
5.8

Watermans Cove

VISION

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. In a new circular form it aims to organise the previous collection of spaces arriving at the Cove into 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. One key principle that has underpinned the development of Watermans Cove is to define a special place along the waterfront, one that is easily identifiable in the context of the public realm for Barangaroo and is also equally as identifiable in views from the western streets and parks in Pyrmont and Balmain.

Wulugul Walk is an important part of the Cove experience and when complete it will traverse many different public domain experiences. It is the physical continuity of the Walk, including its connection with the Cove, that will integrate the experience into a memorable whole.

Watermans Cove will be developed to respond to the following key principles.

- 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 celebrations throughout all times of the year.

ARCING TREE ALLEE

One key aspect for the continuation of the tree allee, given the new circular form of the cove, has been to propose a different tree species to the existing *Celtis australis*. The new tree will be an evergreen, and will be spaced slightly closer than the exiting tree avenue so as to promote a continuous canopy and strong green character to the Cove all year round. The trees have been located to respect clear view corridors to the water from Watermans Quay and Shipwrights Walk. The trees also assist to frame the key stair connections down to the lower cove boardwalk from the promenade level.

RAISED PLANTERS AND SIGNATURE FIG TREE

The Eastern part of the Cove opens out to a generous connection with Barangaroo Avenue and provides an opportunity to develop a series of large planted areas to assist in defining the interface with the street. The raised planters define a strong green character to the Cove and have been proposed to reinforce this interface and change of character between street and Cove. The raised planters have their own distinctive character change that provides a variety of places to perch, sit and lounge. The edges of the raised planter facing the street responds to its character by defining a strong "civic" edge and the opportunity for people to informally "perch". The Cove side of the planter by contrast responds to the geometries of the Cove and encourages people to sit and stay longer through a change in material for the seat.

A large Fig tree will be planted adjacent to the edge of Barangaroo Avenue. It will signify the entry to Watermans Cove and be clearly visible from the key views down Watermans Quay and the Strada. It will be part of the overarching signature tree planting strategy that we have developed as a key unifying element for the public realm. The tree will be planted flush with the finished grade so that it allows free flowing pedestrian movement and also gives the opportunity for the development of a detailed element in the ground plane by a large bronze tree grille or uniquely detailed part of the paving.

COVE BOARDWALK AND PIER

The proposed new section of 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 has been designed to include a new pier on the southern edge of the Cove which strengthens its circular geometry and helps define it as its own unique place. The Pier offers the opportunity for a new community facility that engages with both the water and the principal pedestrian area. The development of the Community Facility will be subject to a separate process and is likely to involve a design competition.

COVE EVENTS OVERLAY

The boardwalk, steps and sandstone terraces will play an important role in activation of Wulugul Walk. They will provide a variety of smaller and larger distinct zones that can be programmed for specific uses and revenue opportunities. These events could be wide and varied and could be programmed to link with other activities along Wulugul Walk. The boardwalk will be provided with connections to electrical power. We envisage that casual events and activities will also evolve naturally, without the need for specific



planning. For example we can see that it will become a destination for runners and walkers throughout the week. Because it is envisaged as one of the most significant spaces in Barangaroo we think that it will become the place for larger scale events as well as the everyday people and harbour watching. The circular form of the Cove provides excellent opportunities for events to take place over the water or on temporary pontoons.

PHYSICAL PARAMETERS

Watermans Cove creates a large circular area of water in the region of 80m in diameter. A particularly important part of the design resolution was to provide an opportunity for people to get closer to the water, the Cove therefore includes three distinct levels for which to experience the harbour. The top level of the cove is proposed at around +RL 3.4 primarily to ensure that there is sufficient depth for tree planting but also as part of the drainage strategy. The second significant level is the level of the main boardwalk which is proposed at +RL1.8. This was established as an appropriate level in consideration of the ARUP report for sea level rise and movement in this part of the Harbour. The third key level is the proposed lower level board walk, which steps down closer to the water again, at +RL1.5. This will provide another opportunity to get closer to the water. These level changes obviously generate a difference in height of over 1000mm however this is mitigated through the design of the sandstone terrace seating steps so that there is never a need for a balustrade.

A northern portion Watermans Cove, including the interface to Wulugul Walk at the south western corner of Crown Sydney, will be constructed over a new suspended structure. The western portion of the Cove, including the steps down to the lower boardwalk levels will require removal of some of the existing apron and piles however these will be reused where ever possible to support the new structure.

PUBLIC DOMAIN CHARACTER

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 activation of the ground floor of Crown Sydney and the nearby restaurants fronting Wulugul Walk will add another dynamic that will contribute experiences of a lively and active urban edge. We envisage that the Cove will be subject to significant flows of people coming to and from these key peripheral destinations. Among all of this it is important that, at the human scale, Watermans Cove will have a programmable useable space at the top of the steps to unify the remaining parts of the public realm. We have proposed a singular unit paver for the ground plane in the main body of the paving (which will link to Wulugul Walk) to help unify the connections of these spaces.

The design of Watermans Cove shall.

- Facilitate significant numbers of pedestrian movement and the connection with water
- Have special places to gather, to pause and linger.
- Provide seamless connectivity to Wulugul Walk and Barangaroo Avenue
- 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.

MATERIALS AND FURNITURE

The proposed furniture palette for Wulugul Walk continues the same selection of lighting, bins, bubblers and seats as those that have already been installed in Stage 1A. Precast unit paving will define the main hard material for the ground plane with flush edges of porphyry paving and sandstone around the front of the cove steps to strengthen the connection to Barangaroo Reserve. Sandstone is proposed to be used, in the form of large solids blocks, as informal sitting terraces, taking reference from Barangaroo Reserve, for the edges of the cove. These have been located to align with the key access corridors down to the water and reinforce the linear character of Wulugl Walk and they interface with the cove. A large porphyry paving “matt” is proposed as the ground plane paving for within the curved tree avenue. This will be one of the key details in the cove that will re enforce its geometry and define it as a key space.

Cast-iron tree grates are proposed to be another strong unifying element to the tree planted Allee in both Wulugul Walk and Watermans Cove. They will define a strong rhythm to the tree avenue and assist to break up large expanses of paving. They will also help to define a holistic character for the furniture palette throughout the public realm of Barangaroo South.

USES

The primary use and character will be a waterfront public space with steps towards the Harbour, that integrates the north-south pedestrian movement with extensive and varied opportunities for people to spend time in a comfortable landscaped environment and enjoy views across the water. It will include a variety of opportunities to sit beside the water to appreciate its natural qualities. A key objective is to ensure that the Cove is a completely public and welcoming in its nature, offering extensive amenity for all users. High levels of pedestrian visitation will

create strong demand for public seating and access to the water edge, particularly over weekday lunchtime and evening periods.

Watermans Cove will be a very active space that will not only be generated by the walkers that defines a number of key visual and pedestrian connections to the water. It will be filled by people pausing and resting to soak in the dramatic views but also by people travelling to Barangaroo Reserve and Crown Sydney. Cyclists will be allowed to utilise the space in a matter that is complimentary to its role as a main pedestrian space. The resolution of the dedicated cycle lane will be included in the future design for the Barangaroo Central public domain.

EXISTING CONCRETE APRON AND INFRASTRUCTURE

The majority of Watermans Cove is proposed to be constructed over the existing concrete apron of the former wharf. However because one of the key aspirations for the Cove is to allow the opportunity to get closer to the water a significant portion of the suspended apron will be required to be removed to construct the proposed stairs, terraces and lower boardwalk. Where possible the existing piles that hold up part of the existing suspended section of the deck will be modified and re-used to support the new cove structure.

The arcing portion of the tree allee will require sufficient soil profile and depth. The existing levels of the apron will be required to be studied in further detail however a minimum 750mm soil depth is proposed for the tree planting. This will include the installation of a Stratacell (similar to those installed in Wulugul Walk in Stage 1A and Barangaroo Central) so that the trees can establish and mature without compaction of root zones. It is envisaged that this soil zone, and the future paving, will be constructed above the level of the existing concrete apron.

A small portion of concrete slab, to the south east of the Cove, has been constructed to a level of

approximately +RL 3.2. This has necessitated that a raised planter is required to be constructed in this area to accommodate future tree planting. This has also provided an opportunity to create a distinctive character to the raised planters at the back of the Cove so that they also provide a variety of opportunities to sit. The Harbour Heat Rejection (HHR) pit and associated infrastructure stormwater that has been installed in the Cove as part of Stage 1A, have also restricted the location and position of planting within the cove. Further detailed design work will be required to co-ordinate inspection lid openings and access for maintenance requirements.

ORIENTATION AND CLIMATE

Watermans Cove will be subject to the extremes of significant shade and full sun during different times of the day. The shade will be cast in the morning during summer and winter by Crown Sydney and the Residential Towers. However in the afternoon it will be exposed to full hot western sun that will be particularly hot in summer. This poses a significant challenge because unlike elsewhere in this part of Barangaroo there are no buildings to assist in the provision of shade. The success of the tree planting is therefore particularly important so as to provide shade during the hottest parts of the day.

HARBOUR ECOLOGY

The demolition of part of the existing concrete piles, and the construction of new structures in the water, creates opportunities for enhanced ecological habitat. These will be required to be studied further including assessment of existing ecological habitats and any particular constraints for encouraged growth. This will include the availability of sun light and tidal fluctuations.

KEY SUSTAINABILITY REQUIREMENTS

Public domain sustainability initiatives specific to Watermans Cove include the provision of.

- Two bin types that encourage recycling of selected waste
- High quality stone pavers that provide low levels of maintenance and ease of cleaning
- Generous evergreen tree planting that will provide shade in summer and access to the sun in winter
- Informatics and way-finding signage
- Public safety through application of CPTED principles

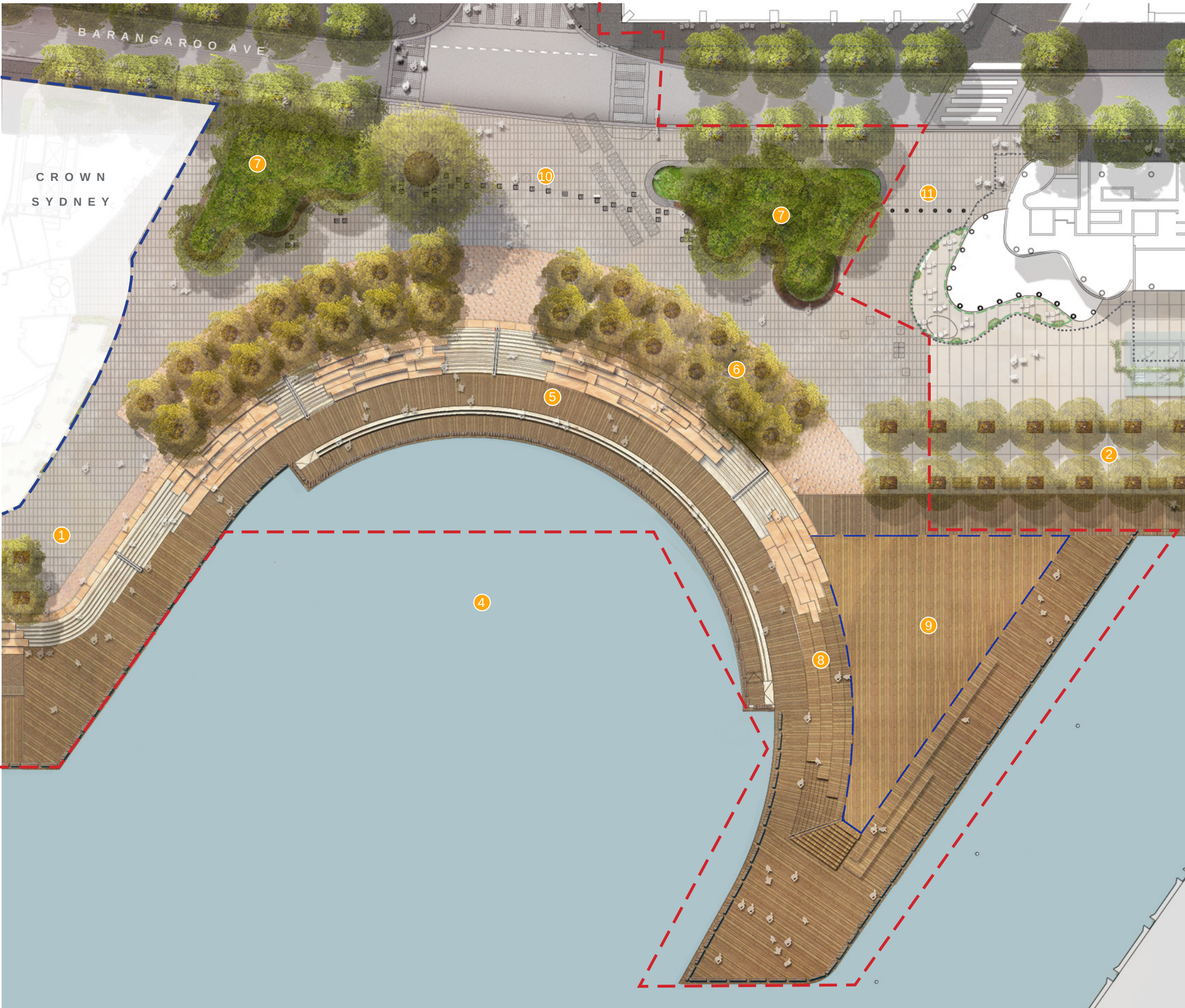
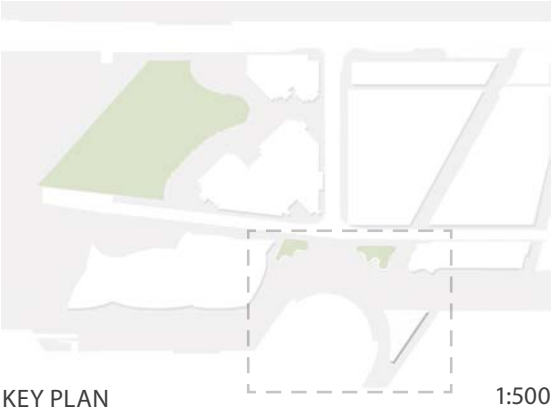




WATERMANS COVE MASTER PLAN

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

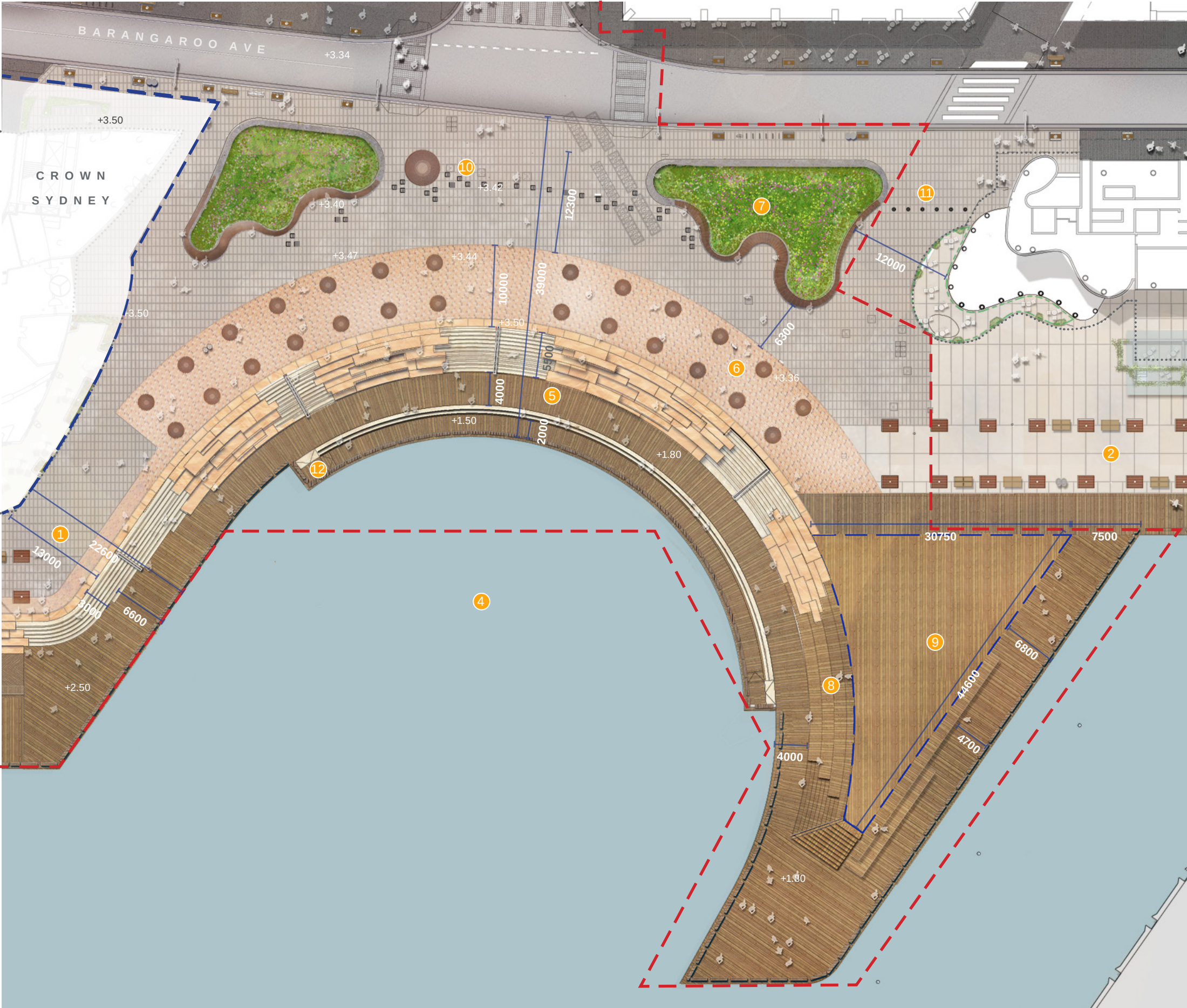
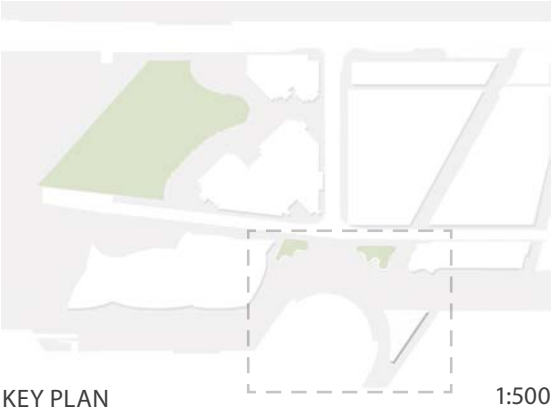
- 1 Wulugul Walk
- 2 Wulugul Walk Stage 1A
- 3 Signiture fig tree
- 4 Watermans Cove
- 5 Timber boardwalk
- 6 Avenue planting
- 7 Raised planter
- 8 Wooden seating terraces
- 9 Public Pier
- 10 Concrete seating / Vehicle deterrents
- 11 City of Sydney vehicle deterrents



WATERMANS COVE MASTER PLAN

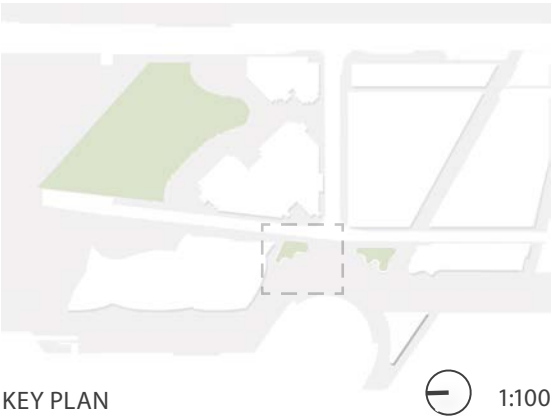
- Development application boundary
- Development application by others
(Works not in public domain scope)
- Awning over

- 1 Wulugul Walk
- 2 Wulugul Walk Stage 1A
- 3 Public pier
- 4 Watermans Cove
- 5 Timber boardwalk
- 6 Porphyry paving
- 7 Raised planter
- 8 Wooden seating terraces
- 9 Public Pier
- 10 Concrete seating / Vehicle deterrents
- 11 City of Sydney vehicle deterrents
- 12 Access ramp to lower level



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* tree planting
- 4 *Waterhousea floribunda* "Green Avenue"
- 5 Concrete seating blocks



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 Cast iron fig tree grate
- 5 Cast iron cove tree grate
- 6 Porphyry paving
- 7 Watermans Cove precast unit paver
- 8 Cove raised planter garden
- 9 Precast flush concrete edge
- 10 Concrete seating blocks



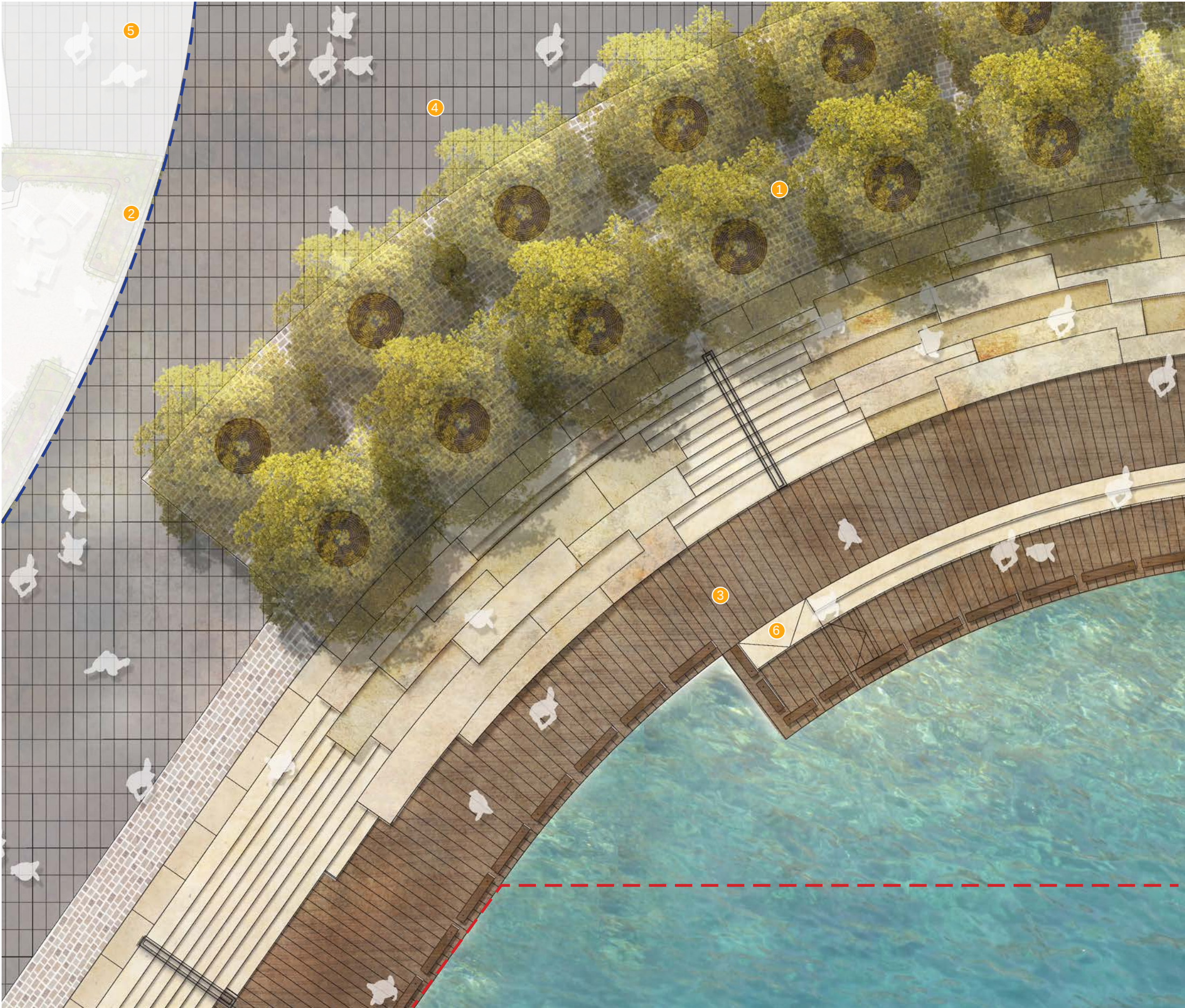
WATERMANS COVE DETAIL PLAN

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

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



KEY PLAN 1:150



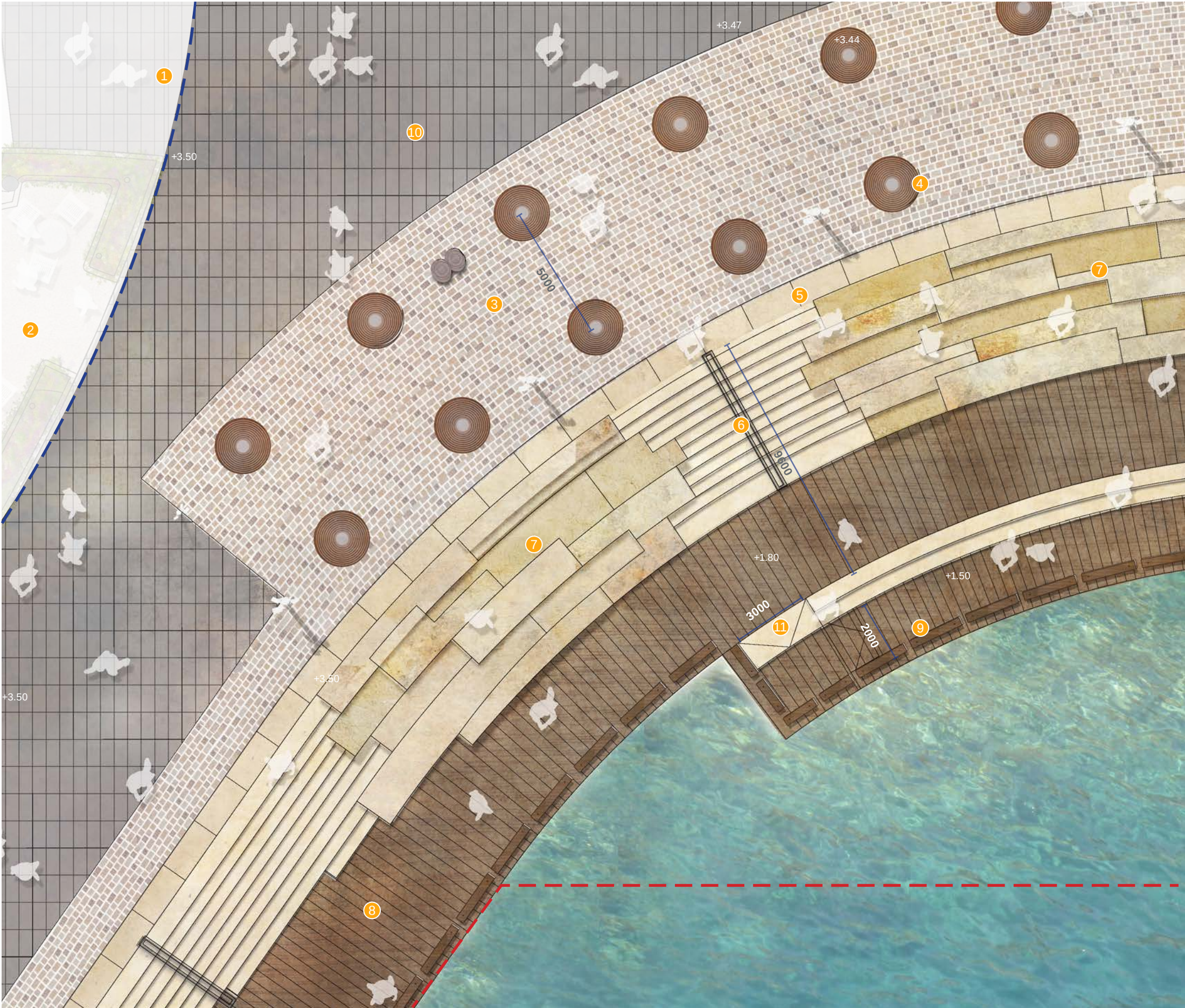
RAISED PLANTER DETAIL PLAN

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

- 1 Entry to Crown Sydney
- 2 Crown Sydney licensed seating area
- 3 Porphyry paving
- 4 Bronze cove tree grate
- 5 Sandstone flush edge
- 6 Stone steps and bronze hand rail
- 7 Sandstone sitting terraces
- 8 Timber ramp to Wulugul Walk
- 9 Timber baulk
- 10 Watermans Cove precast unit paver
- 11 Access ramp to lower level



KEY PLAN 1:150



WATERMANS COVE SECTION A-A

The following drawings represents one of the sections that have been developed for Watermans Cove. It is part of a family of a family of nine (9) sections in total.

The complete set of these sections is included in our accompanying drawings.

- 1 *Celtis australis* tree avenue
- 2 Crown Sydney licensed seating area
- 3 Existing apron structure retained
- 4 New structure and piles
- 5 Porphyry paving

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.

