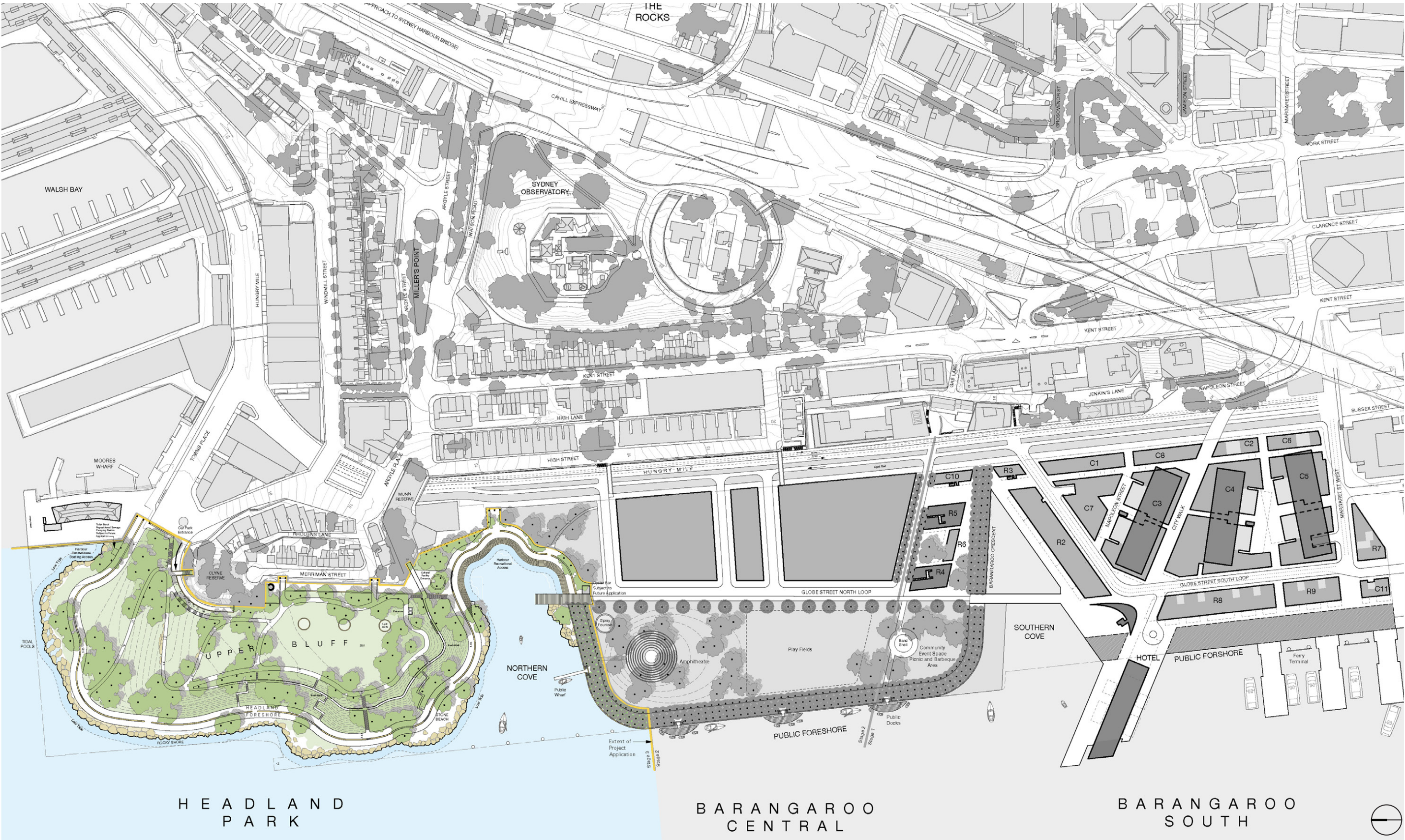
They are updated regularly and form part of the brief.

The Governing Principles focus the design team on the most pertinent project issues.

The Governing Principles can be found in the whole of site Public Domain Plan.



Public Domain Design



Headland Park Location Plan

Public Domain Design

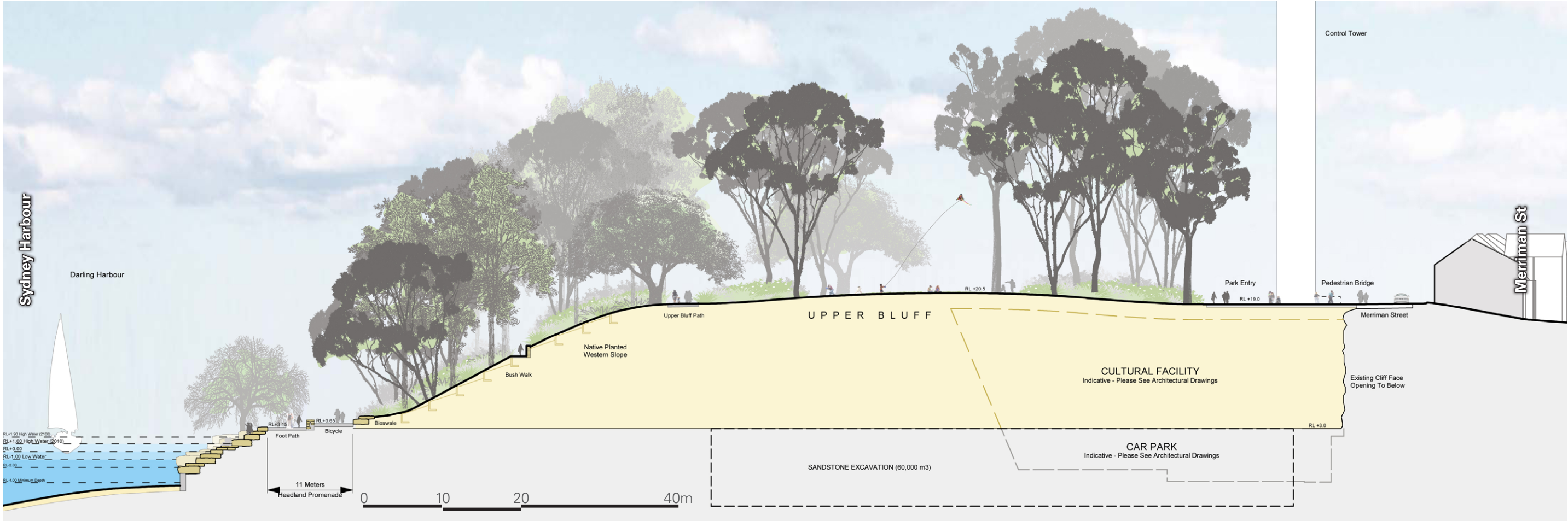


Headland Park Plan

Public Domain Design



Indicative North-South section through the Headland Park



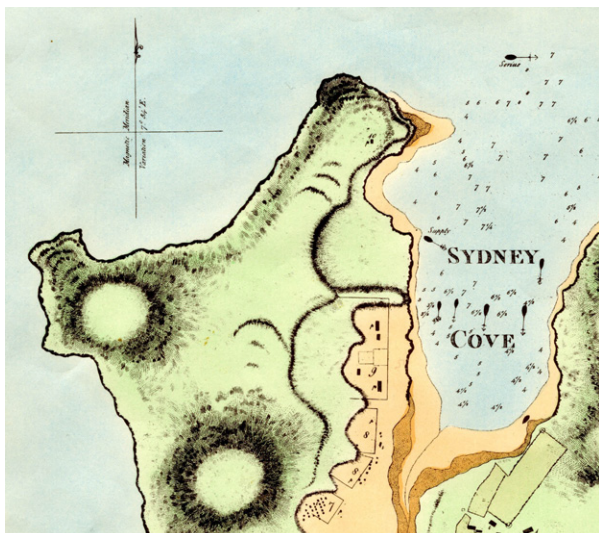
Indicative East-West section through the Headland Park

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Response to Statement of Commitments

The following pages address the Statement of Commitments outlined in the Instrument of Approval MP06_0162 MOD 3, dated 11th November 2009.

The above document has been included as Appendix 1 for ease of reference.



July 1788 plan



The Barangaroo landform prior to heavy industrialisation. Source: Historic House Trust



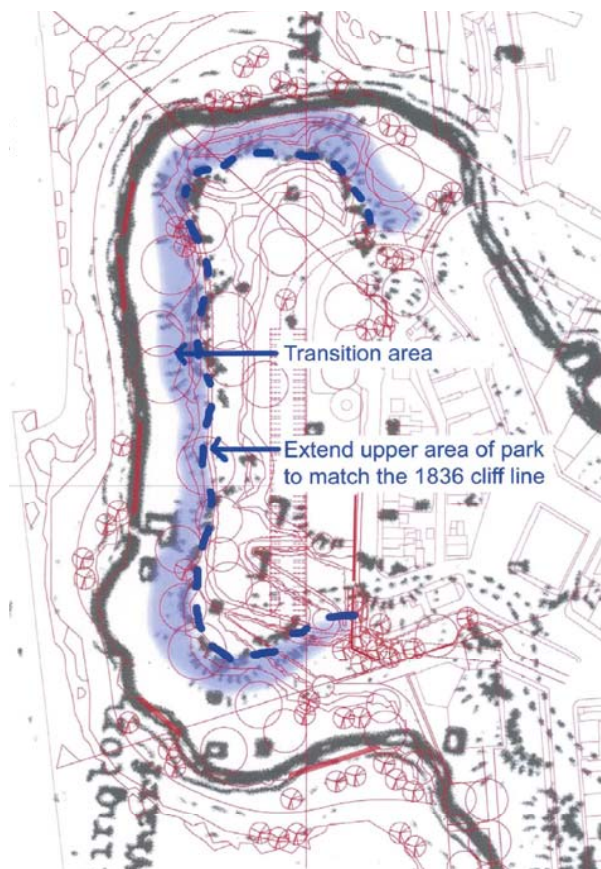
The Headland Park in the current City context with surrounding existing green space

Commitment 12A

Within the framework of the Public Domain Plan, a Headland Park Sub-Plan (HP Sub Plan) will be prepared for the Headland Park. The (sic) will address the following:

12A.1 Planning, accessibility and design issues related to the connectivity of the Headland Park to its surrounding environment

The park has been planned as an extension of the existing neighbourhood restoring, in effect, the headland that used to exist prior to development of the area which commenced in the mid 19th century.



The 1836 Shoreline has been used as the basis to approximate the naturalistic shoreline in the current design

Response to Statement of Commitments

The landform, with its steep 'bluffs' and general slope from south to north, is derived from geological interpretation of the original landform based on exposed sandstone on site and historical research. The proposed landform is indicated opposite and on the following page.



Sketch interpretation of landform prior to European settlement. Plan. Source: Barangaroo Headland and Cove : Nature of Place Draft Report. Cabconsulting December 2009



Sketch interpretation of landform prior to European settlement. Section East-West. Source: Barangaroo Headland and Cove : Nature of Place Draft Report. Cabconsulting December 2009



Sketch interpretation of landform prior to European settlement. Section North-South. Source: Barangaroo Headland and Cove : Nature of Place Draft Report. Cabconsulting December 2009



North View of Sydney (Detail). Joseph Lycett. 1820. The gentle slope on the north of the Barangaroo headland is evident.



Panoramic Views of Port Jackson (Detail of Panel 3 of 3). Major James Taylor. ca. 1821. The steeper southern slopes of the headland are shown

Response to Statement of Commitments



Representation of proposed landform over existing site looking south based on east-west historical section shown left



Representation of proposed landform over existing site looking east based on north-south historical section shown left

Response to Statement of Commitments



Headland Park proposed topography

Response to Statement of Commitments

The bluffs will be planted with native species which are mainly endemic (Angophora, Banksia, Acacia etc), so that it will eventually gain an appearance similar to the adjacent harbour headlands (eg Berry Island).

The upper bluffs will slope towards the north and will consist of lawns with large shade trees similar in character to the landscape of the Domain and Lady Macquarie's Chair. The park has been designed so that all areas are accessible to all.



Gently sloping irrigated lawn with scattered large trees in proposed for the northern and upper areas of the Headland Park



Dense planting is proposed for the steeper western slopes



The Headland Park will read from the water as a natural headland as the western slopes will be densely planted with native vegetation



View of Bradley's Head, indicating how the foreshore path may look.

Response to Statement of Commitments



Image showing proposed view from water level of Sydney Harbour looking south to the Headland Park with the City Centre behind
Note: Image shown for Barangaroo South is subject to planning determination.



Image showing proposed view from Merriman Street to the southwest
Note: Image shown for Barangaroo South is subject to planning determination.



Image showing proposed view from Balmain looking east to the Headland Park with the City Centre and harbour bridge behind
Note: Image shown for Barangaroo South is subject to planning determination.

Response to Statement of Commitments

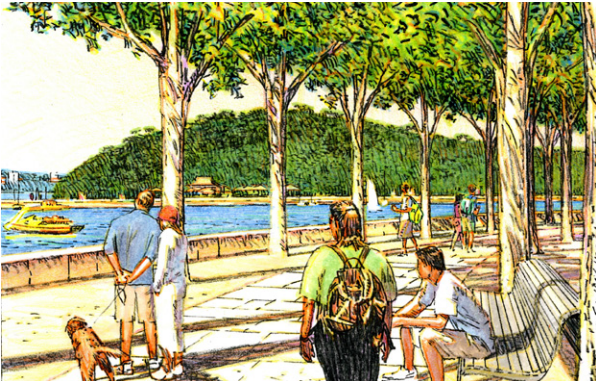


Image showing proposed view from Barangaroo Central Foreshore Walk looking north to Headland

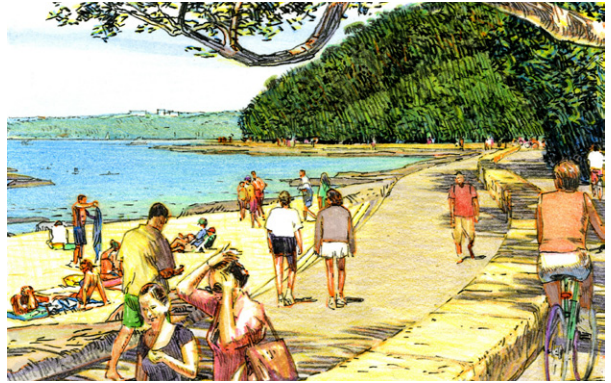


Image showing proposed view from Clyne Reserve looking west across Headland Park

Response to Statement of Commitments



View north from Stage 2 Foreshore Walk with Headland Park behind



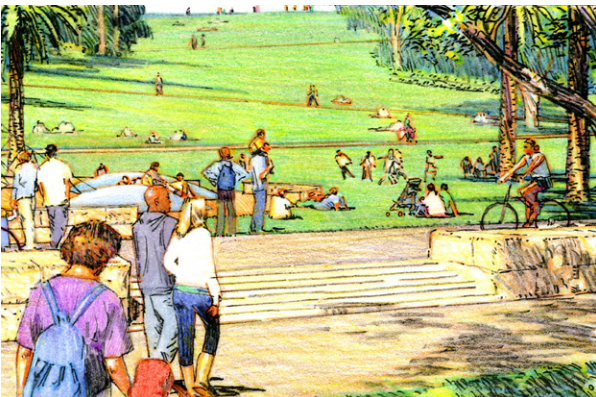
View north across the northern cove with Headland Park behind



Rock pools are proposed to encourage interaction with the water



View north from northern cove with headland and rocky foreshore



View looking south up the gentle north-facing landform

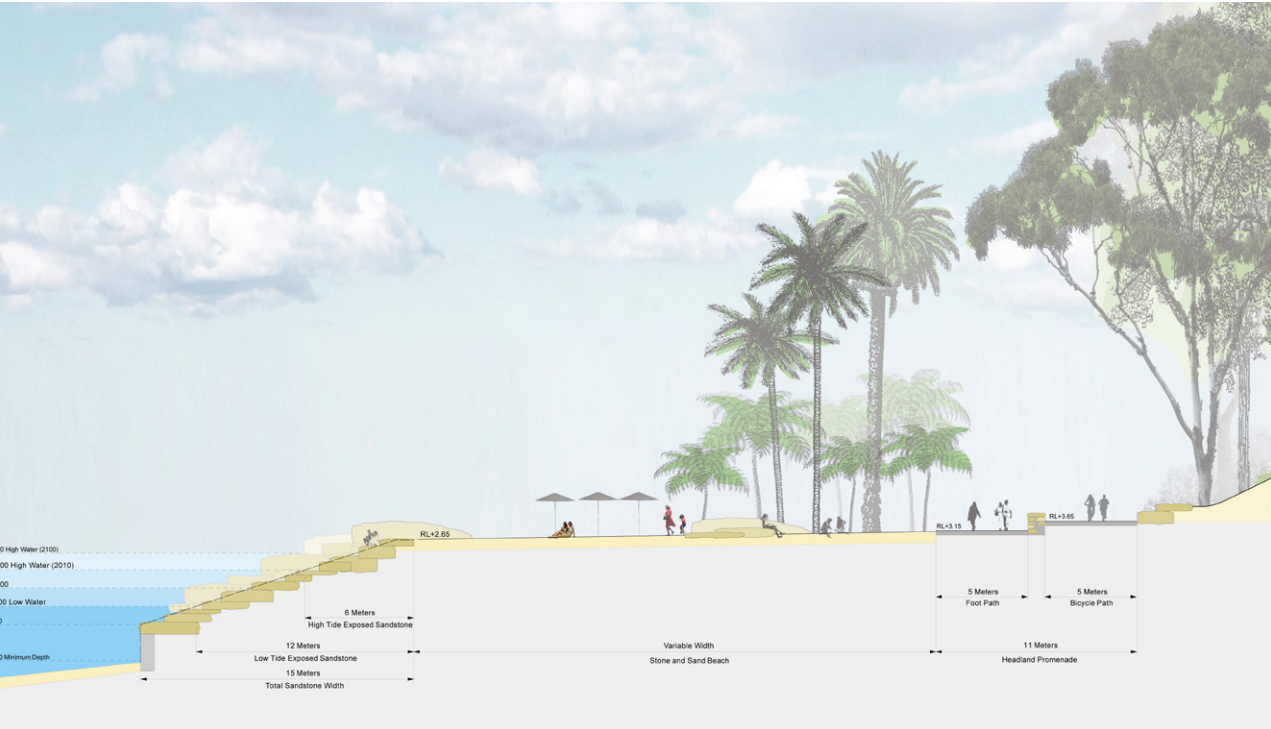


View northeast from Headland Park

Response to Statement of Commitments



Response to Statement of Commitments



Response to Statement of Commitments

The water's edge is designed to give the feeling of a typical harbour rock 'skirt' (similar to those at Bradley's Head, Camp Cove and so on). This skirt will allow park users to get close to the water and

it will contain a range of edge conditions including steps, tidal pools, ledges and the like. Levels have been designed to allow for the effects of climate change.



Sandstone is proposed for the intertidal zone



Sandstone is proposed for the intertidal zone



Sandstone is proposed for the intertidal zone



Rock pools will provide interest and habitat in the intertidal zone



Sandstone is proposed for the intertidal zone



Naturalistic rock platforms constructed from geometric forms

Response to Statement of Commitments

The diagram below indicates the connections from the Headland Park back into its surrounding environment. The main entries to the park will be from Towns Place to the north (where the path system will connect into the Walsh Bay public domain and thence to Circular Quay and beyond) and from Hickson Road at the south. There will be a continuous pedestrian and cycle path system all the way from the north entry to Kings Street Wharf at the south along the water's edge. There will be a pedestrian/cycle path along the Globe Street alignment from Barangaroo South to provide for access for workers and residents. The proposed light rail system along Hickson Road will provide access for the wider community, preferably with stops near the north and south entries to the park.

Access will also be gained from the Millers Point area and Argyle Street via Merriman Street and the existing parks at Clyne Reserve and Munn Street. It should be noted however that local residents in Merriman Street do not want major entries to the park via their street.

A 300 vehicle car park will be constructed within the headland. This will be accessed from Towns Place.

The diagram opposite indicates the locations at which the park can be accessed.

It is expected that the park will remain open for 24 hours.

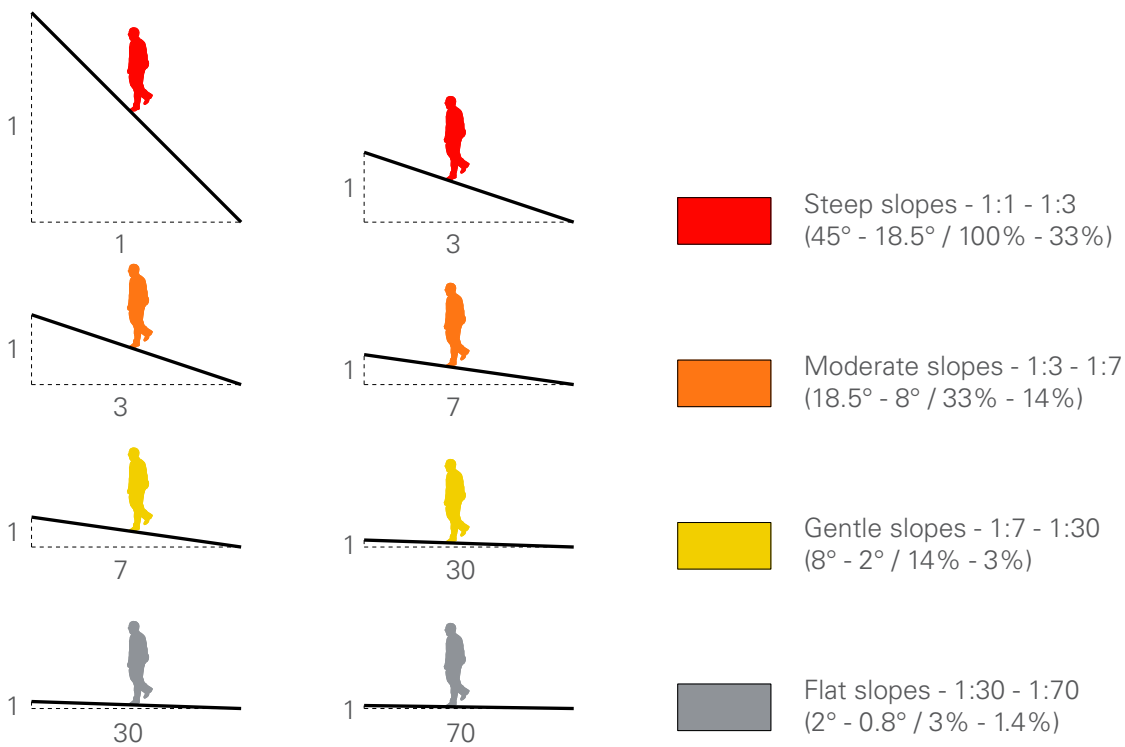


Connections to and from Headland Park

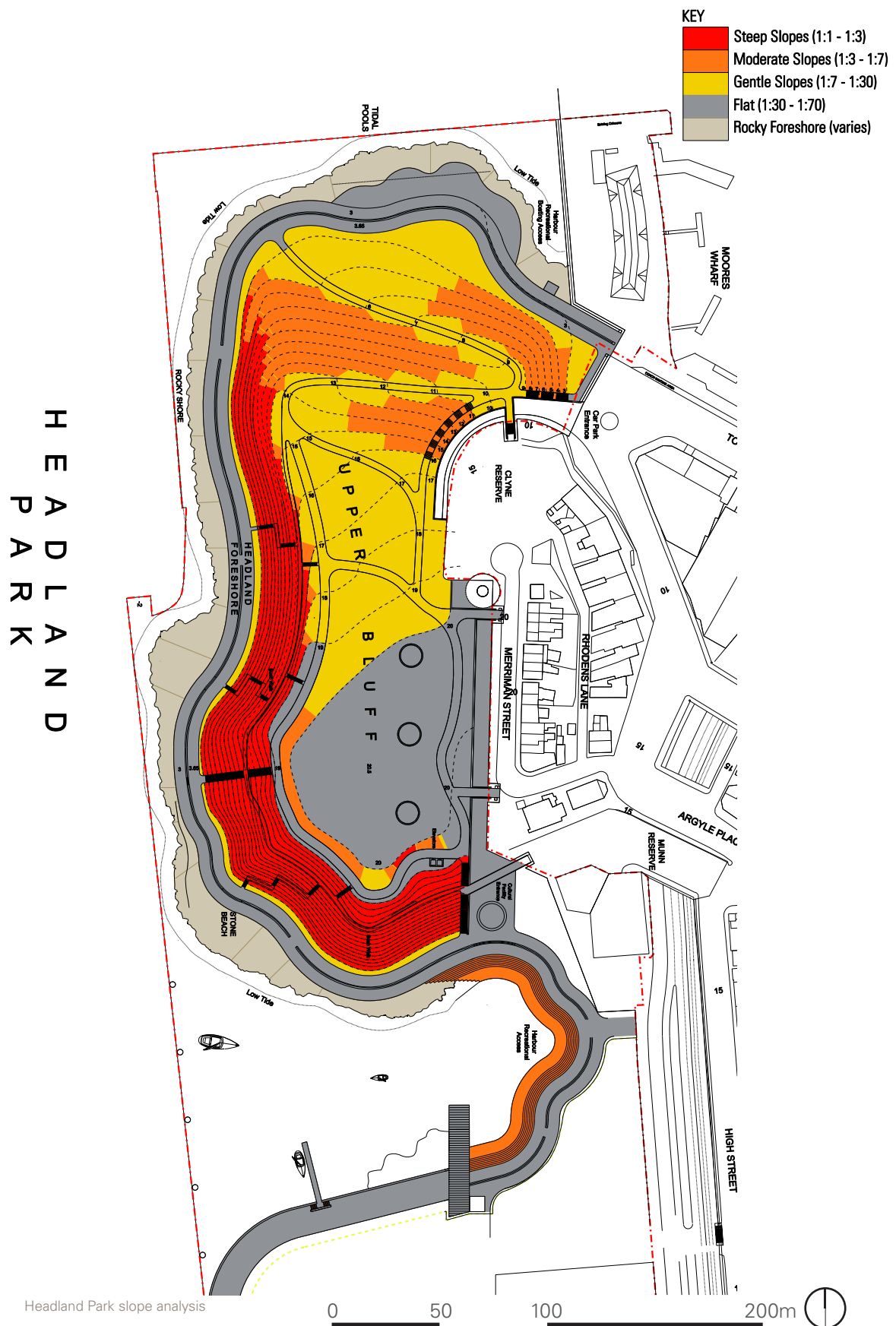
Response to Statement of Commitments



Response to Statement of Commitments



Response to Statement of Commitments



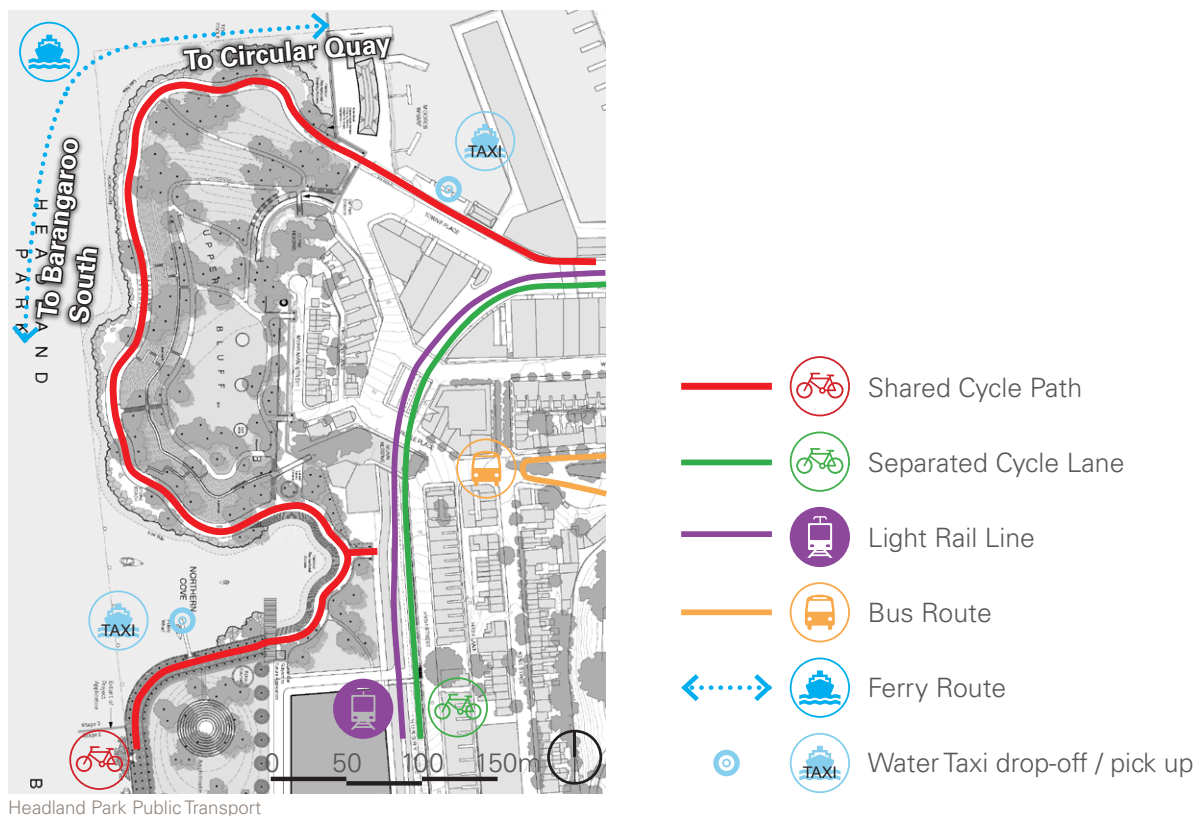
Response to Statement of Commitments

Response to Statement of Commitments

12A.2 Incorporate Traffic and transport planning, event management and recreational capacity

BDA to provide traffic and event management

The park has large open spaces running up the slope from the northern end. It will be capable of holding large crowds for special events such as for the New Year's Eve fireworks. The open areas will consist of irrigated turf which will specifically be designed for hard wear.



Response to Statement of Commitments

12A.3 Proposals and Options to increase cultural experiences at the Headland Park

The design of Headland Park as a unique urban cultural landscape is based on a holistic approach to the various 'cultural experiences' of a sense of place, interpretations of past, present and future possibilities, public art, history, heritage, archaeology, cultural events and all manner of future urban entertainments.

'Culture' beyond art delivered by cultural institutions

'Interpretation' beyond the display of heritage and archaeology relics

Place experience

The primary cultural experience at Barangaroo Headland Park is the spatial and sensory experience of the place itself as a uniquely created urban cultural landscape representing the essence of these very qualities of Sydney. It will represent the natural headlands, foreshores and coves of Sydney Harbour, sandstone body, indigenous plantings and link to the 'archipelago of headlands' in western inner harbour.

Beyond this primary focus, cultural experiences will be expressed in two ways. First, through cultural pathways linking the new place to other cultural attractions of Sydney and with the provision of some new cultural venues and facilities. Second, through a fine-grain secondary layer integrated into

the design development through an 'interpretive repertoire' of public artworks, performance, signage and spatial graphics, multimedia, soundscapes, tours, publications, events and ongoing cultural programming. These spaces and stories will evolve through people's interaction over time and occasion - investing the place with personal and public memory.

Cultural pathways

Linking threads - harbour foreshore walk, Hungry Mile, new east-west connections.

Cultural ribbon of Sydney foreshore connection cultural institutions, from AGNSW in Woolloomooloo to Powerhouse in Ultimo

Eora Journey - cultural pathway from Redfern to the Harbour

Hungry Mile - industrial waterfront heritage link from Circular Quay to Darling Harbour

East-west connections between CBD, The Rocks, Millers Point and the waterfront

Cultural venues and facilities

The Headland cultural space

Headland Park as new headland gathering point for harbour entertainments

Amphitheatre



Response to Statement of Commitments

Public Art works

See Public Art Strategy. Specially-commissioned public artworks may occur on Headland Park but are more applicable to the mixed urban space of Barangaroo Central.

Siteworks

Headland Park is a unique opportunity to embrace, explore and evoke what could be considered the 'phenomenology of place' - the intangible phenomenon and energy forces of winds, water, weather, tides and light. Here are opportunities for urbanist, naturalist, artist and scientist to collaborate. Link to One Planet community action plan - collaborative 'siteworks' re waste, soil, water, energy, wind. For example the link between Jack the Miller's windmill and wind turbines to generate wind power for the site today.

History interpretation

The aim is not to impose a layer of didactic interpretation of the narrative history of the place but to allow spatial and sensory experiences revealing, in both material and intangible ways, the past traces of those who have crossed and grooved the place before -

Cadigal and neighbouring clans

Early settlers - lime burners, millers, boat builders

Waterfront - docks and waterside workers, urban renewal, politics and protest, family, flow of ships, materials, goods and peoples.

Urban transformations

Proposals for projects include -

Edge encounters - the small stone wall that skirts the walking and cycle track will trace the 'shifting edge' foreshore through Central Parklands to South - with quotes of encounters between strangers at the edge of water and land - a reconciliation pathway

Heritage interpretation

Heritage built fabric and archaeology should be acknowledged and interpreted but not by focus on fetishism of artefact but more it's context and sense of place. We do not want to museum or theme this place in the way The Rocks has evolved.

The Barangaroo Archaeology Assessment and Management Plan, Final Report June 2010 has given some preliminary conclusions -

- There is low potential for in situ evidence of pre-European occupation because of major transformation of the shoreline.

- Excavation of the existing slab may reveal layers of previous waterfront occupation 1870s - 1960s, but most forms and uses have been obliterated post 1920.

- The foreshore has much altered but is potentially discernable still along the Hickson Rd/Sussex St axis

- The cliff face should be preserved inside the new Headland

The key Heritage-listed items (MWSDB Pumping Station 14, Sandstone seawall and Harbour Control Tower) - can be de-registered, adapted or removed

Labour heritage and the Hungry Mile

Acknowledgement of 'labour heritage' rather than industrial heritage. This acknowledges the people stories and spatial practices, the body memory of physical labour rather than the relic from the machine. Find new ways to evoke public history and memory - beyond conventions of memorials and plaques. For example the vault of the Munns St bridge on The Hungry Mile is an awesome space - far more evocative of the wharfies' struggle than the elegant sweep of Hickson Road under High Street. It could become a Sistine Chapel of labour with a giant mural on the vault and/or projection of Hungry Mile film. The Wharfies Mural could be reproduced giant scale with evocative lighting. A specially-designed tram could be created to represent the world of the waterside worker on the Hungry Mile - with interpretation - films, sounds, performances etc

Response to Statement of Commitments

12A.4 Measures to provide for diverse activation of the parklands while being sensitive to local community needs

The park is mainly designed for simple active uses such as walking, cycling and exercising and for passive uses such as sitting, reading, harbour viewing and so on. It is not intended that the headland park will include facilities such as playgrounds, kiosks and the like which are more appropriate in the Central Parklands.

12A.5 CPTED safety strategies

The park has been designed to incorporate the following CPTED strategies:

- It incorporates, as far as possible, natural surveillance from the adjacent residential areas and streets, for example Merriman Street, Towns Place and High Street. In addition the main north-south path system has been designed as a waterside walk where it will be fully visible from the harbour.
- All paths are designed for high visibility with no blind spots or hiding places
- Lighting will be carefully designed to give continuous levels of light along path systems rather than high intensity areas. The possibility of low level soft lighting over the entire 'upper bluffs' using lights attached to the Harbour Control Tower is being examined.
- The entire parklands will be designed for maximum legibility so that their structure is easily comprehended by users. This will incorporate a comprehensive wayfinding and signage system (to be designed by emerystudio) and a system of landmarks utilizing public art etc.

Response to Statement of Commitments



12A.6 Heritage conservation and adaptive re-use as part of the urban and landscape design, including management and interpretation

The landscape design of the park has taken its inspiration from the original form and character of the Millers Point Headland. [insert painting, plans etc] It has also taken into account the few remaining 'features' of the site which are worth conserving, namely the sandstone cliff below Merriman Street and the Harbour Control Tower.

An interpretation strategy which will tie into the broader interpretive schemes around the Rocks (eg at Walsh Bay) is being developed by Dr Peter Emmett.

12A.7 Sustainability program for the Headland Park at design, construction and operational stages

Irrigation water will be recycled from the Barangaroo development. Water sensitive urban design principles will be utilized in the detailed design of the park, for example using vegetated swales to collect and filter run off. Fill for the site will be gained from the Barangaroo South excavations as well as from the excavation of the Northern Cove and the reduced shoreline. Sandstone will be excavated from the site (as per the Early Works PA) and whilst some will be used for the rock water's edge and other stone features, some will be ground down to create artificial topsoil for the site. No topsoil will be imported.

Appendix 1

Extract from Statement of Commitments

Concept Plan Modification (MPO6_0162 MOD 3) with Commitments addressed highlighted

Public Domain Plan	12. The Public Domain Plan/Plans referred to at Commitment 7 is to include the following as generally described in the Concept Plan: ▪ An introductory explanation for the types, hierarchy, interrelationships of spaces, and the appropriateness of these spaces to the end users of the public domain. ▪ A new Headland Park. ▪ Waterfront parks and squares. ▪ A foreshore promenade. ▪ An informal sports playfield. ▪ A north-south pedestrian promenade street. ▪ An internal street system that 1) defines development blocks, 2) provides for the easy flow of people and vehicles, 3) acts as a comfortable stage for activity and human interaction, 4) creates a distinctive address for each new development building, and 5) creates a connection between Hickson Road and the harbour edge. ▪ On-street bicycle lanes to create a route utilising Napoleon Street, the Napoleon Street extension, and the proposed Globe Street. ▪ An off-street cycle route within the Headland Park to link between proposed Globe Street and Hickson Road (north). ▪ Shared use of the pedestrian promenade street by bicycles. 12A. Within the framework of the Public Domain Plan, a Headland Park Sub-Plan (HP Sub Plan) will be prepared for the Headland Park. The will address the following:	To be submitted to the Barangaroo Taskforce or equivalent body prior to the lodgement of any relevant project application other than for demolition or early / site preparation work and remediation. To be prepared as part of future Project Application for the Headland Park
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Subject	Commitments	Timing
	▪ all planning, accessibility and design issues related to the connectivity of the Headland Park to its surrounding environment; ▪ incorporate traffic and transport planning, event management and recreational capacity ▪ proposals and options to increase cultural experiences at the Headland Park ▪ measures to provide for diverse activation of the parklands while being sensitive to local community needs ▪ Crime Prevention Through Environmental Design (CPTED) safety strategies ▪ heritage conservation and adaptive reuse as part of the urban and landscape design, including management and interpretation (refer also SoC No. 60) ▪ Sustainability program for the Headland Park at design, construction and operations stages 12B. To inform the preparation of the HP Sub Plan for the Headland Park a Recreational Plan will be prepared which will consider the following: ▪ the desires of the general and local communities ▪ transport needs and connections ▪ activation of the parkland spaces ▪ cultural and recreational needs ▪ the park location and space capacity constraints including the relationship to the increasing population of the city and Barangaroo ▪ universal access ▪ operation times, events and management	To be prepared as part of future Project Application for the Headland Park

